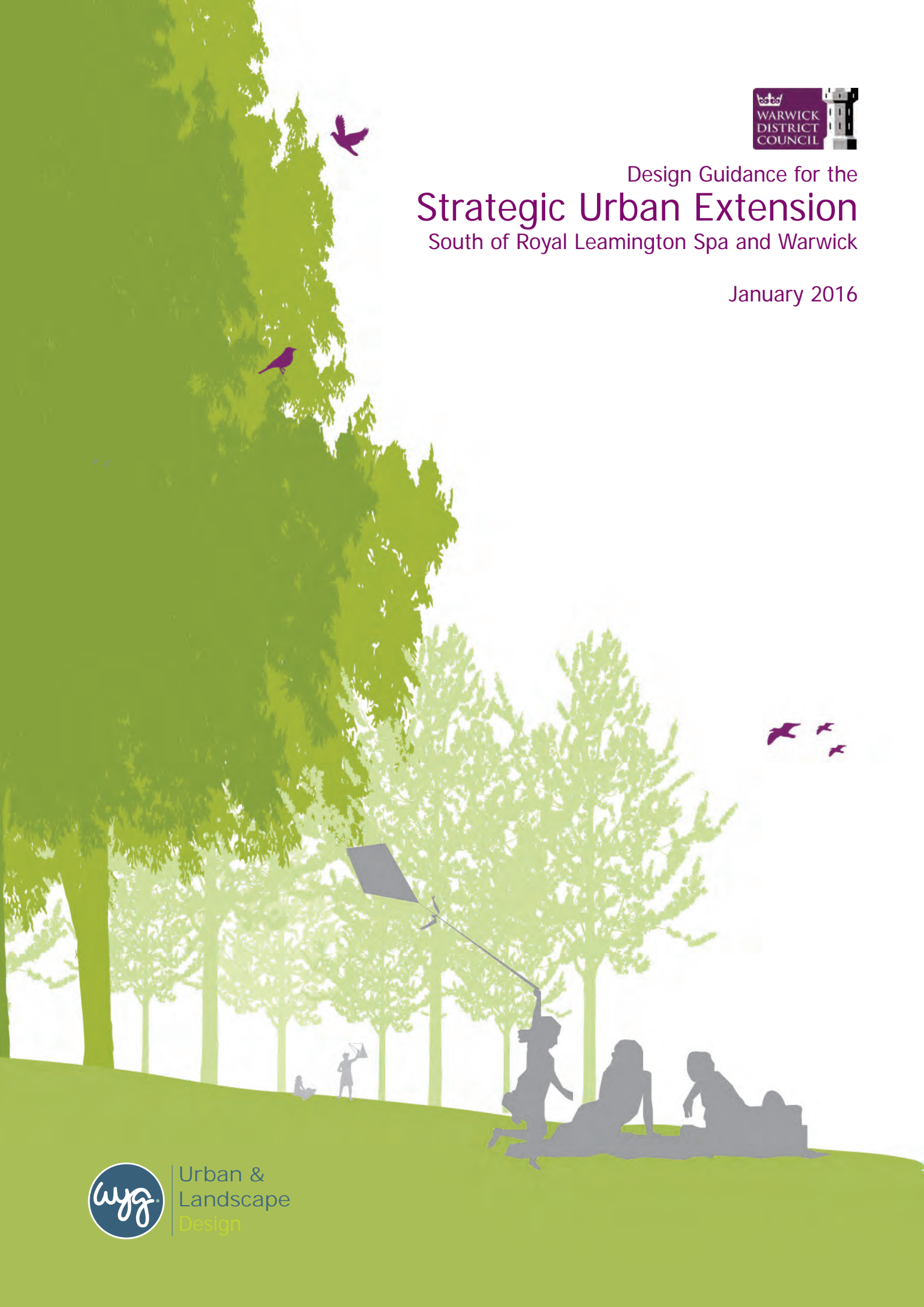




Design Guidance for the
Strategic Urban Extension
South of Royal Leamington Spa and Warwick

January 2016



Urban &
Landscape
Design



Design Guidance for the
Strategic Urban Extension
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01

Introduction

This Design Guidance has been formulated to assist in ensuring that the Strategic Urban Extension to the South of Royal Leamington Spa and Warwick is comprehensively developed along Garden Suburb Principles.

This section sets out the background and policy context to this document and explains how it should be used.

1.1 Background

This Design Guidance has been prepared by WYG on behalf of Warwick District Council. Its primary purpose is to ensure that development in the areas of the Strategic Urban Extension to the South of Royal Leamington Spa and Warwick, as designated in the Publication Draft Local Plan 2014, come forward in accordance with the Garden Suburb ambitions for the area. As such, this Guidance is framed within a Garden Suburb approach and is intended to support the preparation and determination of future planning applications.

At the time of writing, the Strategic Urban Extension has already delivered a number of planning consents, including the approval of both Outline and Reserved Matters. To date the Council's approved document, "Garden Towns, Villages and Suburbs: A prospectus for Warwick District Council, May 2012" has provided a vision for housing growth in the District and the Strategic Urban Extension area set within the principles of the garden suburb approach; this Prospectus has guided the submission of these outline planning applications within the Strategic Urban Extension.

This Design Guidance is intended to build upon, and provide a greater level of site specific detail than the earlier prospectus document; to this end it is intended to help inform the development process and provide greater clarity on how a new Garden Suburb might look and perform.

It has been prepared following a review of the existing consents and emerging proposals within the urban extension, and developed through a collaborative process with the intention of creating consistency and coherence across the Garden Suburb area.

1.2 Purpose of the Design Guide

Who will use it?

This Design Guidance is intended to be a reference for:

- Warwick District Council and Warwickshire County Council; (the relevant organisations that are involved in the determination of planning applications within the Sustainable Urban Extension area;
- the developers, house builders and designers who will be pursuing applications within the Sustainable Urban Extension area; and
- other interested parties, such as local residents and stakeholders.

What does it do?

The Design Guidance will serve as a tool to assist the process of design evolution at the Reserved Matters stage, and discharging conditions on Outline planning applications that require the production of site specific design codes and masterplans.

As such, its purpose is twofold: to establish a Strategic Framework that extends across all areas to ensure that each component comes forward with due regard for its part in the comprehensive whole, and to provide detailed guidance on each constituent component to ensure consistency across the Strategic Urban Extension.

It is intended to establish principles and parameters to provide clarity to the expectations of development within the Strategic Urban Extension area.

While the Garden Towns, Villages and Suburbs Prospectus serves as a Vision document and provides a general approach to future development, more detailed guidance is required to actively steer forthcoming Outline and Reserved Matters planning applications.

The Design Guidance aims to ensure the requirement for high standards of design is communicated; there is a balance between prescription and flexibility, and

as Design Guidance this document aims to set some clear indicators to what is expected. However, as proposals are brought forward it is important that there is flexibility built in to respond to changing needs of the community, market conditions or changes in policy over the lifetime of the document.

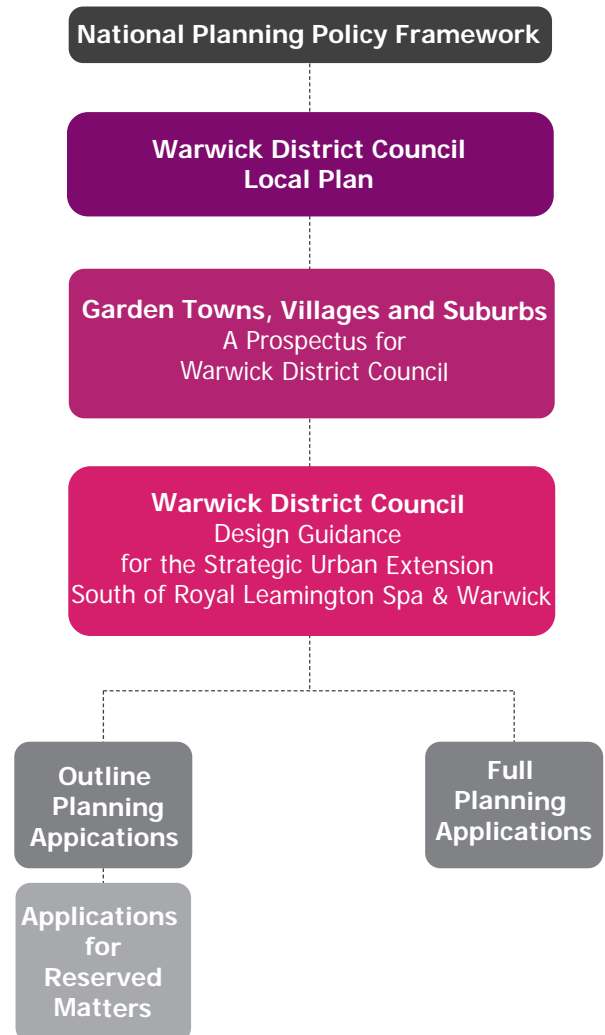
Where does it fit in the Policy Framework?

This document supports the council's intention to adopt a proactive and coordinated approach to delivering housing growth and related infrastructure. As such, it will enable a positive contribution to be made towards the Council's 'Fit for the Future' policy, and specifically to accord with a strategic vision to make Warwick District a great place to live, work and visit.

The Council's new Publication Draft Local Plan aims to shape how the District will develop up to 2029. The Strategic Urban Extension is allocated at Policy DS11; with further policies DS15 (Comprehensive Development of Strategic Sites), BE1 (Layout & Design) and BE2 (Developing Strategic Housing Sites) providing further clarity.

The Vision outlined in 'Garden Towns, Villages and Suburbs; A Prospectus for Warwick District Council', as published in May 2012, provided a basis for future development, illustrating overarching principles and attributes of garden suburbs and neighbourhoods. More detailed guidance is now required to actively steer forthcoming planning applications. This Design Guidance is intended to provide clarity as more detailed proposals are brought forward.

This Design Guidance will be adopted as an approved corporate document and will form an addendum to the 'Garden Towns, Villages and Suburbs; A Prospectus for Warwick District Council'.





MALLORY ROAD

CHURCH HILL



02

Context

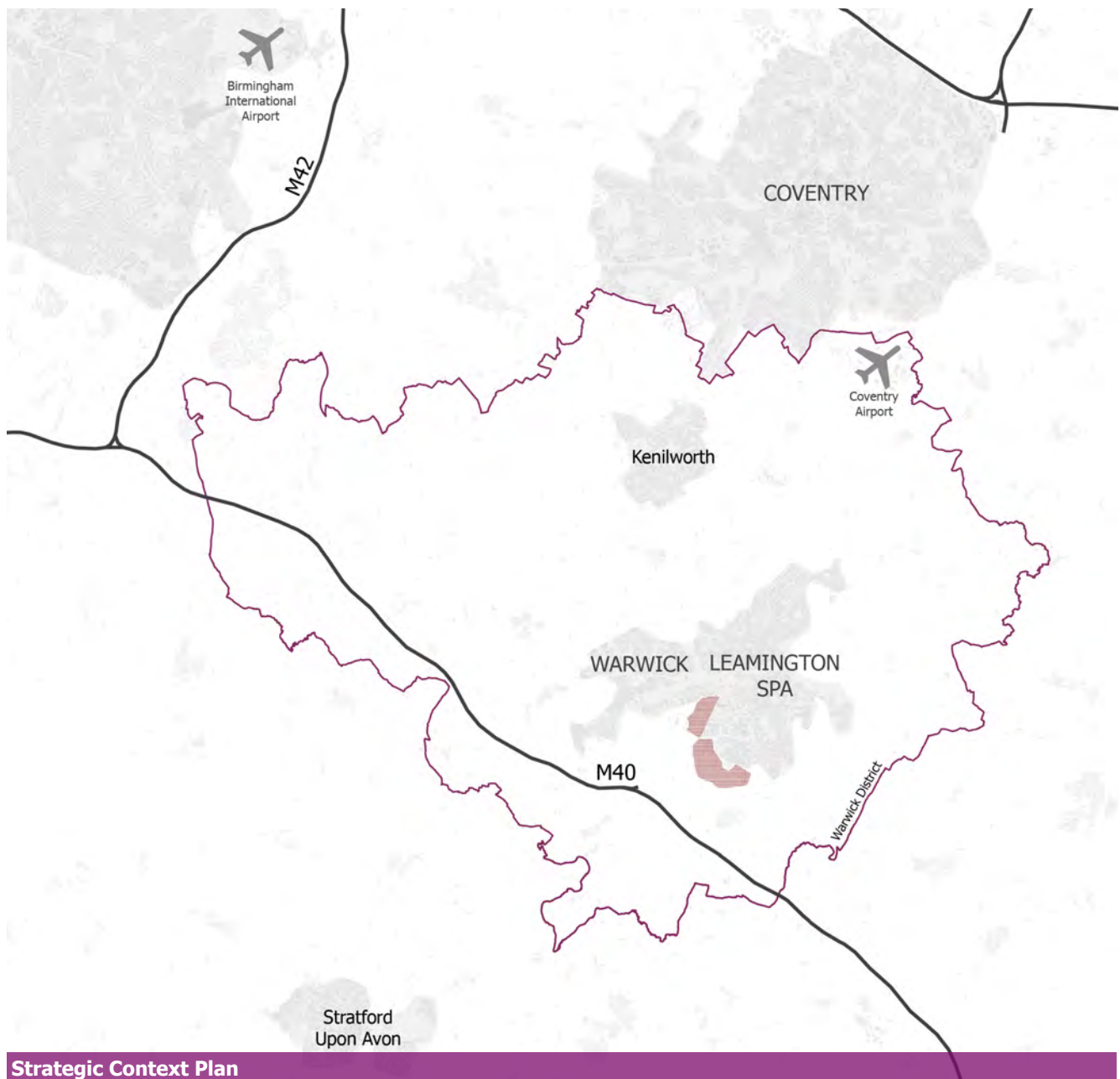
The context for the Strategic Urban Extension Area and the Garden City Movement

This sections frames the background to the document that has provided the basis for the Garden Suburb Vision.

2.1 The Strategic Urban Extension Area

The Strategic Urban Extension area is located on the southern fringe of Royal Leamington Spa and Warwick. These two towns are strategically well located in close proximity to major urban conurbations and with excellent transport links.

