



Character Areas

Rural Edge	Formal Urban
Informal Urban	Normandy Rise

Location Plan: Key Phase 1,2 and 3 in the context of the Outline Planning Permission Boundary

Key Phase 3 Boundary
Key Phase 2 Boundary
Key Phase 1 Boundary
Rugby RadioStation Sustainable Urban Extension Outline Planning Application

1. Introduction

2. Context

3. Landscape Design

4. Movement and Access

5. Built Form

Outline Planning Permission Boundary

Key Phase 3 Boundary

Key Phase 2 Boundary

Key Phase 1 Boundary

Residential land use

Mixed use land use

School

3.2.1 Ecology and Wildlife Corridors

Wildlife corridors:

60m wildlife corridors

20m wildlife corridors

Water bodies within wildlife corridors and other informal open space:

Existing ponds and water features to be retained

Indicative location of new ponds

GCN tunnels

3.2.2 Green Corridors

3.2.3 Green Edge (depth to vary)

3.2.4 Indicative location of productive landscapes

3.2.5 Hillmorton Park

3.2.6 Retained Ridge and Furrow

3.2.7 Informal Play and Residential Pocket Parks

3.2.8 Canal Green

3.3 Formal Open Space

3.3.1 Sports field

3.3.2 Play Areas (Locally Equipped Area of Play/Neighbourhood Equipped Area of Play)

3.3.3 Formal Parks

Indicative attenuation basin

Onward connection to future phases

Access point off primary street

Access point off secondary streets - indicative location

Fixed vehicle crossing point through wildlife corridor

Proposed strategic new footpath connections within Green Infrastructure

Footpaths within Green Infrastructure

Indicative bus stops for KP3

4.5 Indicative Alignment of Emergency Access

Restricted Access

4.5.1 Primary Street

4.5.2 Secondary Street

4.5.3 Cross Parcel Permeability and Tertiary Streets

N.B. Alignment is indicative and should be designed at RMA stage

Street sections as drawn in the Design Guide

Indicative location of temporary turning head

Locks Lane- Retained Existing Footpath

Footpath connection point

Indicative parking location

Access to foul pumping station

5.2.1 Marker Buildings

5.2.2 Key Buildings

5.3 Frontage Typology; 1-6 refers to built frontage character (set out below)

Staggered frontage; consists of predominantly detached and some semi-detached dwellings of varying size, frontage may include garage rear / flank walls and garden walls

Stepped frontage; consists of predominantly detached and semi-detached dwellings

Consistent frontage; consists of dwellings of a similar typology and size, arranged on a consistent spacing with a consistent set back to create rhythm and order

Stepped, linear frontage with high degree of enclosure; consists of semi detached and terraced dwellings; detached dwellings may define corner plots

Near continuous, formal frontage; consistent grouping of typologies; consists of semi-detached, terraces and apartments, with gaps only for access to parking and pedestrian routes

Limited stepped, linear frontage; displaying rhythm and order; prevailing language of gable-fronted dwellings

5.4 Residential character area boundaries (refer also inset plan)

5.9 Key Groupings

5.17 Utilities

Indicative substation location

Indicative Foul Pumping Station Zone

Note: Regulatory Plan to be read in conjunction with the Design Guide.

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F	27/10/17	Update: Issued for comments	DF	GP
E	25/10/17	Update: Issued for comments	DF	GP
D	23/10/17	Update: Issued for comments	DF	GP
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Project

Radio Station Rugby
KP3 Design Guide

Drawing Title

KP3 Regulatory Plan

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Scale Bar

0 20 40 60 80 100m