

Constraints & Opportunities Plan



Perspectives



Physical Constraints

- 1 Site boundary
- 2 Adjacent buildings
- 3 Proximity of nearby Listed Buildings
- 4 Steep gradients
- 5 Difficult to service / access south of site

Infrastructure Constraints

- 1 Drainage easement across NW corner of site

Environmental Constraints

- 1 Area of invasive species
- 2 Existing trees

Physical Opportunities

- 6 East West orientation to follow existing topography
- 7 Level platform of footprint of former Secondary School
- 8 Coastal / sea views
- 9 Close proximity to Hugh Town centre
- 10 Existing vehicular & pedestrian access points
- 11 Sheltered location on leeward hillside slope

Infrastructure Opportunities

- 2 Onsite electrical connection
- 3 Existing storm water sewer connection
- 4 Existing foul sewer connection
- 5 Existing water main supply

Environmental Opportunities

- 3 Dense scrub - potential for habitat creation
- 4 Species poor hedgerow
- 5 Soft landscaped areas to enhance biodiversity



Sun path studies

Summer : Morning



Summer : Evening



Winter : Morning



Winter : Evening