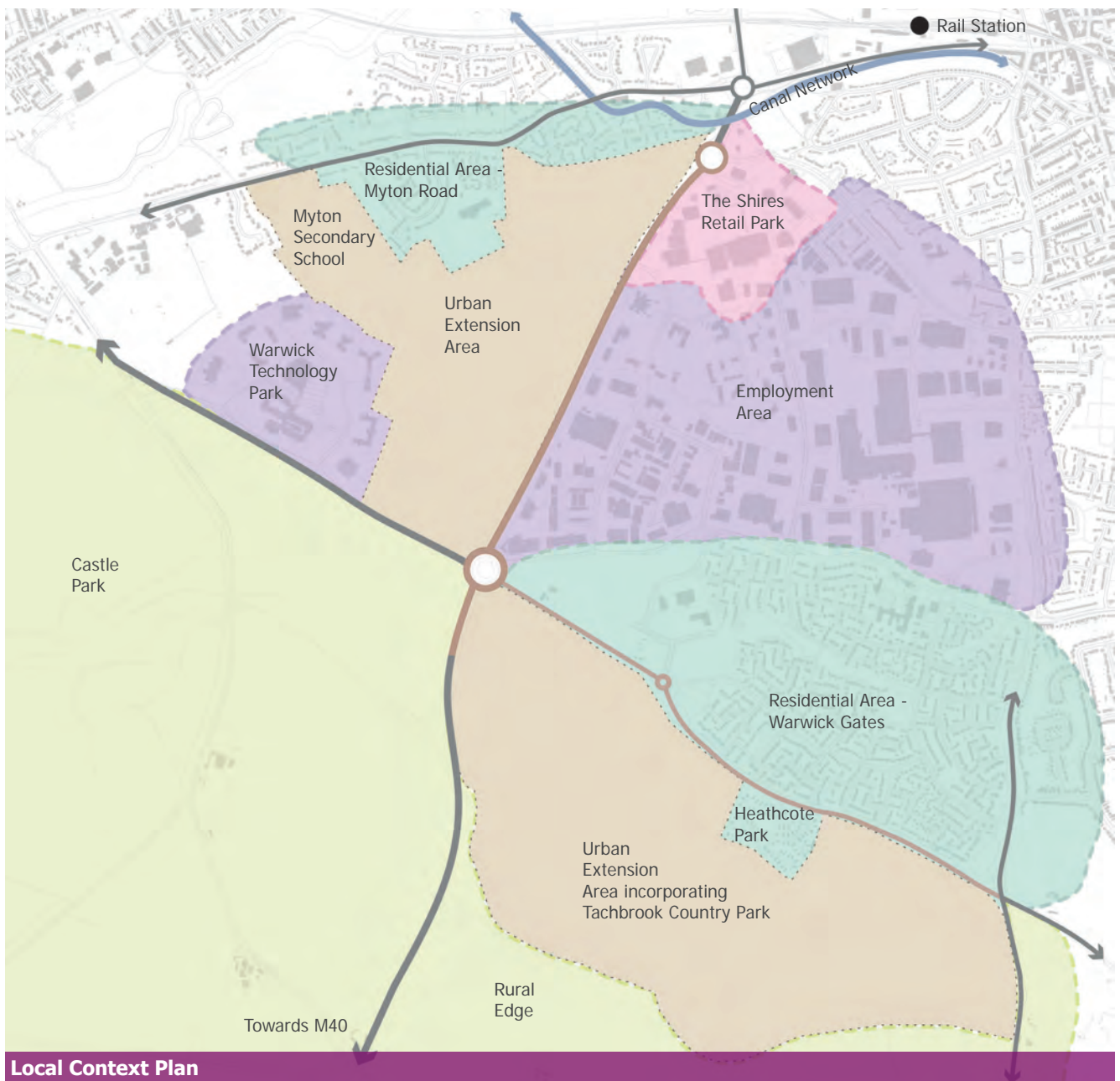
They are served by good rail links connecting to Birmingham, Coventry, London and Manchester while the M40 is within close proximity and provides wider access to the national strategic road network.



2.2 Local Context

The two areas that comprise the Strategic Urban Extension area, to be referred to as the Garden Suburbs, are bounded by existing residential and commercial areas. They additionally provide a new interface with the countryside that lies beyond to the south of the towns.

It is important that the Garden Suburbs are fully integrated with the existing urban area. In addition, the relationship of the suburb with the new Country Park as well as the countryside beyond requires careful consideration. This Design Guidance seeks to inform future development in relation to both these aspects of the local context.



2.3 Why a Garden Suburb

The rise of the Garden Suburb

The Garden City movement emerged in Sir Ebenezer Howard's 1898 publication, 'To-morrow a Peaceful Path to Real Reform', but came to prominence as his manifesto for change was republished as the seminal 'Garden Cities of To-morrow' in 1902.

His theory was a direct response to the environmental context of the time. The industrial revolution had galvanised the role of the city as a key economic hub and the country's population migrated in their thousands to find work in these revitalised urban centres.

However, by the end of the 19th Century, the urban condition was characterised by mass overcrowding, inescapable pollution and the widespread rise of disease.

The vision was to propose a series of new settlements which would balance the 'most energetic and active town life, with all the beauty and delight of the country'. These new settlements would aim to offer the very best qualities of both town and country, creating self sufficient communities of industry and agriculture.

The movement resulted in new settlements such as Letchworth and Welwyn, and inspired suburb extensions such as Hampstead, Gidea Park and East Dulwich.

The Garden Suburb in the 21st Century

The re-emergence of interest is set within the context of the National Planning Policy Framework. Today, the drivers for change are very different when re-defined to meet today's needs, however, the broader principles remain urgently relevant to help meet housing supply, secure continued economic growth, satisfy community values, support healthy neighbourhoods, and deliver convenience and prosperity.

Garden Suburbs must respond to changes in the global environment and deliver modern, high quality environments with a strong sense of place and identity, addressing housing need, low carbon development and other sustainability imperatives.

The challenge therefore is to understand and interpret the success of the movement by adapting the principles into an appropriate model for delivering much needed housing in the 21st century.



Looking back; what are the structuring characteristics of the Garden Settlements?

When revisiting the Garden Settlements and neighbourhoods of the 20th century it is clear that an overarching set of principles has been applied at a strategic level and that this has had a direct influence on the character of the places we see today. Noting the differences in density that are applicable to today's developments, the structuring principles of movement and spatial hierarchy have been drawn out from the case studies and these have informed a current day interpretation of the Garden Settlements.

In examining Letchworth and Welwyn (see Appendix, Chapter 06) a number of key observations were made with particular reference to landscape, spatial hierarchy and movement. The two settlements both have different characters and have to be viewed in their development context at the time of delivery, but they have common approaches to the use spatial hierarchy, landscape and movement that can be used to inform a modern day Garden Suburb.

In part, this is due to the structured use of landscaping through street planting, grass verges, visual and physical connections to wider landscape networks and the formal provision of public open space.

Secondly, a hierarchical and legible network of streets and spaces connect the various land uses. These street layouts vary in form but the overarching principle of legibility is maintained.

These principles help create an attractive series of streets and spaces that have provided a strong structure in which to create a contemporary Garden Suburb.

The importance of a clear vision

In recognising that today's development conditions are vastly different in terms of the social, economic and political context, what is apparent from the study, and why the Garden Settlements and Suburbs are still admired today, is the importance of having a strong vision and clear objectives. This vision and objectives were used to drive the development forward and deliver high quality placemaking.

In working towards the creation of a special place and learning a direct lesson this would seemingly be one of the most important lessons learnt and one that can easily be applied to inform the aspirations for the Strategic Urban Extension.







03

The Vision & Strategic Framework

This sections sets out the broad aspirations for the Garden Suburb and establishes the overarching structure that will support its realisation.



3.1 The Vision

“ The Strategic Urban Extension will create integrated and vibrant new communities, echoing the garden suburb principles. They will bridge the urban and rural edge and link in the richness of landscape. Tree lined connections and well managed spaces will ensure all can access and enjoy a healthy and sustainable lifestyle, binding the existing and new communities together. ”

This Design Guidance is formulated to assist in the realisation of the Garden Suburb ambitions for the Strategic Urban Extension. Its purpose is to ensure that development comes forward that achieves design excellence.

The first aspect of this Design Guidance is the Strategic Framework. It provides a clear overarching structure to the neighbourhoods, establishing the key design principles and ensuring that the area is fully integrated with its existing context. This comprehensive Strategic Framework further serves to ensure that each part of the development that comes forward is coherent with the whole.

The second aspect of this Design Guidance establishes the detailed criteria of each component of the broader framework. Its purpose is to provide clarity, ensure quality and maintain consistency across the new Garden Suburb.

This Design Guidance has been informed by the existing parameters established through the outline planning permissions already in place. These permissions, alongside emerging proposals, were reviewed as a whole and in the context of the ambition and vision for the creation of Garden Suburbs, to establish a common Strategic Framework.

As the area will be developed by a number of different parties across time, it is the intent of this document that it serves to provide clarity for both developer in preparing their proposals, and the District & County Councils when reviewing the applications.

Following the grant of Outline Planning Permission, each developer party will be expected to submit a design code with their Reserved Matters application. It is the Design Guidance that will guide the Design Code and the ambition for the area.

3.2 The Strategic Framework

The Strategic Framework sets a comprehensive structure across the Garden Suburbs, these diagrams help build up the layers of this Framework; for detailed commentary refer to pages 17 - 71.

1. Creating a coherent connection



A **Community Spine** which runs centrally through the development forms the central focus and serves as the principle movement and structuring device of the Garden Suburb. Generous proportions and formal planting lend it a distinctive character of grandeur that makes its primary function apparent.

2. Integrating community infrastructure



Social, community and retail facilities form **hubs of activity** along the Community Spine. Their location serves to animate the street as the central space as well as ensuring accessibility for all.

3. Integration through Green Infrastructure



Across the existing neighbourhoods the location of open green space, current pedestrian and cycle links informs the alignment of proposed new routes, linking the new Garden Suburbs with their surrounding context.

4. Establishing Green Links



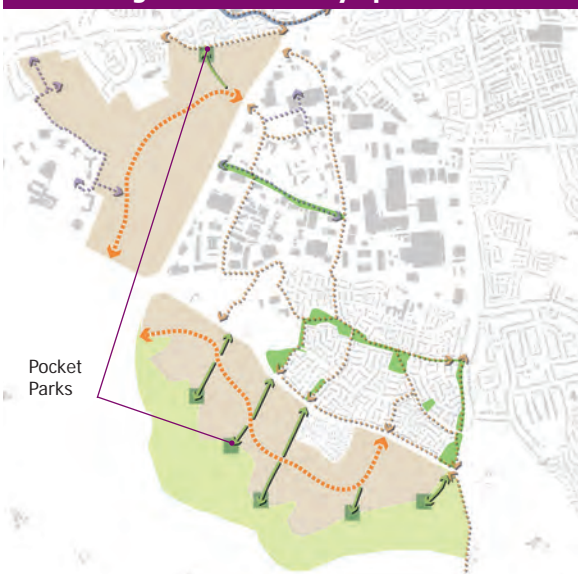
A series of **Green Connectors** have been established across the Suburbs, connecting to the aforementioned existing routes and offering both direct connections and clear sightlines towards the proposed Country Park and the adjacent neighbourhoods.

5. Addressing Europa Way and Harbury Lane



The **interconnection of the Green Connectors** with the existing neighbourhoods are clearly articulated on Europa Way and Harbury Lane, indicated by a series of safe crossing points.

6. Creating new Community Spaces



Pocket Parks are proposed at the end of the Green Connectors, these will be informal places to gather, grow and play. These are best placed at the development periphery to connect existing communities and the rural edge.

7. Access to Sustainable Transport



Proposed bus stop locations are informed by the 400m walking zone, and location on the Community Spine; picking up a range of different movements, where the Community Spine intersects with the Green Connectors, Linear Parkways and at the Hubs to ensure access is maximised.

8. Generous Green Infrastructure



Two generous corridors of **Linear Parkways** are established to support both movement within and through the Suburbs, and further increase Country Park connections.





04

The Components

The Strategic Framework previously described established a series of Components, and this section establishes their key design criteria.

The Components have been categorised by theme and are set out as follows:

- Making Connections
- Diverse Spaces
- Quality Places

4.1 Overview

The Components

The Components have been arranged in three themes:

- Making Connections
- Diverse Spaces
- Quality Places

Making Connections

These components are the **streets** of the Garden Suburb. The movement network is structured to support the Strategic Framework, and as such gives rise to a range of distinctive street typologies. The Suburbs are not required to incorporate every street typology.

The design criteria seeks to create well connected, legible and permeable neighbourhoods that integrate with each other and adjacent communities. In addition, the movement network needs to ensure that it connects the key destinations within and outside of the Garden Suburb areas:

- Proposed new Primary Schools
- Myton Secondary School
- Proposed new Local Centres
- Tachbrook Country Park
- Heathcote Employment Area
- Warwick Technology Park
- Warwick Gates Residential Area & Green Spaces
- Proposed Europa Way Park & Ride
- Proposed Community Stadium
- Canal Network & National Cycle Network
- Shires Retail Park
- Leamington Town Centre & Rail Station
- Warwick Town Centre & Rail Station

Diverse Spaces

These Components are the **landscape and open spaces** of the Garden Suburb. The guidance reflects the ambition of creating a diverse and green Garden Suburb, incorporating existing landscape features and creating a series of spaces that enable a wide range of activities. It seeks to create places that will engage future residents in healthy lifestyles, creating places to play and relax, and promoting biodiverse landscapes.

