

## Welcome to the first exhibition event for the Nuneaton and Bedworth Design Code pilot.

We will be hosting a number of events over the coming months to help us understand your views and to share key information with regards to the development of a Design Code for the Arbury site.

We are working alongside architects and urban designers at PRP to develop the Design Code and we want to hear your thoughts and suggestions throughout the process to help create a vision for the future of the area. The process will be driven by the ideas of the community to ensure a high-quality, sustainable and sensitive development in the future.

Your ideas will help establish a set of principles that will make sure any developments coming forward in the future are of high-quality and convey local distinctiveness.

## We will be exploring the following items as part of this kick-off exhibition:

<b>Meet the project team</b>	<b>Timeline of key events and milestones</b>	<b>Overview of a design code</b>	<b>Understanding the site and local area</b>	<b>Establishing likes, dislikes and aspirations</b>	<b>Developing the vision</b>

## About the site and allocation

Nuneaton and Bedworth Borough Council have an adopted Borough Plan which contains proposals for growth. To support this ambition, the Council has allocated HSG2 Arbury within the Borough Plan to deliver approximately 1,500 new homes, along with a local centre, primary school, green open spaces and transport infrastructure.

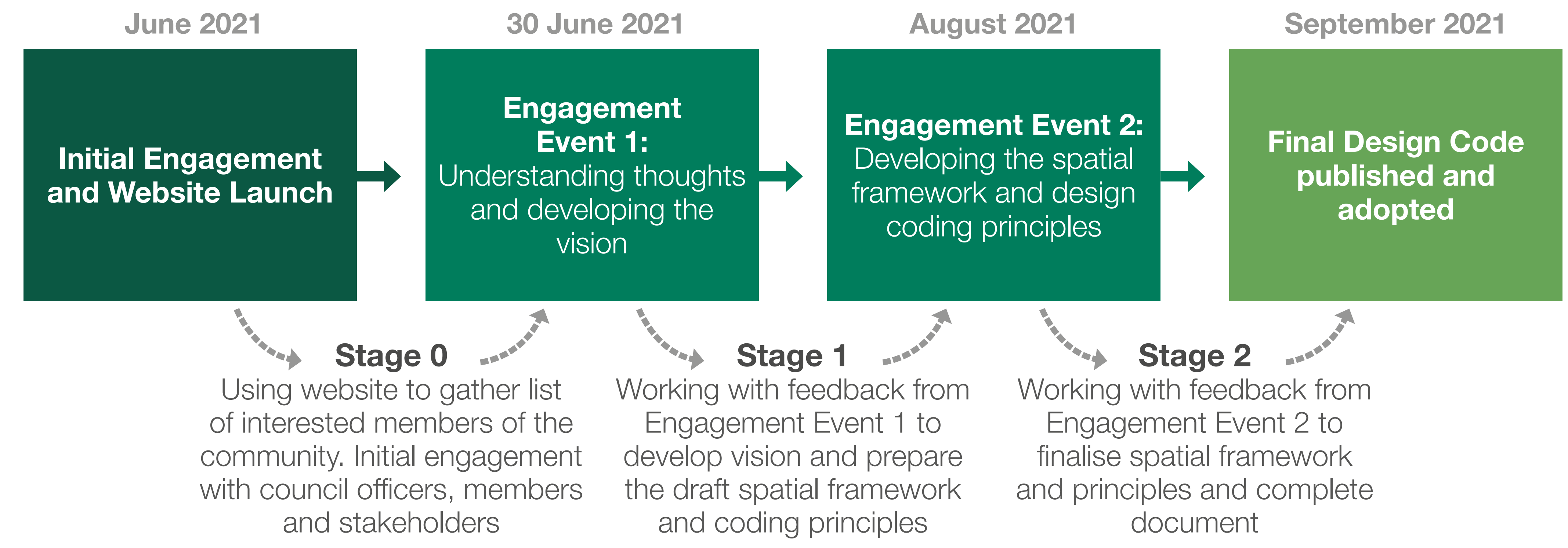
We are exploring the opportunities at Arbury and are seeking the Community's input to help develop a Design Code for the area. This Design Code will guide the character of development and ensure high-quality proposals that meet the vision and aspirations of the local community.

The HSG2 Arbury site was allocated as part of the Nuneaton and Bedworth Borough Plan 2011-2031 and has since had a Supplementary Planning Document (SPD) prepared in order to ensure the land is brought forward in a strategic and comprehensive manner. The SPD contains an illustrative concept plan, which establishes a strategic context for future planning matters regarding the site and visually sets out the key policy requirements and considerations.

