

total homes = 75

mix :
2 beds = 29
3 beds = 36
4 beds = 10

access strategy

The site features a fire tender and refuse vehicle route reinforced with a **Golpla** or similar system, combining gravel and grass infill. This design seamlessly blends road and landscape, ensuring a drivable surface while softening its visual impact. The gravel creates a natural, meandering path, while the grass elements help disguise the presence of a road. The build ups of the drivable surfaces are suitable and engineered solutions designed for heavy duty vehicles.

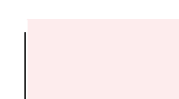
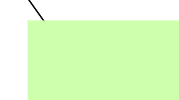


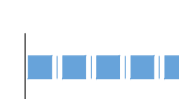



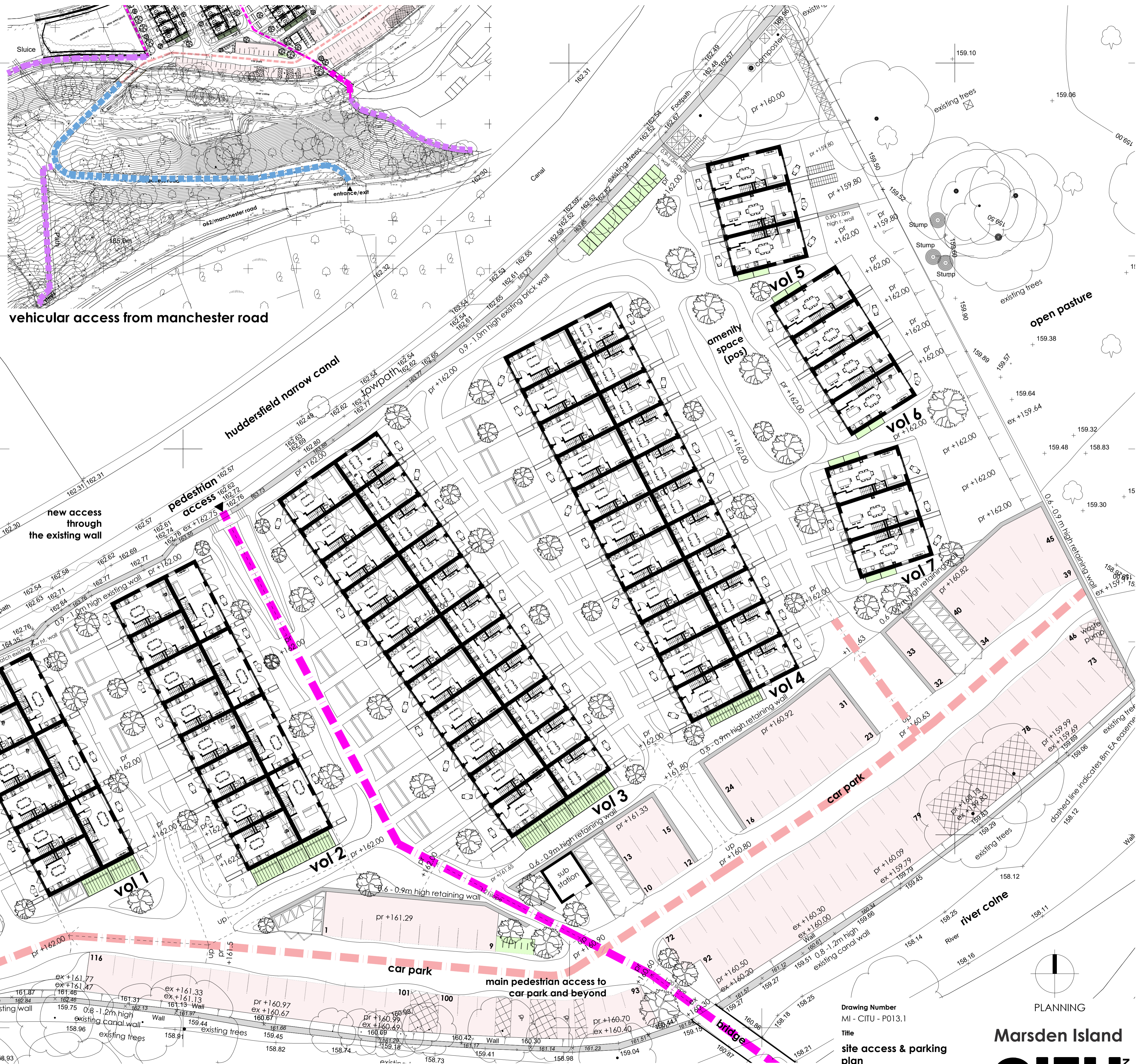
shared surface example - climate innovation district Leeds



shared surface example - kelham central sheffield

key

-  car parking total 116 no. spaces
-  bike parking 206 no. spaces
-  new pedestrian access
-  existing pedestrian access public right of way
-  vehicular access non adopted
-  vehicular and pedestrian access adopted



vehicular access from manchester road

shared access for vehicles and pedestrians throughout the site

new access through the existing wall

pedestrian access

existing footbridge

existing steps arrangement improved

new steps pedestrian access

play area (pos)

amenity space (pos)

new footpath at +162.75m

new steps

car park

main pedestrian access to car park and beyond

site access and parking plan

REVISIONS



Drawing Number
MI - CITU - P013.1
Title
site access & parking plan
Scale @ A1 Revised by Rev
1 : 250
Drawn Reviewed Sheet Created
SM SN 19/09/25

PLANNING

Marsden Island

CITU DESIGN

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