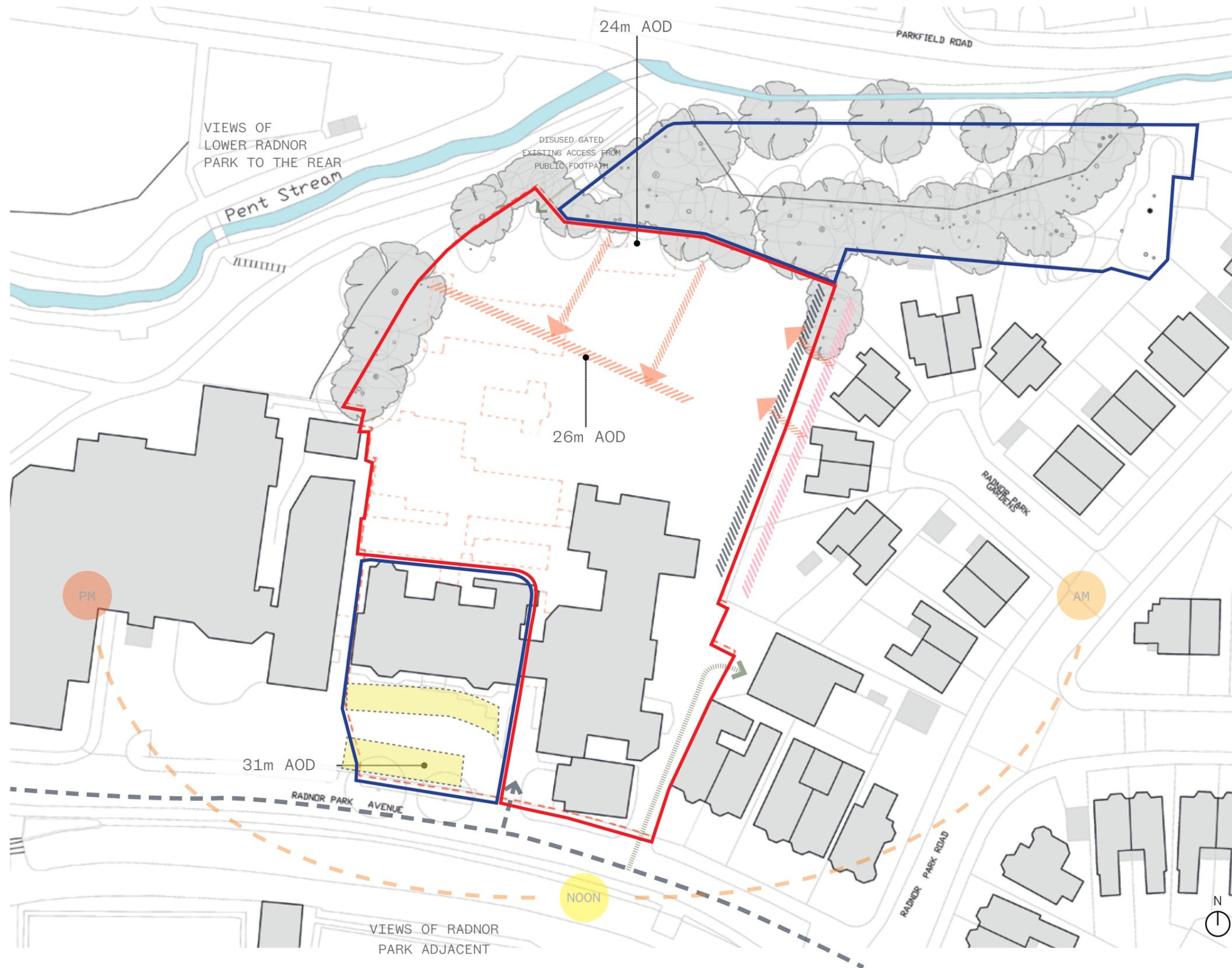


SITE CONSTRAINTS

OPPORTUNITIES



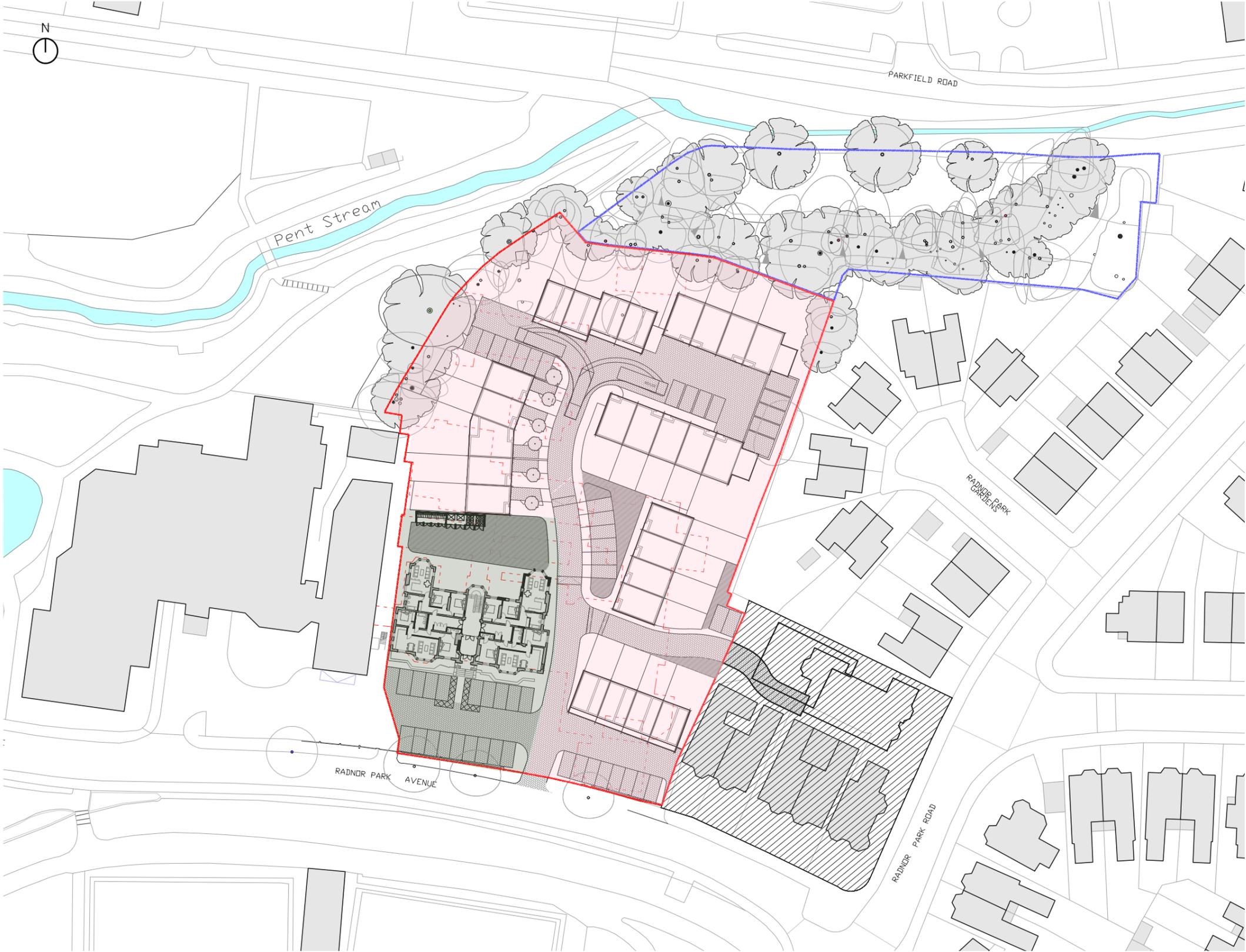
A number of desktop studies were undertaken to understand the site in more detail.