Quality Places

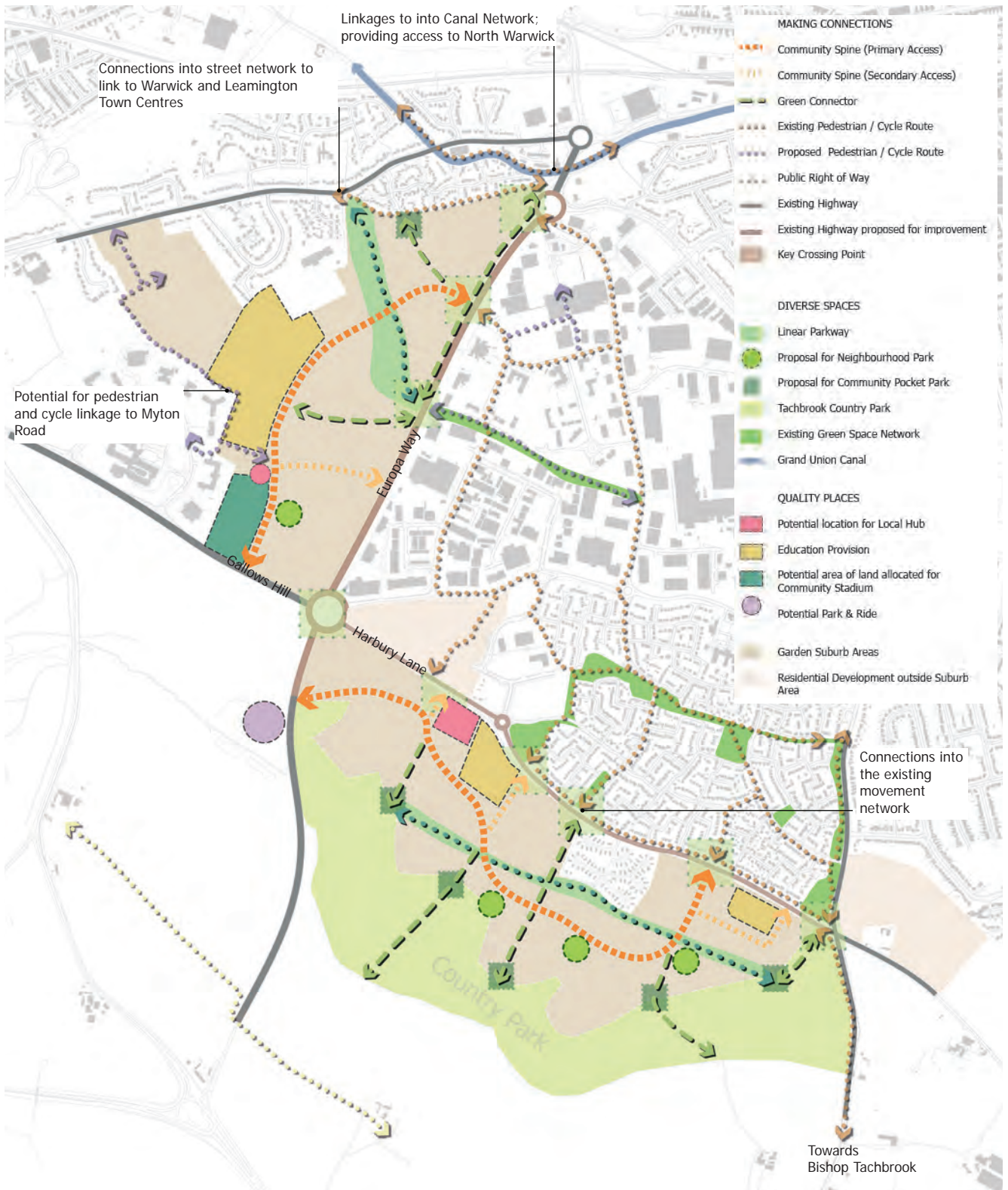
These Components highlight the opportunities to create a special place, informed by the rich **context and architecture** of Warwick & Leamington. The Components here aim to set clear ambition to the form and arrangement of places, creating hubs of activity and areas of focus for the community.

The Garden Suburbs

For the purposes of this document these two Garden Suburb areas within the Strategic Urban Extension are referred to as Myton Garden Suburb (West of Europa Way); and Heathcote & Grove Garden Suburb (South of Harbury Lane).

The Strategic Urban Extension is allocated at Policy DS11 within the Publication Draft Local Plan; with further policies DS15 (Comprehensive Development of Strategic Sites), BE1 (Layout & Design) and BE2 (Developing Strategic Housing Sites) providing further clarity.

These components are intended help inform the development process and provide greater clarity on how a new Garden Suburb might look and perform.



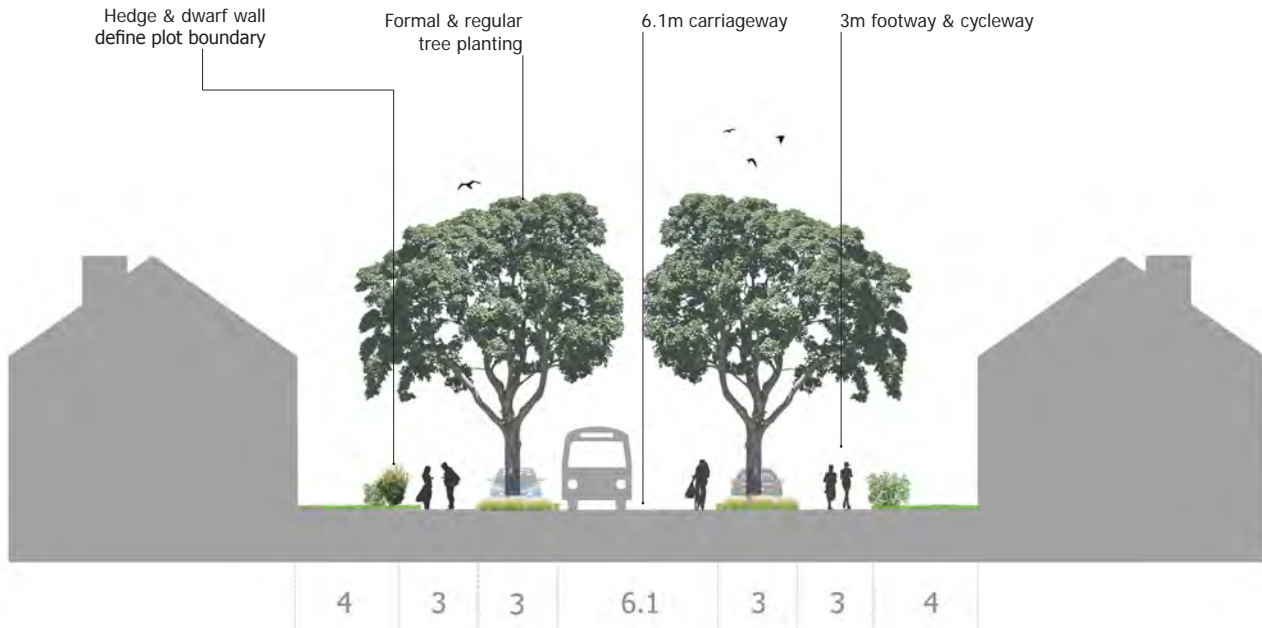




1 Making Connections

The Community Spine • The Green Connectors • The Neighbourhood Streets •
Harbury Lane • Europa Way

4.2 The Community Spine



Community Spine Cross Section (Illustrative arrangement - refer to typology parameters on page 36)

Purpose

The Community Spine forms the principle street, serving as a central focus of the new Garden Suburb and characterised by a distinctive sense of scale and landscape formality. There will be two key sections of Community Spine, one for the area south of Harbury Lane (Heathcote & Grove), and one for the area West of Europa Way (Myton). The design response of the Myton Garden Suburb has the ability to reflect a larger scale due to the range of community uses proposed along the route.

It will be the focus for much of the activity through the new neighbourhoods, connecting the social and retail facilities and services through the Suburbs. The street will need to be designed to accommodate the possibility of a future bus route and it is crucial that its physical alignment is designed accordingly. Zones of 20mph could be implemented within areas of activity subject to support from the County Council.

Character

The incorporation of quality and generous landscape treatment that references the more formal aspects of the garden suburb landscape principles will be

instrumental in defining this street. The scale of the street width, the curvilinear form, the inclusion of formal mown verges, the regular and formal placing of street trees, the depth of front gardens, a strong common building line, varied storey and eaves / ridge heights, and shared pedestrian / cycle space will all contribute to its character.

A wide and open corridor typical of the historical garden suburb, this street should comprise grassed verges, sizeable street trees and front garden spaces. The Community Spine can allow for different responses in the two garden suburb areas in response to the differing contexts as appropriate.

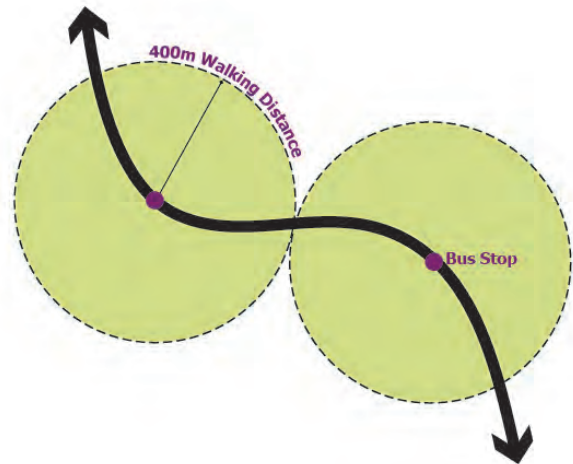
The final alignment and design details will be established in accordance with existing planning consents and in negotiation with the County and District Council. The section is proposed as an illustrative response where regular individual driveways access properties. Should parallel private driveways be used to serve up to 5 properties, or an increased number if the space is built to adoptable standard, the detailed design would respond; e.g. the width of the verge could be increased to mitigate the increased hard surface in the street width.



Design Principles

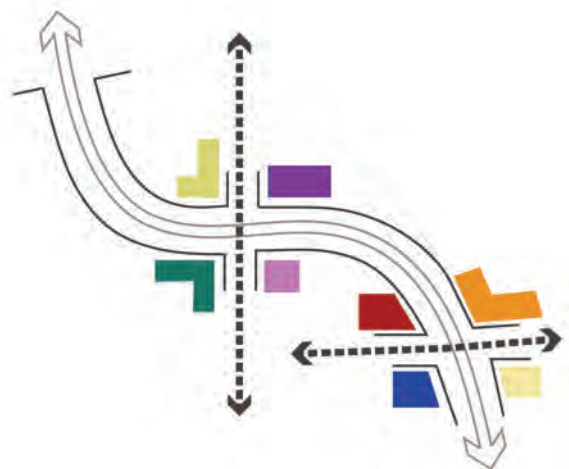
Supporting sustainable transport

To ensure that a bus service can be established in the future, the Spine should be designed to ensure journey times are minimised and that the bus can move easily along the street. The strategic alignment of the route should be informed by a 400m walking catchment in line with best practice. This will ensure that the service is easily accessible to future neighbourhood residents, which in turn will support viability of the service. The route itself will need to minimise complex junctions, sharp turns and inappropriate speed reduction methods that would otherwise impact on services operational efficiency.



Creating an integrated place

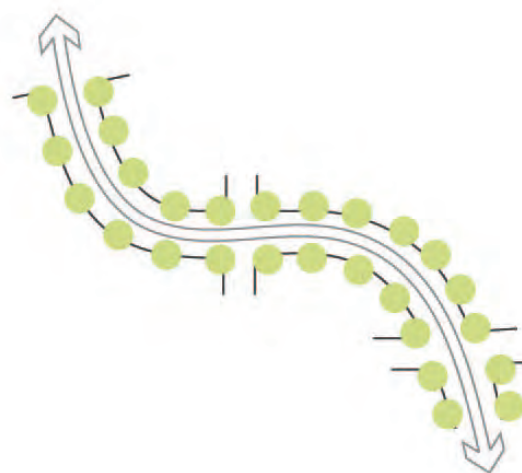
The Community Spine will be enlivened as the focus of neighbourhood activity, with social, community and retail uses located along its length. These uses should not only plug into the spine but be grouped where possible to create symbiotic relationships. Local centres and schools should support each other, and other uses such as the Warwick Technology Park.



Utilising Street Trees

Street trees should be implemented in a formal and regular placement along the Community Spine. The benefits of street trees are wide ranging and include:

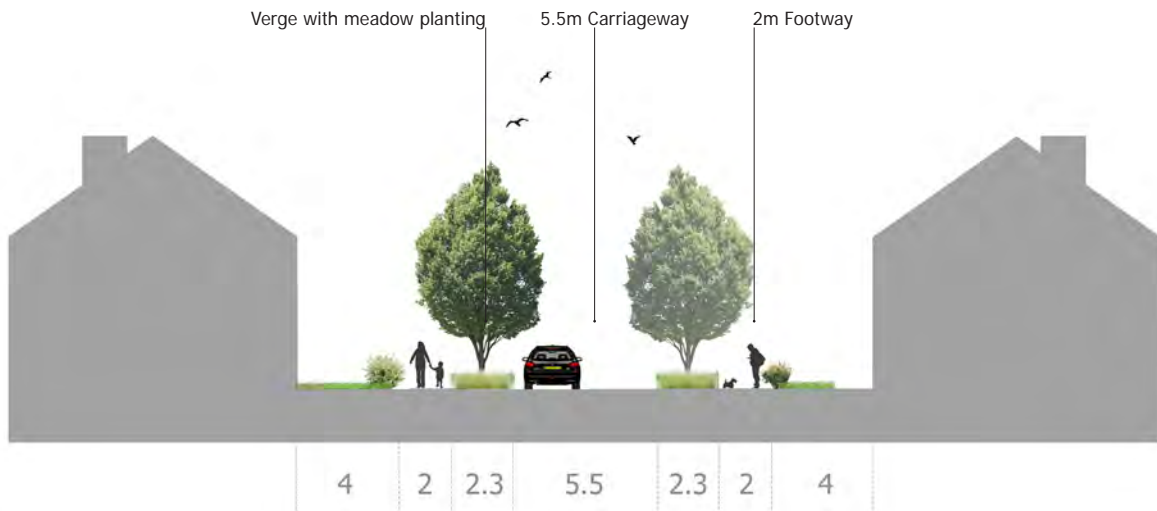
- Perceptually narrowing the street width to reduce vehicle speeds;
- Providing shelter and shade; moderating local climate conditions;
- Providing health benefits through air filtering;
- Supporting habitat creation and wildlife accessibility;
- Moderating rainfall effects by intercepting rain water; and
- Increasing property values: the presence of street trees has been shown to increase the value of commercial and residential property



The architecture along the Spine should create a prestigious frontage that defines the quality of the Garden Suburb; the height of this could be varied and reflect local character through variation in eaves and ridge heights. The frontages should be regular and display a strong and well defined building line, helping to positively enclose the street. Buildings should orientate towards the Community Spine and provide active frontage to support activity and promote feelings of safety at all times of day. Particular consideration should be given around bus stops, public spaces, and local centres. Further information is provided in the Creating Quality Places section.



4.3 The Green Connectors



Green Connector Cross Section (Illustrative arrangement- refer to typology parameters on page 36)



Purpose

The Green Connectors play a crucial role in integrating the new development with the adjacent urban area, and make for a healthy community. These streets connect with the existing movement network at key points on Europa way and Harbury Lane and extend these routes across the Garden Suburb.

The Green Connectors are secondary streets that run perpendicular and cross the Community Spine. They connect the green space networks of the Garden Suburb and link through to wider connections beyond. Key links are the cycle and Canal network to the north, the Linear Parkways, and the Tachbrook Country Park at the urban extension edge.

Character

These streets should be easily recognisable in contrast to the formality of the Community Spine. Their character will be defined by their structural role in accommodating area wide pedestrian and cycle movement as well as by a strong landscape focus.

This can be established through a series of small but important interventions such as the spacing and formation of the street trees and a meadow grassland and wildflower verge.

These streets should be linear affording clear sight lines to aid orientation, such as in providing a direct view of the Tachbrook Country Park. Importantly a real show piece for these streets is the use of a particular tree specimen on each Connector to aid legibility and help define the street.

