

Poor permeability of the layout design relative to cycles and pedestrians mitigates against convenience of bus stops

ardens

Crossings should prioritize pedestrians and bicycles

A hand-drawn map of a village. It features several houses numbered 31 through 43. A red line, possibly representing a path or a boundary, winds through the map, starting from the top left and ending near the bottom left. The houses are drawn in a simple, sketchy style with some internal details like windows and doors. The map also includes some trees and a small building on the right side.

**Affordable Dwellings (Affordable) @ 20% of 32 Nos. Graded Ter-
 * 10' - 2-storey, 1 bed ground floor terraced 'Affordable'
 * 11' - 1 2-storey, 1 bed first floor terraced 'Affordable' ap-
 * 12' - 2-storey, 2 bed first floor terraced 'Affordable' house type
 * 13' - 2-storey, 2 bed ground floor terraced 'Affordable' house type
 * 14' - 2-storey, 2 bed ground floor terraced 'Affordable' house type**

The layout has discouraged con-
The use of cul-

Field.

Sub Total = 69N dwellings = 88,261 sq.ft.
 (Dwellings = 270x).

present type..... 400 x 473 sq.ft. each = 2,328 sq.ft.
 present type..... 400 x 576 sq.ft. each = 3,456 sq.ft.
 present type..... 1100 x 761 sq.ft. each = 8,372 sq.ft.
 present type..... 1100 x 1000 sq.ft. each = 11,000 sq.ft.

Grand Total = 324 dwellings = 150,246 sq.ft.

Cemetery.

new playground

new bicycleway

flower area

Mitigation Land

new houses

Axis Rivercross

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Location: Land at Job/Proposed Client:

For permeability which encourages convenient walking and cycling, we've used e-sacs which are isolated from the surrounding ground.

The diagram shows a cross-section or plan view of a landscape. On the left, there's a landscaped area with greenery. A path or boundary runs horizontally across the middle. Below this path, there's a series of small circles or pits, likely representing the e-sacs mentioned in the text. To the right of the path is a larger, more open area. A north arrow is located in the upper right quadrant. Various labels and measurements are present throughout the drawing, such as '10m x 10m', '10m x 10m', and '10m x 10m'.

and cycle way
extending to bus stops/
footpaths and
space

 Proposed trees.
 Existing trees.
 Existing hedgerow.
 Proposed grassed areas.
 Proposed car space.
 Proposed public footpath.
 Proposed grassed service.
 Proposed plot number.

Combined footpath/cycleway

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n as Proposed – Scheme Option No: 6
 Drawing: Nº: Revision: Drawn by:
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CLUB.

Date: **27.10.2021.**

The layout has poor permeability which discourages convenient walking and cycling. The use of cul-de-sacs which are isolated and disconnected from one another is the deterrent. It provides footway and cycle way interconnects extending to bus stops/ principal highway footpaths and play area/green space

A map of a residential area. A red dot is placed on a road, with a red arrow pointing to it from the left. The dot is located near a building labeled 'Church Hall'. Other buildings and roads are visible in the background.