



WELLINGTON ARCH



zeb1425

Sphinx Club
Coventry

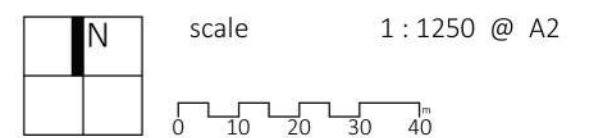
PL001

Location Plan

date September 2020

status Planning

rev **C**



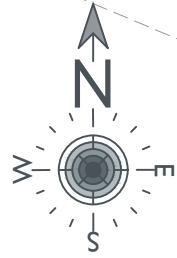
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ARMSTRONG AVENUE

SIDDELEY AVENUE

77.0m

67

72

73

Proposed new vehicular crossover to No. 73 Frontage

Proposed new combined vehicular crossover to No. 75 frontage and existing access between No. 75 & 77

Proposed reinstatement of property boundary wall or installation of new timber knee height rail fence on highway land to rear of footway

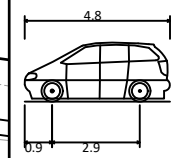
Proposed amendment to property wall to facilitate vehicle access

Proposed extension to No. 73.

Proposed new vehicular crossover to No. 73

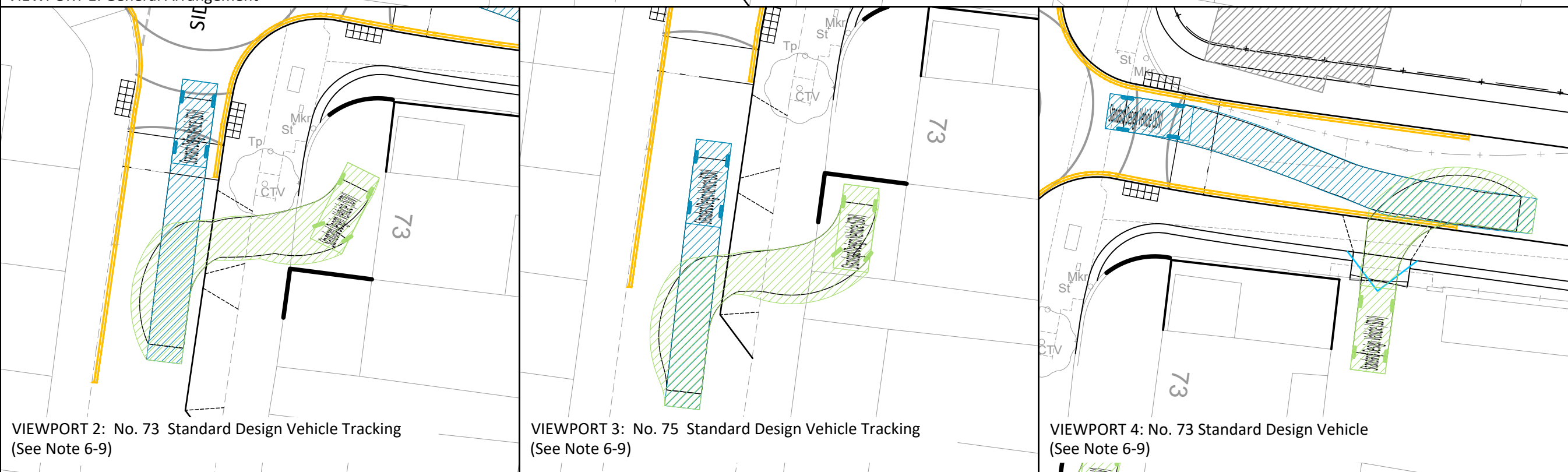
NOTES

1. These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.
2. The purpose of this drawing is to demonstrate alternative vehicular access provision for No. 73 & 75 Siddeley Avenue.
3. For details of the proposed junction, refer to drawing 04813-A-SK011.
4. The option shown is indicative and limited to 2D design, based on the Ordnance Survey information available.
5. Visibility splays for the proposed crossovers have been omitted.
6. The proposed crossover to No. 73 Siddeley Avenue is proposed to replace the existing unofficial crossover and facilitates the parking of a single vehicle within the property frontage.
7. A second side access has been provided following discussion between the developer and property owner. It should be noted that the provision as shown has been considered in relation to the proposed side extension, planning consent FUL/2020/0355.
8. The proposed crossover to No. 75 has been added following discussion between the developer and property owner regarding loss of on street parking outside the property. The proposal seeks to widen the existing dropped kerb access between No. 75 & No. 77 to facilitate access to the property frontage.
9. All vehicular swept path analysis assumes the vehicle reverses into the property and exits onto the highway in a forward gear.



