

# layout principles & concepts

*“The design principles and concepts that have been applied to the proposed development”*

*The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)*





# memorable, legible masterplan

- ... which has characterful, well-defined, legible streetscapes
- ... which incorporates landscape features, trees and amenity planting
- ... which has clearly delineated private realm
- ... which has sufficient cycle & vehicle parking
- ... and which provides a range of accessible new homes







## A Memorable [Layout] Character

Creating a place with a distinctive character inspired by Ratby and the wider neighbourhood.

Responding to Ratby's inspiring characteristics:

- ☞ Drawing inspiration from local townscape and landscape character the site continues Ratby's informal loose grid layout and ensures the continuation of the existing PRoW network.

Structural landscaping to reinforce the memorable character & promote the social life of the new neighbourhood:

- ☞ Offering the spaces and facilities which allow activity to happen and to bring places to life:
  - ☛ A trim trail will wind through the centre of the development...
  - ☛ ...play-on-the-way features to encourage active travel...
  - ☛ ...a green corridor will extend westward, improving the PRoW.
  - ☛ ...With the right degree of passive surveillance.
- ☞ Retaining existing boundary landscaping & trees as an integral part of the memorable greenspace character.

Grain and townscape which respond to the neighbourhood:

- ☞ Arranging the built form in an equivalent urban grain format to the wider neighbourhood:
  - ☛ Street layout will conform to loose grid pattern to compliment the existing urban form.
  - ☛ Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined housetypes.
- ☞ Building forms which have a local resonance:
  - ☛ Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined housetypes.



ref.14:

### The Memorable Masterplan



Trim Trail winding through the centre of the development.

Existing PRoW retained and enhanced with a green corridor extending westward from the site





## Well Defined Streets & Spaces

...which are connected and well overlooked - a strong framework of clearly defined perimeter blocks.

Enclosing and defining spaces:



Using buildings



Using street trees



Using structural open space landscaping



Using water

Perimeter blocks with clearly defined public fronts and private backs:



Clear structure of perimeter blocks



Active frontages - front doors and habitable room windows that face streets and public spaces



Front gardens - enlivening the street and creating a more human scale to the apartments



Buildings at corners which positively address both streets with habitable room windows



Well resolved internal vistas

Cohesive building compositions and building lines:



Strong continuous building line creating a linear frontage along key routes



Informal more spacious building line creating a more organic frontage along the development edge



ref.15:

Framework of  
Perimeter Blocks,  
Streets & Spaces







## Easy to Find Your Way Around

...with legible features to help people navigate around and through the new neighbourhood.

Straight, direct, connected streets:



A simple street pattern based on a relaxed grid



Straight and direct streets with a destination in view



A curved main street which continuously opens up new views as it is travelled along

Clear differentiation by design and character to help people to find their way around:



Primary street through the body of the site - verges, street trees and separate footways...



...reinforced by a building form which is uniform with a strong rhythm and a deep setback.



Secondary street - pedestrian- and cycle-friendly with separate footways, and a more organic street form....



...reinforced by a building form which has a deep setback and a strong rhythm, and more compact.



Informal shared surface lanes generally alongside greenspace...



...reinforced by a building form which has a more mixed townscape and build line.

Helping people create a 'mental map' of the new neighbourhood:



Vista and keynote buildings as landmarks



Trim trail running through the centre of the scheme as a key landscape feature



ref.16:

Legible,  
Accessible  
Movement












## Healthy Streets





...which balance the need for people to move along and cross streets alongside the need to accommodate vehicle movement.

...which encourage walking, cycling, outdoor play, social interaction and street life.

"Streets for people" - with safe and inclusive pedestrian and cycle provision:

-  Designed for low vehicle speeds (20mph or less) for pedestrians and cyclists to feel safe
-  Tight corner radii (3m or less where possible)
-  Carriageway widths minimised (less than 6m where possible) where possible
-  Continuing pavements and cycleways across side streets - for pedestrian and cycle priority at each junction
-  Cycle provision along shared carriageways as vehicles will be slower and less frequent in this neighbourhood.

