

2.5 continued:

Urban Hierarchy

LESSER ROUTES AND AVENUES



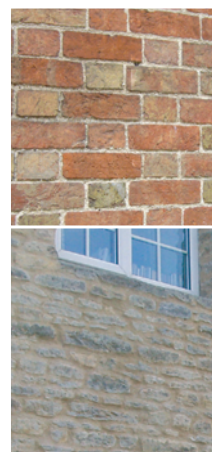
Key attributes

- Mix of terrace, semi-detached and detached dwellings.
- Roads narrow into lanes.
- Predominantly two storey dwellings.
- Brick and stone primary building materials .
- Use of formal landscape elements to define private frontage ie hedging / low walls / railings.
- Wide aspect properties / villas.
- Repetitive architectural detailing.
- Parking at the rear on primary streets.
- Wide front gardens.
- Streets with avenues and landscape verges.
- Landscape is as prominent as architecture in the streetscape.

Summary

Regular building heights, plot widths and the use of brick and stone bring a level of consistency to the lesser routes. The sense of enclosure is maintained by the narrowing of the street width and dwellings often located on the back edge of the footpath. Landscaping breaks the built form and forms the edges of some streets. Dormer windows, subtle roofscape changes and well-proportioned buildings maintain visual interest. Existing parking is generally inadequately catered for, being primarily on-street or rear court.

Avenues are landscape dominated with buildings and architecture organised to accentuate the public realm. Buildings are restrained and collected into sets or groups emphasising a communal rather than individual approach.



A simpler palette of material is often common place.

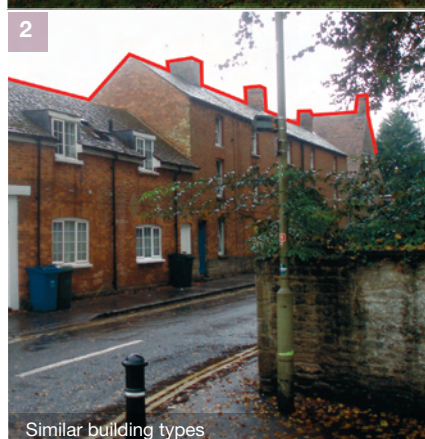


Photo 1 Queens Avenue

Photo 2 Church Lane

Photo 3 Kirtlington

Regular buildings lines, building heights and plot widths give the Lesser Route a level of unity, consistency and calm that contrasts with the Main Approaches.

Queens Avenue, with its formal street trees, grass verge and building set backs provides variation in character.

DESIGN CODE RECOMMENDATIONS:

- Residential use
- Two storey buildings with small variations in height on lesser routes
- Mix of terrace and semi-detached dwellings
- Buildings sited on back of footpaths
- Use of Avenues, whilst not a common feature in Bicester, do provide a strong sense of character and contrast
- Red brick and stone predominantly
- Use of soft landscaping
- Discrete parking
- Generally simple and flat fronted forms
- Mix of shallow pitched and steep pitched roofs
- Mix of vertical and horizontal emphasis with windows of domestic scale

Of most relevance to the Avenue character area

2.5 continued:

Urban Hierarchy

**VILLAGES AND
URBAN EDGES**



Key attributes

- Semi detached and detached dwellings.
- Lower density.
- Dwellings frequently back onto open land or front a road adjoining open land.
- A limited range of materials and a restricted palette of colours.
- Parkland and recreation spaces form the transitional areas between the development edge and agricultural land and open countryside.
- The limited range of building types, which is restricted to two and two and a half storeys, to create a strong sense of unity.

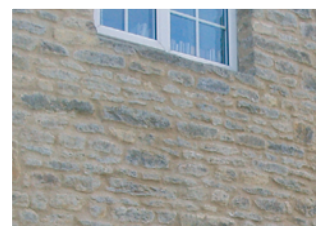
Summary

The lower density villages surrounding Bicester have a mix of terraced, semi-detached and detached residential dwellings. Predominantly built in grey / yellow stone, the two storey buildings create a sense of unity and an intimate scale. Breaks in built form maintain a rural feel allowing views to the countryside beyond, whilst the curved streets and punctuating buildings create short sight lines and a sense of anticipation along the village street. Villages address the open countryside in two ways; the first uses the rear garden boundary to form the development edge, often using a hedgerow to provide a degree of privacy.

The second uses a road to form the edge with dwellings situated on one side overlooking the open countryside.

Rear gardens backing onto public open space are not considered appropriate.

A range of development edges can be found in the villages. Quiet streets have buildings placed on the back of the highway, others on the back of the footpath and some dwellings are set back and generally have low stone walls or railings dividing the public and private space. The building material used is generally a pale grey limestone.



Pale grey limestone.



Dwellings overlooking road onto open land



Above Railings separate public and private space.

Above This part of Oxfordshire includes examples of country estates, large and small, whose landscapes can inspire the development of Kingsmere.

DESIGN CODE RECOMMENDATIONS:

- Lower density
- Residential use
- Two storey buildings
- Mix of terraced semi-detached and detached buildings
- Gaps in built form offering views to the open countryside
- Curving street offering short sight lines
- Sense of unity, informality and intimate scale
- Use of pale grey stone in key frontages / locations
- Dwellings overlook open countryside across a road
- A mix of building forms, some with projecting bays or additions
- Generally steep pitched roofs
- Top floor accommodation often wholly or partly within roofspace
- Mix of vertical, horizontal or square window openings
- Limited materials palette

Of most relevance to the Whitelands and Avenue character areas



View from site looking north west toward Whitelands Farm