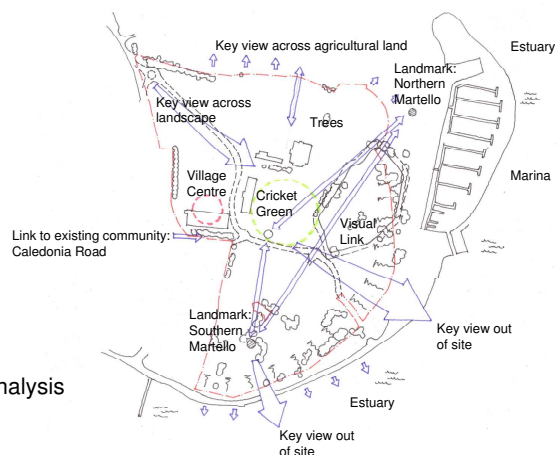


Presenting the New Master Plan



Site Analysis

THE MASTER PLAN

- Provide a sustainable extension of the existing community.
- Provide an integrated development that bridges the gap between the built up area and Marina development.
- Provide public open space in the most beneficial location.

New Buildings

- 200 new open market dwellings: Consisting of a mix of 2, 3, 4 and 5 bedroom houses of predominantly 2 and 3 storeys and a target density of 36 dwellings per Ha net.
- 30 affordable dwellings.
- New shops/cafes/workshops together with commercial space, housed in new and existing buildings. A new village centre within a 5 minute walk of the majority of new dwellings to provide a focus for the community.
- Reuse of existing pool building as new leisure facility.
- Retirement community consisting 60 bedroom care facility, 70 assisted living apartments and 80 sheltered housing units.

New Public Spaces

- 10 Hectares of public open space.
- Allow pedestrian access from Shotley Village through the site to the Marina.
- A new children's play area.
- Renovation and improved setting of historically important features within the open space.
- New vistas and views to relate existing historical components of the Master Plan area and to provide open views of the rivers and the estuary.

Permeability/Access

- Provide new bus stop in vicinity of Village centre.
- Provide new cycle ways within the Master Plan site, linking to the B1456 and the Marina.
- Provide a network of footpaths within and through the site.
- Remove existing traffic, serving the Marina, from the centre of Shotley Gate.
- Provide a new roundabout and spine road at the entrance to HMS Ganges from B1456 at Main Road.

Appearance

- Respect the local vernacular but avoid pastiche.
- Use locally sourced materials where possible.
- Use materials consistent with the local, predominantly brick, timber and render.