Standard Design Vehicle (SDV)
 Overall Length 4.800m
 Overall Width 2.000m
 Overall Body Height 1.950m
 Min Body Ground Clearance 0.100m
 Track Width 2.000m
 Lock to lock time 4.00s
 Wall to Wall Turning Radius 6.000m

VIEWPORT 1: General Arrangement



VIEWPORT 2: No. 73 Standard Design Vehicle Tracking (See Note 6-9)

VIEWPORT 3: No. 75 Standard Design Vehicle Tracking (See Note 6-9)

VIEWPORT 4: No. 73 Standard Design Vehicle Tracking (See Note 6-9)

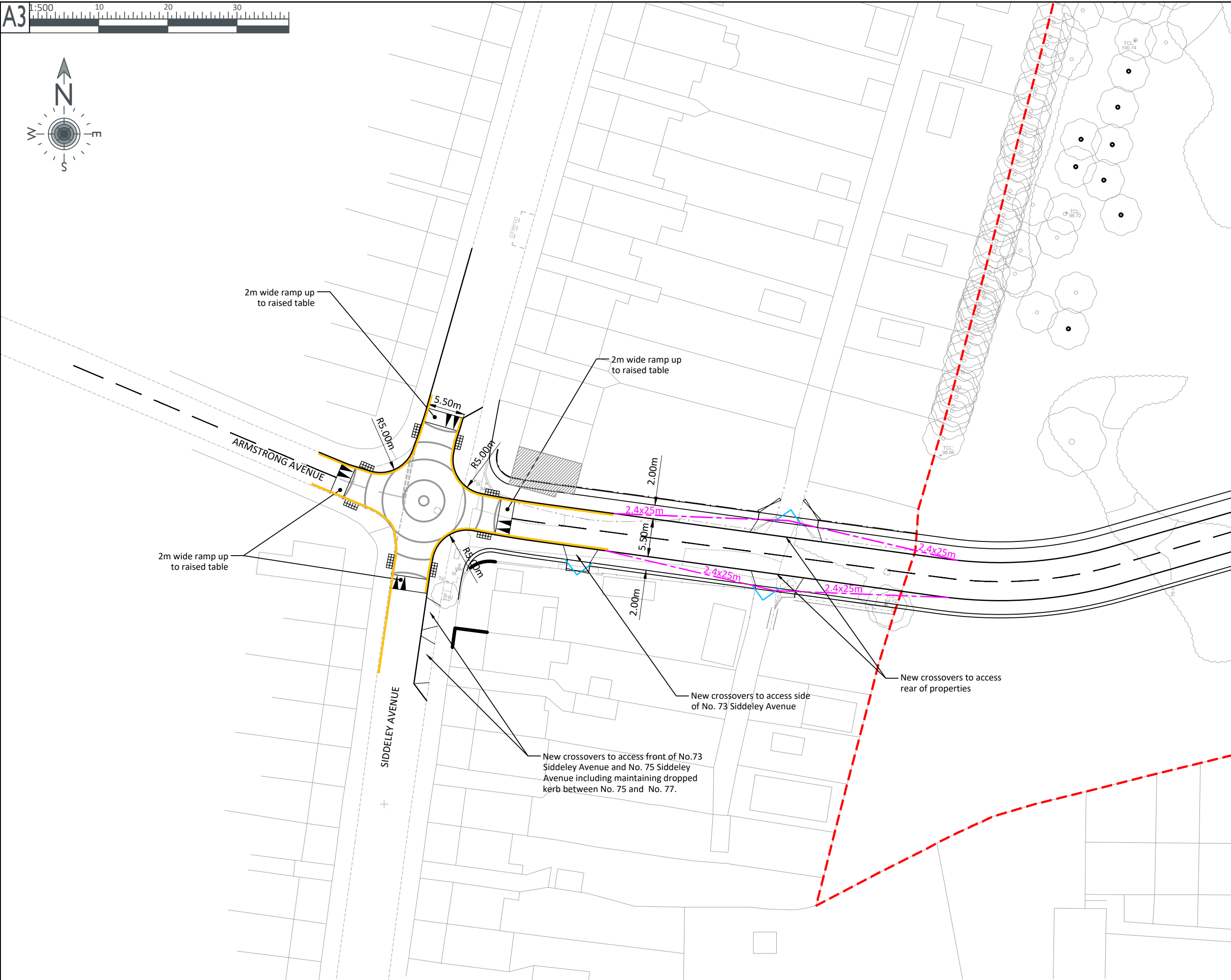
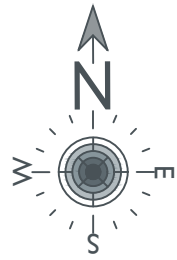
REV	DATE	REVISION NOTE	BY
P02	20/04/21	Updated in line with resident comments	SG
P01		First Issue	TI

