










Legend

-  Indicative built form
-  Standard road
-  Feature hard surfacing
-  Private drives
-  Existing vegetation
-  New landscaping
-  Pedestrian connections

Land Budget

Gross Residential Area = 7.8ha (approx)
 Net Residential Area = 6.8ha (approx)
 Total Dwellings = 250 houses (37 dph)

- Key Design Principles**
- 1 A gateway frontage is created gathered around the southern side of the existing roundabout to create an attractive entrance into the scheme.
 - 2 Moorthorpe Gate will be given distinction as the primary route through the introduction of a tree-lined verge with new dwellings serve by private drives accessed off the main route.
 - 3 At the heart of the scheme a distinctive crescent/circus is proposed. This is an important node for pedestrians using the woodland and/or existing cycle route as well as for vehicular movements. The built form in this area is anticipated to be three storey in part to give legibility to this space;
 - 4 Active edges are proposed to the periphery of the site, overlooking the green rim which wraps around the residential envelope.
 - 5 Green Lanes extend southward from Moorthorpe Gate, with the street 'fanning out' creating visual connections with the green spaces around the edges of the scheme. Vistas down these streets are terminated by new feature trees.
 - 6 The 'Green Rim' to the scheme combines the formalised and informal pedestrian routes already in use to create an attractive green environment integrating with existing PROW in the locality

AVANT
homes

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Project
Moorthorpe Way
Mosborough
Drawing Title
Masterplan

Project Code	Drawing Nr	Rev	Drawing Scale
n1171	006		1:1250 @ A1