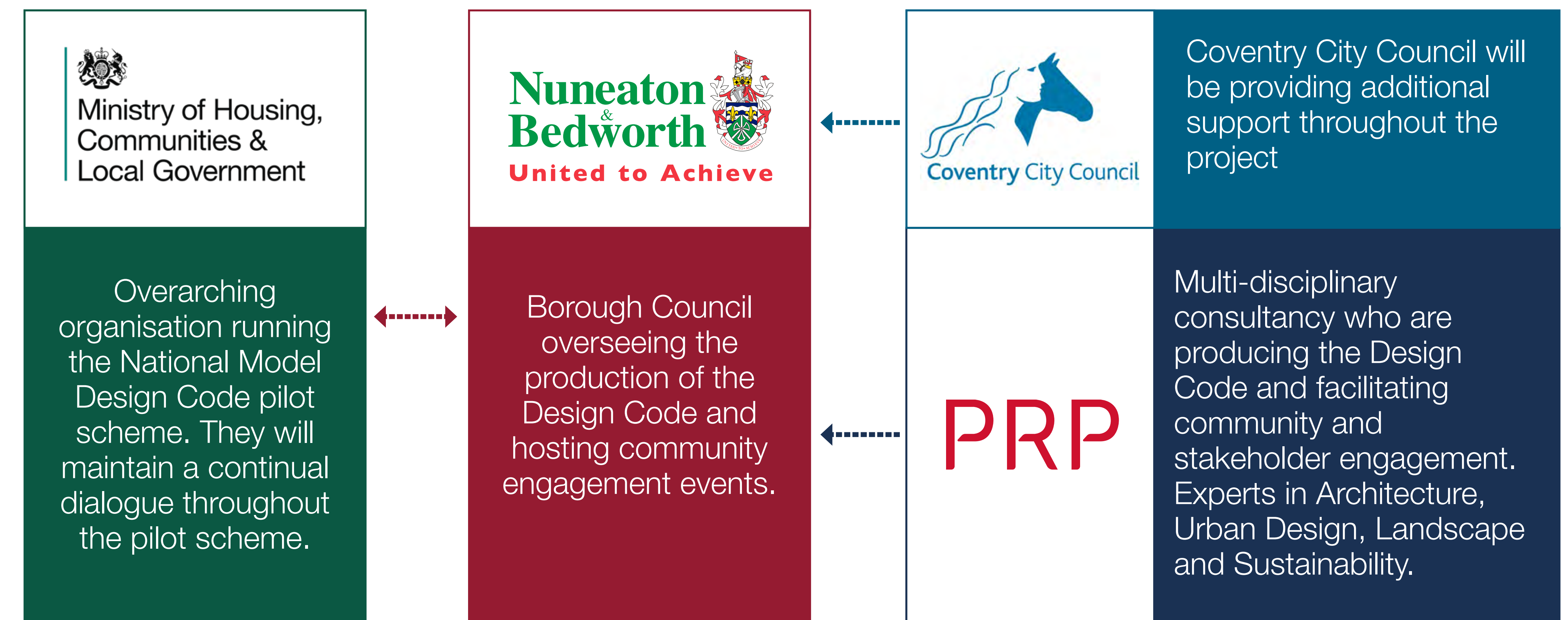


## Community engagement process

The following timeline indicates the stages of public engagement through to publication of the Design Code.



## The diagram below presents the team structure and support network around Nuneaton and Bedworth Borough Council.



## Key contact details

For all queries regarding the project, please contact us using the following email address:

[planning.policy@nuneatonandbedworth.gov.uk](mailto:planning.policy@nuneatonandbedworth.gov.uk)

Get in touch!

## Questionnaire

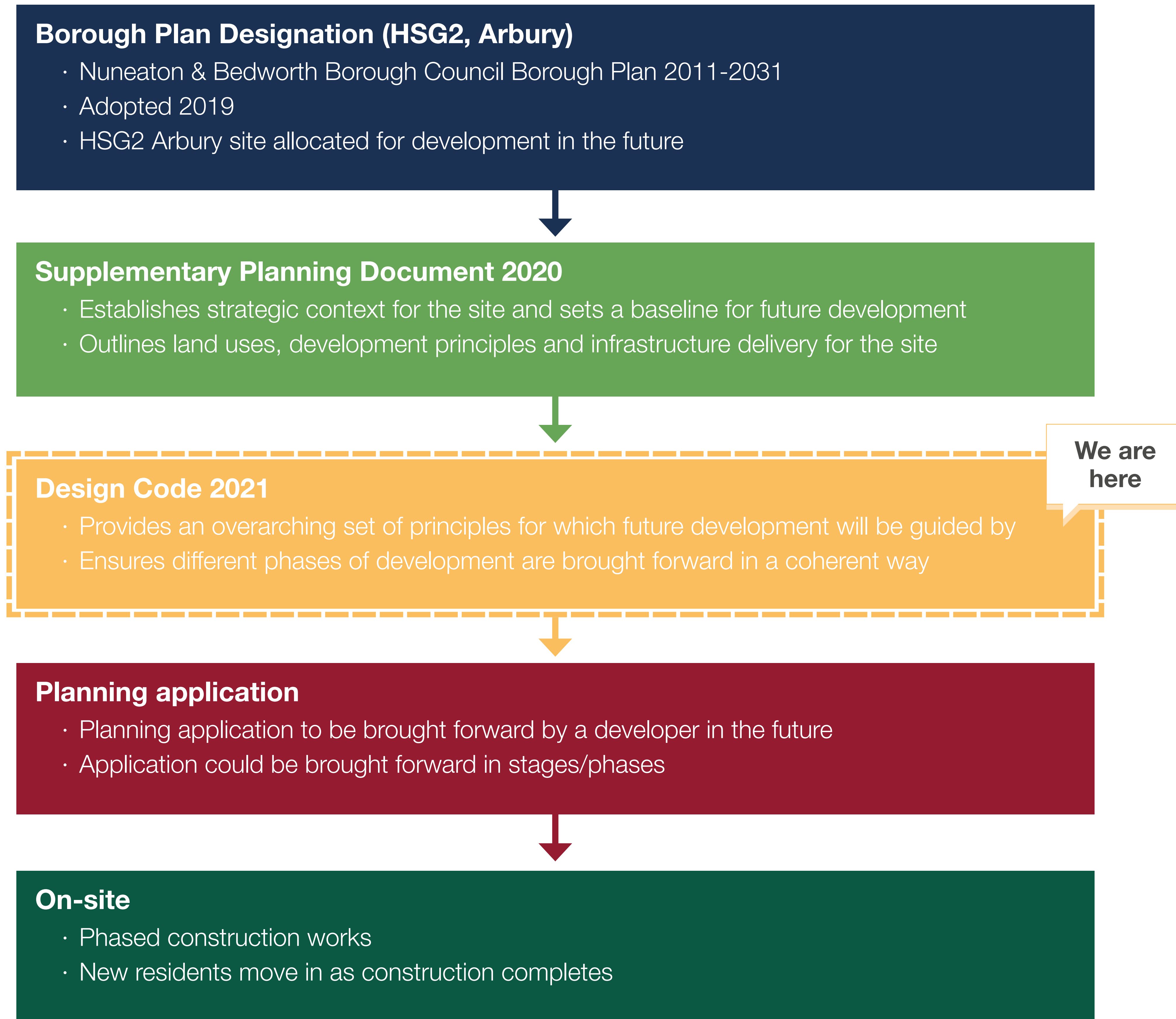
Please scan the QR code using your smartphone's camera to open the online questionnaire. Alternatively, pick up a paper questionnaire and pen from one of the representatives.

Please complete the feedback questionnaire for today's event by July 14th.



# WHERE WE ARE

The below diagram sets out the history of the site in relation to its allocation as part of the Local Plan process, through to present day and looking to the future



## This section contextualises the Nuneaton and Bedworth Design Code in relation to the National Model Design Code and associated pilot schemes.

The National Model Design Code (NMDC) is an overarching document put together by the Ministry of Housing, Communities and Local Government (MHCLG) that provides detailed guidance on the production of design codes. It builds on the ten characteristics of good design as outlined in the National Design Guide and overall reflects the government's priorities in terms of design.

The NMDC is accompanied by detailed design guidance to assist in the application of the Model.



# WHAT IS A DESIGN CODE?

The information below contextualises a Design Code and provides an overview of their benefits.



A Design Code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.



Design coding is one tool available to local planning authorities, communities and developers to define and deliver design quality.



Design Codes are important because they provide a framework for creating healthy, greener, environmentally responsive, sustainable and distinctive places, with a consistent and high-quality standard of design.



Design Codes can provide greater certainty for communities about the design of development and bring conversations about design to the start of the planning process, rather than the end.

