

**Plan 1: Gateway Activity**



**Notes to Plan 1:**

Key

1. Main Entrances [solid green triangle].
2. Active frontage - windows overlooking the street from 'active' rooms e.g. sitting / dining / kitchen.
3. Vehicular / Pedestrian entrances to rear courtyards [green outline triangle].

Re CDC Comment 56. We agree that buildings should have active ground floors and avoid inactive frontage generally - the layout has been designed to achieve this.

In this particular case, the whole of the 'Gateway' space needs to be considered, along with the buildings role within it and how it functions. Apartments 1-5 are located to the west of the space and function as 'Marker D' as set out in the Design Code. The main entrance to apartments 3-5 face east onto the gateway - effectively the Secondary Street. The entrance to apartments 1-2 is to the rear courtyard for obvious practical reasons. Pedestrian access from here is via the secondary street as shown.

Elsewhere, there are numerous main entrances facing directly onto the secondary street and the surrounding side streets. The whole of the gateway space benefits from being well overlooked from 'active' rooms. In addition, activity generated by pedestrians accessing the secondary street from rear courtyards or people driving in and out of them should not be discounted.

**Plan 2: LAP Function**



**Notes to Plan 2:**

Key

1. Adoptable Public Route.
2. Access via 'private' courtyard.
3. Access points to LAP.

Re CDC Comment 40. In the case of the footpath link on the northern edge of the site; although Bovis were prepared to create a pedestrian connection, it does not appear that this will be possible, as the land directly in front of dwellings in this location is now in the ownership of private individuals, rather than TW. We acknowledge that this is unfortunate, but it does not materially affect connectivity between the two phases of development. Pedestrians would be able to use the Middleton Stoney Road to walk between the two areas via routes leading to it from within Parcel KM4 and the TW development.

The function of the LAP is straightforward. Dwellings in KM4 have been arranged to follow the building lines established by the TW development, defining and enclosing the space - and providing natural surveillance over it. An adoptable pedestrian route [in materials TBA] will be created along the northern edge of the LAP passing in front of dwellings. This will be at the same level / grade as the route in the TW development.

A secondary route through the 'private' court will be created to the south of the LAP [materials TBA] at the same level / grade as the route in the TW development.

The LAP itself will be designed as per the approved drawings submitted with the TW planning application.



SCALE 1:500