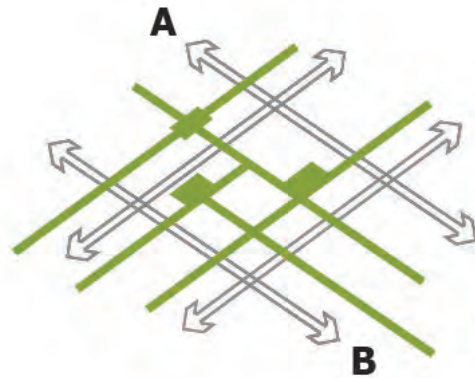


The Green Connectors Framework Plan

Design Principles

Creating legible links

These streets form a strong north south connection through the Heathcote and Grove Suburb (South of Harbury Lane), where they cross and intersect with the Community Spine and the Grove Parkway (See 4.7 Linear Parkways Component), creating a series of links from the existing communities, interconnecting with the Country Park. In the Myton Suburb (West of Europa Way), these are orientated both east-west and north-south, creating a series of connections to link to existing communities and services. These Connectors extend the green infrastructure through the Garden Suburb area to support a legible series of routes as part of the movement network. These not only serve to establish connections to the green spaces but to also establish links to the employment areas and town centres.



Establishing a landscape character

These connectors are characterful and identifiable through the use of landscape. Tree species will provide a noticeable and definable character along these routes, each one defined by a single tree variety, and a meadow grassland verge. The termination of these routes predominantly adjacent to a Community Pocket Park embodies the Garden Suburb ideas of creating an interface and connection between the neighbourhood and the urban / rural edge.



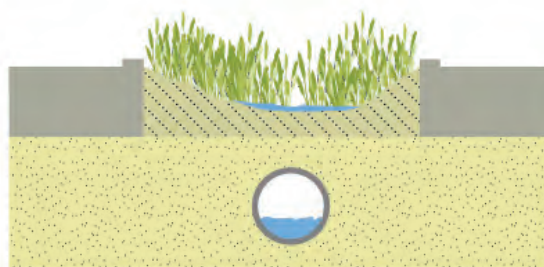
Creating a strong visual connection between neighbourhoods and the rural edge

Routes should be aligned to create a strong legible connection that is linear and easy to follow. At the southern edge in particular these routes should unfold to establish views into the Country Park and the landscape beyond. Neighbourhoods at the southern edge should provide a feathered edge to the building line, opening out, creating an irregularity and supporting a softened urban edge that fronts towards the Country Park.



An opportunity for Sustainable Urban Drainage

These routes offer a further opportunity to incorporate SUD, the routes align with the sloping gradient and therefore provide opportunity to support the implementation of SUD along these corridors.



4.4 Neighbourhood Streets

Purpose

A sustainable neighbourhood must be one that is walkable; supports a modal shift to sustainable transport modes; provides a choice of routes to support different movements; and creates a legible street pattern. To this end, the neighbourhood streets provide a tertiary movement structure that is diverse in character.

The Green Connectors and Community Spine offer a strategic network of streets to establish important connections between green infrastructure, uses and facilities; the residential area between them is broken down into a finer grain of movement through the neighbourhood streets.

Character

The new neighbourhoods will be shaped by legible hierarchy of streets and spaces. A variety of streets will serve to create areas with their own sense of place.



Principles

A proactive approach to parking

The neighbourhood street and blocks should provide sufficient vehicle parking to ensure that the character of the streets and neighbourhoods is not eroded by inconsiderate parking, whereby verges are used as informal parking areas. The design of sufficient in-plot and on street spaces to accommodate both residents and visitors is crucial. Each of the street types suggests an approach to parking and the detailed design will need to demonstrate how a solution has been demonstrably thought through.

Key considerations include:

- Placement, where possible, of vehicle spaces behind building lines to minimise impact on streetscene.
- Garages should be viewed subservient to the homes and should be set behind buildings lines. Integral garages reduce active frontage, they should not be used in the most prominent locations, and neither used where they will terminate a street view; this will ensure a quality of place is established.
- Limiting the occurrence and prevalence of adjacent parking arrangements. It is suggested that rows of no more than of four spaces are allowed without a landscape break / buffer.
- Where spaces are within the street scene, it is essential that boundaries between plots and to the public realm are bounded with appropriate hard and soft landscape mitigation, such as hedges, walls and railings, to ensure visual amenity and screening, in a way that strengthens the Garden Suburb identity.

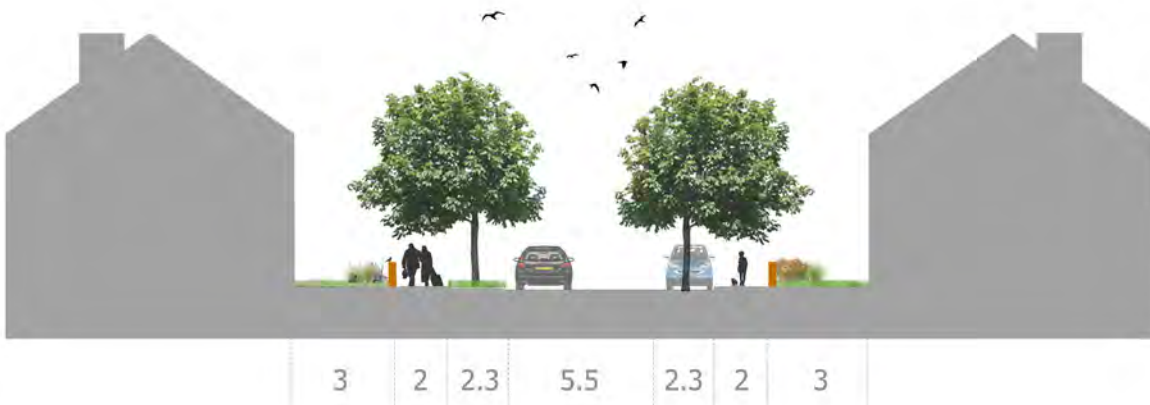
A thoughtful approach to landscape

The typologies should continue to reflect the Garden Suburb vision and pull out a series of responses to create continuous corridors of green; creating attractive streets and integrating habitat opportunities.

Supporting a legible street hierarchy

The street typologies should be easily legible and to this end the following pages establish a coherent hierarchy through the hard and soft landscape, street width, building line and details established through the materials palette.

Residential Street



Residential Street Cross Section (Illustrative arrangement - refer to typology parameters on page 37)

Whilst comprising a secondary tier in terms of vehicular movement, these streets have a different role to that of the Green Connector. The Residential Street links into the Community Spine and creates a key point of general access to the wider Neighbourhood. It is an attractive street but the street detailing is purposefully different to that of the Green Connector.

A more traditional approach is used with a mown verge and an offset street tree approach. There is emphasis on the private space of front gardens, with a consistent approach to railing design and/or hedge planting on street, creating a visual cohesion.

Residential Lane

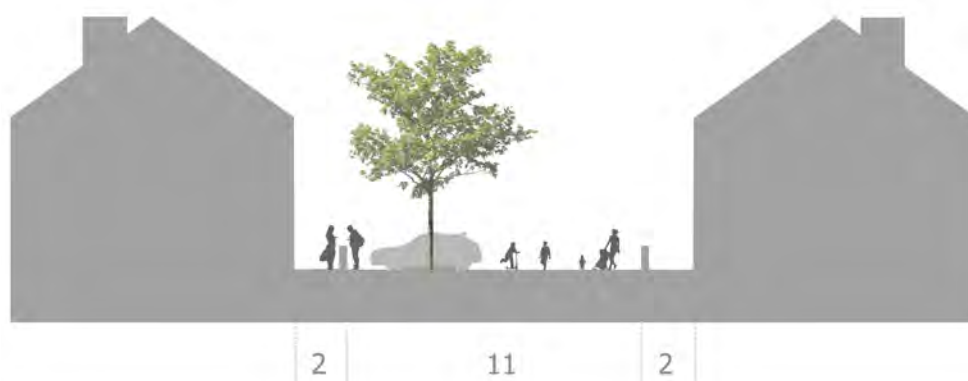


Residential Lane Cross Section (Illustrative arrangement - refer to typology parameters on page 37)

This is a lower grade street with a narrowed width in order to create a tighter neighbourhood space. These streets can be either a more traditional street formation or a shared space.

Hard and soft landscape is used to break up the street. This not only serves to accommodate different parking types on street, it also ensures that speeds are kept slow by the use of horizontal deflection through build outs.

Private Drives



Garden Lane Cross Section (Illustrative arrangement - refer to typology parameters on page 37)

Garden Lane

These are shared surface streets, creating a series of more intimate spaces where the focus is on the prioritisation of the pedestrian within the space. These streets have more of an urban context than the Country Lane, providing a transition between this context and the neighbourhood edges. This street type therefore might be used in the Myton Garden Suburb neighbourhood interface and as a single sided street fronting the Linear Parkway in both suburbs.

The Garden Lane as a sensitive edge transition to the existing urban edge should:

- Ensure a seamless link between the neighbourhood blocks and open space.
- Provide a buffer between existing edges and the new neighbourhoods.
- Ensure the spaces are lit appropriately to support safety at all times. Lighting should be implemented in agreement with WCC Street Lighting Section, and in accordance with WCC Street Lighting Specifications.
- Delineate public and private space using appropriate materials.
- Provide a transition from macadam and asphalt surfacing to materials more appropriate to the edge, using softer materials such as block paving at the more urban edges and bound gravel at softer edges where transition is still in progress.
- Limit vehicle movements, but ensure that pedestrian movements can still be made through joined up pathways. This will assist to minimise vehicular intrusion around the green edges.

Country Lane



Country Lane Cross Section (Illustrative arrangement- refer to typology parameters on page 37)

These are the streets that are found around the development periphery, responsive to their edge condition. The Country Lanes will specifically need to respond to the Country Park at the southern edge; these may be private drives (serving up to 5 dwellings) but connected by public footpaths to create a **continuous walking route around the development along the Country Park edge**. This is important in establishing connections into the landscape movement network and also enabling glimpsed views across the Country park; the edge path ways can then be safely enjoyed all times of day.

- Work with the Community Pocket Parks to ensure community spaces benefit from natural surveillance from the adjacent residential area.
- Ensure lighting is low level to limit impact on the character of the Country Park and habitats.
- The use of native species planting within amenity areas and front gardens to form a graded transition to the Country Park and other green infrastructure bounding the Garden Suburbs.
- Hedgerow and low timber boundaries delineating public and private space.

The Country Lane as a sensitive edge transition to the Country Park should:

- Ensure a gradual transition from neighbourhood to the Country Park using natural materials and emphasise pedestrian priority.
- Create a seamless link between the residential edge and country park.
- Link with proposed routes through the Country Park.
- Pedestrian movements can still be made through joined up pathways. This will assist to minimise vehicular intrusion around the green edges.
- Provide open views and primary visual connections with the Country Park and open landscape beyond to the south.