## A Design Code can provide overarching and bespoke detailed guidance on:



Layout of new development, including street pattern and hierarchy



How landscaping should be approached, including the importance of streets being tree-lined



The factors to be considered when determining whether façades of buildings are of sufficiently high quality



The environmental performance of place and buildings ensuring they contribute to net zero targets



The approach with regards to local vernacular and heritage, architecture and materials

### A Design Code is...

- ✓ An overarching document to guide development
- ✓ A set of principles and criteria that ensures quality, coherence and character
- ✓ Prepared in collaboration with the local community and stakeholders
- ✓ Evidence based and entirely bespoke to a site or area
- ✓ Comprised of written and graphical content

### A Design Code is not...

- ✗ A planning application
- ✗ A set of rigid policies that are excessively prescriptive and restrictive
- ✗ Prohibitive of any design creativity or expression
- ✗ A full detailed masterplan
- ✗ A one-size-fits-all solution

The map and images below show the Arbury site and surrounding area.

The site covers approximately 86 hectares of land and is situated within farmland associated with Arbury Park. Undeveloped areas of the Arbury Estate and Arbury Hall are located to the south and west of the site while existing residential areas are located to the north and east. The site contains some industrial units to the south-east corners and also wraps around three sides of Ensor's Pool.



View of Coton Lawn Farm from within the site



View from the site looking north towards Nuneaton Academy Sports Centre and Charnwod Avenue



View looking west along Hazell Way



Nuneaton Academy playing fields



View looking north along Hazell Way



Ensor's Pool



View along Harefield Lane



View of Coton Lawn Farm from within the site



View from the site looking north towards Nuneaton Academy Sports Centre and Charnwod Avenue



View looking west along Hazell Way



View looking north along Hazell Way

This page explores the history of Nuneaton and some key heritage assets, which provides an important basis in which to develop a design and character narrative within the Design Code.

Nuneaton is a large market town that was originally an Anglo-Saxon settlement known as 'Eaton', which translates to 'settlement by water'. In the early 12th century, the Beaumont family assumed control of the settlement, and in around 1155 Robert de Beaumont granted his manor of Etone to the French Abbey of Fontevraud, who established a Benedictine nunnery - known as Nuneaton Priory. This led to Eaton becoming known as Nuneaton.

Nuneaton obtained a market charter in around 1160 from Henry II, which was reconfirmed in 1226, allowing Nuneaton to develop into a market town and become the economic focal point of the surrounding villages.



Nuneaton Market, 1950s

Nuneaton largely became known for its silk ribbon weaving industry in the mid-17th century and also coal mining, the beginning of which dates back to 1338. Transport demand for the mining industry led to the development of a private canal system on the Arbury Estate and later the introduction of the Coventry Canal, linking Nuneaton to Coventry.

Mining expanded rapidly in the 19th century with the development of the rail industry and remained large until its peak in the early 20th century. Following this the industry began to see decline and the 1950s and 1960s saw rapid decline, with the last mine in Nuneaton shutting in 1968.



Silk Ribbon weaving factory



Nuneaton minors

Arbury Hall has homed the Newdegate family for over 450 years and is the ancestral home of Viscount Daventry. The Tudor/Elizabethan House was Gothicised by Sir Roger Newdegate in the 18th Century and is regarded as the 'Gothic Gem' of the Midlands.

The principal rooms, with their soaring fan vaulted ceilings, plunging pendants and filigree tracery, are an outstanding example of early Gothic Revival architecture and today are used for corporate entertaining, fashion shoots and activity days. In addition to the hall, the estate also contains acres of landscaped gardens, woodlands, lawns and lakes.