The existing access is primarily off Radnor park avenue, therefore it is important to either retain or provide access for the existing right of way to the adjacent plot.

A topographic survey has been undertaken and analysed during the design process. The site slopes north towards Lower Radnor Park with a level difference of -7m from the existing car-park to the rear of the site.

- SITE BOUNDARY
 - NEIGHBOURING LAND WITHIN CLIENT OWNERSHIP
 - /// SENSITIVE BOUNDARY ADJOINING EXISTING PROPERTIES
 - /// SENSITIVE LEVEL DIFFERENCE FROM TO ADJACENT PROPERTIES SITE LEVEL
 - /// SIGNIFICANT LEVEL CHANGE ON SITE
 - MAIN ACCESS ROAD TO SITE
 - EXISTING RIGHT OF WAY
 - EXISTING CAR PARK
- TOPOGRAPHY
- LOW HIGH

EXISTING PLANNING APPROVAL



Y12/0980/SH

Planning Application Approved with conditions for a hybrid application comprising a full detailed planning application for the change of use, conversion and part demolition of the main former Royal Victoria Hospital building to provide 18 residential units and associated parking, together with an outline application for the redevelopment of the remaining parts of the site, including demolition of outbuildings to provide up to 26 houses and associated car parking with all matters reserved for future consideration.

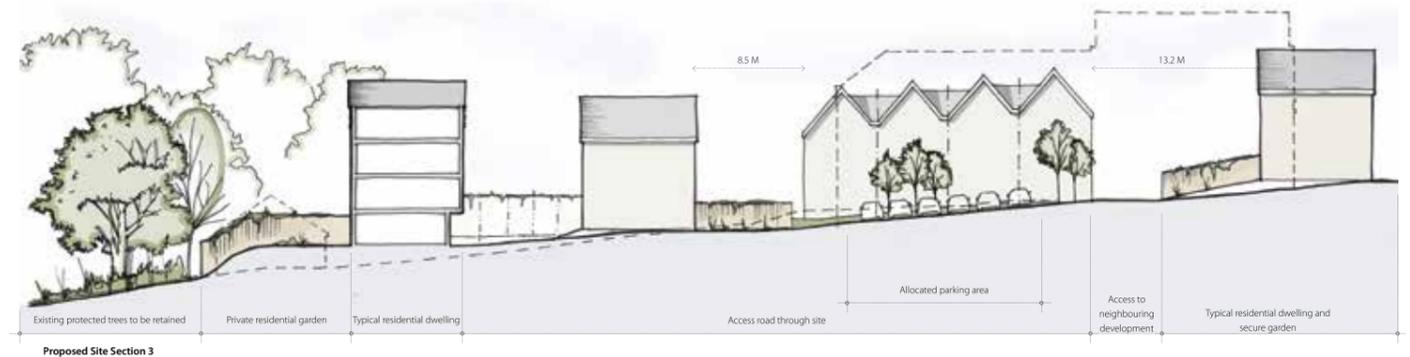
- SITE BOUNDARY
- NEIGHBOURING LAND WITHIN CLIENT OWNERSHIP
- DETAILED PLANNING APPROVAL
- OUTLINE PLANNING APPROVAL



The approved outline planning application comprises 26no. 2.5 storey to 4 storey dwellings. Using ranges of 2.5 storeys, 3.5 stories and 4 storeys arranged across the site in relationship to the adjacent neighbouring properties and surrounding landscape.

The larger units were locate to the front of the site in an attempt to reinforce the existing street scene. However it was considered that these units were too small and incongruous to the existing building to be retained and existing vallas on the east boundary. A mixture of taller and smaller units were arrange to the rear of the site depending on topography.

Please refer to the site sections below.



Proposed Site Section 3



Proposed Site Section 1