

# Presenting the New Master Plan



## Site Analysis

## THE PROPOSALS

- 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

- 190 new open market dwellings: Consisting of a mix of 18 two, 84 three, 59 four and 29 five bedroom houses of predominantly 2 and 3 storeys.
- 30 affordable dwellings consisting of 10 two and 20 three bedroom houses.
- New shops, cafes, business/workshops units together with commercial space, housed in new and existing buildings (1300m<sup>2</sup>). This village centre within a 5 minute walk of the majority of new dwellings is to provide a focus for the community.
- Reuse of existing pool building as new sports hall.
- Retirement community consisting 60 bedroom care facility, 60 assisted living apartments and 70 sheltered housing units.
- New health facility (300m<sup>2</sup>).
- New guest house within existing building.

## New Public Spaces

- Over 50% of the site given over to 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 site 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 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

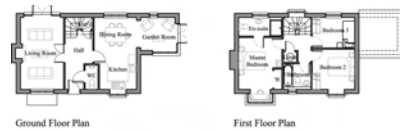
- Respect the local vernacular but avoid pastiche.
- Use locally sourced materials where possible.
- Use materials consistent with the local, predominantly brick, timber and render.



Typical Bungalows



Ground Floor Plan  
Typical 2 Bed House



Ground Floor Plan  
Typical 3 Bed House



Ground Floor Plan  
Typical 4 bed House



Ground Floor Plan  
Typical 3/4 bed Tower Unit



Ground Floor Plan  
Typical 5 bed House

## TYPICAL HOUSE TYPES