Interior



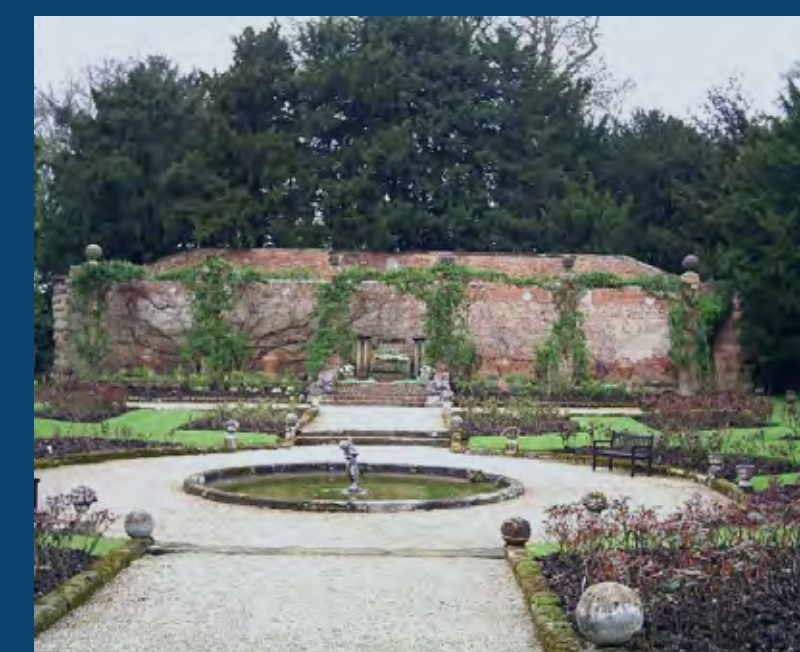
Ariel view of Arbury Hall and estate



Arbury Hall



Gate house



Rose Garden

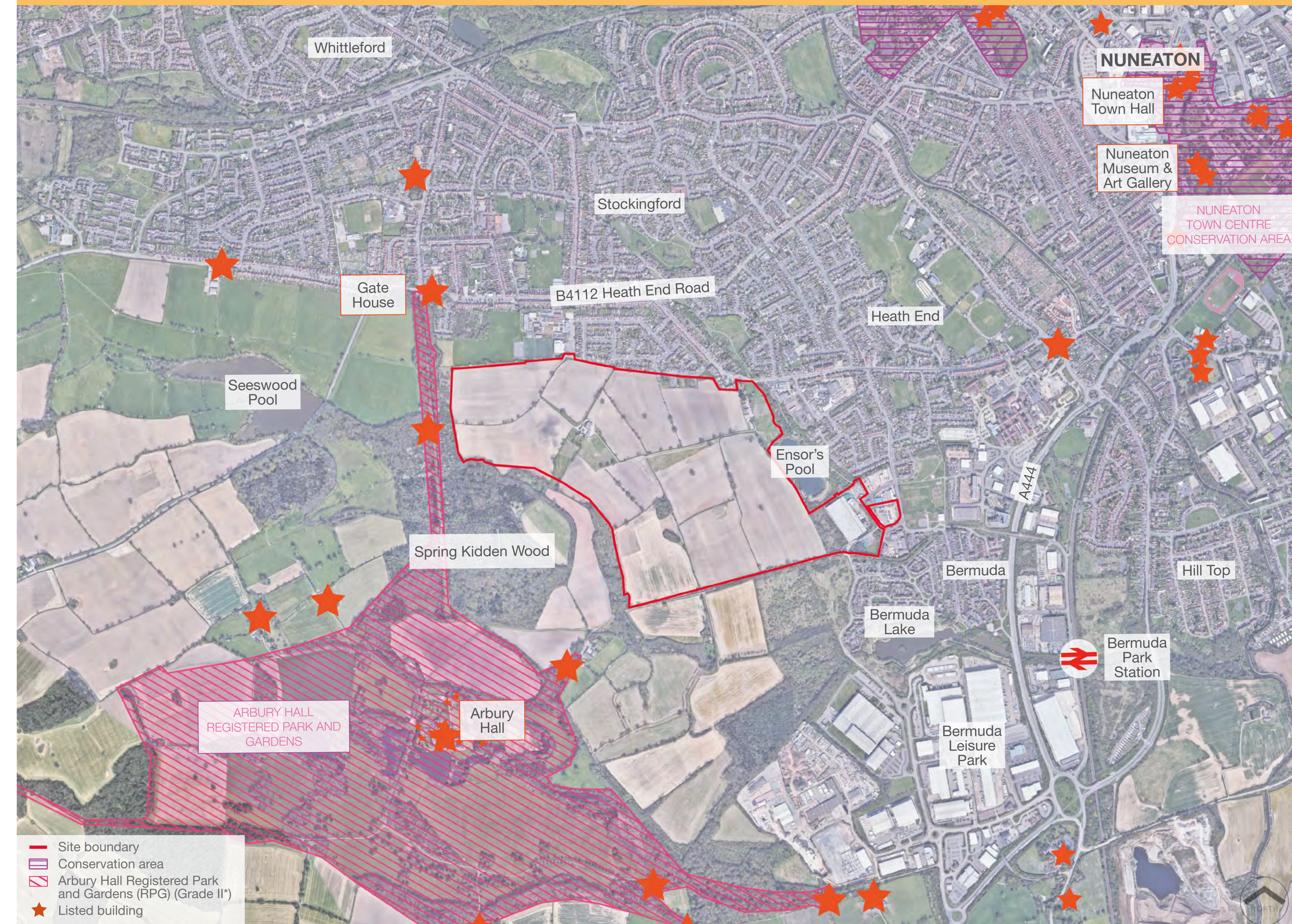
Nuneaton was the birth place of leading Victorian author Mary Anne Evans, known by her pen name George Eliot. She wrote seven novels as well as a number of poems and other pieces. Eliot's works are known for their realism, psychological insight, sense of place and detailed depiction of the countryside.



Statue in town centre



Statue plaque



- Site boundary
- ▨ Conservation area
- ▨ Arbury Hall Registered Park and Gardens (RPG) (Grade II\*)
- ★ Listed building



Nuneaton Museum and Art Gallery



Nuneaton Town Hall



Parish Church of St. Mary and ruins

# LOCAL FACILITIES

This page explores the local facilities surrounding the site. We would like to know which local facilities you use, and what you think could be needed in the future.



Local shops including supermarket and takeaways



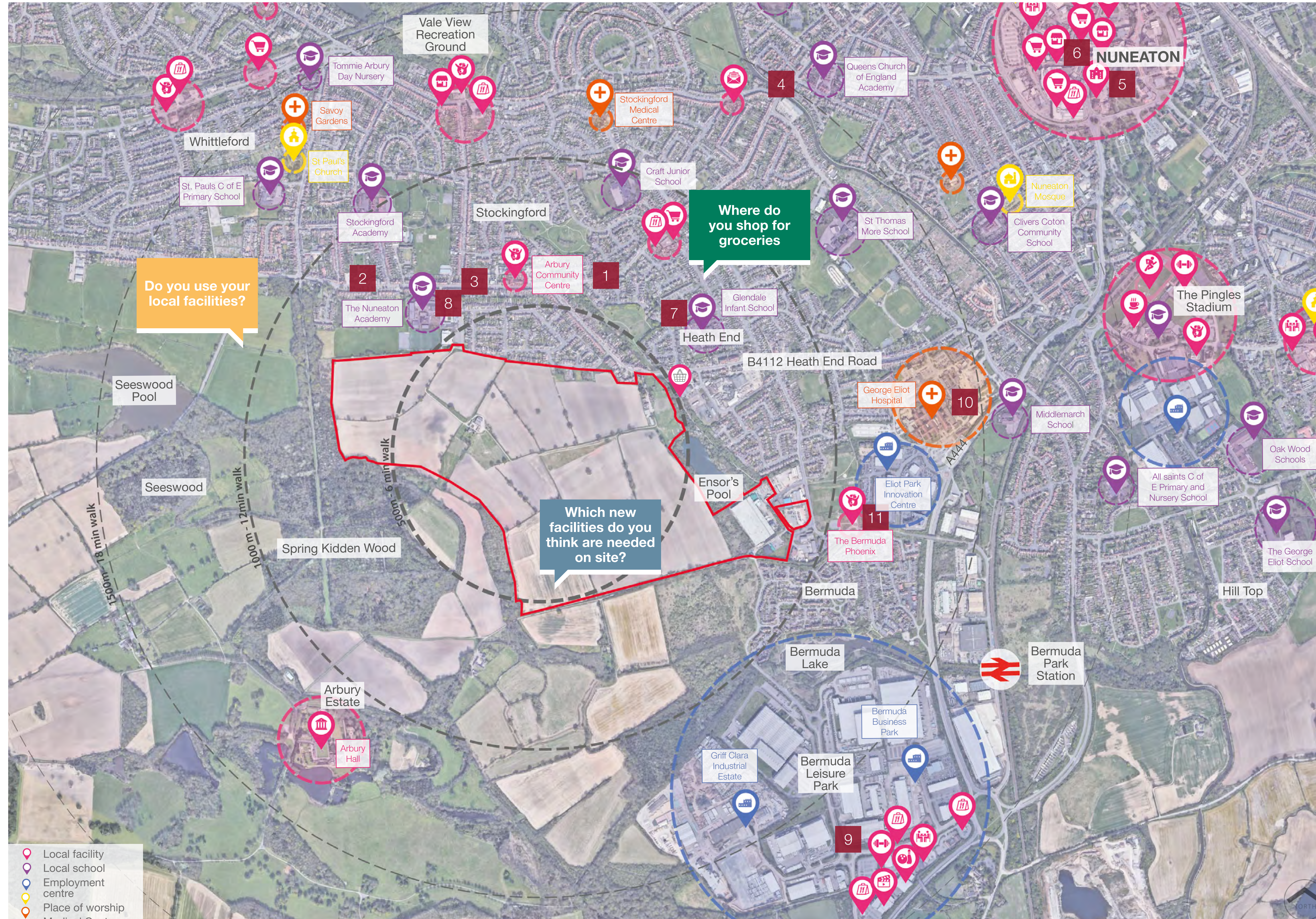
Local convenience store



The White Lion pub



Local shops



Abbeygate shopping centre in the town centre



Town centre high street



Glendale Infant School



Bermuda Phoenix Community Centre



George Eliot Hospital



Nuffield Health Centre



Nuneaton Academy school to the immediate north of the site

# NATURE, OPEN SPACE AND WELL-BEING

This page locates the key natural assets, green open spaces, and active transport routes within close proximity to the site. We want to know how you use these spaces and what features we can use from them to help formulate the principles within the Design Code.



