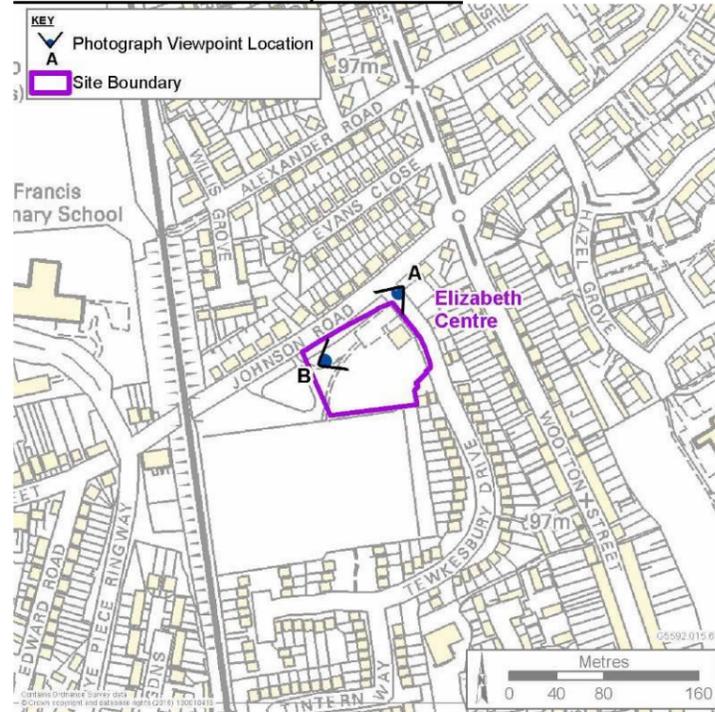


Elizabeth Centre site, Bedworth



Element	Assessment
<p>Site description</p>	<p>The site has an approximate rectangular shape near to the corner of Johnson Road and Tewkesbury Drive east of Bedworth town centre. The northern part of the site is on level ground, while the southern part rises up approximately 3 metres towards a recreation field to the south. The northern part is occupied by some grassed amenity space, a car parking area, a basketball court and the site of a former building. The southern part of the site is covered by unmanaged grass and some emerging scrub. There are existing informal pedestrian links from the neighbouring road network through the site to the recreation field. The site area is 0.68ha.</p> <p>The northern boundary is assumed to follow the existing concrete post and mesh fence and timber knee rail next to the grassed amenity space (see annotated phot overleaf). North of the fence is a narrow landscaped corridor (width – approximately 10 metres) with a line of mature deciduous and evergreen trees and ornamental shrubs below. Next to the shrubs is an area of closely mown grass adjacent a footpath along Johnson Road. The eastern boundary follows the pavement edge to Tewkesbury Drive. The southern boundary, at the higher level, is defined by a post and wire fence. Beyond this is the recreational field covering approximately 2ha. The western boundary follows the slope downwards before reaching a path used to access the site from Johnson Road. Next to the western boundary is a fenced play area.</p> <p>In terms of the wider area, Bedworth extends in all directions beyond the site. With the exception of the recreational field, it is a built up area characterised by residential properties built to a medium density of development. There is a railway line to west of the site, next to the recreational field, that runs in a north-south direction.</p>
<p>Urban Form & Layout</p> <p>Considering the arrangement of building form, building density and type</p>	<p>The housing area fronting Johnson Road is post-war with semi-detached properties characterised by relatively small front gardens and larger rear gardens. There are several bungalows on Johnson Road opposite the play area. The area to north and east of Johnson Road follows a similar pattern. Properties fronting Tewkesbury Drive are more recent likely to be approximately 20 years old. The density is slightly lower than Johnson Road as properties are detached, albeit only separated by about 1.5 metres with larger front gardens and similar sized rear gardens.</p> <p>In all cases, properties are uniform, largely faced in brick with pitched and hipped roofs. Properties on Johnson Road have low timber fenced boundaries, whereas Tewkesbury Drive have front gardens with open boundaries.</p>
<p>Access & Movement</p> <p>Considering the arrangement of main routes, local streets and public rights of way</p>	<p>Johnson Street provides access to Bedworth town centre (within 500m), with the nearby Wootton Street providing wider access to the north and south. Most other streets provide local access to residential properties. There is a bus stop on Johnson Road next to the site. Bedworth railway station is within 400m of the site with pedestrian access via Tewkesbury Drive. National Cycle Route 52 is routed along Johnson Street and Tewkesbury Drive with links towards Nuneaton in the north and Bedworth town centre and Coventry towards the south. Parking tends to be on street, parallel to the kerb on Johnson Street. On-plot parking on driveways to the front of properties is more common on Tewkesbury Drive.</p>
<p>Legibility</p> <p>Considering how understandable the area is through landmarks, edges and views</p>	<p>The uniform nature of the neighbouring housing estate contributes little to legibility. However the landscaped corridor, play area and landscaped slope provide some visual relief to the developed character of the area and bring some qualities to the site. In terms of the site's visibility its location near the corner of the two roads means that it is visible, although the landscaped corridor screens some views towards the site.</p>

Landscape Features

Considering topography, waterways, open space and wildlife habitats

The relevant landscape features has been covered under legibility.

Recommendations (see also concept diagram)

Integrating into the neighbourhood

1. *Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?*

The proximity of Johnson Road offers the potential for direct and convenient access to Bedworth. Pedestrian links from Johnson Road and Tewkesbury Drive towards the grassed pitch should be accommodated in any development proposals.

Creating a place

5. *Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?*

There are few distinctive characteristics from the neighbouring housing estate to draw inspiration from. Any proposed development should focus on retaining and enhancing landscape elements in or next to the site. There is an opportunity to provide a building form that provides a corner feature near to the junction of Johnson Street and Tewksbury Drive. Outward facing buildings onto Tewkesbury Drive would also follow principles from Building For Life 12. The western edge of the site, next to the play area, is quite visible from Johnson Street. There is an opportunity to provide some outward facing buildings onto the play area and mature trees, providing a good quality edge to the development. A pedestrian route from Johnson Road to the grassed pitch could be provided along this edge.

6 *Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?*

The landscape features highlighted relate closely to the site and these will need to be considered, retained and enhanced should the site be developed. This includes the slope to the southern edge of the site (which would be difficult to develop) which could be enhanced through appropriate management and some additional tree and shrub planting.

7 *Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?*

Building For Life 12 recommends that buildings and landscaping schemes are used to create enclosed streets and spaces. The above proposals for a good quality building at the corner of Johnson Street and Tewksbury Drive and buildings fronting Tewksbury Drive and the existing play area follow those recommendations.

8 *Easy to find your way around - Is the scheme designed to make it easy to find your way around?*

The concept diagram illustrates the approach for the development of the site with access from Tewksbury Drive with a focus building 'turning the corner'. Buildings fronting the western edge of the site towards the play area and the footpath link to the grassed pitch would also give any proposals greater presence in the neighbourhood.

Note – any further proposals for the site will be subject to the Nuneaton and Bedworth Borough Local Plan.



Concept Diagram



Key

-  Site Boundary
-  Existing Vegetation
-  Potential Development Frontage
-  Potential Feature Corner Building
-  Informal Footpath or PRoWs
-  Potential Street Serving Development
-  Existing Slope

0 40 80m

Nuneaton and Bedworth
Landscape Capacity Study

Urban Design Recommendations
Elizabeth Centre, Bedworth

15592.006

Contains Ordnance Survey data
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