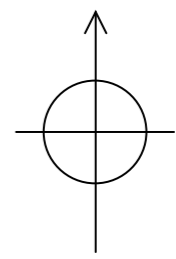


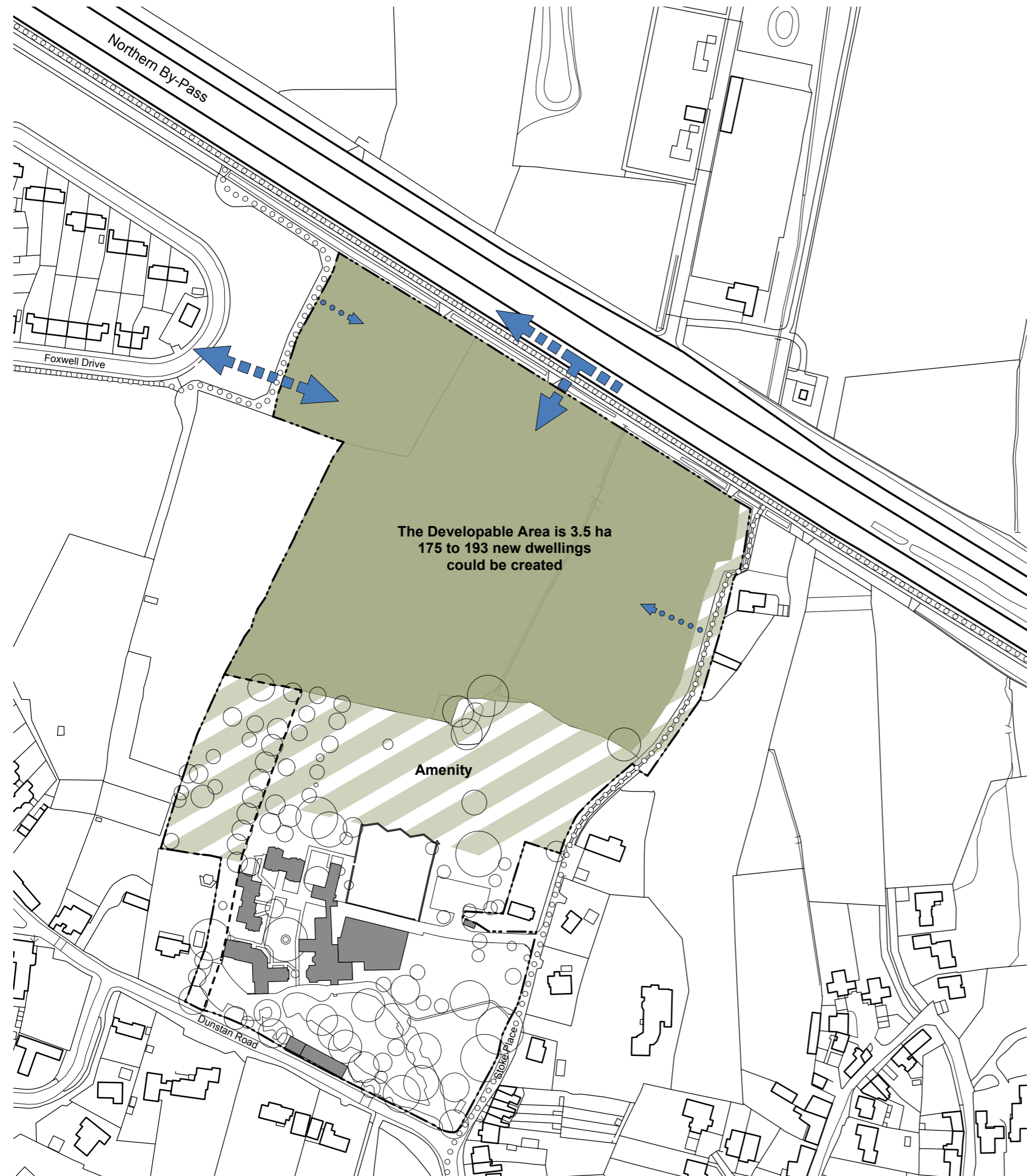


Ruskin College Proposals for Ruskin Fields

Contextual Analysis

- Main College Boundary
- Site Contours indicate drop towards A40
- Existing Site Covenant - no building
- Cycle and Footway
- Extent of Conservation Area
- Site Features
- Pond and Drainage
- Proximity to A40 and Bridleway will need to be considered
- Buildings within Ruskin College Site Boundary
- Listed Buildings
- New Academic Building to be constructed 2011-2012
- Bowerman Building to be demolished 2011-2012





The Developable Area is 3.5 ha
 175 to 193 new dwellings
 could be created

Amenity

Ruskin College Proposals for Ruskin Fields

Proposed Masterplan

- Main College Boundary
- Line of Existing Site Covenant
- o o o o o o Existing Cycle and Footway
- ←-----→ Possible Vehicle Access off Foxwell Drive
- ←-----→ Possible Vehicle Access off Northern By-Pass
-→ Possible Pedestrian and Cycle Access