Access to cycle path



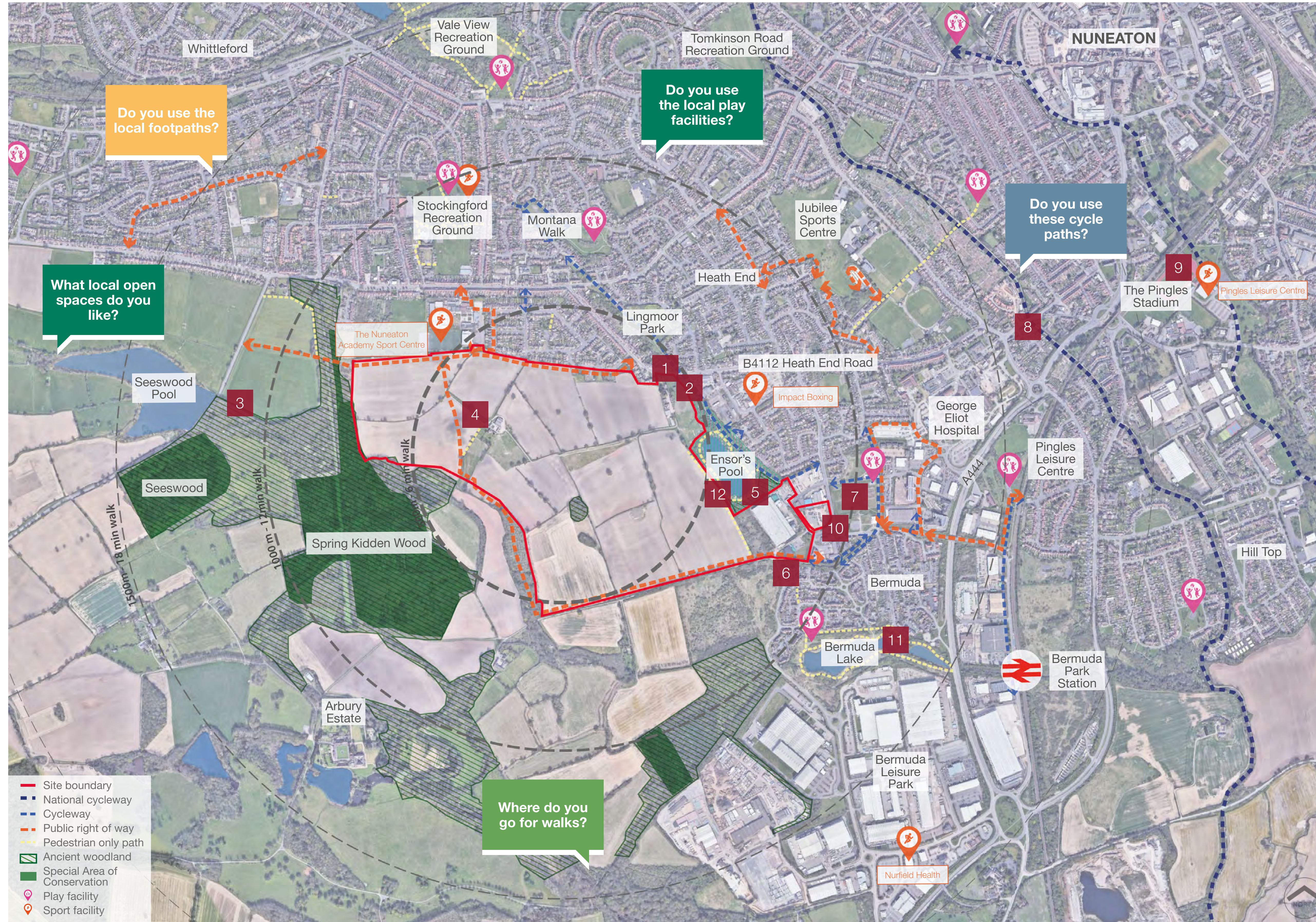
Local footpaths



Local footpaths and public rights of way



Ensor's Pool



South-east corner of the site



Local recreation ground with play facilities



Bridge over the Coventry Canal



Bermuda Lake



Local recreation ground



Pingles Stadium

# MOVEMENT, CONNECTIONS AND STREETS

This page identifies the key movement network across the surrounding area and highlights potential primary access points into the site. The images also present some different types of streets found in the local area. We want to know your thoughts on the existing streets and connections and understand how they may help form the principles within the design code.



