



District Centre

Bowthorpe Hall (Listed)

Retain hedgerow
Except at access points

Restore tree avenue

Create informal play area in Marpit

Make gap in trees

Plant trees in gap

Park (including allotments)

Yare Valley Walk

Development

- Proposed development blocks
- Block letter Density (gross) Dwellings in block
- Care Home
- Shop (Ground floor)
- Bird watching and community pavillion
- Landmark buildings

Building Heights

- Mostly 2 Storeys (Maximum 3)
- Mostly 3 Storeys (Maximum 4)

Street Hierarchy

- Avenue (includes bus routes)
- Neighbourhood street
- Home zone

Access

- New and/or improved Pedestrian and/or cycle route
- Walking only
- Cycling & walking only
- Cycling, walking & buses only
- Cycling, walking, buses & cars
- Existing bus stop
- Proposed main bus stops
- Public space

Landscape & Drainage

- Open space containing swale
Only major swales shown. Full drainage details in Environmental Statement.
- Attenuation basin
- Vegetated soft edge (No vehicles allowed)
- Retained trees
- Proposed trees
- Estate railings

**BOWTHORPE
THREE SCORE**

Outline Planning Application
Parameters Plan

20.03.12

Scale 1:1500 @ A1

