

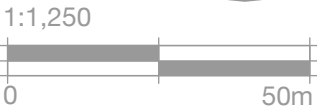


Concept Masterplan

- 1. Main access to the site from Traeth Ffordd.
- 2. Pedestrian access point creating a continued pedestrian route across the north of the Dock towards the Millennium Coastal Path.
- 3. Secondary pedestrian access points creating a joined up development which is well-linked to its surroundings; potential future link towards the town centre.
- 4. A hierarchy of streets create a legible residential environment and include shared surface areas, main and secondary streets and a loop within the development creating a highly accessible environment.
- 4. Soft development edge to the coast line with semi-private rear gardens creating a landscape edge to the coast path.
- 5. Up to three-storey development across the site with potential use of a varied roofscape to create variation across the site.
- 6. Development faces out onto adjacent open space to the north of the site to create natural surveillance and allowing views to the north.
- 7. Landscaped green edge to railway boundary includes retained and enhanced tree lines.
- 8. Buildings address POS with shared space / private drive frontage to promote quiet streets.
- 9. All green spaces have frontages overlooking them to provide natural surveillance.

	Development boundary		Proposed residential street
	Access - all modes		Pedestrian / shared surface
	Access - pedestrian		Private drives / pavement
	Pedestrian routes to Millennium Coast Path		Indicative built frontage / feature buildings
	Community Natural Play Area (20m minimum offset to dwellings)		Private gardens

	Public Open Space		Structural Open Space
	Existing trees		Proposed trees / hedges



client:
Carmarthenshire Council

project:
North Dock, Llanelli

drawing title:
Concept Masterplan

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