1 Potential access route to south-east corner of the site



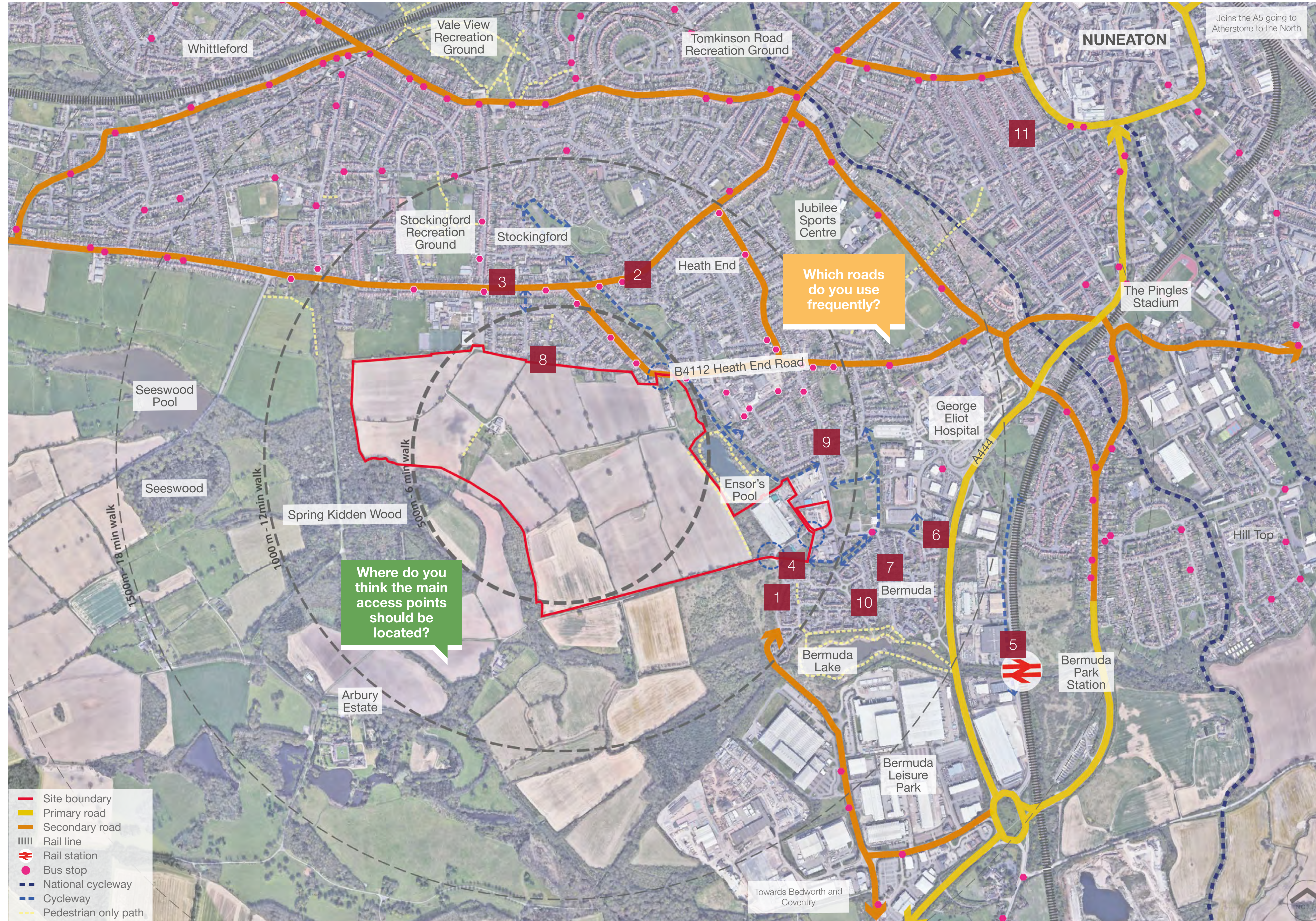
2 Local bus stop



3 Local bus route running close to the site



4 Access road to the south-eastern corner of the site



11 Street example 1



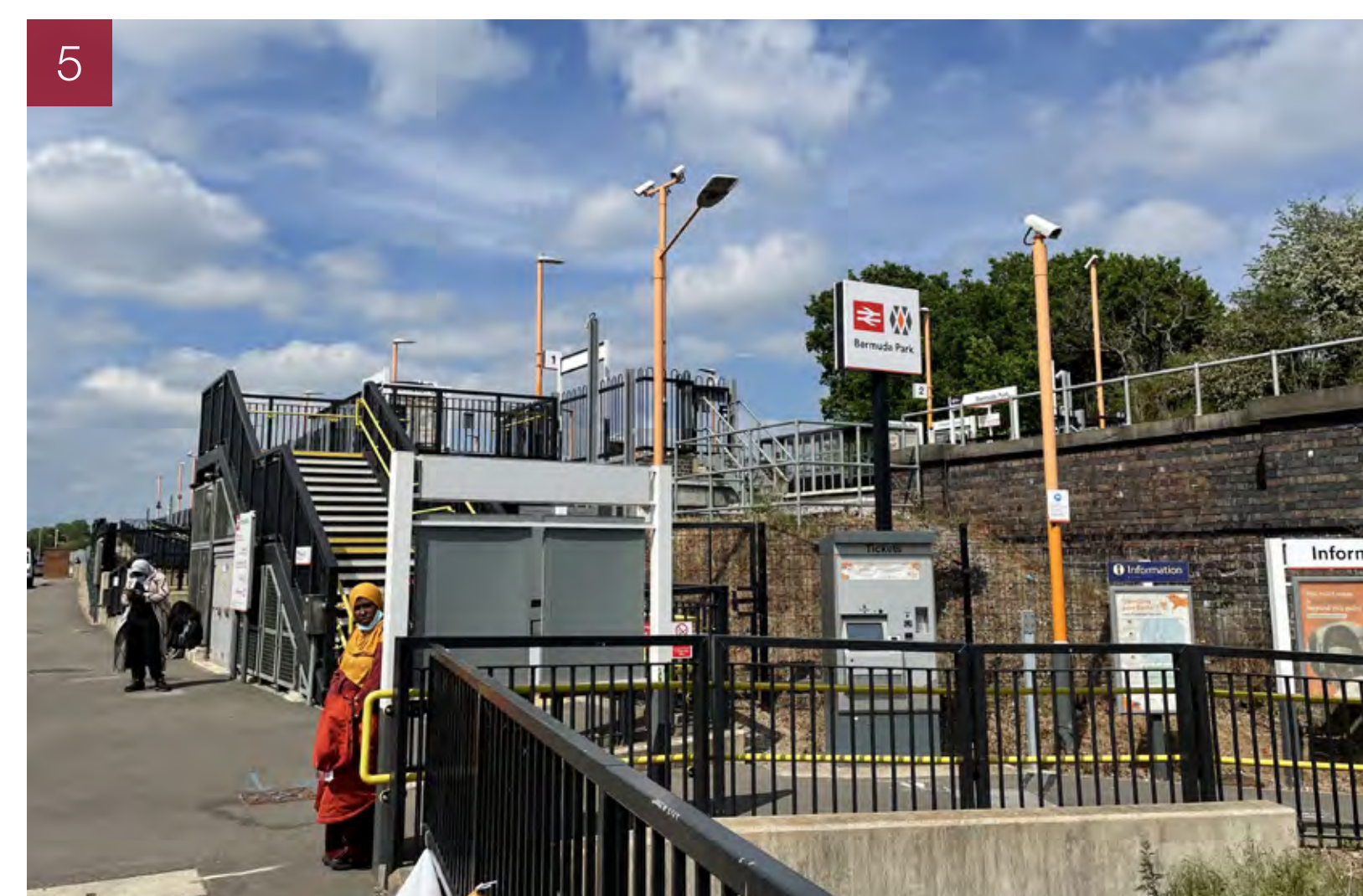
10 Street example 2



9 Street example 3



8 Street example 4



5 Bermuda Park rail station is just over 1500m away from the site



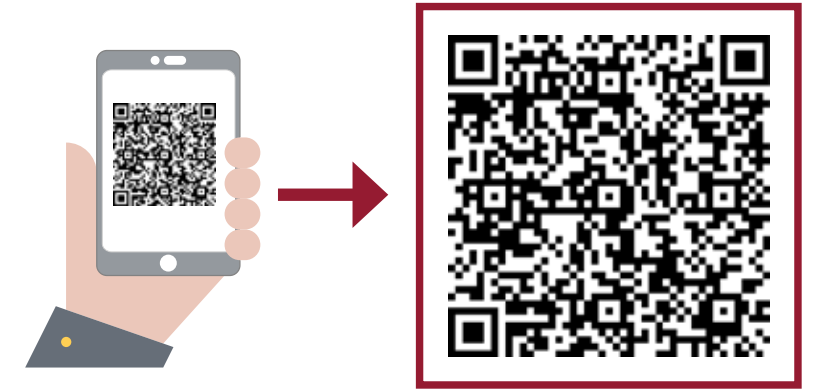
6 Bermuda Bridge is due to be opened up in the coming months



7 Street example 5

This page aims to capture your thoughts and ideas in order to begin developing the vision for the site. We want to know what you think!

Below we have outlined some of the common themes included in area visions and ask some key questions in relation to the future of the site. Please use the online questionnaire to provide your comments and suggestions!



## CHARACTER, IDENTITY AND ARCHITECTURAL FORM

In this section we want you to consider the key heritage assets around Nuneaton and think about how they can be drawn upon to create character and identity in any future development in Arbury. We welcome your thoughts on any developments - new or old - in the local area and ask you to think about their distinguishing features that help create their identities. We also ask you to think about any architectural features that you would like to see as principles within the design code.



### Key considerations that we would like your thoughts on:

- What is important to you about the heritage of your local area?
- How would you describe the local architectural style?
- What are your views about the style and materials you would like to see in new developments?
