

## Parking Strategy

The proposed layout provides a variety of parking solutions which respond to different conditions and constraints within the site whilst ensuring that parking provision is appropriate and convenient for residents.

The parking strategies are based on the following principles:

- To provide on plot tandem (cars parked one behind each other) within the properties curtilage and/or within garages.
- Garages are sized to store cars and bicycles. All dwelling car parking is clear of the public highway.
- Where dwellings are presented as a terrace, appropriate frontage parking will be provided close to the entrance of the property where possible with access pathways provided.



## Drainage Engineering

### Surface Water

PJA Engineering have worked closely with the development of the masterplan to enable a homogeneous process of form and function.

By integrating drainage features into the design of the site from the outset, a scheme is generated that balances surface water features together with amenity spaces to achieve an enhanced sustainability strategy.

The site combines surface water requirements of the site together with overland flood management to ensure all sources of surface water are considered. Sustainable drainage features are provided through the site, both in the form of SuDS at source permeable surfaces and gravel filter margins, and shared swales and attenuation basin to accommodate all surface water storage requirements within the design criteria.

Specialist drainage software is utilised to calculate the performance and size of each drainage feature to ensure they are suitably provided.

These are all designed in accordance with the latest local authority and Environment Agency guidance and recommendations.

### Foul Water

An existing foul sewer crosses the site, south to north providing a suitable point to connect and discharge sewerage flows from the proposed site. These flows are then forwarded on through Severn Trent Water Ltd network to a local sewerage processing works.

Proposed foul sewers will be strategically located through the site to ensure each property has a suitable discharge point.

The route of the foul sewers through the centre of the site, passes through a wooded area, through this section the sewer will be installed via a trenchless technique, and drilled below the root area of the trees to ensure no detriment to the trees. This technique is fully maintainable through similar trenchless technologies and will be offered for adoption to STWL for it's ongoing maintenance.

### Drainage General

All drainage will be designed to comply with current Design and Construction Guidance and Building Regulations requirements.

The drainage that falls within adoptable highways (both foul and surface water) will be subsequently offered for adoption to the local sewerage undertaker (Severn Trent Water Limited) who will manage the sewers in the future in the interests of the public.

An estate management company will be appointed to manage and maintain the private sewers that fall outside of the adoptable network together with maintaining the landscaping and sustainable drainage features. These will be paid for via yearly management charges to residents as per standard estate management companies.