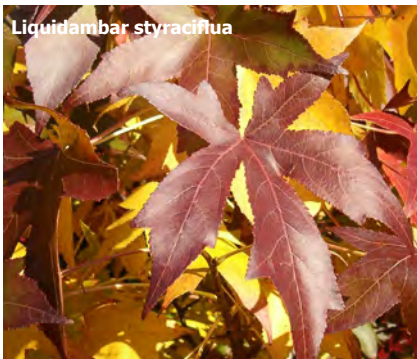
Pyrus Calleryana



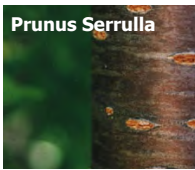
Crataegus Laevigata



Liquidambar styraciflua



Prunus Serrula



Acer Platanoides



Carpinus Betulus



Tilia Cordata



Acer Campestre Elsrjik



Acer Davidii



Street Trees and Landscape

4.5 Street Typologies Overview

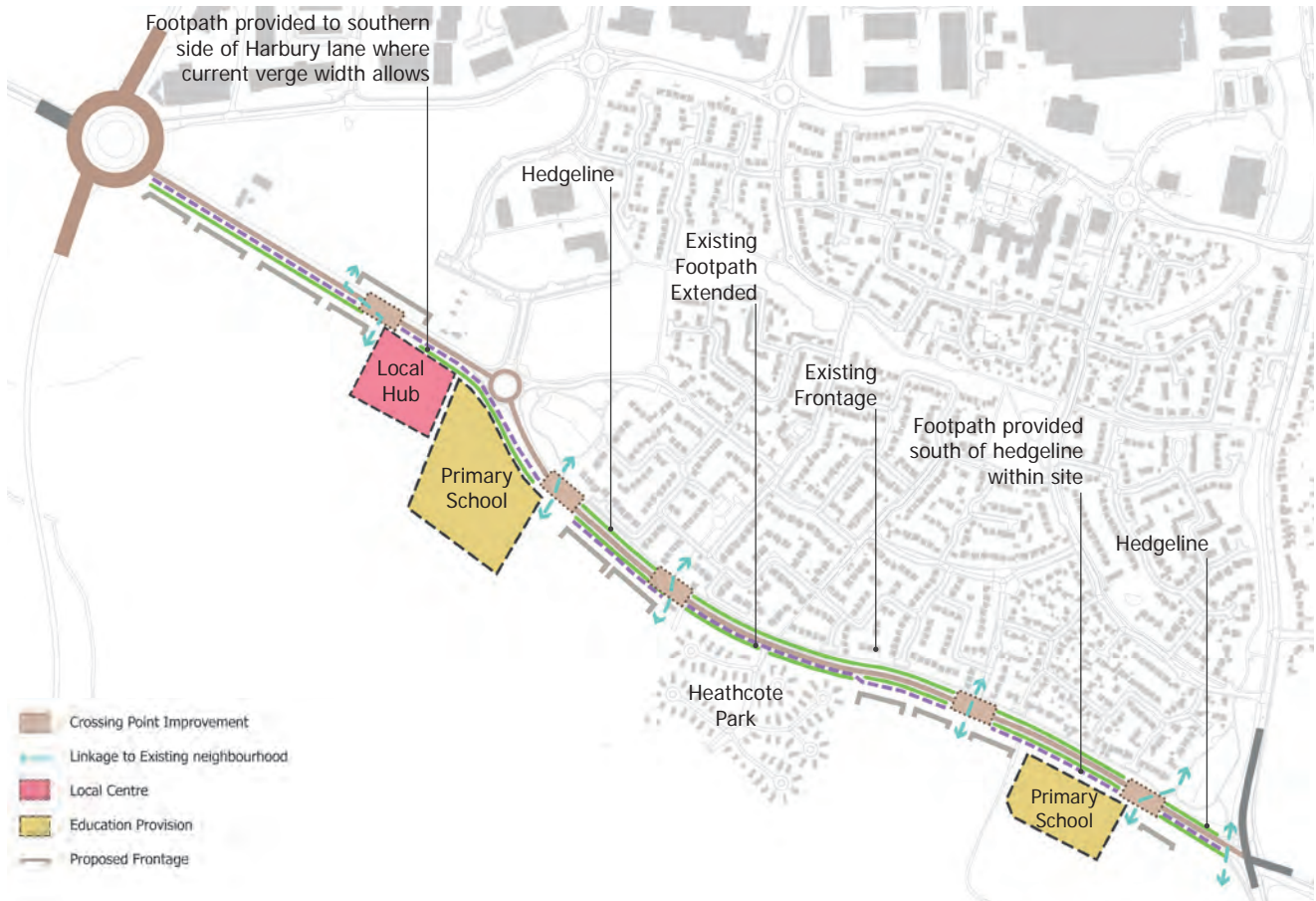
	Community Spine	Green Connector	Residential Street
Carriageway Width (m)	6.1m - 6.7m	5.5m	5.5 - 5m
Traffic Calming	Bus way – limited horizontal deflection	Horizontal & Vertical; Surface changes	Horizontal & Vertical; Surface changes
Carriageway Material	Asphalt; material change for traffic calming measures – bound gravel	Asphalt; material change only allowed at junction with lower grade streets	Asphalt material change for traffic calming measures
Footway Width	3m both sides (shared cycle way)	2m	2m
Footway Material	Asphalt	Bound Gravel	Asphalt
Drive Access	Yes, or private drives if agreed with Highways, these should range between 4.2 - 4.5m	Yes	Yes
Boundary Specification	0.5m Low Wall with Hedge Suitable species for boundary hedges*** Carpinus betulus (Hornbeam) Fagus sylvatica (Beech) Ligustrum vulgare (Privet)	Hedge Suitable species for boundary hedges*** Carpinus betulus (Hornbeam) Fagus sylvatica (Beech) Ligustrum vulgare (Privet)	Railing &/or Hedge Visual connection with front gardens to be key part of character
Verge Width	Minimum of 3m, where individual drive access; this should rise to 3.5m if private drive in parallel with main carriageway	2.3m, on street car parking in bays.	Intermittent. 2.3m, on street car parking in bays.
Verge ** Verge/low level width is dependant upon presence of utilities, tree planting and tree species, and visibility splays.	Formal Mown Grass with bulbs **Suitable species include Miniature Daffodil and Spring Crocus.	Meadow grassland, Variable mowing regime to increase the habitat biodiversity and ecological value.	Grass amenity grass underplanted with bulbs at key junctions **Suitable species include Miniature Daffodil and Spring Crocus.
Tree	Formal character, regular spacing. Paired.	Less formal, offset but regular	Offset, but regular
Tree Species * Species suitability dependant upon width of verge, presence of utilities and root spread. Indicative species selected for their suitability (NHBC guidelines and proximity to buildings) Root barriers to be used where trees lie in proximity to utilities, foundations of buildings or paving. Principles for Street Trees should be planted in appropriately sized pits and with a resin bound topping to the pit.	Suitable species*; Fagus sylvatica (Beech) Quercus robur (Oak)	Single specimen used along the length of each connector street. Acer campestre (Field Maple) Carpinus betulus (Hornbeam) Pinus sylvestris (Scots Pine) Populus alba (White Poplar) Tilia cordata 'Green Spire' (Small Leaved Lime)	Suitable species*; Acer campestre 'Elsrijk' Carpinus betulus 'Frans Fontaine' Crataegus laevigata 'Pauls Scarlet' Liquidambar styraciflua Pyrus calleryana 'Chanticleer'
Front Garden	Set back between 2-4m on minimum	3-4m	2-3m
Lighting - to be agreed with WCC	Columns	Columns	Columns



	Residential Lane	Garden Lane	Country Lane
Carriageway Width (m)	5 - 4m	4 - 3.7 m	4m
Traffic Calming	Horizontal & Vertical; Surface changes	Surface materials	Surface materials
Carriageway Material	Asphalt; material change for traffic calming measures	Blocks / Bound Gravel	Bound Gravel
Footway Width	Shared surface or 2m	Shared surface	Shared surface
Footway Material	Asphalt	-	-
Drive Access	Yes	Yes	Yes
Boundary Specification	Railing or railing with hedge Hedges. Suitable species Carpinus betulus Fagus sylvatica Ligustrum vulgare	Hedge / Natural Fencing Visual connection with front gardens to be key part of character	Hedge / Natural Fencing Hedges. Suitable species Carpinus betulus Fagus sylvatica Ligustrum vulgare
Verge Width	Build-out with car parking	-	-
Verge ** Verge/low level width is dependant upon presence of utilities, tree planting and tree species, and visibility splays.	Planted build outs	-	-
Tree	Informal spacing and irregular, interspersed with low level planting	-	Merging with Country Park Boundary
Tree Species * Species suitability dependant upon width of verge, presence of utilities and root spread. Indicative species chosen selected for their suitability (NHBC guidelines and proximity to buildings) Root barriers to be used where trees lie in proximity to utilities, foundations of buildings or paving. Trees should be planted in appropriately sized pits and with a resin bound topping to the pit.	Informal spacing and irregular. Suitable species*; Acer campestre 'Elsrijk' Carpinus betulus 'Frans Fontaine' Crataegus laevigata 'Pauls Scarlet' Liquidambar styraciflua Pyrus calleryana 'Chanticleer'	-	Informal & led by Country Park: Acer davidii (Snake Bark Maple) Acer platanoides 'Crimson King' (Red Norway Maple) Acer saccharinum (Silver Maple) Betula utilis 'Jacquemontii' Birch Corylus colurna (Turkish Hazel) Parrotia persica (Persian Ironwood) Prunus serrula (Copper Bark Cherry) Quercus palustris (Pin Oak)
Front Garden	1.2 -2m	1.2 -3m	0.5m - 3m
Lighting	Columns	Low Level or on building	Low Level



4.6 Harbury Lane



Harbury Lane Concept Diagram

Function

This street will change in character and go from being a countryside road on the edge of town to becoming a residential street with communities living on either side. Although the hedgerows will be retained, the character of the street will change in order to create a safe environment that responds to the crossing points and two new primary schools along its length. The street should become more residential in function through speed reduction, with a suggested speed zones of 20mph where appropriate. In addition changes in street surface materials and appropriate design will be required at key gateways and crossing points.

Character

The retention of the existing hedgerows will lend the street a unique character. However the new residential function should be communicated so that road users are sufficiently aware of the possibility of seeing adults and children using the space. This can be achieved in design terms through introducing shared surface materials at crossing points and gateways.

Design Principles

Retaining the rural character

The hedgerows should be retained, but the management of these should be improved to ensure the height and width do not dominate public space, and that feelings of segregation are not promoted, thereby creating a safer environment.

Creating gateways & frontage

Whilst the residential frontage will be behind the hedgeline, it is important for natural surveillance that the frontage presented to Harbury Lane is well defined in both form and building line, despite the set back from the street edge. The Garden Suburb will be important gateways that will demand a strong built form and landscape response.

Providing uncontrolled crossing points

To reinforce 30mph limit on approaches to uncontrolled crossings the use of painted 30mph roundels (signage on carriageway) within a coloured surfacing can be used, with a central refuge; this is in accordance with approaches set out in the Traffic Advisory Leaflet 1/04 – Village Speed Limits. It may also be possible to use a built out chicane, however, this would need careful detailed design to ensure that bus movements were not impeded. A controlled crossing maybe required in key locations, such as the Local Hub; this should be addressed in consultation with the Highway Authority.

Reducing speeds without frontage development

The lack of direct frontage onto Harbury Lane needs to be addressed in terms of rebalancing the character, therefore it is important that a number of visual clues are given within the carriageway. Manual for Streets 2 provides helpful advice in delivering such responses; this includes the use of a signed gateway establishing the 30mph limit, but with appropriately chosen materials that are not garish in colour and appropriate for a rural setting. Roundels supported by surface material change should then be provided at appropriate distances along the route.

The design of Harbury Lane should respond to the changing context, in terms of a more residential function, and the character of the street should be amended accordingly. The table below outlines the suggested design criteria for Harbury Lane.

Design Criterion	Description
Speed limit	30mph speed limit from commencement of development to the west of Tachbrook Lane
Carriageway	2 lanes (3m – 3.5m wide) with kerbs
Footway	2m wide (minimum) footway adjacent to the southern side of the carriageway, but only in locations where this is achievable; a further footway extension outside Heathcote Park will link this existing footway into the extended network
Street Lighting	Street lighting to be implemented to support improved safety in consultation with the Highway Authority.
Traffic Calming	No vertical traffic calming features that would impede buses using the street. Buses to stop on street, rather than in lay-bys

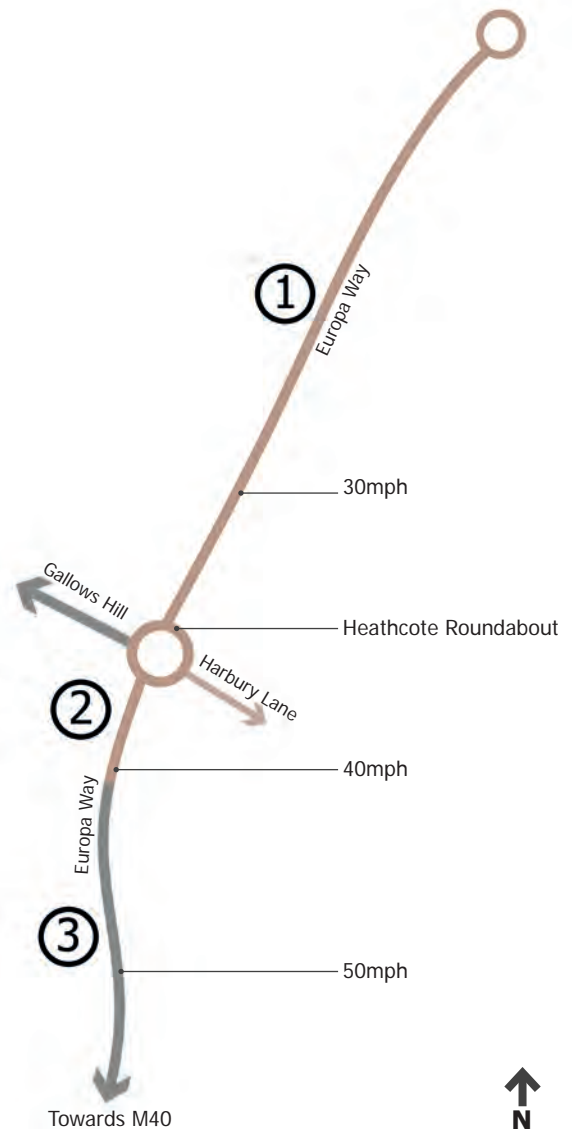
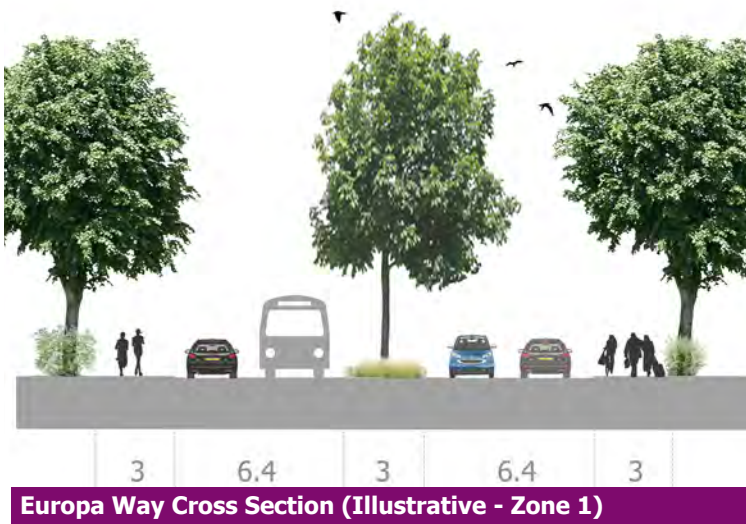
4.7 Europa Way

Function

Europa Way functions as the strategic connection between the M40 and Royal Leamington Spa town centre. Acting currently as a vehicular route, there is a very limited provision for pedestrians and cyclists with the exception of intersections with other streets. A large portion of the road will bound the Garden Suburbs, with particular reference to Myton Garden Suburb. Whilst there are no agreed plans as yet, it is the ambition of the County Highways team to upgrade this street to dual lanes in both directions, increasing capacity to align with the town's growth, whilst at the same time improve direct access for cyclists along the street. Therefore the function as a traffic carrier will increase, however, a more residential friendly environment can also be created, with a strong sense of place that reinforces the identity of the Garden Suburb.

Character

On widening the carriageway this would become a dual carriageway in both directions and take on the character of a Grand Boulevard, with a central island lined with street trees that will create gateway feature not only to the Myton Garden Suburb, but to Leamington and the Heathcote Industrial Area. A generous area for pedestrians and cyclists can then also be accommodated on either side of the vehicle space which will help transform the character.



Design Principles

Creating a series of speed reduction zones

A series of zones could be created to reduce the speed on approach. The current 50mph would remain in what is referred to as Zone 3. This extends along the southern length of Europa Way north until the proposed access from Europa Way into the Heathcote and Grove Suburb (South of Harbury Lane). Zone 2 commences at the proposed site access and extends to the Heathcote Roundabout, here the speed reduces to 40mph. At Zone 1 it is recommended that Europa Way is designed in accordance with Manual for Streets 2 principles, providing a more welcoming environment for pedestrians and cyclists, yet maintaining suitable access for motorised vehicles.

The Table below outlines suggested design criteria for Zone 1 and 2.

Creating gateways

Whilst the residential frontage will be set back and behind the existing hedgeline, it is important to acknowledge that the entrances to the proposed Garden Suburbs should be defined by a series of gateways along Europa Way. This is further developed in the Quality Places section.

Diversifying travel modes

There maybe an opportunity for the provision of a Park and Ride facility to be accessed from Europa Way. Whilst there are no defined plans regarding the operation of this facility, it is important that the option remains part of the vision for the Garden Suburbs. There are opportunities for this to help support infrastructure proposed as part of the Garden Suburb areas, such as the Community Stadium in providing associated parking, and supporting the operation of a viable bus service through the Strategic Urban Extension. As such a location as identified in the Local Plan (Draft 2014) is referred to on the framework plan.