PJA
 CLIENT
 Sphinx Club and Wellington Arch Ltd
 PROJECT
 Sphinx Club Coventry

DRAWING TITLE
 Site Access Options
 Siddeley Ave/Armstrong Ave
 Accesses for No.73 & No.75

INFORMATION
 PJA JOB No. SUB-CODE DRAWING NO. REVISION
 04813 - A - SK010 - P2
 Revision Letter: P - Prelim / A - Approval / T - Tender / C - Construction
 BIM DRAWING REFERENCE

SCALE	DRAWN	REVIEWED	DATE
A3 @ 1:250	TI	SG	03/11/20



- NOTES**
1. These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.
 2. The purpose of this drawing is to consider the feasibility of providing a residential site access from Siddeley Avenue.
 3. The option shown is indicative and limited to 2D design, based on the Ordnance Survey information available.
 4. The access road is considered a 'Local Residential Street' within the Coventry City Design Guide, which requires a 5.5m carriageway and 2.0m footway on both sides of the carriageway.
 5. This option requires the purchase of land that currently falls within the title of No. 67 Siddeley Avenue. The dwelling built onto the side of the existing No. 67 Siddeley Avenue will need to be demolished.
 6. The design shown is independent of the wider site masterplan and as such the acceptability of this access arrangement will depend on the provision of alternative access points and the number of dwellings being served by this access.
 7. This design has not been subject to a Stage 1 Road Safety Audit, but has taken account of the Auditor's problems raised on the design shown on SK003.
 8. The Roundel design adopts the principles of a mini roundabout but provides a less formal arrangement, encouraging a courteous behavior of all road users and an enhanced gateway feature, through the use of contrasting paving materials.
 9. The design as shown is a concept design with specific design parameters including geometry, visibility and compliance with prescribed design standards to be agreed with the local Highway Authority.
 10. Visibility has been omitted from the drawing on the basis that forward visibility to the roundabout of 43m is achievable as the approaches are generally straight.
 11. The Design has been updated to incorporate a side access vehicular crossover to No. 73 Siddeley Avenue and a front vehicular crossover to No. 75 Siddeley Avenue to reflect discussions between the developer and respective landowners.

- KEY**
- - - Site Boundary
 - Existing Building to be demolished
 - Proposed Kerblines
 - Proposed Footway/Verge
 - Proposed Vehicular Crossover
 - Proposed Fence
 - Proposed Wall
 - Vehicle Crossover Visibility to back of footway (2x2m)
 - Vehicle Crossover Visibility (2.4x25m)

P02	20/04/21	Property accesses amended	SG
P01		First Issue	SG
REV	DATE	REVISION NOTE	BY
<p>Seven House · High Street Longbridge · Birmingham B31 2UQ · Tel: 0121 475 0234</p> <p>Birmingham · Bristol Exeter · London · Reading pja.co.uk</p>			
CLIENT			
Wellington Arch Ltd			
PROJECT			
Sphinx Club Coventry			
DRAWING TITLE			
Site Access Options Siddeley Ave/Armstrong Ave General Arrangement			
DRAWING ISSUE STATUS			
FOR PLANNING			
PJA JOB No.	SUB-CODE	DRAWING NO.	REVISION
04813	- A -	SK011 - P02	
Revision Letter : P - Prelim / A - Approval / T - Tender / C - Construction			
BIM DRAWING REFERENCE			
SCALE	DRAWN	REVIEWED	DATE
A3 @ 1:500	TI	CS	12/11/20