Promoting activity in the street - a balance of placemaking, meeting, play and enjoyment functions, and vehicle movement:

-  Places to socialise
-  Active frontages and front doors - providing activity and surveillance to the street
-  Trees and street landscaping that add sensory richness - visual, scent and sound
-  Pedestrian and cycle desire lines



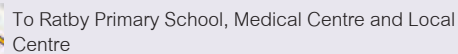
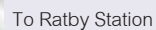
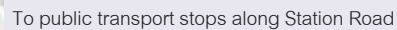
ref.17:

Streets as Places:  
Personal & Traffic  
Connections

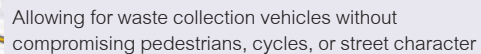
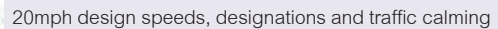
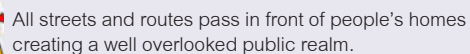
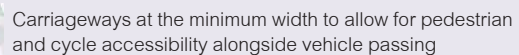
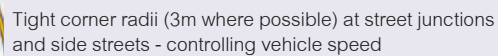
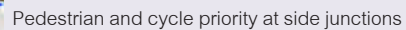
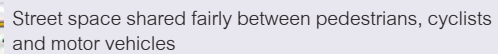




Short, straight and direct walking and cycling connections:



Ensuring walking and cycling routes are safe and attractive:



An aerial photograph of a residential development, outlined by a red boundary. The map shows a dense arrangement of white rectangular buildings. A network of yellow arrows with black outlines indicates the primary pedestrian routes, which generally follow the perimeter and connect different clusters of buildings. Blue arrows indicate secondary or local routes. Small red triangles are placed along these routes, likely representing specific points of interest or stops. A green dotted line runs vertically through the center of the development. The map is labeled with 'Desford Lane' on the left and 'Disston Road' at the bottom. A compass rose in the bottom left corner shows North (N) and South (S). In the top right corner, a dark red box contains the text 'ref.18: Access for All' and a small white logo. The bottom right corner of the slide features the text 'layout principles & concepts' and the page number '28'.

ref.18:




## Access for All





## Height & Scale

The legible, characterful layout is reinforced by the carefully managed height and scale of prominent and keynote buildings:

-  Single storey  
- garages & subservient extensions
-  2 storeys  
- domestic-scale houses
-  2½ storeys  
- domestic-scale houses with dormers and lifted eaves



ref.19:

Clearly-Defined  
Scale & Building  
Heights







ref.20: Proposed street scene for the primary street through the body of the site showing predominantly detached 2 storey houses



ref.21: Proposed street scene for the central green spine showing a more mixed townscape of 2 and 2.5 storey detached and terraced dwellings



ref.22: Proposed street scene for the sites perimeter block showing well spaced detached 2 storey houses



ref.23: Proposed street scene for the primary street in the eastern part of the site showing a townscape of 2 storey semi detached and terraced houses



ref.24: Proposed street scene for the central green spine showing a more mixed townscape of 2 storey detached and terraced dwellings





# environment & landscape

- ... which creates a framework of green infrastructure that enhances both ecological and recreational opportunities
- ... which includes planting new trees and hedgerows
- ... which incorporates central open spaces for play and recreation
- ... which establishes a network of drainage features
- ... which reinforces and expands the green areas and tree planting around the perimeter of the development







## Green & Blue Infrastructure

...that has impact from 'day one' - contributing to character, wellbeing and biodiversity gain.

The site, along with the surrounding landscape, creates a charming agricultural setting on the edge of Ratby, featuring positive characteristics such as woodland, watercourses, mature hedges, and hedgerow trees. These elements contribute to the visual appeal and local significance of the landscape.

The application proposals develop a green infrastructure framework that creates opportunities for both ecological and recreational enhancement. This will include new trees and hedgerows, creating central open spaces for play and recreation, and establishing a network of drainage features.

Additionally, the plan involves the creation of expansive green areas and tree planting along the perimeter of the development.



ref.25:

Accessible  
Network of Public  
Open Spaces







## Natural [Green] Connections

...which integrate the new neighbourhood into the site and connect it with its wider natural and built surroundings.

Connecting existing and new habitats:

The green infrastructure will be designed to offer benefits for biodiversity, recreation, health and well-being, and climate change adaptation.

New landscape habitats will include woodland, tree and hedgerow planting, as well as expansive areas of grassland (such as flowering meadows), drainage basins, play spaces, and recreational pathways.

The development will provide large, accessible green spaces for both the new and broader Ratby community.

The landscape framework will strengthen the structure and diversity of on-site habitats. Sustainable Drainage Systems (SuDS) will be a key element of the green infrastructure.

Along with the creation of new mixed-grassland areas, and the planting of hedgerows and trees, these features will contribute to enhancing biodiversity throughout the site.

The Biodiversity Net Gain (BNG) assessment shows that the proposals will result in a net increase of 2.47 habitat units (a 10.05% gain) and 2.59 hedgerow units (a 16.73% gain).



ref.26:

Network of  
Green Corridors  
& Open Spaces







## Back of Pavement, Front of Home

Private spaces clearly delineated by characterful boundary treatments - minimising visual clutter from services and utilities.