Design Criterion	Zone 1	Zone 2
Speed limit	30mph speed limit commencing at the Heathcote roundabout northwards	40mph speed limit – this provides a gateway to start reducing speeds in advance of the Heathcote Roundabout
Carriageway	4 lanes (3m – 3.5m wide each)	4 lanes (3.65m wide each)
Footway	Low level kerbs to be provided in the central island	3.0m wide footway/ cycleways adjacent to both sides of road
Street Lighting	Implement street lighting to support improved safety; in agreement and consultation with the Highway Authority, and in accordance with WCC Street Lighting Specifications.	Implement street lighting to support improved safety; in agreement and consultation with the Highway Authority, and in accordance with WCC Street Lighting Specifications.
Traffic Calming	No vertical traffic calming features	No traffic calming features
Bus stops	Buses to stop on-street at designated bus stops, rather than lay-bys	Bus stops provided in lay-bys
Junction Spacing	Junction spacing for junctions on opposite sides of the road subject to vehicle tracking	





2 Diverse Spaces

**Linear Parkways • Neighbourhood Parks • Community Pocket Parks
• Tachbrook Country Park**

4.8 Linear Parkways

Function

Two distinct Linear Parkways create traffic free green spines that dissect both Myton Garden Suburb (West of Europa Way) and Heathcote & Grove Garden Suburbs (South of Harbury Lane).

Following and respecting the course of existing landscape features, these green lungs allow these valuable landscape elements to be entwined within the new development and support biodiversity, informal recreation and sustainable movement through both Suburbs. These unique greenways provide a natural landscape setting for on-looking development whilst also preserving of the ecological value and wildlife corridors within them. Integrating greenways makes for a healthy community and can foster better community cohesion and promote social inclusion, whilst encouraging residents to take an active part in caring for nature.

To the north, Myton Parkway (West of Europa Way) celebrates the route of the open watercourse from Europa Way to Myton Road.

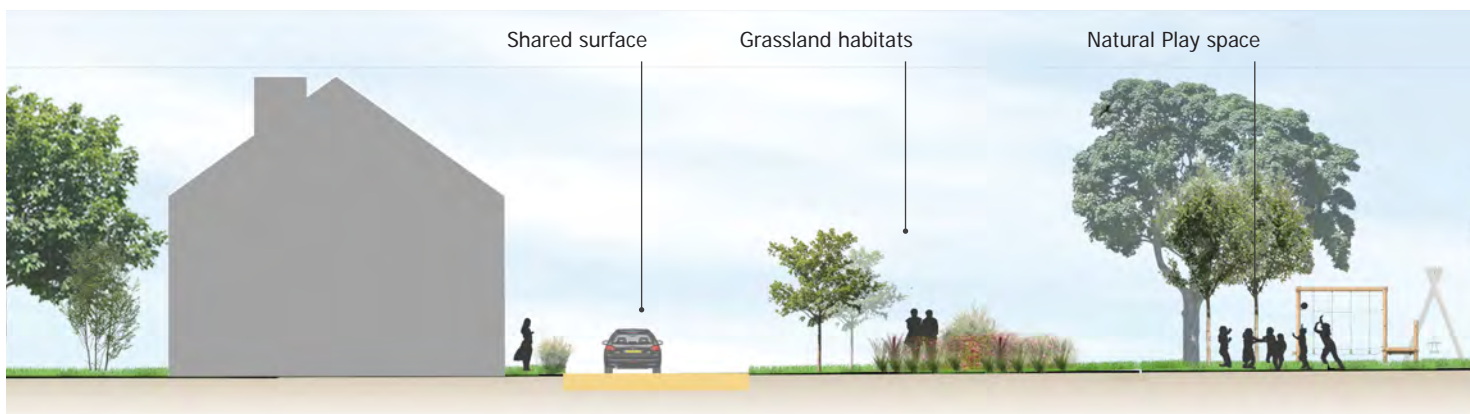
Grove Parkway (South of Harbury Lane) respects the alignment of lengths of existing hedgerows and provides a strong east-west connection joining each end of the Country Park.

Character

The character of both parkways should respond to and enhance the existing landscape features within them. Myton Parkway should retain and develop wetland, marginal and meadow planting along the length of the Brook in order to preserve and improve the ecological habitat of the watercourse and serve as a natural buffer to urban influence.

New wetland and pond areas should be visible yet largely inaccessible with meadow grass planting buffers to ensure the new habitats are well protected. Appropriate planting should be included that supports the biodiversity ambitions of the District.

The character of Grove Parkway should respond to the existing hedgerow and provide generous, sheltered species rich hedge margins along each side. New hedgerows should be introduced throughout the parkway, including a number of native 'woody' hedgerows species. Irregularly spaced breaks in the hedgerows should make space for paths to wind in between and allow for migratory species along the length of the hedgerow. This Parkway also provides views towards Warwick Castle at the western periphery.



Linear Parkway Cross Section (Myton)

Informal paths should meander and interconnect along both Parkways and provide timber seating opportunities at key points of interest or views. There is the opportunity to integrate the paths with nature trails, including signage with information relating to the various habitats, as well as creating fitness trails along the parkways length.

Myton Parkway should support boardwalks and footbridges over and close to the brook, in order to provide viewing areas and access across the watercourse and preserve this natural sense of place. Irregular small blocks of native woodland and under storey planting should be interspersed along the parkways length to both provide habitat areas and create a rural outlook and visual buffering between each side of the park whilst also allowing views to 'unfold' along its length. Grassland with seasonal meadow planting should be included to create legibility through the parkways whilst contributing to the natural sense of place and supporting the movement of wildlife.



Principles

Promoting Biodiversity and Preserving Ecological Value

Responding directly to each site's unique ecological infrastructure, the spine should offer habitats and vegetation that support a wide range of species and promotes the biodiversity ambitions of the District.



Safe and Accessible Connections

The Parkway should provide legible and coherent connections into the Community Spine, and between the Garden Suburbs and existing neighbourhoods. The Myton Parkway will provide a key connection from Myton Road, to the proposed cycle link through the Industrial Park, crossing both the Community Spine and Europa Way. The Grove Parkway will support east to west movement for those within the Neighbourhood areas, connecting onto the Community Spine, and beyond to the Country Park.



A Parkland Setting

Framed by development, the on-looking homes should feel connected to the Parkway, with shallow front gardens and hedgerows sympathetic to the parkland character and allowing overlooking. Tree planting should enhance a rural sense of place without restricting all views into and enclosing the parkway. Planting should be used to frame and buffer views where necessary.



Supporting Community activity

A range of informal recreation opportunities supporting a diversity of age groups should be provided along the parkways length, with a focus on natural play elements. Evidence shows that community open space can enhance social ties, promote social integration and improve general health and wellbeing. A range of informal recreation opportunities supporting a diversity of age groups should be provided along the parkways length, with a focus on natural play elements.





4.9 Neighbourhood Parks

Functions

Dispersed along the Community Spine, the neighbourhood spaces provide a series of amenity open spaces that unfold into the development area. They provide a range of social and recreational opportunities within walking distances of homes. These spaces should directly reflect the formal provision of open space in line with policy requirements whilst also providing an attractive landscape setting for on-looking residencies. Developed in relation to each other across the Framework and adjacent urban context, the Neighbourhood Parks should range in scale and support a diversity of opportunities for social interaction and 'doorstep play' through formal and informal recreation spaces (LAPS, LEAPS & NEAPS).

Character

Each park should have a unique design, specific to location, size and 'play space' requirements.

The Neighbourhood Parks should have a managed landscape character supporting open space and amenity grassland. Where space allows, informal tree planting could be used to frame spaces within the parks and provide visual amenity; to provide a contrast to the formal boulevard of the Community Spine.

A variety of tree species should be included to provide visual interest and seasonal colour; they should support the biodiversity ambitions of the area. Randomly placed seasonal bulb planting should be included within the amenity grassland to provide an attractive naturalistic landscape setting. Surfaced paths should reflect pedestrian desire lines.

Where children's play areas are required they should be located a safe distance from the trafficked roads. They should also be located a reasonable distance away from the residential edge to prevent noise impact. Where possible low level sensory planting should be included to define play area boundaries. Seating provisions should also be made for accompanying parents to encourage social interaction and meeting.



Neighbourhood Parks Cross Section

Principles

Delivering Door Step Play

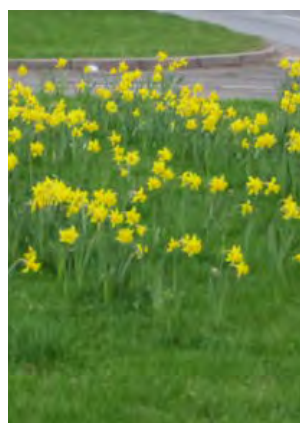
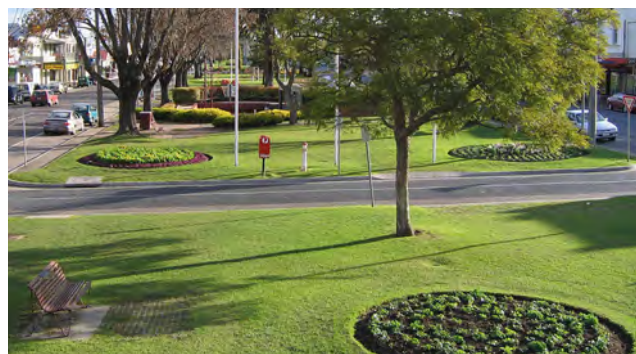
Providing the opportunity for residents to have informal and formal recreational opportunities in walking distance of their homes. Play spaces across the Suburb area should provide a range of space and equipment types to suit all age ranges. This could range from more traditional children's play to outdoor exercise equipment.

A Green Outlook

Creating a distinct sense of place and attractive landscape setting within the built environment. Each Neighbourhood Park will vary in form yet provide a consistent sense of high quality open space to enhance the setting of the built environment.

A Network of Play Opportunities

Despite each park having a unique identity, the neighbourhood spaces should be planned in unison so to complement one another and collectively meet the recreational requirements of the wider Garden Suburb in the most appropriate way.



4.10 Community Pocket Parks

Function

Proposed at key points of interface between the Country Park, residential development and Green Connectors, the Pocket Parks support nodes of community activity. Within these defined spaces, landscapes should support the opportunity for the local residents to experience informal recreation, growing and productive landscapes and access to nature close to their homes. A combination of community orchards, growing spaces / allotments, natural play spaces and varying habitats will promote social interaction, a sense of community and support the health and well being for the local community.

Actively promoting the principles of a sustainable neighbourhood, this network of spaces should offer the opportunity to create a sustainable food source, encourage physical activity and serve as a valuable recreational community resource. In addition these growing spaces should serve as an educational and learning tool whilst simultaneously supporting local biodiversity.

These spaces typify the values underpinning the Garden Suburb, a place where the urban meets the rural, and both a playful and educational landscape.

Character

Adjoining both the development and the Country Park, the character of the Pocket Parks should reflect the qualities of the rural landscape to the south, and draw a strong influence of nature into the Parks and Garden Suburbs.

Despite offering a range of elements within each one, the character of the park should evolve as a single community garden. Growing spaces should sit alongside play spaces, orchards and grassland all within a single space defined by natural hedges.

All elements should be organised within species rich amenity grassland with a limited number of paths within the space. The paths should be resin bound gravel or woodchip/natural surface to infuse a natural sense of place. Differential mown paths should be used within the parks where possible. Boundaries of the Parks should be defined by native species rich hedgerows sourced from local provenance. The boundary hedgerows should be high enough to provide shelter and privacy but allow overlooking by the adjacent residents.

The parks should provide a range of growing spaces. Traditional community orchards should be promoted that support locally sourced and successful species. Meadow planting should be included within the orchard to promote biodiversity.



Community Parks Cross Section



Hard landscaped areas should be kept to a minimum but where required a natural hoggin resin bound surface or wood chip should be used in order to retain a naturalistic setting.

Growing spaces /allotments should be provided and basic infrastructure including garden sheds, water connections and electricity points to support the success and sustainability of the projects. Where sheds are included, materials and colour should be considered to ensure they are sympathetic to the park setting. There is the opportunity to include rainwater harvesting also. A range of play areas should be supported throughout the community parks with an emphasis on natural play elements.

At the Myton Suburb the Park is located adjacent to the primary entrance, therefore here provision maybe varied at the detailed design stage if known constraints are proven to exist.



Principles

Connecting the Urban and the Rural

Proposed along Green Connectors, these Parks should be visually and physically entwined within the urban development whilst simultaneously reflecting strongly rural character and offering views towards the Country Park.

A Productive Landscape

A range of growing spaces should be included to support leisure, biodiversity and sustainability.

Integrated Community Resources

Play, growing spaces and amenity grassland organised as a single space to promote the growth and well being of the community.



4.11 Tachbrook Country Park

Functions

The creation of Tachbrook Country Park will serve as a valuable resource to the existing and new community whilst supporting recreation, biodiversity and learning opportunities. It will create distinct and unique edges to the settlement and serve as a valuable visual and physical buffer between the new Garden Suburbs and Bishop Tachbrook to the south. Strong physical and visual connectivity via the 'Connectors' ensures that the Country Park is tied back into the development. They also ensure legible connections for new and existing residents between the urban and the rural, thereby reflecting Garden Suburb principles.

The Country Park should support a range of semi natural habitats and landscape features including woodland, open water and wetlands and meadow grasslands responding to the site's conditions and character. Not only supporting the district and local biodiversity, the Country Park has the opportunity to celebrate local ecology, heritage and habitats alongside a diversity of community recreation, leisure and learning opportunities. All these elements should be integrated throughout the park in order to support leisure, health and well-being for all ages.

Character

Tachbrook Country Park will be an unspoilt rural patchwork of habitats and parkland. Tree planting along the development edge should provide visual buffering between the park and the built form, but should not create a strongly defined sense of boundary and should vary in density and width supporting a naturalistic feel. Footpaths should punctuate the planting and clear sight lines will ensure a sense of connection between the Country Lanes and Country Park. The footpaths along the lanes should be a consistent material, resin bound gravel, to ensure a sense of legibility and connectivity between the development edge and the park.

