

# PROPOSED RESIDENTIAL AND COMMUNITY DEVELOPMENT AT LOWER QUARTER, LUDGVAN

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PRESENTATION TO LUDGVAN PARISH COUNCIL  
9 OCTOBER 2019



# INTRODUCTION

- CAD Architects is acting on behalf of the landowner of the fields above Carvossa Farm.
- The proposed development site area comprises three fields adjacent to the existing settlement at Lower Quarter.
- Our initial design concept is based on optimising the use of these fields to meet housing need and provide new community facilities.
- We would welcome the input of Ludgvan Parish Council at this early design stage.



# EXISTING



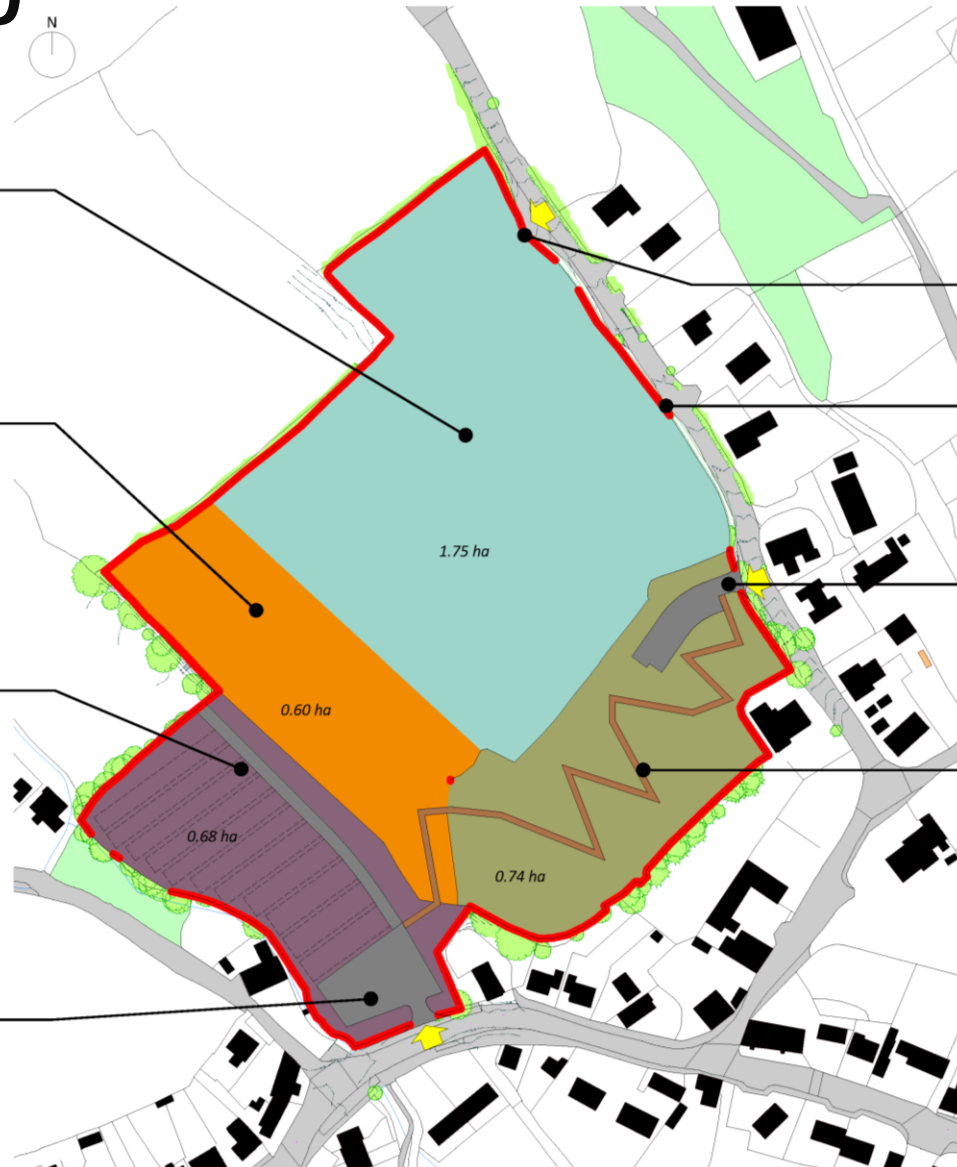
# PROPOSED

**Developable area 1**  
Open market housing comprising a mix of detached, semi-detached and terraced dwellings.

**Developable area 2**  
Affordable housing comprising a mix of apartments and terraced dwellings at up to 50% of the development total.

**New community allotments**  
Allotments at 10 poles (250m<sup>2</sup>) each could be accommodated, including an access road linking to the adjacent field.

**New village car park**  
For access to allotments and/or village overflow parking.



**Existing access**  
Retained for vehicle access to new housing development.

**Hedgerows**  
All existing hedgerows to be retained along boundaries to maintain streetscape.

**Existing access**  
Retained for access to public open space and/or secondary access to residential development. Also potential for some parking.

**New public open space**  
Comprising herbaceous plantings, wildflower meadows and accessible footpaths to new residential and allotment areas.

THANK YOU FOR YOUR TIME