



# Tidcombe Hall, Tiverton

## Illustrative layout

- Application boundary
- ① Vehicular access from Tidcombe Lane
- ② Restored Tidcombe Hall and entrance space
- ③ High quality courtyard development - inc sympathetic conversion of existing outbuildings
- ④ Existing driveway - cycle/ pedestrian access
- ⑤ Community orchard/growing areas
- ⑥ Growing area and parking (including EV charging)
- ⑦ Existing landscape entrance retained and enhanced
- ⑧ Primary access route
- ⑨ Courtyard housing
- ⑩ Existing trees and hedgerows retained and enhanced
- ⑪ Public open space - Parkland landscape and enhanced Grand Western Canal corridor, made up of a mix of wildflower planting, native hedgerow planting and native scrub species (including marginal planting in areas for SUDs)
- ⑫ Structured residential development - enabling high quality living environments and public realm
- ⑬ Low density courtyard style development - transitional development edge
- ⑭ Landscape buffer planting enhancing wildlife corridors
- ⑮ Opportunities for orchard tree planting
- ⑯ Proposed bat roost building
- ⑰ 10m wide dark crossing point over access road to allow for bat movement - Low lux levels, to be specified by ecologist

Note:

Bat and bird boxes to be included throughout development in a range of places, including trees and built form. To be confirmed and located in accordance with Ecologist recommendation.



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