Tree planting within the park should complement and relate to existing woodland and be used to frame openings and spaces within the Park. Most notably, planting should be considered in relation to views from Bishop Tachbrook. A variety of species should be used, consistent with existing woodland and planted irregularly to create a more naturalistic character. Ponds with wetland and marginal planting should be incorporated with appropriate tree species to promote and support biodiversity. Timber boardwalks should provide connections through parts of these habitats



Tachbrook Country Park Cross Section

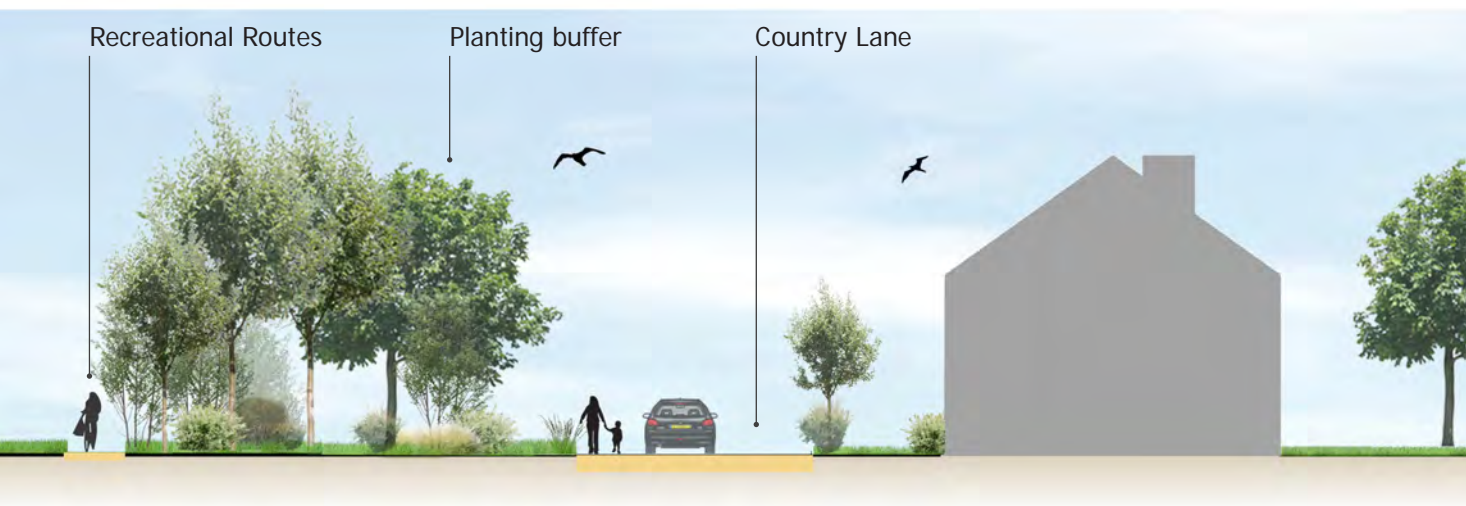
and platform areas should define specific viewing points with some serving as 'dipping' platforms for education and learning.

Areas should also be left completely inaccessible to enhance ecological value. Areas of species rich meadow planting should be included within the park with a limited number of mown paths within them; large areas should be left inaccessible to support the wildlife. Areas of semi natural grassland habitat should be allowed for and provide the opportunity for informal recreation, picnicking and leisure.

A network of primary, secondary and 'natural' paths should be established throughout the park. Primary paths should include resin bound gravel and provide wider loops and connections between varying features, providing for cyclists, walkers and runners. Secondary paths through woodlands and habitats should use wood chip / natural material and provide smaller loops within defined areas. Differential mowing should be used through meadow and grass habitats in summer or flowering seasons but should be kept to a minimum so as not to disturb wildlife. Nature trails should be provided to support local learning.

Fitness trails should be incorporated along primary and secondary routes, located close to paths so not to disturb the environment. These should be marked out 'measured miles'; installing these supports people in making measurable differences to their activity level. Timber should be used where possible for a more natural aesthetic.

Play areas promoting natural play should be included and a range of equipment to support a diversity of ages offered. Where possible natural elements and materials from the park should be used and safely adapted e.g. fallen trees; rope swings etc in order to integrate play with the landscape and promote learning and access to nature.



Principles

Working with the context

The views from Bishop Tachbrook towards the Country Park should be considered; planting around the perimeter of the park and organically shaped areas of planting will assist in assimilating the built development adjacent to the Park within the views.

A notable character

The site edge conditions and the sloping natural landforms of the site will create a distinctive and interesting park; features within the park will need to respond to the topography and create a varied and interesting arrangement.

A unique residential edge

The Country Lanes set out within the Making Connections section, will help establish an appropriate response. The residential edge should be softened through curvilinear building lines, and green fingers reaching into the site to support the transition of neighbourhood to Country Park. The Country Lanes will all be joined by pathways to establish a continuous walking route around the development's periphery.

Supporting habitats and biodiversity

Seamless green infrastructure along the Green Connectors will help establish links to allow the safe passage of wildlife through the neighbourhoods, into the park and to the countryside beyond.

Exploration, learning and access to nature

The Park will facilitate a diversity of experiences within a range of natural settings. Recreation, leisure and learning opportunities will be integrated through a considered movement network creating a resource for new and existing residents.

Increasing access and participation in green spaces has an important positive impact on mental health and leads to increased levels of physical activity, and a lower probability of being overweight or obese.









3 Quality Places

Local Hub • Neighbourhood Blocks • Appearance and Architecture

4.12 Local Hubs

Purpose

There are two proposed new local centres, or Local Hubs. One in the Myton Garden Suburb (West of Europa Way), and one in the Heathcote and Grove Garden Suburb (South of Harbury Lane). The Local Hubs should maximise opportunities for social interaction and shared experiences amongst existing and new residents. Each Hub should be the focus for the clustering of key uses to create a buzz of activity that can be fully accessible and inviting to everyone, as well as promoting clustering to help support the future viability of services and activities.

Character

Each Hub is to be highly visible within its Garden Suburb through the development of a distinct visual form and attractive area of activity framed within a public space, such as a community square. The Hubs, linked by the Community Spine to existing and new residents, provide places to gather, rest, meet and play. The buildings that frame these public spaces will need to have well defined public frontages that reflect the special character of the space itself, and they should reinforce the identity of the Garden Suburb.



Design Principles

Clustered activities to encourage the integration of services and facilities to support a sustainable future and community.

Activities will include new shops, community facilities, and the co-location of a school where possible. The relationship between these uses is important to ensure that they support each other, create physical linkages, share facilities such as parking, and create flexible spaces. The Local Hubs will be in walking distance to a range of facilities that could include parks, allotments and sporting facilities, to help discourage car use. The new or improved facilities will create a network of opportunities for community interaction.



An identity through attractive creative public realm

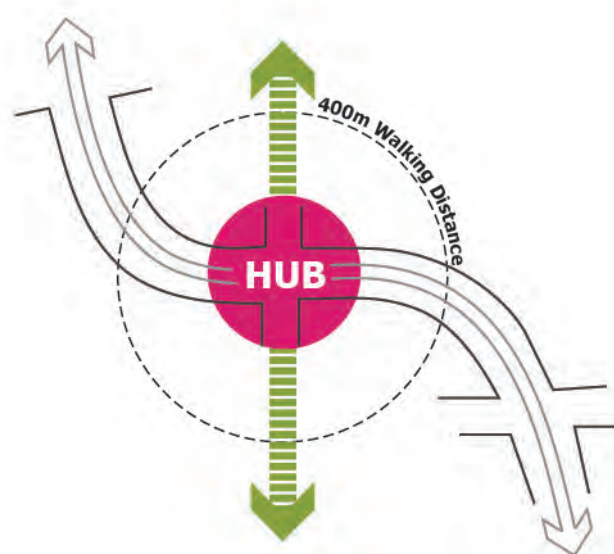
Public space should be used to create an attractive setting for buildings in accordance with Garden Suburb principles. It will be important to use materials, street furniture and landscaping to create spaces that have their own identity and character.

Creating a place for people

Street layouts and public space should support walking across the Garden Suburbs, and discourage car use. Opportunities for traffic calming around the Local Hub should be carefully considered, the use of horizontal treatment such as material changes in the carriageway and a shared space should be considered. Key nodes can support areas providing flexible spaces to gather and hold events, provide a safe drop off area for schools, and provide vital community infrastructure.

Connecting to the wider network

The Community Spine and Green Connectors offer the strategic connection of the Hubs into the wider movement network. The alignment of the Community Spine should accommodate a bus stop at the hubs, and along with walking and cycling links will assist in ensuring the Hubs are accessible.



Implementing appropriate frontage

Building frontages should be orientated towards the Community Spine, along key pedestrian routes and public spaces. Active frontages should be created along other street facing elevations to ensure safety and encourage natural surveillance at different times of the day and night. Service yards, for example for shops within the Local Hubs, should be concealed where possible at the rear of buildings away from public spaces and appropriately screened.

Creating adequate parking

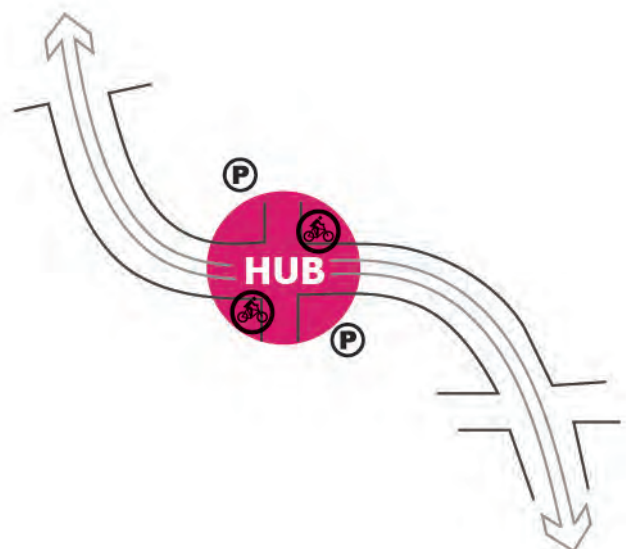
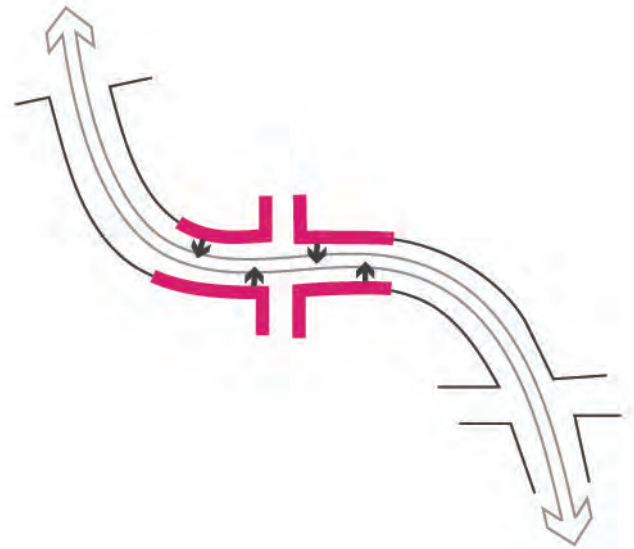
Car parking facilities should be provided in discrete locations and sensitively incorporated into the public highway away from key public space. Where possible car parking should not dominate main entrances and building frontages, and should not hinder the movement of pedestrians. Facilities for cycle parking should be provided within the Local Hubs.

Boundary treatments of non-residential uses

Boundary treatments along the Community Spine are important to ensure the creation of appropriate frontages and defensible space. The Secondary School requirements will need to be established; it is suggested that a well landscaped edge, with hedges and dark painted metal railings or mesh, would be appropriate. The Primary Schools will be subject to similar considerations once security requirements are established. It is important that the boundaries of non-residential uses are sensitive and appropriate to the setting; landscaping will be key to ensuring their suitability and integration to the Garden Suburb.

Architectural quality

The design of non-residential buildings should respond to the local context, promote sustainability and best practice, and adhere to the design principles as set out in Appearance & Architecture.



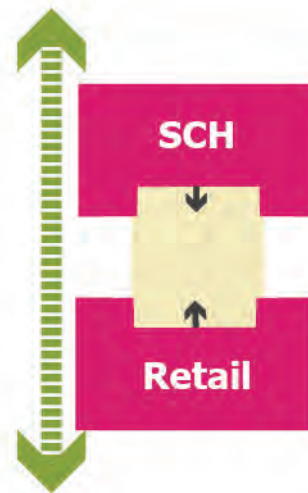
Myton Hub (West of Europa Way)

The Local hub identified near to Myton School could be incorporated close to the proposed community stadium; proposed uses can include a community hall, and a GP surgery. There may also be the opportunity to adapt and integrate the Heathcote Hill Farm House, and a potential opportunity to create a new pedestrian and cycle connection into Warwick Technology Park.



Heathcote and Grove Hub (South of Harbury Lane)

This Local Hub will provide a primary school and local centre. The design and layout of the two uses needs to create a spatial relationship so that they can benefit from shared trips and form a focus for the whole community. Consideration should be given to the orientation of the building entrances, the location of a drop off area for the school, the potential for shared parking spaces and a new public space to support the uses. This Hub can link in with wider green space networks through the Green Connectors and offers an opportunity for strong links between education and the outdoor landscape.



4.13 Neighbourhood Blocks

Purpose

To create legible and permeable Garden Suburbs that are easily understood and navigated. Neighbourhood Blocks will work with the street typologies to form the basis for creating attractive neighbourhoods.

Character

The length, width and shape of Neighbourhood Blocks and the way they facilitate movement helps form the character of the plan. The Neighbourhood Block helps form the character of the place. The block is the three dimensional framework within which buildings are located and organised. Through a blocks arrangement and placement a series of streets and spaces can be created. Larger blocks are sensibly subdivided to create a series of more intimate places and streets. The Blocks should create a clear definition between public and private space and provide an appropriate sense of enclosure.



Neighbourhood Blocks Framework Plan

Principles

Permeable and legible Garden Suburbs

The Blocks should be formed to support permeability, and to create an environment that supports walking. As a general rule it is suggested that Blocks are between 45m - 95m wide and long to enable unhindered movement across the area in all directions. The Blocks should help form the street typologies. The larger Block is used to reinforce more strategic connections, then subdivided to create a series of more intimate streets, which will become less rigid as it is broken down. Variations in scale should respond to the type and location of street and provide flexibility, appropriate enclosure and visual interest across the site.

A range of densities

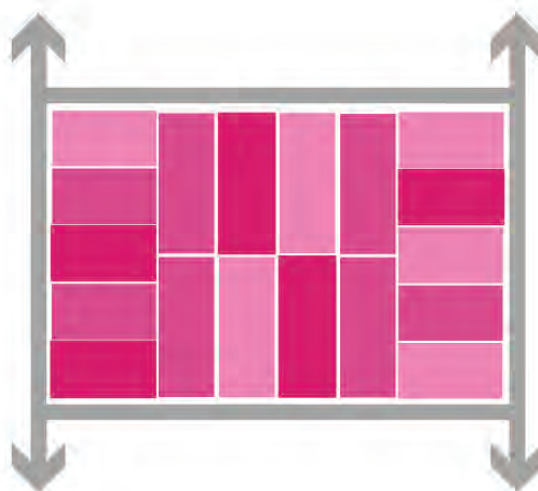
The Blocks will comprise a range of densities and homes of differing scales and proportions, but with a degree of coherence to reinforce the identity of the Garden Suburbs. A finer urban grain will be established through detailed applications, however it is important that this is built around the strategic connections of the Community Spine and the Green Connectors, which establish key movements across the site.

