

DISTINCTIVE PLACES

Making the most of what’s there

The following principles have been adhered to, to ensure the development maximises the Site’s location and provides a unique sense of place. This includes:

- Taking advantage of the favourable topography by proposing a sustainable drainage scheme that utilises the landform;
- Retaining the existing trees and hedgerows on site, where possible framing development parcels;
- Responding to the existing dwellings, particularly at the entrance to the development from Coventry Road, and those located at Flanders Close to the west;
- Maximising the public open spaces created by the central green space at the heart of the scheme and linear green space running across the southern edge of the site; and
- Creating favourable views throughout the site, and outwards to the rural landscape.



A Memorable Character

The layout and green infrastructure for the scheme responds to context and reinforces the positive existing features of the site. The retention of the vast amount of existing planting allows the scheme to have a landscape led character from day one.

The proposed character areas create distinct areas of the scheme through use of materials, landform and built form.

The house type range proposed in the layout are from of the Heritage range produced by Redrow, inspired by the past but designed for the future, these homes combine quality in both interior and exterior design, creating an architectural style for the development.



Well Defined Streets & Spaces

The design of the development proposals are broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of proposed dwellings.

This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment.

The primary building frontages are orientated to provide passive surveillance over pedestrian and vehicular routes and public spaces. This principle of active frontages is important, ensuring a sense of safety whilst also providing a pleasant environment for properties.

This includes the use of corner turning house types on all corners and active frontage onto streets and the public open space. Build lines and the consistent use of housing typologies help to define the streets and spaces overlooking the areas of public open space.



Easy to find your way around

The proposed layout includes a well-connected movement network, accessible by all users, which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout. The hierarchy recognises the need to combine the function of the street as a movement corridor alongside its place function.

The proposed streets are defined by the building layout, so that buildings rather than roads are their defining feature.

A strong landscape strategy is proposed, including a variety of boundary treatments ensuring the boundary between public and private space is clearly defined and aesthetically pleasing.



STREETS FOR ALL

Healthy Streets

The streets have been designed with pedestrian connectivity in mind. The Primary Street (the highest category of road), will be tree lined, incorporating landscape verges and shared footpath/cycleways, creating a strong route through the development.

The street hierarchy will then lead to lower category roads shared drives and private drives. The streets will become less formal, and begin the transition between the development and the surrounding public open space. This will include some areas of shared surface and close proximity to public open space and soft landscaping. This ensures that the landscape layer adds a richness to the place.

Cycle and pedestrian connectivity will be encouraged throughout the development, through the street typologies, the Burbage Round footpath link through the central area of the Site and numerous pedestrian routes around the edges of the development.

All streets (and areas of public open space) will be overlooked by active frontage ensuring a safe and inclusive environment.



Cycle & Car Parking

A variety of car parking treatments are utilised, including frontage parking, side of plot parking and garages.

The majority of allocated parking will be provided on-plot and are generally located to the side of dwellings within private driveways and/or garages. Where possible they are set back from the building line to allow ease of access to dwellings and ensure cars don't visually dominate the street scene.

Resident parking is more than sufficient, is well integrated into the scheme and follows the Leicestershire Highway Design Guide and the Hinckley & Bosworth BC Good Design Guide SPD.

Cycle parking numbers are provided in accordance with the appropriate standards and it is envisaged they can be accommodated within rear gardens and/or garages where provided.



Green & Blue Infrastructure

The overall landscape strategy has been a driving force behind the layout, looking to create positive views to the site whilst also providing a variety of high-quality and usable public open spaces. This will integrate new and existing landscape features.

All areas of public open space will have natural surveillance from adjacent dwellings, with a network of connected and accessible pedestrian and cycle routes.

A sustainable drainage system is proposed, which maximises the existing topography. Ponds have been located accordingly and will play a crucial role in the overall character of the new development. Each of these will incorporate soft landscaping and elements of permanent water.

The landscape strategy of the ponds will be designed to be attractive and characterful spaces complementing the proposed landscape design.



Back of Pavement; Front of Home

The principle of perimeter blocks is the basis for the layout ensuring a clear distinction between public and private space.

A variety of facing materials, render, roof tiles and door colours are proposed; these have been applied across the site to reinforce the proposed character areas, resulting in 5 distinct character areas, with consistencies across the development resulting in a new place, but with references to Burbage.

This includes a variety of boundary treatments, such as walls, fencing, railings, planting and hedgerows, that help enforce this distinction. Defensible space is crucial in ensuring a house will feel like a home and the private gardens will provide a multitude of functions.

For example, external storage space will be provided for bins, which will be stored in rear gardens with direct access to the streets, and ensure they do not blight the street scene.

The detailed proposals are based on a sound understanding of the existing site constraints, ensuring the layout appropriately responds to the existing topography and avoids difficult level transitions or left-over awkward spaces.



6 Summary.



6.3 CONCLUSION

The development of the Site provides a unique opportunity to create a new garden neighbourhood, building on the legacy and distinctive character of the Site. Creating housing choice and provide areas of truly accessible public open space, whilst improving public access across the Site and the wider pedestrian network.

The layout is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.

The Site will be a highly desirable place to live for the 21st century and beyond, reflecting the desirable elements of the local vernacular. The proposals respect the local character but also move the community towards a more sustainable future, through a significant increase in housing choice. Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.

The development proposals will offer the following main benefits:

- Around 422 dwellings comprising a mix of types, sizes and tenures (including 20% affordable housing), plus space allocated for a Care Home and self build areas,
- The layout includes a mix of 1-4+ bedroom dwellings, including 52% M4(2) compliant dwellings, bungalows, 11 no. self build homes and a Care Home
- The creation of an integrated and sustainable residential community with a sensitive relationship to the existing settlement;
- The delivery of new open spaces for the benefit of both new and existing residents in the area, allowing for POS and green infrastructure to make up 39% of the Site which includes a central LEAP play space, a MUGA to the south, and LAP/Trim Trails located across the Site,
- Providing a development that is well connected, readily understood and easily navigated, with the delivery of a new access from Coventry Road to the north of the Site;
- The creation of legible routes through the development, complementing existing routes and providing sustainable transport choices;
- A network of walking and cycling routes are proposed along the streets and through the series of public open spaces;
- The creation of a strong landscape structure, focused around the retained trees and hedgerows, responding to the local area, and enhancing and optimising the immediate locality;
- Promoting the objectives of sustainable development through layout and design;
- The landscape strategy looks to retain of existing high value planting (where possible) and incorporates an overarching strategy to maximise the biodiversity of the Site.
- The design proposals have been assessed against 'The Good Design Guide' SPD and the 'Building for a Healthy Life' design guides.



Woodland Area Street Scene

For more information on the services we offer, see our latest Expertise brochures:

PEGASUS
GROUP



Office Location

4 The Courtyard
Church Street
Lockington
Derbyshire
DE74 2SL
T 01509 412652
E eastmidlands@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sourced from sustainably managed forests.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[@pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK