



Shottendane Road - Gypsy & Traveller Site

Site Capacity

November 2023



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SRM-BPTW-XX-XX-DO-A-0604-P04-S3

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1.0 Project brief

Bidding deadline for Gypsy & Traveller Site is 13th June.

Location: Northwest corner of Shottendane Road site, adjacent to Caxton Road.

Requirements:

- > Provide at least 5 transit pitches
- > Aim to provide 7 permanent pitches or as close to that number as possible
- > Retain access from Caxton Road to the rest of the site.

Background information:

Transit sites:

- > Temporary use for up to 3 months
- > Size of transit site ideally be 10 pitches or less to be easily managed
- > Size of pitch – size sufficient to accommodate up to two touring caravans, two parking spaces and private amenities – which consist of two electrical hook-ups, a standpipe of drinking water and drainage
- > Either private facilities – site residents tend to prefer private amenities on each pitch including a toilet, wash basin and shower with hot and cold-water supply
- > Or communal facilities - two-bathroom units are preferable: one male and one female, containing 4 toilets and 4 showers with a family room at the end that is locked and private, a disabled unit with accessible shower and toilet.
- > Accommodation for resident manager/warden
- > Community room with broadband
- > Waste disposal facilities
- > Children's play area
- > Grazing area for animals

Permanent sites:

- > Size of transit site ideally be 10 pitches or less
- > Private amenities on each including a toilet, wash basin and shower with hot and cold-water supply
- > Waste disposal facilities
- > Community room with broadband
- > Children's play area
- > Grazing area for animals



Site Location Plan









1.1 Proposed Site Concept

The concept behind the site plan is to maintain the two desired access points, one from Caxton Road and the other from Shottendane Road. The site currently contains 4 Permanent pitches as well as a community room facility, a children's play area and an area for animals.

Key aspects of the design are:

- > The layout looks to connect the two access points and provide a small cluster area with permanent pitches via a cul-de-sac to create a community feel.
- > A small community room is located at the end of the cul-de-sac which provides visibility over the children's play area and allowing for ease of access by residents of the permanent pitches.
- > The access road helps split the site into two separate areas which can be easily zoned, with the remaining open landscaping allowing for possible expansion and periods of temporary use.

Key

-  Permanent Pitch
-  Community room
-  Children's play area
-  Area for animals
-  Access road
-  Proposed entrance locations
-  Visual access from Community room to children's play area
-  Landscaping buffer around site

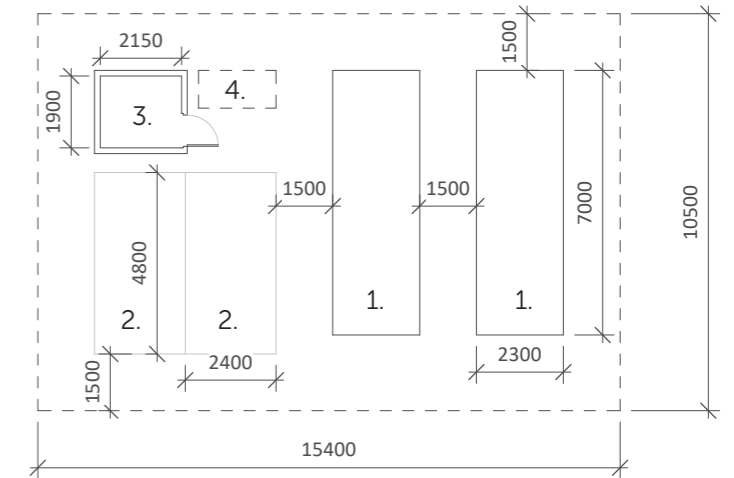




Key

- P Permenant Pitch
- CP Children's play area
- A Area for animals
- C Community room

Layout of a single pitch
@1.200 scale



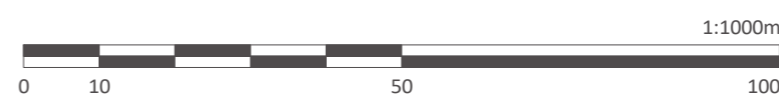
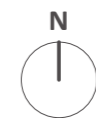
Key

- 1. Touring caravan location
- 2. Parking space
- 3. Private amenities a toilet, wash basin and shower with hot and cold-water supply
- 4. Area for: two electrical hook-ups, a standpipe of drinking water and drainage

Notes:
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

Revisions:					
Rev	Status	Date	Description	Drn	Chkd
P01	S3	18.05.22	Issued for information	MB	
P02	S3	17.10.23	Layout amended	ES	
P03	S3	03.10.23	Layout amended and provision reduced	ES	

Client Name:			Thanet District Council		
Project Name:					
Shottendane Road - Gypsy & Traveller Site					
Drawing Name:					
Site Plan					
Drawing Number:				Rev:	Status:
SRM-BPTW-XX-00-DR-A-1000				P03	S3
Project No:	RIBA Stage:	Drawn By:	Scale:		
21-093	2	Author	1:1000 @ A3		



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1.2 Precedents

These two precedents are good examples of high quality Gypsy and Traveller sites.



Elim Housing's Greenfields Way site



Broadland Housing's Brooks Green site at Hartford on the outskirts of Norwich



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