Each space with a clear public or private function:

- Each public greenspace is expansive enough to be attractively landscaped, and visited and enjoyed by residents.
- Front gardens are sufficiently deep to allow for clear delineation from the public realm, defensible planting and maintenance and personalisation by residents.

Boundary treatments that add ecological value and reinforce distinctive local characteristics:

- Soft hedgerows comprise the principal boundary treatment, which reinforce the character of the street environments...
- ...and which reinforce the private space of the front gardens - encouraging people to personalise the front of their homes.

Front gardens which avoid visual clutter from services and utilities:

- Integrating services, waste storage and utilities cabinets at detailed design stage to minimise clutter.
- Planned and integrated refuse and recycling to avoid frontal bin storage (detailed in the following chapter).







# Cycle & Car Parking

Making walking and cycling the attractive choices for short trips - improving physical health and the local environment, reducing congestion and pollution.

Sufficient cycle parking to meet 'The 6Cs Design Guide' and Leicestershire Highway Design Guide - Highway Requirements Part 4:

For every 5 dwellings: 1 bay

...in garages or secure garden stores - so that cycles are as appropriate to choose as a car for short trips.

Sufficient vehicle parking to meet 'The 6Cs Design Guide' and Leicestershire Highway Design Guide - Highway Requirements Part 4:

1-3 bed dwelling: min 2 bays  
4+ bed dwelling: min 3 bays

Total required: 529 bays - provided as follows:

- 499

Allocated to specific plots
- 26

Unallocated for residents
- 29

Unallocated for visitors

554 Total bays provided (against the requirements above)

64 Parking provided over and above the parking demand calculations.

Electric vehicle charging facilities are provided to every dwelling.



ref.27:

## Parking, Refuse & Emergency Provision



Emergency operatives can access the furthest point within every dwelling, from 45m of their vehicle. Reversing is limited to 20m. [Re. Building Regulations Approved Documents H [\[LINK\]](#) and B [\[LINK\]](#) and Section 6.7 of Manual for Streets [\[LINK\]](#)].

Refuse storage is in accordance with Hinckley & Bosworth Borough Council's standards:

- For each house, moved by residents on collection day from gardens to individual or communal kerbside collection points:
  - Refuse: 180-litre wheeled bin
  - Recycling: 240-litre wheeled bin with a 55-litre inside the bin.

Residents can carry refuse to their bins within the 30m allowed. House residents can wheel their bins to their collection point within the 25m allowed [Re. Building Regulations Approved Document H6 [\[LINK\]](#)].

Refuse operatives can visit every collection point within the allowed distance from the collection vehicle (15m for wheelie bins, 10m for eurobins) [Re. British Standard BS5906:2005 [\[LINK\]](#)].



# a range of dwelling types

5-bed house

4-bed house

3-bed house

2-bed house

1-bed maisonette





# mixed & integrated dwelling tenures



Affordable Homes



Open Market Homes





Dwelling Types & Tenures			
AFFORDABLE HOMES (40%)		PRIVATE HOMES (60%)	
1-bed maisonette	6	1-bed maisonette	-
2-bed bungalow	4	2-bed bungalow	8
2-bed house	42	2-bed house	-
3-bed house	34	3-bed house <sup>º</sup>	50
4-bed house	4	4-bed house <sup>♢</sup>	53
5-bed house	-	5-bed house	24
Total	90	Total	135
All of the above M4(2) compliant with the exception of FF maisonettes		<sup>º</sup> incl. 15 M4(2) homes <sup>♢</sup> incl. 8 M4(2) homes	
Total New Homes			225



## Homes for Everyone

A range of homes, tenures and typologies that meet local community needs.

The right range of dwelling types and sizes:

- ☞ Homes for first time buyers, for families, and for those downsizing.
- ☞ All affordable homes with the exception of the first floor maisonette dwellings are designed to make reasonable provision for most people to access the dwelling, incorporating features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users, in accordance with part M4(2) of the Building Regulations [\[LINK\]](#).

The right levels of amenity space for each dwelling:

- ☞ Private outdoor space for all residents - for recreation, sitting out, drying clothes, and mental health and wellbeing:
  - Private gardens for houses, bungalows and maisonettes.

The right community composition:

- ☞ Homes and streets where it is difficult to determine the tenure of the properties through architecture, landscape or layout,
- ☞ Tenures distributed across the development in small integrated clusters.
- ☞ Public space and facilities without restriction or demarcation by tenure.