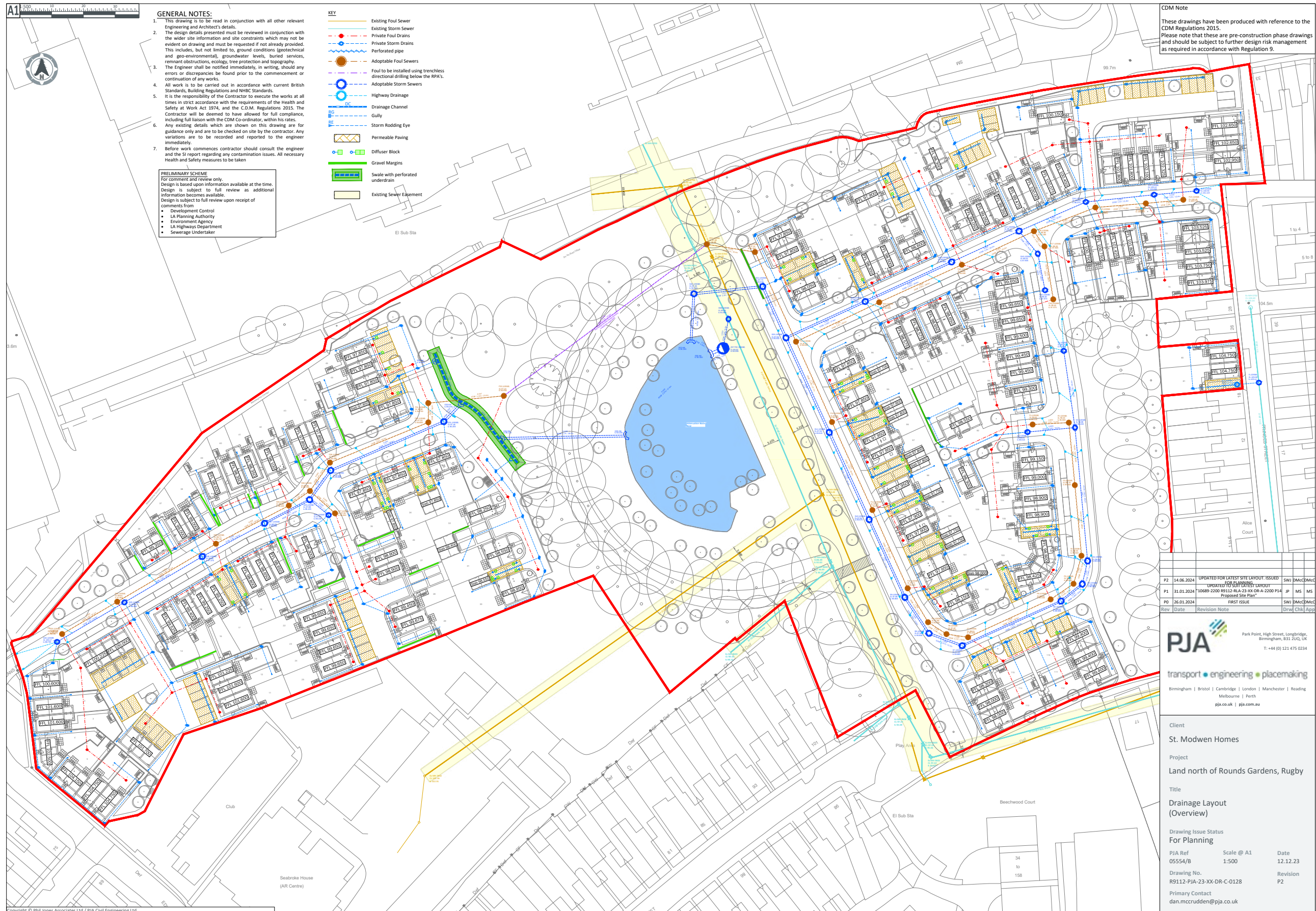
Any further drainage within the curtilage of a single property, being the responsibility of the homeowner.

### External Works

The external spaces are designed with consideration for pedestrian and vehicle movements, ensuring free movement through the site. The roads are checked against vehicle standards to ensure they are of suitable size and can accommodate all predicted manoeuvres while sight lines are considered to ensure the safe passage of pedestrians and vehicle to vehicle visibility.

The scheme is designed to offer a mix of block paving and asphalt areas to enrich the aesthetics and blend the estate into it's surroundings.











## Safety & Security

### Access and Movement

- Primary routes for pedestrians, cyclists and vehicles are direct.
- Little segregation occurs between movement modes making sure that movement routes are well used by all varieties of traffic from pedestrian to motor vehicle.
- Footpaths and cycleways are well overlooked by the surrounding dwellings.

### Structure

- The number of exposed building sides to the public realm will be limited to provide enclosed and more secure private realm areas only accessed by residents.
- Windows and door openings will create active surveillance and frontages to the streets, footpaths and cycle routes.
- Continuous and active frontages will reduce the opportunities for graffiti on blank facades, such as gable ends.

### Surveillance

- Natural and active surveillance from surrounding properties and movement routes will overlook publicly accessible spaces.

### Ownership

- Development layout and boundary treatments will clearly delineate between public, semi-public and private ownerships. This is aimed at avoiding ambiguous ownership of space.

### Activity

- Public open spaces will be designed for a range of community functions thereby encouraging frequent use and community involvement.
- Public open spaces will be positioned and designed to achieve maximum active surveillance from the surrounding dwellings.
- All building entrances will be accessible and visible from the street, thereby encouraging movement between buildings and the street and bringing additional activity.

