

**KEY- Existing Features**

- Character Area
- Settlement Boundary
- Listed Buildings
- Non-Listed Buildings
- Non-Listed Buildings proposed for removal
- Vegetated hedgebank and woodland
- Public roadway
- Unmetalled track, path or other hard surfacing

**KEY- Proposed Features**

- Proposed site/ study area boundary
- Proposed Dwellings: 25 Units Total**
- Terraced dwellings-**  
2 story, 10% x 1 bed = 3  
50% x 2 beds = 12
- Detached dwelling- 2 story, 30% x 3 beds = 6, 10% x 4 beds = 2**
- Live Workshop / Commercial Business premises- 1.5 story, 195m<sup>2</sup> floor area = 3 x full size, or 6 half size, or combination of above.**
- Shared surface infrastructure, path or other hard surfacing (SuDS compliant), indicating direction of vehicular travel

**KEY- Proposed Features (Continued)**

- Potential connections to further infrastructure/ amenity space
- Reinforced turf (SuDS compliant) Footpath/ driveway surface- mesh / aggregate
- Biodiverse native woodland planting and herbaceous understory
- Biodiverse wildflower meadow amenity space
- Short turf 'village green' / amenity area
- Community allotments- & Quarter plot- 60 to 70 square metres
- Balancing volume/ biodiverse wetland ecosystem



**St. Endellion Village Planning Study**  
Sketch Masterplan Study- **Option 2**

Client: St. Endellion Parish Council 10 Silvershell Road,  
Port Isaac PL29 3SN  
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