WELLINGTON ARCH



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Sphinx Club
Coventry

PL002

Illustrative Masterplan
Red Line Amendment

date September 2021

status Planning

rev **F**

Sphinx Club, Coventry			Private Element		PL002F - A				
Open Market			St.	sqm	sqft	Amount	Total Area sqm	Total Area sqft	
1 Bed / 2 Person	Apartment	surface parking	3	50	538	9	450	4844	
1 Bed / 2 Person	Masionette	surface parking	1	47.5	511	14	665	7158	
2 Bed / 3 Person	Masionette	surface parking	2	62	667	10	620	6674	
2 Bed / 4 Person	Semi/terrace	surface parking	2	63.5	684	33	2095.5	22556	
3 Bed / 5 Person	Semi/terrace	surface parking	2	80.25	864	51	4092.75	44054	
3 Bed / 5 Person	Detached	surface parking	2	96.6	1040	11	1062.6	11438	
3 Bed / 5 Person	Semi/terrace	surface parking	2	104	1119	13	1352	14553	
3 Bed / 5 Person	Semi/Det	Integral	2	111.5	1200	25	2787.5	30005	
4 Bed / 6 Person	Semi/terrace	surface parking	2.5	119.3	1284	8	954.4	10273	

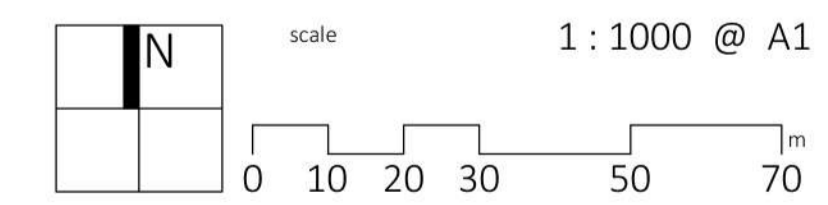
	Hectares	Acres	Totals	174	14079.75	151554
Site Area	6.34	15.67				
Density (Units) Gross	27.44	11.11				
Density (Area) Gross	2220.78	9673.82				
Nett developable	3.8	9.39				
Density (Units) nett	45.79	18.53				
Density (Area) nett	3705.20	16140.00				
Onsite Green Infrastructure	1.98	4.89				



Sphinx Drive Retirement Home - Affordable Element							
			sqm	sqft	Amount	Total Area sqm	Total Area sqft
Ground Floor	1 Bed / 2 Person	Apartment	54.4	586	12	652.8	7027
	2 Bed / 3 Person	Apartment	64.9	699	4	259.6	2794
	Lobby		12.9	139	1	12.9	139
	Foyer		86	926	1	86	926
	Communal WC and lobby		5.5	59	1	5.5	59
	Manager (inc WC)		13.6	146	1	13.6	146
	Buggy Store		20	215	1	20	215
	Lounge		80	861	1	80	861
	cleaner		10.4	112	1	10.4	112
	plant		28.2	304	1	28.2	304
circulation		191.26	2059	1	191.26	2059	
First Floor	1 Bed / 2 Person	Apartment	54.4	586	14	761.6	8198
	2 Bed / 3 Person	Apartment	64.9	699	4	259.6	2794
	2 Bed / 3 Person	Apartment	67.1	722	1	67.1	722
	IT		10.6	114	1	10.6	114
	Refuse		11.4	123	1	11.4	123
	Cleaner		10.4	112	1	10.4	112
circulation		195.86	2108	1	195.86	2108	
Second Floor	1 Bed / 2 Person	Apartment	54.4	586	14	761.6	8198
	2 Bed / 3 Person	Apartment	64.9	699	4	259.6	2794
	2 Bed / 3 Person	Apartment	67.1	722	1	67.1	722
	Store		10.6	114	1	10.6	114
	Refuse		11.4	123	1	11.4	123
	Cleaner		10.4	112	1	10.4	112
circulation		195.86	2108	1	195.86	2108	

	Hectares	Acres	Total Apartments	54	3089	33250
Site Area	0.566	1.40	1 Bed	40	2176	23422
Density (Units) Gross	95.41	38.61	2 Bed	14	913	9828
Density (Area) Gross	5457.60	23773.53	Ancillary	14	321.4	3460
			Circulation inc stairs	3	582.98	6275
			GIFA (excl internal walls)		3993.38	42985
			GIFA (inc. internal walls)		4300	46285
			Nett to GIFA		77.4%	
			Nett to GIA		71.8%	

proposed site plan



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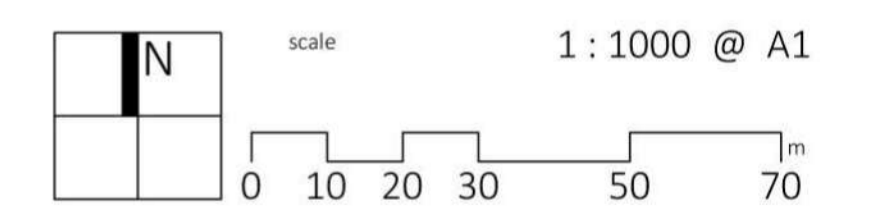
PL003

