



Key

Existing and new movement network	Illustrative tree and landscaping	Site boundary
Parking provisions	Proposed blocks	Potential pedestrian link

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Layout narration

- Impact arrival and nodal point. Blocks carefully positioned around the site entrance. Careful consideration given to landscaping and creation of sense of arrival.
- Blocks set back overlooking a carefully landscaped area, existing hedge retained. No frontage parking and side drives used to reduce car dominance in this important area.
- Secondary nodal point with clear routes allowing users to navigate and orientate themselves easily around the site.
- Carefully positioned block forming good street termination at the head of the important approach vista from Milton Avenue.
- Pedestrian only link connects the two streets forming connectivity and reducing pedestrian journeys.
- Interface distances carefully considered between proposed blocks and existing dwellings.
- Dual aspect property responds positively with adjacent play area improving natural surveillance. Footpath link between development and this important amenity considered.
- Small court well overlooked, defensible and safe place. Dominance of car reduced.
- Possible pedestrian link into adjacent site.
- Possible link into adjacent site.
- Existing natural screening retained between development and the site.
- Important views into and out of the site.
- Access to Farm land retained.