- Are there any specific architectural features you consider should be referenced?
- Are there any local examples which we should draw inspiration from?

Please use the digital questionnaire to provide feedback. Alternatively, ask a member of staff for a printed version.

## COMMUNITY FACILITIES AND TYPES OF HOMES

In this section we want to hear your thoughts on the community facilities in the local area and what should be included, encouraged or discouraged within the design code. We would also ask you to think of appropriate locations for a local centre and how this may interact with the existing surrounding area. We also ask you to consider the types of homes that are needed across the area in relation to age and social groups, and indicate any areas that are under or over-provided. This will help form some of the principles within the design code.



### Key considerations that we would like your thoughts on:

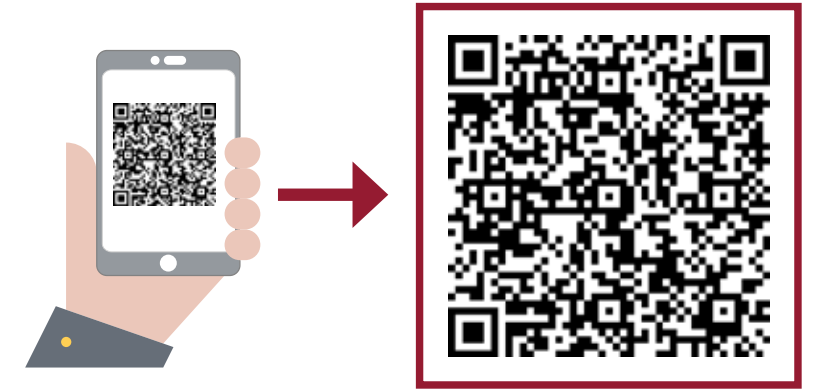
- What facilities do you use in your local area?
- What does the heart of the community mean to you?
- What services and community facilities are needed locally?
- Where should facilities be located?
- What type of homes should be included on the site?
- Are there any good local examples we could draw inspiration from?

Please use the digital questionnaire to provide feedback. Alternatively, ask a member of staff for a printed version.



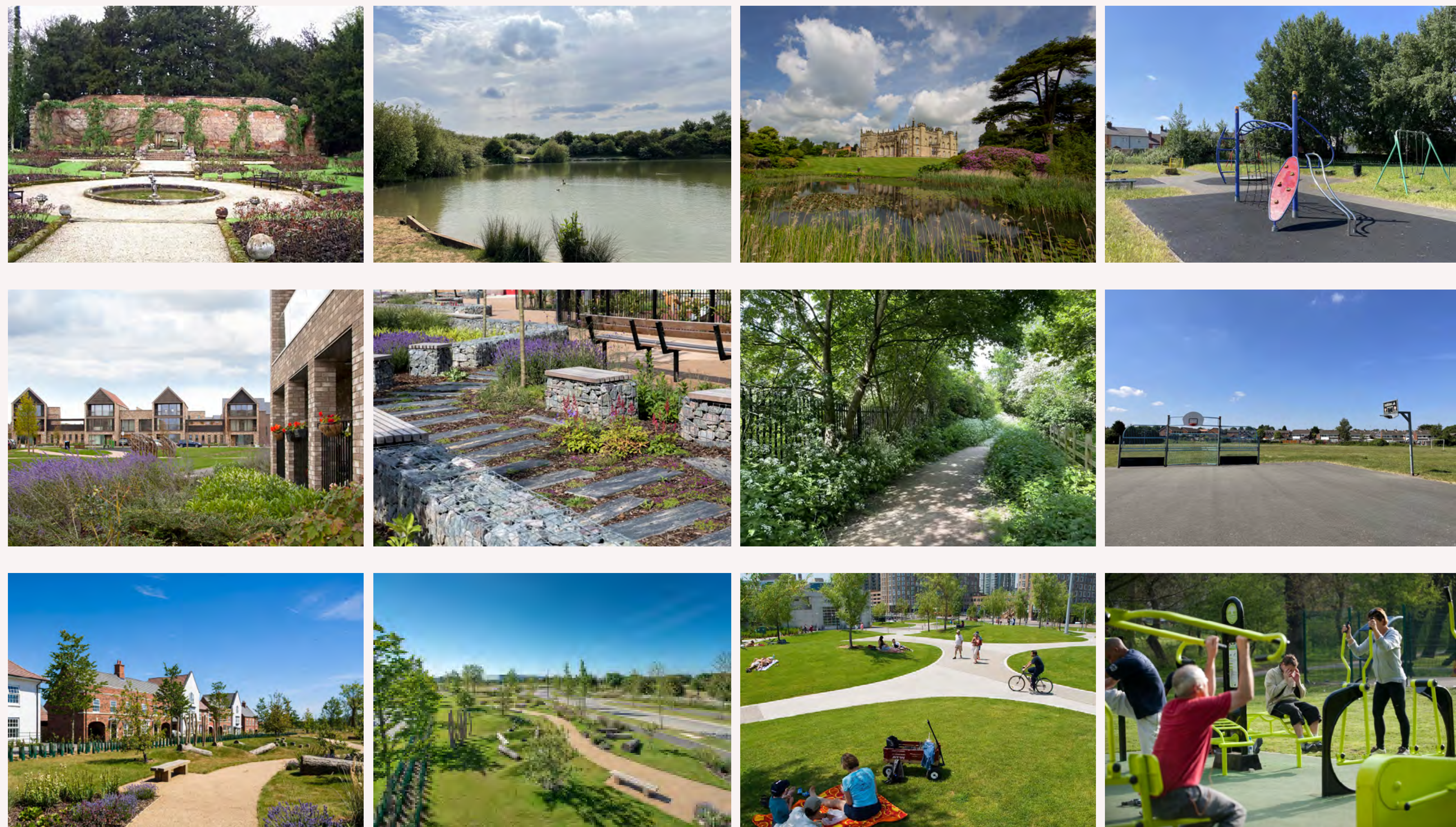
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Below we have outlined some of the common themes included in area visions and ask some key questions in relation to the future of the site. Please use the online questionnaire to provide your comments and suggestions!