# architectural principles & concepts

*“The design principles and concepts that have been applied to the proposed development”*

*The Town and Country Planning (Development Management Procedure) (England) Order 2015 para.9.(3)(a)*





# memorable, characterful architectural language



## A Memorable [Built] Character

Creating a place with a distinctive character inspired by Ratby's wider neighbourhood.

Responding to Ratby's inspiring and varied characteristics:

- ✎ The architectural proposals draw from Ratby's more historic streets, utilising these traditional forms in a contemporary vernacular - similar in ethos to the new medical centre's reinterpretation of a countryside barn, these proposals reinterpret Ratby's terraces and cottages.
- ✎ Gabled frontages and tones of render echo the brightly painted headers and bays which characterise parts of Ratby.

Creating cohesive street scenes:

- ✎ The street character is primarily composed of brick façades in a red/orange palette with rendered elements introduced at key locations throughout the development which provides interest and variation within each streetscene.
- ✎ The modern architectural style comprises deep elongated glazing panes with a recessed panel, generally constructed of the same material as the main facade, between ground and first floor levels.
- ✎ Utilising a range of building forms, proportions, types, sizes and internal configurations for each individual dwelling.

- ✎ Compositions of buildings within each streetscape creating memorable, cohesive building groupings - rather than using predetermined housetypes.

Using a locally inspired materials palette:

- ✎ Brick in a red/orange palette, with grey tiling.
- ✎ Render in cream and blue, disposed across the elevations to highlight gables, or to create eye-catching geometries to reinforce key locations.
- ✎ Slimline porches with simple brackets complimenting the modern front door, featuring a full length narrow glazed aperture.
- ✎ Window frames, fascias and soffits in contemporary grey.







ref.28:  
Distinctive,  
Locally Inspired  
Architecture





ref.29:

Distinctive,  
Locally Inspired  
Architecture







ref.30:

Distinctive,  
Locally Inspired  
Architecture







# conclusion

## delivering our vision

We are therefore proud to present this development for your consideration, providing 225 new homes of which 90 will be affordable. The development has been planned positively in order to embody high quality and inclusive design, following a considered appraisal of the identity of Ratby and the site's setting, and will provide a lower density neighbourhood which is landscape led in this sensitive location.

Throughout the preparation of this application the development team has strived to take the opportunities available for improving the character and quality of Ratby and the way it functions:

- As a prominent national developer, Bellway Homes aspires to create attractive places that will stand the test of time - places which make a positive contribution to their setting - places in which future occupants are able to integrate into the wider community.
- Following the principles of best practice in urban design, landscape, movement and sustainability.
  - Contributing to overcoming the region's significant shortfall in housing land supply in a situation where there is very considerable housing need.
  - Offering a mix of open space, recreation, play and housing opportunities, responding to local need.
  - Ensuring a good residential environment, with the creation of significant areas of public open space, and the retention of the existing mature boundary landscaping within the managed landscape and public realm.
  - Integrating with the neighbouring green environment, creating a soft transition between village and country.
  - Benefiting from the good public transport links as well as the services and facilities of Ratby.
  - Creating a logical extension to Ratby, creating a defined settlement boundary.

The development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability and character.



### Our Vision:

*"Integrating nature into the heart of the development to foster community and strengthen ties to the wider environment"*





# appendix a: design evolution

This pre-application stage layout was shared with the Local Planning Authority in August 2024. At this stage the proposals sought to evolve and improve the illustrative Outline principles and to deliver the 225 dwellings as a range of houses.

ref.31:  
Preliminary  
Development  
Proposals





These revised proposals were shared with the Local Planning Authority in September 2024. The layout had evolved in response to comments received, to significantly expand the central open space swathe, and to remove the areas of parking courtyard. Terraced housing was also removed from the southern greenspace edge.

This scheme was progressed in further detail, incorporating contributions from the highways engineers and landscape architects, to form the basis of these planning application proposals.







dha architecture ltd

tel 0118 934 9666  
email [surname@dhaarchitecture.co.uk](mailto:surname@dhaarchitecture.co.uk)  
web [www.dhaarchitecture.co.uk](http://www.dhaarchitecture.co.uk)  
snail Brooklands Farm Business Park  
Bottle Lane  
Binfield  
Berkshire RG42 5QX

DHA Architecture Ltd is a specialist practice in the field of residential architecture, delivering projects for all of the major housebuilders, as well as regional developers and Housing Associations:

- ✎ Concept Urban Design
- ✎ Masterplanning
- ✎ Feasibility
- ✎ Consultation
- ✎ Planning
- ✎ Presentation & Visualisation

