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All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.  
Do not scale.

any and all elements relating to the fire safety of the building will require separate confirmation and approval by fully accredited fire engineering consultant who has to be appointed by the client

- Notes:
1. This drawing has been created from an aerial scaled photograph only, and is subject to the receipt of a topographical survey.
  2. Red line boundary is indicative and is subject to site survey confirmation.
  3. This drawing has been created using a drawing entitled 'Land Required for Southern Platform Embankment Widening' produced by Mode. Refer to drawing below for further information:

J32-4236-PS-008 Rev A

- KEY:**
- Site Boundary - 9.46 ha
  - Proposed Development Blocks - 6.06 ha  
(Development Density @ 35 dph = circa 212 Dwellings)  
(Development Density @ 40 dph = circa 243 Dwellings)  
(Development Density @ 45 dph = circa 273 Dwellings)
  - Public Open Space
  - Indicative Attenuation Basin
  - Existing Vegetation
  - Proposed Vegetation
  - Indicative Location of Cycle/Pedestrian Underpass
  - ↘ Primary Vehicular Access
  - ↘ Pedestrian/Cycle Access
  - Green Corridors
  - Pedestrian & Cycle Links
  - Primary Street
  - Secondary Street
  - Tertiary Street
  - Primary Access Corridor
  - Active Travel Corridor
  - Indicative Residential Development Parcels within Summix Land
  - Assumed Potential Primary Movement Route through Summix Land
  - Assumed Potential Secondary Movement Route through Summix Land
  - Assumed Potential Active Travel Route through Summix Land
  - Assumed Potential Green Corridor through Summix Land

Rev:	Date:	Comment(s):	Name:	Check:
Status:	PRELIMINARY		RIBA Stage:	1
client:	Bellway Homes			
Project:	Worcester Parkway			
Title:	Illustrative Framework Masterplan			
Drawn:	JSW	Date:	15.01.26	
Checked:	BDF	Scale @ A3:	1:2000	

Pro. No: C4470\_SK010 Rev -  
Drg No:

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Illustrative Framework Masterplan

