

# site constraints



The above sketch is based on an extract from Ordnance Survey Superplan data

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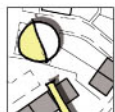
## access

potential access to both sites from Oxford Road and Wonston Road. Visibility splays, turning radii to be checked.



## orientation

preferable to orientate buildings north south to minimise north facing spaces on site. Note no orientation requirements for views.



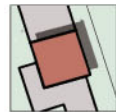
## levels

large level changes from Wonston Road and between sites. Otherwise sites largely level.



## existing buildings

conservation officer has indicated that retention of original good shed and Taylor's Coaches offices would be desirable. Appropriate uses to be identified.



## frontage

potential to better define frontages to Oxford Road and further define enclosure of village centre and square.



## Victoria Hall

potential to create external space for Victoria Hall to improve entry and arrivals to important village facility.



## trees

good screening on south and west boundaries. Several significant trees within site. Landscape importance and TPO's to be determined with WCC.



## pedestrian access

good linkages across north of site, poor linkage to south. Potential for additional route across site to provide direct connection from village square to residential & recreation to east.



## privacy

identification of potential areas of overlooking, rights of light and privacy issues.