Proposed Site Plan

date January 2021

status Planning

rev **A**



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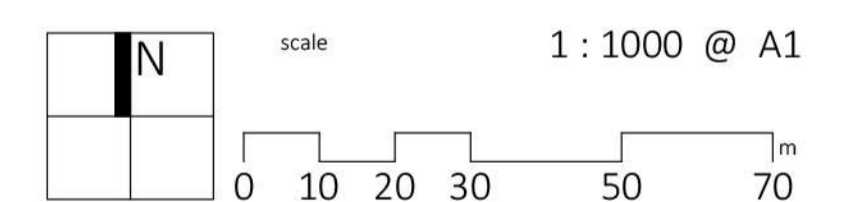
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LAND USE ANALYSIS

-  Indicative Housing
-  Indicative Developable Area
-  Indicative Green Infrastructure
-  Indicative SuDs Location
-  Mature Trees to be Retained
-  Proposed/Existing Vegetation



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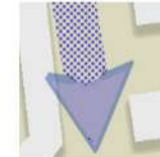
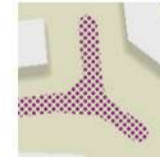
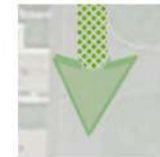
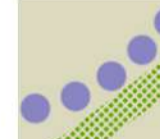
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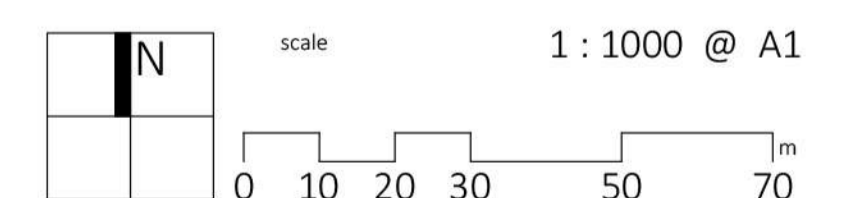
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ACCESS AND MOVEMENT ANALYSIS

-  Proposed Access Roundabout
-  Secondary Routes
-  Tertiary Routes
-  Cycle / Pedestrian Routes
-  Emergency Access



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Sphinx Club
Coventry

PL503

Parameter Plan
Height and Scale

date October 2020

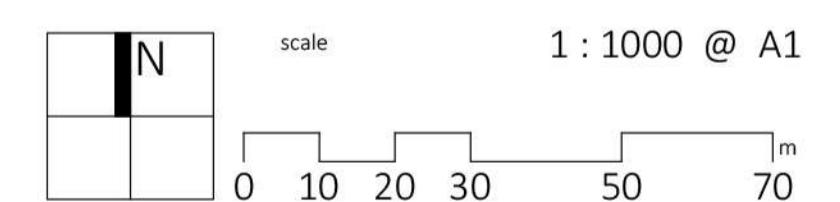
status Planning

rev **C**



HEIGHT AND SCALE ANALYSIS

-  2 Storey
-  2.5 Storey
-  3 Storey
-  4 Storey



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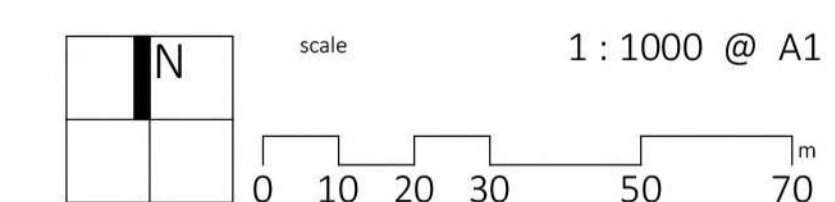
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GREEN INFRASTRUCTURE ALLOCATION

-  Green Infrastructure [Amenity]
-  Green Infrastructure [Natural Habitat]
-  Indicative Trees and Foliage
-  Existing Mature Trees



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