Creating a variation of neighbourhood blocks

The closed Neighbourhood Block will be the common type of block within the development, with back gardens adjoining back gardens. The main benefit of the closed Block is the creation of well-overlooked, vibrant streets and spaces, and a clear separation of public and private space. The exterior of the block is defined by the fronts of buildings. The interior consists of back gardens and the possibility, in some locations, should larger block sizes be used, of allotments, as aligned with historic Garden Suburb approaches. In truly closed Blocks, such as a terrace or mews, car parking should be provided on street, or for apartments in a designated area. For homes served by driveways, car spaces and garages should be located behind the building line where possible.

Setting a plot strategy

Plot widths and lengths should accommodate a range of housing types and sizes in order to achieve a varied appearance and housing mix. Widths of building plots will vary depending on whether they will accommodate family housing, apartment buildings or non-residential development.



4.14 Appearance & Architecture

Function

The new architecture will respond both to the context of Royal Leamington Spa and Warwick but also to the need to create new and attractive Garden Suburbs. One aesthetic is not promoted, but instead elevations should work together to create compositions of interest and elegance, that will stand the test of time.

Character

An architectural style is not to be prescribed through this guidance, but the approach must be based on sound principles. This should be based on the local vernacular of Leamington Spa and Warwick and should respond to the common themes found in terms of materials, colours, and in terms of detailing, such as that defined by the eaves, roof profiles, proportions and fenestration.

Principles

Embedding architectural quality; a form of architecture that supports the creation of characterful and attractive Garden Suburbs

The architectural approach should consider how it can complement the streetscene to create a varied and rich neighbourhood. The architectural approach should consider:

- Elegant building form and coherent elevations
- A response to roof eaves, chimneys and consider further variation along the streetscene using roof materials and orientation to provide interest.
- A subtle variation in building materials and colours, but appropriate to the context
- Well proportioned entrances and windows
- Detailing around heads, sills and canopies to create interest within the streetscene, and through the individual building form
- A coherent approach to the landscaping of front gardens and a carefully considered approach to boundary treatments, such as the consistent use of hedge planting and the use of railings and walls that reinforce the Garden Suburb identity.

Responding to the local context and place

The architecture should consider how it can best respond to the context. The following images demonstrate the features and details that contribute to the unique character of Royal Leamington Spa and Warwick and that should be considered when formulating an architectural response.

Creating a coherence across the street typologies

To give the new Garden Suburbs a cohesive structure it is envisaged that their street typologies and their architecture could be informed by the rich context of Royal Leamington Spa and Warwick.

The Community Spine, Green Connectors & Residential Streets are proposed to be more responsive to the character of Royal Leamington Spa and the Georgian, Regency & Edwardian context. This suggests that the streets and architecture will have a grandeur about them; a formality that is ingrained in the approach to the street design and landscaping, but that is also communicated in the architecture. Essentially, the street and associated landscaping will set the scene, with the buildings adding a further layer of detail. This response can be set through strong building lines, as well as the architectural qualities of the buildings in their detailing.

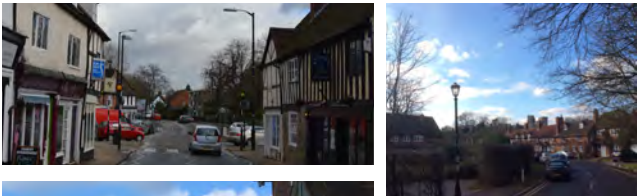
On the Residential Lane and Country Lane it is envisaged that these would be more intimate spaces, and a softer response taking on the more medieval character of Warwick. This proposes a differing scale of architecture and neighbourhood, here a more irregular building line, sometimes back of pavement, will help support the creation of a sequence of spaces along a street.

The Garden Lane is a hybrid of these two areas, where this fronts a Linear Parkway a stronger response aligned to the Royal Leamington Spa approach may be required to help frame the space, however, as the edge of the Garden Suburb area is reached, the softer approach of the Warwick architecture would be more appropriate.

These approaches allow for a range of densities to be accommodated, generally with lower densities towards the rural edge, and higher densities towards the Local Hubs. The Country Park edges remain a key aspect to address, the edge must remain softened through a more curvilinear and irregular building line, and a lower density of homes.



Leamington Spa - formality and grandeur



Warwick - smaller and more intimate



Characterful Chimneys; regularly used to bring roof line variation to the streetscene



Playful roofs and eaves; dwellings exhibit a range of details including variations of height and use of dormers at eaves, and differing ridge heights



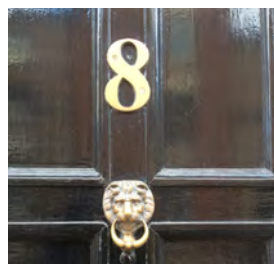
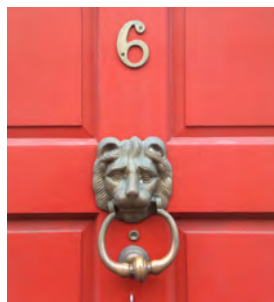
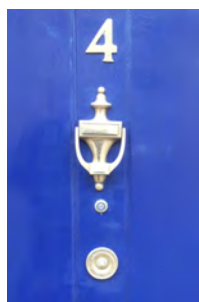
Diverse streetscenes; streets demonstrate both a common or varied approach in terms of building form and the application of materials



Crafted elevations; carefully constructed frontages using base materials such as brick or render, detailed more commonly with stone and brick, and occasionally with tile hanging. Brickwork laid in Flemish Bond is common



Repetitive proportions; dwellings and buildings are well proportioned to respond to their context, revealing a common approach through varied architecture



Inviting doorways; entrance ways are set back and within characterful surrounds; doors are often painted vibrant colours



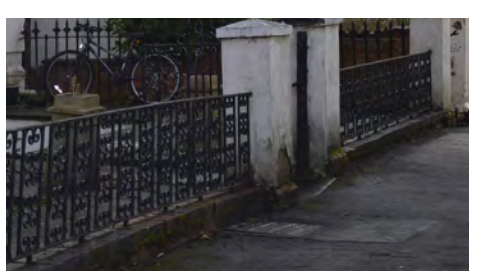
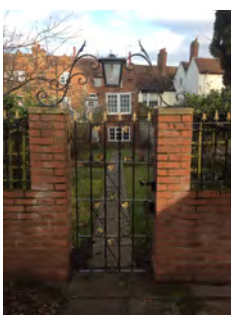
Expressive gables; frequently detailed through articulation with doorways, windows and chimneys, and more infrequently with decorative barge boards



Framed vistas; found in both built and landscape contexts, the termination and framing of the view are well considered



Legible streets and buildings; form and features at junctions aid legible movement and help to frame the space



Defined boundaries; a variety of materials are used that respond to the street typology, including brickwork, stone, railings, hedges and low level landscaping

Supporting legibility through defining key gateways and nodes

The gateways and nodes provide an opportunity to communicate their importance; these spaces require an architectural and landscape response. A higher grade palette of materials should be identified, however, it will also be their application that will help define the importance of a space. Treatments could for example include the orientation of gables to the street with a material response, a facade treatment in less common material such as a hung tile, or buildings detailed with the application of a render or stone work where brick has been the main material. A boundary treatment that reinforces the Garden Suburb identity can also help definition.

It is this variation and depth to the architecture that will start to really communicate the quality of the place and showcase the new Garden Suburb.

The key nodes are identified as:

- The Local Hubs; and
- The intersections of the Green Connectors & Linear Parkways with the Community Spine

The gateways are identified as:

- The Garden Suburb entrances from Myton Road, Europa Way, Gallows Hill and Harbury Lane; and
- The Garden Suburb interface with the Heathcote & Shires roundabouts.



Gateways & Nodes Framework Plan





05

Summary and Review

5.1 Summary

This Design Guidance is intended to guide the future submission of planning applications within the allocated Strategic Urban Extension (DS11) through the duration of the delivery period. It is anticipated that this Design Guidance will provide clarity in the expectations as to how a new Garden Suburb may look and perform in the future.

Conditions attached to existing and future Planning Consents within the area require the submission of a Design Code and Masterplan and this document will help to guide their development. Design Codes and Masterplans should set out the regard they have had for this document in their preparation.

5.2 Review

There may be aspects of this Design Guidance that will require modification overtime due to changing circumstances. Therefore it is recommended that the Guidance is reviewed every four years from approval; and that feedback is sought from Warwick District Council and Warwickshire County Council Officers and Members; the relevant organisations that are involved in the determination of planning applications within the Sustainable Urban Extension area; and also the developers, house builders and designers who have and will be pursuing applications within the Sustainable Urban Extension area.

Outside of this period a request can be made for review; should any urgent matters arise. The need for a review must be agreed between the relevant landowner/ developer and the District Council in the first instance by mutual consent.





06

Appendix

6.1 Case Study: Letchworth Garden City

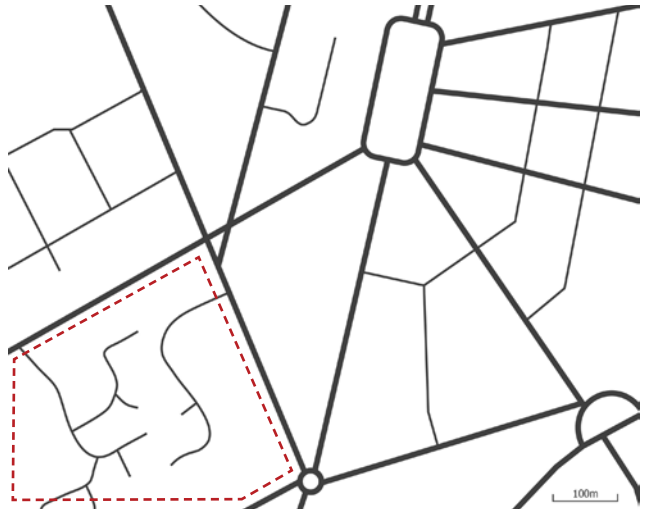
Letchworth was the first Garden City built on the principles laid out by Sir Ebenezer Howard. In September 1903 the company "First Garden City Ltd" was formed and Barry Parker and Raymond Unwin were appointed as architects to design and build on 16 km² of land outside Hitchin. While the town has grown, this case study focuses on the area on which the first phase of the Garden City was built.



Above: Aerial photograph, Letchworth Garden City

Movement Network

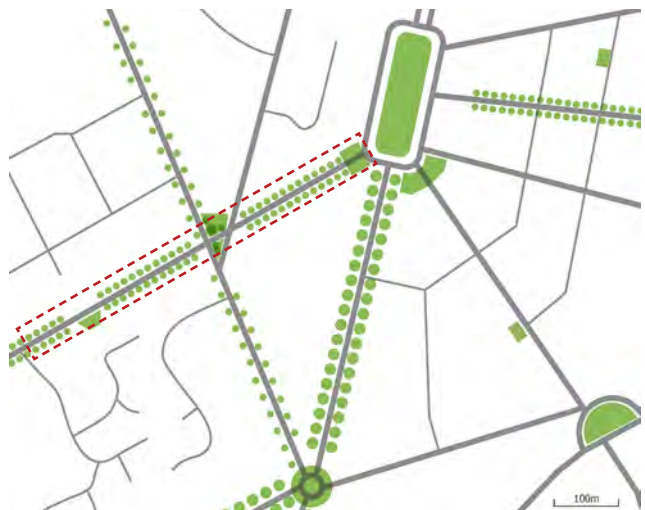
- Linear arterial routes connect key spaces and places, and define neighbourhood blocks
- An efficient movement network is established
- Clear street hierarchy through highly formalised street planting with more heavily planted roads serving a more primary role
- Smaller scale roads, laid out in orthogonal grids, begin to define smaller development blocks within larger ones
- One area denoted by a dashed red line in the movement network plan (right) is characteristic of later cul-de-sac development which contrasts strongly with the otherwise permeable network of surrounding streets



Above: Movement routes within Letchworth Garden City

Public Space Network

- One large area of formalised open space to the north of the plan (Broadway Gardens) serves as an anchor for the layout of the town
- Public buildings frame the space
- A hierarchy of spaces is recognisable with a network of smaller scale green spaces distributed along West View (dashed red line) before finally reaching Broadway Gardens.
- Open space is often provided where key roads meet

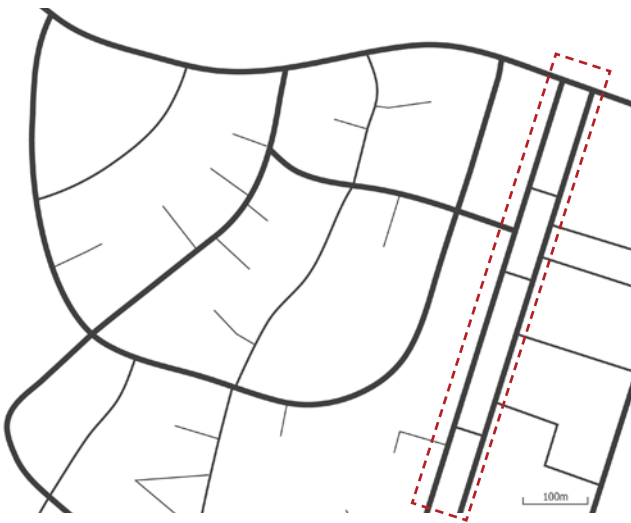


Above: Open Space and Street planting within Letchworth Garden City



6.2 Case Study: Welwyn Garden City

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s following his previous experiment in Letchworth Garden City. The town is laid out along tree-lined boulevards with a neo-Georgian town centre. The spine of the town is Parkway, a central mall or scenic parkway, almost a mile long. The view along Parkway to the south was once described as one of the world's finest urban vistas.



Movement Network

- Unlike the strictly orthogonal movement network seen at Letchworth, Welwyn Garden City is characterised by a predominantly curvilinear network of routes. A notable exception exists in the form of Parkway (dashed red line) which acts as a central layout/structuring device for the city
- Once away from this linear route the hierarchy of routes key streets form large neighbourhood blocks, these are fed from small cul-de-sacs



Open Space Network

- Street planting is less formalised at Welwyn once away from the very defined Parkway, but still informs the hierarchy
- Public buildings frame the half oval of space
- Verges are common on all streets; a mix of boundary treatments are found
- Spaces used as events along the streets



Urban &
Landscape
Design