A1 1:500

GENERAL NOTES:

1. This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
2. The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but not limited to, ground conditions (geotechnical and geo-environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection and topography.
3. The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
4. All work is to be carried out in accordance with current British Standards, Building Regulations and NHBC Standards.
5. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the CDM Co-ordinator, within his rates.
6. Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
7. Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken

PRELIMINARY SCHEME
For comment and review only.
Design is based upon information available at the time.
Design is subject to full review as additional information becomes available.
Design is subject to full review upon receipt of comments from

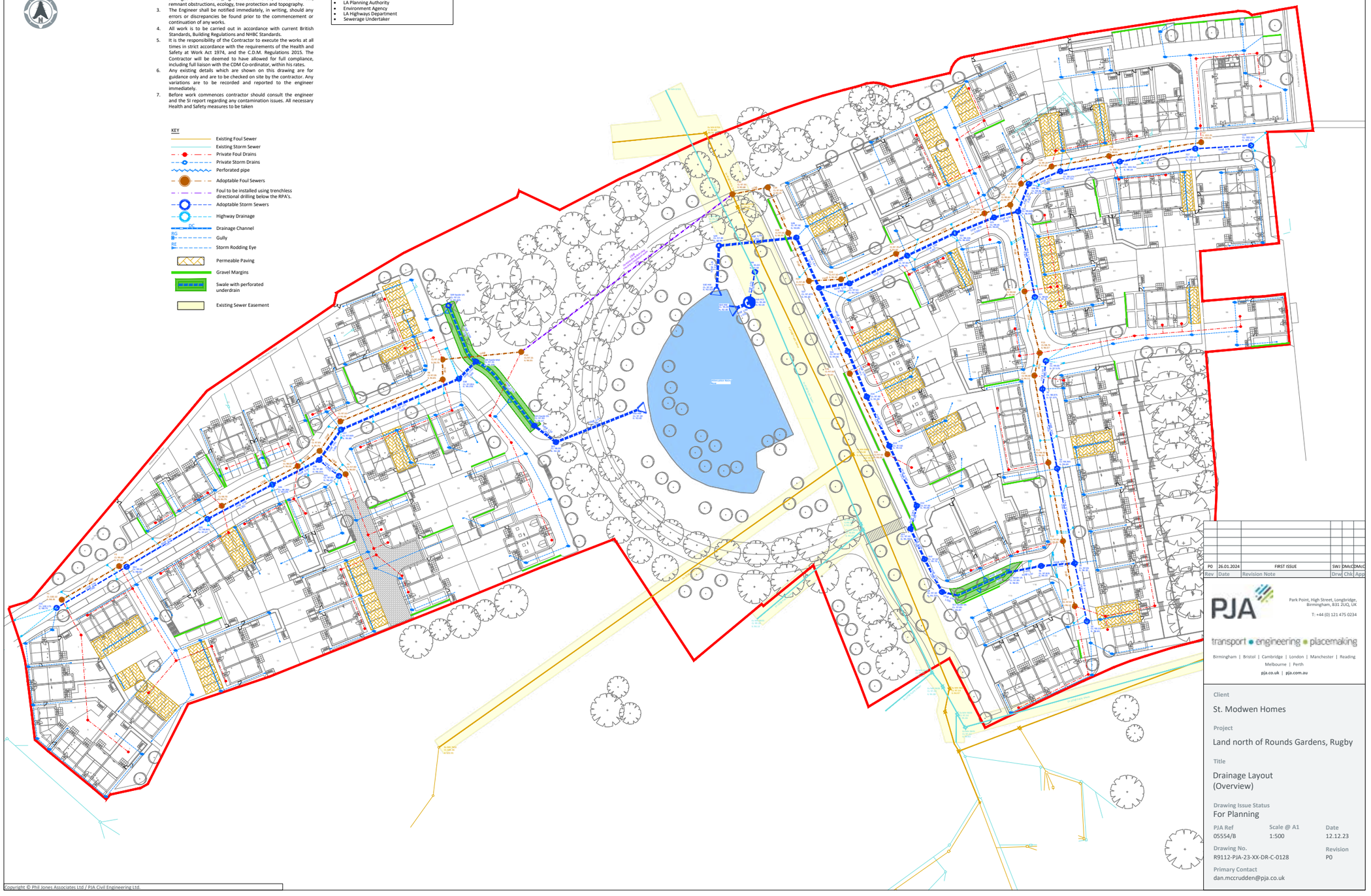
- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

CDM Note

These drawings have been produced with reference to the CDM Regulations 2015.
Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

KEY

- Existing Foul Sewer
- Existing Storm Sewer
- Private Foul Drains
- Private Storm Drains
- Perforated pipe
- Adoptable Foul Sewers
- Foul to be installed using trenchless directional drilling below the RPA's.
- Adoptable Storm Sewers
- Highway Drainage
- Drainage Channel
- Gully
- Storm Rodding Eye
- Permeable Paving
- Gravel Margins
- Swale with perforated underdrain
- Existing Sewer Easement



Rev	Date	Revision Note	Drw	Chk	App
P0	26.01.2024	FIRST ISSUE	SWJ	DMcC	DMcC

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Client
St. Modwen Homes

Project
Land north of Rounds Gardens, Rugby

Title
Drainage Layout (Overview)

Drawing Issue Status
For Planning

PJA Ref	Scale @ A1	Date
05554/B	1:500	12.12.23

Drawing No.
R9112-PJA-23-XX-DR-C-0128

Revision
P0

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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 Eastern Boundary Sun Study
- 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.

Designed for

Education
Working
Living
Health
Sports
Regeneration