

# Land to the North of Bulkington, Warwickshire - Illustrative Residential Masterplan (230 Units)



**Illustrative Residential Mix**

TYPE	Phase 1 (North)	Phase 2 (South)	TOTALS
● Detached (4 Bed)	17	12	29
● Detached (3/4 Bed)	47	35	82
● Semi-Detached (2 Bed)	12	8	20
● Semi-Detached (3 Bed)	8	6	14
● Terraced (2 Bed)	20	17	37
● Terraced (3 Bed)	10	8	18
● Apartment (1 Bed)	6	5	11
● Apartment (2 Bed)	12	7	19

■ 58N° Affordable Units

## 230 Dwellings

### Outline Design Principles

- Access via Nuneaton Road (132 Dwellings) and Bramcote Close (98 Dwellings)
- Scale and massing to reflect that of neighbouring residential development and the local vernacular - built heights to 2.5 storey
- Visual axes maintained to 'rural' edge landscape through alignment of roadways - staggered and set-back built form to boundaries
- Hierarchy of street scene from avenue to lanes
- Strengthened agricultural and woodland margins through additional native tree and shrub planting to boundaries - maintaining defensible boundaries to the Green Belt and promoting Biodiversity Net Gain
- New internal native tree and shrub planting to roadways and as internal blocks to ensure green visual triggers and canopy structure throughout
- Direct links into the local access network - including provision of east to west multi-user / cycleway, linking Nuneaton Road, Lancing Road, Bramcote Close, and Firleigh Drive.
- Defined central Public Open Space - to include formal play provision (0-10 Years), access and enjoyment routes, and an enhanced native landscape character / setting

**Heatons (Heaton Planning Limited)**

Keyworth: The Arc, Mallard Way, Pride Park, Derby DE24 8GX

Much Wenlock: Fox Studio . King Street, Much Wenlock, Shropshire TF13 6BL

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Scale 1:2,500 @ A3

w: [www.heatonplanning.co.uk](http://www.heatonplanning.co.uk) . e: [consultants@heatonplanning.co.uk](mailto:consultants@heatonplanning.co.uk) . t: 01332 949656

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