## OPEN SPACES, NATURE, HEALTH AND WELL-BEING

In this section we would like your thoughts on the existing open spaces, nature areas and features that promote positive health and well-being as a way of identifying the elements that could be used to form the principles within the Design Code. We would also like to hear any new ideas or other examples - good or otherwise - that may help to form these principles.



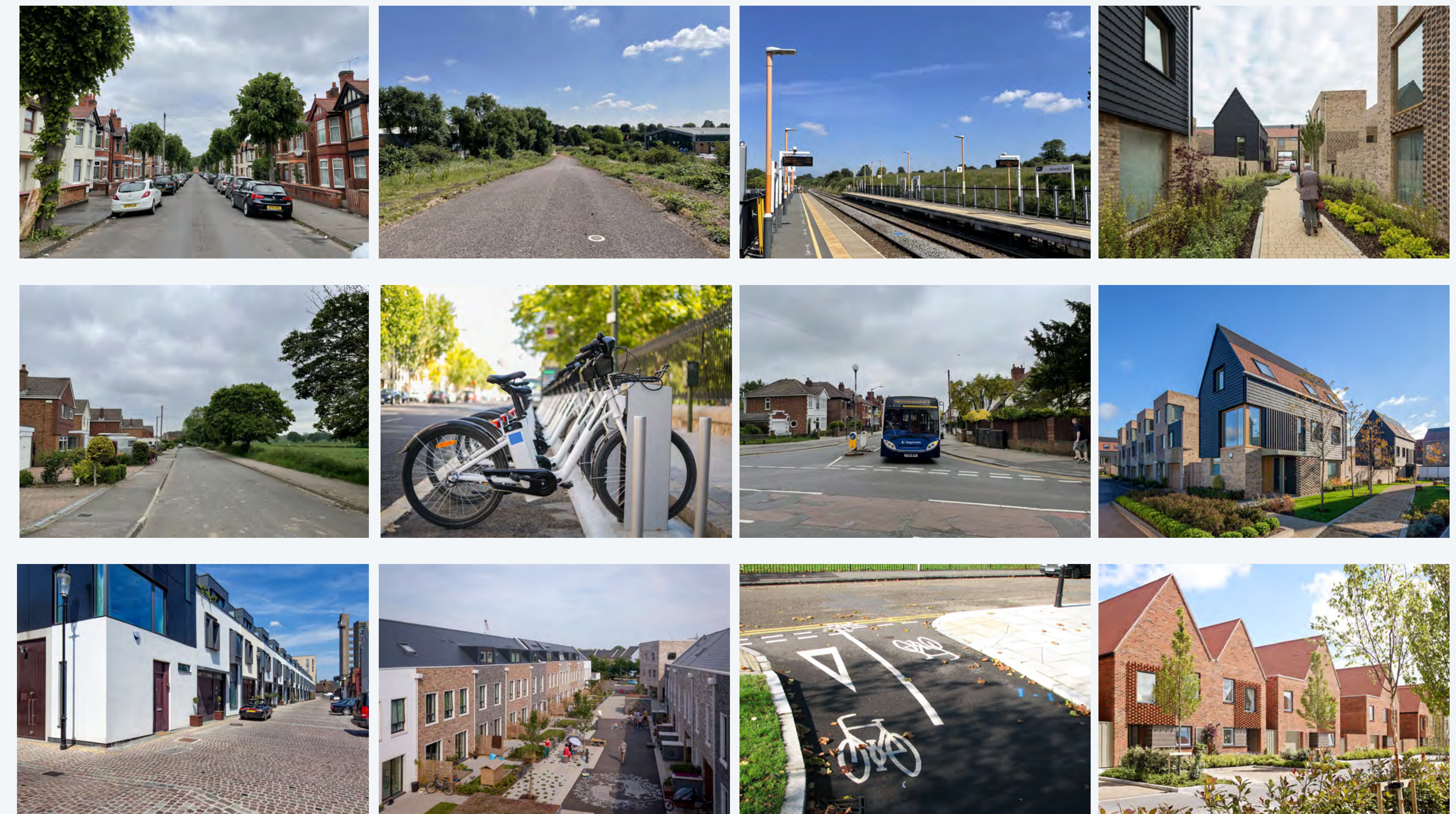
### Key considerations that we would like your thoughts on:

- What and how do you use your open spaces?
- In what ways do you think the development could be sustainable or contribute to biodiversity and health and well-being?
- What would you like to use new open spaces for?
- What features do you think should be included to promote active lifestyles? (i.e play, outdoor gyms etc.)
- Are there any good local examples which we should draw inspiration from?

Please use the digital questionnaire to provide feedback. Alternatively, ask a member of staff for a printed version.

## MOVEMENT, STREETS AND CONNECTIVITY

In this section we would like your thoughts on the existing movement networks, hierarchies and connectivity around the local area, and also how the Arbury site could provide new linkages to these. We also welcome your thoughts on the streets in the surrounding area and elsewhere, and ask you to consider the key features that you would like to be implemented within the design code.



### Key considerations that we would like your thoughts on:

- What are your views on how proposals should integrate with the surrounding area?
- What routes do you think are required for pedestrians and cyclists within and beyond the site?
- Where and how do you travel to work and leisure?
- Are there any good local streets which we should draw inspiration from?
- Where do you think the primary movement areas and access should be?

Please use the digital questionnaire to provide feedback. Alternatively, ask a member of staff for a printed version.