### Management and Maintenance

- A good quality public realm will be provided, stimulating human activity and influencing the behaviours of users.
- Maintenance of the public realm will retain attractiveness of the street, increase safety and use and promote respect towards the environment.



## Sustainability Strategy

The design of the buildings has been carefully considered to ensure that the scheme will meet all current building regulation standards with regard to U-Values, insulation and ventilation requirements.

Where possible, renewable strategies have been used, but in cases where mechanical systems are required these have been designed and specified to be as efficient as possible.

### Waste Management:

All residents have direct access to their rear garden, without the need to go through the dwelling. External refuse and recycling storage, will therefore be within the rear gardens. There will be sufficient internal storage provided within the dwelling for refuse and recycling bins.

Council waste collection will be from the front of the properties. Where private driveways exceed the recommended walking distances, refuse collection points will be provided. These will be for temporary placement of refuse containers only during collection days.

Details of the council collection days for different materials will be provided to residents upon occupation within a Residents Handbook. The Handbook will also give details on how domestic waste could be minimised.

### Cycle Storage:

The aim is to provide secure and convenient spaces either within each plot, within the dwelling, garage or outbuilding, in accordance with the guidance provided within the Climate Change and Sustainable Design and Construction Supplementary Planning Document February 2023.

Cycle storage opportunities have been provided within the private confines of each plot. Private garages will provide sufficient space within the garage to park the average family car and provide storage for bicycles.

Within the private gardens of dwellings that are not provided with a garage, there will be the option for residents to install a cycle store/shed if required in the future.

### Lighting Design:

All street lighting for adopted highways and footways, private estate roads and footpaths have been designed to comply with BS5489:2013. Care will be taken to ensure that landscaping, tree planting and lighting schemes work together. Lighting will also be designed to enhance security, avoid nuisance and reduce the fear of crime. Low energy light sources will be utilised where possible.







## 05 Conclusion





## The Planning Package

### Roberts Limbrick Architectural & Landscape Drawings:

- Site Location Plan
- Existing Site Plan
- Existing Pavilion Floor Plans
- Existing Pavilion Elevations
- Proposed Site Plan
- Proposed Boundaries Plan
- Proposed Materials Plan
- Proposed Heights Plan
- Proposed Garden Area Plan
- Proposed Unit Mix Plan
- Proposed Waste Management Plan
- Proposed Car Parking Plan
- Proposed Street Elevations
- Proposed Site Sections
- Proposed House Type Package

- Proposed Garage Plans & Elevations
- Proposed Bin & Cycle Storage Details
- Proposed Landscape Masterplan
- Habitat Creation Plan
- Proposed Detailed POS Proposals
- Proposed On-Plot Planting Plans Sheets 1-5
- Proposed Tree Pit Details

### Roberts Limbrick Reports & Documents:

- Design & Access Statement
- Landscape Management Plan



## Project Review

The presented document was created to support the Application for the land North of Rounds Gardens in Rugby.

The Statement illustrates the design process and proposals for new development. It illustrates how the scheme has evolved from the initial framework layout into a layout which received positive feedback during the pre consultation process. The resulting layout has been developed through both consultation with the local authority, with reference to the Climate Change and Sustainable Design and Construction Supplementary Planning Document February 2023 Design Guide and the approved parameters plans.

The proposal works hard to achieve the requirements set out from the councils design guidance.

The accompanying garden conformity plan submitted with the application demonstrates that every effort has been made to achieve the suggested gardens sizes for all dwellings across the site.

The main assignment of the document was to aid cohesive design, with existing features of Rugby being included into the scheme.

It can be seen that the proposal following the discussed framework plan would create a place that responds to the need for a cohesive expansion to the existing built edge. In this way, this high quality design helps to integrate development within the landscape and create a distinctive sense of place.





The background is a solid teal color. It features several abstract shapes: a large rounded rectangle on the left, a circle in the upper center, a rounded rectangle in the middle right, and a circle in the lower right. The text is arranged in a list-like structure, with 'Designed for' in white and the other terms in a lighter teal color.

**Designed for**

**Education**

**Working**

**Living**

**Health**

**Sports**

**Regeneration**