

LAND NORTH OF ROUNDS GARDEN RUGBY

ARCHITECTURAL COMPARISON
Urban Design Statement: Appendix UD02

Appeal Reference: W/25/3373251



“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”

(Para. 131, NPPF 2024)

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Prepared by Pegasus Design on behalf of St. Modwen Homes

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01 INTRODUCTION

1.1 This Architectural Comparison has been prepared as part of the Urban Design evidence by Pegasus Group on behalf of St. Modwen Homes. This appendix supports the evidence prepared; it introduces no amendments to the submitted proposals but is to further explain the architectural response for the benefit of the Inspector and the LPA.



02 STREET ENCLOSURE

Edwardian/Victorian Terraces

1. Continuous formal building line with minimal-no discernible gaps between buildings
2. Horizontal projections included through the introduction of single and double height bay windows
3. Buildings follow the topography thereby introducing steps in the ridge line.
4. Chimneys punctuate the ridge line
5. Small private front amenity areas enclosed by brick walls
6. Relatively narrow front-to-front distances by modern standards;
7. High prevalence of on-street parking
8. Limited to no street vegetation
9. Mixture of roof and wall materials evident across the street scene



Views of landscape over roofline





Victorian Villas

1. Continuous formal building line with regular gaps between buildings
2. Horizontal projections include deep overhangs to eaves, and double height bays
3. Gable fronts give the impression of increased scale to the street
4. Buildings follow the topography
5. Chimneys punctuate the varied roof lines
6. Small private front amenity areas enclosed by brick walls
7. Relatively narrow front-to-front distances by modern standards;
8. High prevalence of on-street parking
9. Dwellings overlook Caldecote Park and front amenity areas are large enough to incorporate soft landscape features
10. Mixture of roof and wall materials evident across the street scene





Modern development

- Varied building lines depending on the nature of public realm to be created
- Steps within the building line create horizontal interest
- Increased scale at certain locations
- Examples of contemporary architectural features such as Juliet balconies, off-set pitched roofs.
- Varied depth front amenity spaces tend to be demarked with low level planting
- Soft vegetation tends to be within the private realm with few examples of street trees
- Mixed approach to parking
- Generally consistent materials palette with some contemporary materials (such as timber cladding) evident





03 BUILDING TYPOLOGIES



York Street



Terrace vernacular details:

- Strong repetition of details across the elevation
- Vertical fenestration features using natural coloured stone
- Terraced forms follow the topography
- Simple entrance details



Oliver Street



Semi-detached vernacular details:

- Appearance of wide frontage dwellings
- strong repetition and symmetry to the front elevation
- Vertical fenestration features





Regent Place (Detached)



Detached vernacular details:

- Gable front elements
- Proportional elevations
- Vertical fenestration details
- Articulated entrances



Regent Place (2.5 Storey)



2.5 storey vernacular details:

- Strong repetition and symmetry to the front elevation
- Vertical fenestration features
- Articulated, yet simple entrance details



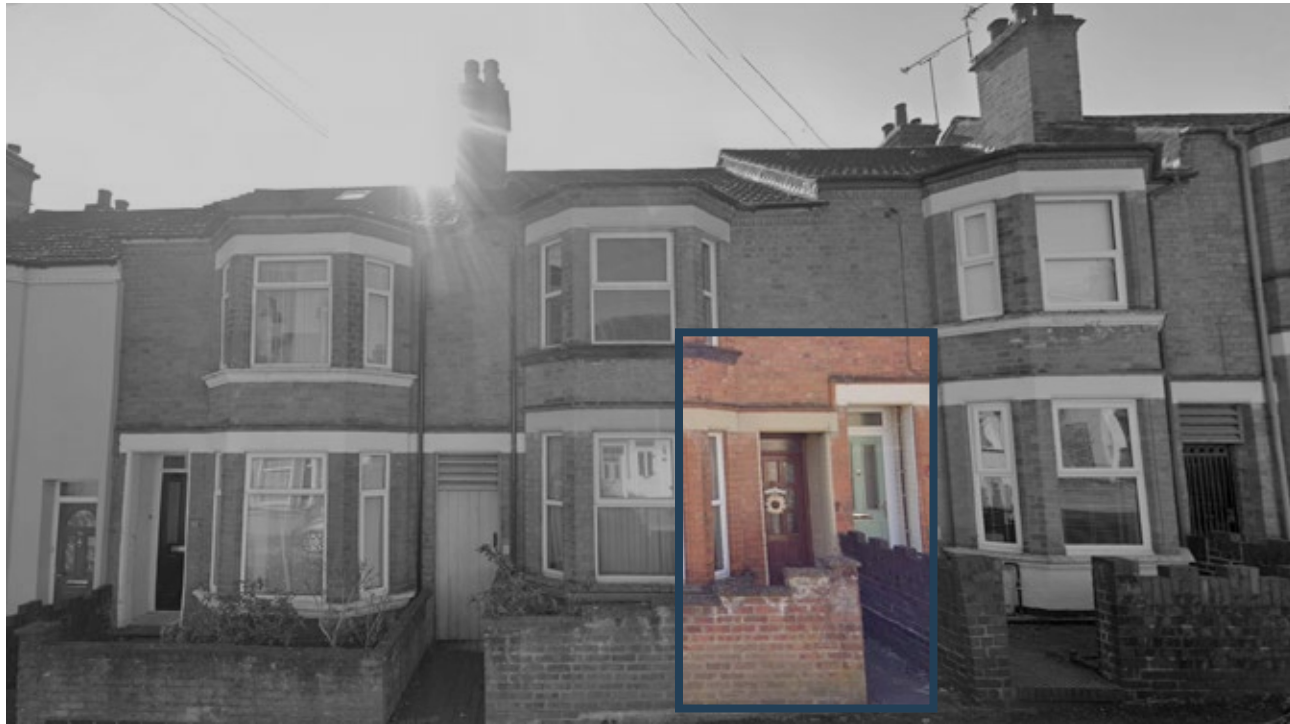
York Street (Corner turner)



Corner vernacular details:

- Appearance of wide frontage dwelling from corner
- Active elevations to exposed front and side
- Strong symmetry to the front elevation
- Vertical fenestration features
- Contrasting material details

04 VERNACULAR DETAILS – DWELLING ENTRANCES



York Street



Oliver Street



Front entrances are proportional to the size of dwelling they serve, with increasing levels of animation/detail the larger the dwelling.



04 VERNACULAR DETAILS – FENESTRATION

2 Storey bay windows are reinterpreted for contemporary styled architecture through the introduction of stone framing to ground and first floor windows.

Vertical fenestration details are included to gable fronts of larger dwellings

Gabled dormer windows



York Street





Follager Road



Regent Place



04 VERNACULAR DETAILS – MATERIAL DETAILING

Mix of materials evident across the street scene with red brick, pebble dash and buff brick





Follager Road



York Street



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