



Local Sunbury Architectural Character

Precedent Projects by Clague

Proposed Residential Development, Riverside Works, Fordbridge Road, Sunbury-on-Thames

Key

- No-Build Area
Including minimum separation distances (assuming proposed 2-storey buildings) and tree root protection areas
- Existing Embankment / change in level
To be Designated Wildlife Corridor
- Existing Trees
- Boundary of Land for Residential Development
- Vehicular Links
Key vehicular routes shown dashed
- HGV Access to E.A Island Site
- Key Pedestrian Links
- Potential Visual Landmark
- Key Views
- Potential Residential Development
- Potential Green
- Potential Workshop Compound

- Development Principles**
- Two separate access points; one for residents, one for E.A.
 - 2-storey preferred height across the development, with the option of considering accommodation in the roof (e.g. 2.5 storeys), subject to agreement of the Steering Group and local community
 - Density of no more than 50 dwellings on the whole site
 - A desire to see as many family homes on the site as possible, subject to the agreement of the local authority and community
 - A commitment to ensure the development is of high quality and fits well within the Lower Sunbury community
 - A workshop is part of the development, and needs to meet the operational needs of the E.A., and take account of the needs and concerns of current and future residents, and the wider community
 - The parking for the development will be accommodated within the site
 - The existing private footpath access to Wheatley's Eyt to be retained



Site Concept Plan 1:500 @ A1

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