Wood End, Henley Green
Manor Farm and Deedmore
WEHM NDC
Coventry

Job Number: 29888

Design Code Addendum
Phase 1

December 2013
Introduction

Following the Reserved Mattes approval for 446 dwellings and retail floor space to Phase 1A2-1A4 in December 2009 and subsequent RMAs in September 2011 and July 2012, the design team were instructed by Keepmoat Homes Ltd to submit a reserved matters application for parcels R4, R5, R11 and Chippy Fields. The application would also include land to the east of Hillmorton Road which is outside the Phase 1 boundary.

The application is for 238 dwellings comprising houses and flats built out by Keepmoat in earlier phases.

As parts of the application site are currently outside the Phase 1, we are also seeking consent to varying the originally approved phasing plan to include all parts of the proposals within Phase 1.

This Addendum to the Design Code sits alongside the approved document for Phase 1 and identifies area of compliance or deviation with justification.
Part 1: Building Sustainable, Sociable and Secure Communities

Compliance: The guiding principles of: A pattern of urban form enhancing permeability and connectivity; Code for Sustainable Homes Level 3; Sustainable drainage; Enhanced Landscape with ecological improvements; Lifetime Homes standards for 5% plus homes; Dialogue with the HCA and stakeholder consultation on improving standards; Aiming for Building for Life ‘Silver’ standards, Secure by Design; An ongoing commitment to good management and maintenance practice.

Deviation: Design any Community Heating System unit to fit with its surroundings.

Proposed District Heating Plant located in Chippy Fields has been omitted.

Justification: District Heating System for the number of residential units in Phase 1 proved to be unviable.


DFP parcel reference: R4, R5 & R11.

Master Plan Character Types: Primary Street, Chippy Fields, Green Edge, Neighbourhood.

Part 3: Designing the Public Realm

Compliance: All street/highways requirements have been met, including materials and landscape.

All public open space requirements have been met.

The proposals comply with the requirements for car parking.

Part 4: Built Form

The proposals have been designed in accordance with the Guiding Principles for Built Form.

The pattern of urban form and massing has been closely followed.

The proposals have been prepared in accordance with the criteria for the relevant Character Types, including materials.

External building and hard landscaping materials have been chosen to match the character areas.

Part 5: Regulatory Plans

The Regulatory Plans for R5, R11 and Chippy Fields have been amended as the attached plans, as follows:
R5

- Parcel boundary changed as there is an existing terrace of 6 houses on the corner of Hillmorton Road and Lapworth Road which are now to be retained and refurbished. There is also an existing block of flats on the corner of Brentford Road and Hillmorton Road to be retained.
- Key gateway block of flats corner of Brentford Road repositioned.
- Vehicle access points serving development parcels relocated.
- Building heights varied to suit selected range of houses.

R11

- Building heights varied to suit selected range of houses.

Chippy Fields

- The parcel boundary has been extended to include the Family Centre which will be demolished.
- Mixed use building fronting Hillmorton Road omitted and changed to houses.
Chippy Fields: Illustrative Layout

Figure 15 - Chippy Fields Illustrative Layout