



### 5 PILLARS

#### • Sustainability

Our vision for the Hospital Lane site is the creation of a new high quality development which delivers an attractive, distinctive and sustainable place to live. A landscape led scheme promoting best practice urban design place making principles and sustainability through conservation, restoration and enhancement of existing green spaces, landscape features, ecology and biodiversity. The layout will utilise passive solar design principles and promote more sustainable modes of transport through the provision of new pedestrian and cycle routes to link into the wider movement framework together with the potential introduction of a bus route running through the layout. Attenuation basins are indicatively positioned within the masterplan as part of the positive implementation of a sustainable urban drainage scheme within public open space.

#### • Safe

The scheme will contribute towards reducing crime and fear of crime by meeting the principles of Secured By Design. This is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. The layout proposes well surveilled movement connections, with built form overlooking the public realm and open spaces. There will be a legible and attractive series of streets and spaces within the development providing a clear distinction between areas of public and private space.

#### • Stable

The mixed use development proposes a range of new homes and family housing responding to identified housing need in conjunction with a new District Centre with good local transport links and access to local employment promoting sustainable living and supporting the local economy and services. The District Centre is split between Community and Commercial uses in a manner which considers and complements existing local facilities. The scheme's movement framework promotes increased connectivity to adjacent residential development and facilities such as Newdigate Primary School.

#### • Sociable

The masterplan's enhanced green infrastructure, open spaces and dedicated pedestrian and cycle routes will make a positive contribution to the area, providing well overlooked and safe movement connections and options for sustainable travel independent of the primary street network. A series of green spaces including allotments and kick about areas will provide opportunities for communal activity, play and relaxation for both new and existing residents. There is also the potential for the Commercial District Centre's parking square to be converted into an events space, on occasion, to host community activities.

#### • Satisfying

















The emerging proposals are in accordance with the aspirations of local, regional and national design policy, promoting a high quality design response which positively addresses the site's identified constraints and opportunities. Through the retention and enhancement of the site's landscape attributes and development of a clear street hierarchy and high quality public realm, we are promoting the creation of a sustainable, safe and attractive development which achieves a density appropriate to its setting, makes efficient use of land and provides a mix of dwelling types and other uses which will compliment and connect with the existing local community.

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All dimensions to be checked on site and architect notified of any discrepancies prior to commencement. Do not scale.

Any and all elements relating to the fire safety of the building will require separate confirmation and approval by fully accredited fire engineering consultant who has to be appointed by the client.

#### Notes: KEY

-  Primary tree-lined street incorporating bus route with footpath/cycleway.
-  Indicative residential development blocks.
-  District Centre split into two areas totalling 1.4 hectares overall
-  Main vehicular site access and pedestrian / cycle access
-  Potential pedestrian / cycle access.
-  Bus-gate - Permits bus, pedestrian and cycle access.
-  Diverted Public Right of Way route
-  Existing Public Right of Way
-  Existing trees and hedgerows reinforced by new complimentary landscaping.
-  Potential pedestrian / cycle routes forming a circuit within the development.
-  Retained barn.
-  Indicative storm water attenuation areas.
-  Indicative play spaces.  
NEAP = Neighbourhood Equipped Area Play  
LEAP = Local Equipped Area Play  
LAP = Local Area Play
-  Potential allotment gardens.
-  Existing electrical pylons and cables.
-  Natural Play Trials

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A	14.04.22			

Status: **CONSULTATION** RIBA Stage: **1**

Client: **Richborough Estates**  
 Project: **Hospital Lane, Bedworth**  
 Title: **Illustrative Masterplan**  
 Drawn: **BDF** Date: **11.03.22**  
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