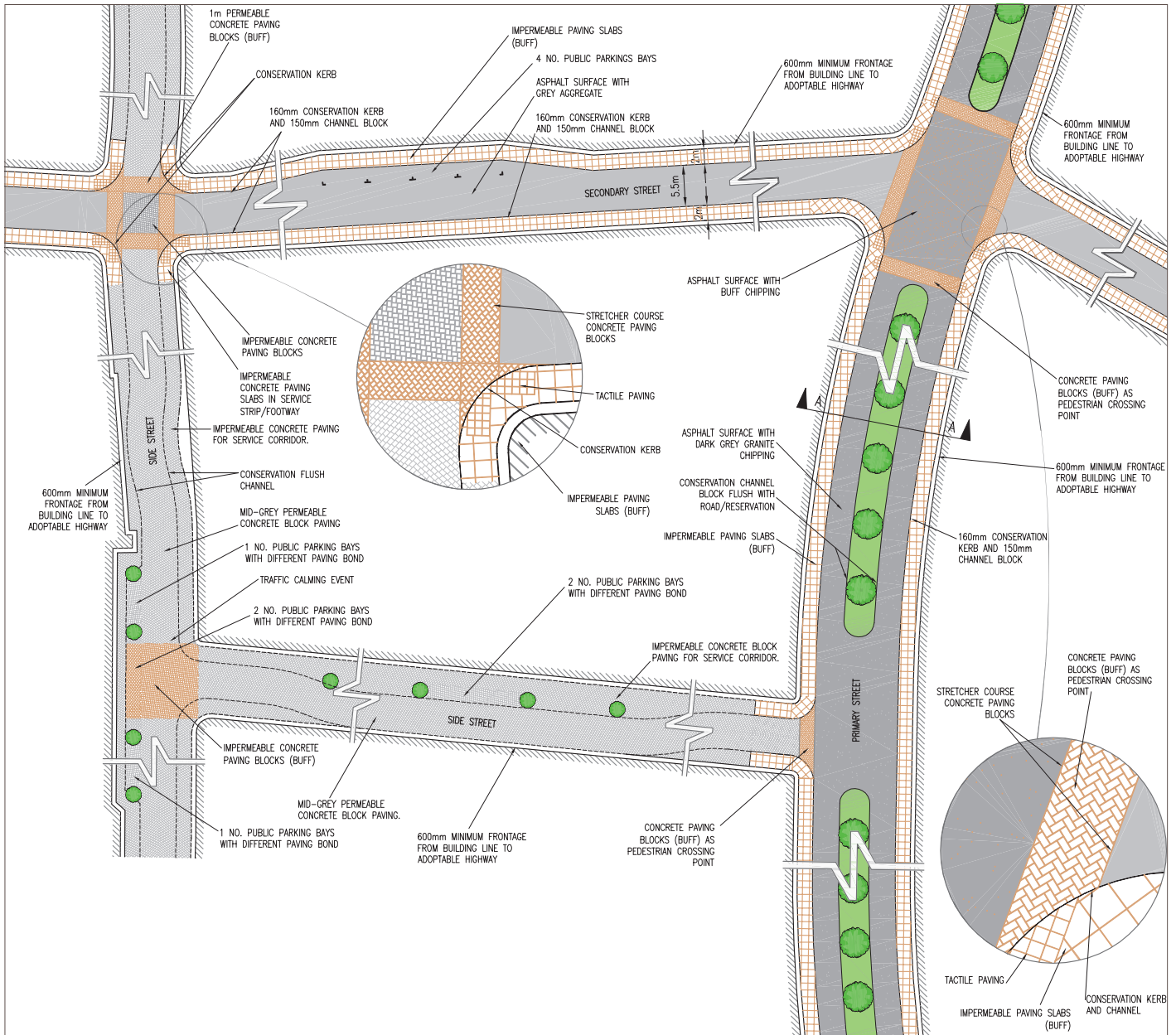


Character area: **Avenue****ARCHITECTURE
& MATERIALS**

Below is a summary of the key architecture and material elements for the Avenue character area.

	MANDATORY	Comment
Landmark buildings	None	
Marker buildings	Marker A Marker B Marker C Marker D	<p>- An eyecatching façade to close an axial view from the west. Distinctive through the use of contrasting scale and materials. Precise location depends on final street alignments.</p> <p>- A distinctive building at a key crossroads. Principally viewed from the east. Precise location depends on final street alignments.</p> <p>- A distinctive building at a key crossroads. Principally viewed from the north. Precise location depends on final street alignments.</p> <p>- A distinctive building along the secondary street - design to accord with marker A.</p>
Form	Narrow fronted and wide fronted building types	Approximately equal proportions of each. Wide fronted especially on rural edge.
Composition	Formal, both in layout and architecture.	Frequent symmetry in building groups and façades.
Scale	Larger scale buildings and architectural elements on Primary Street boulevard. Larger scale buildings or elements occasionally used in townscape compositions to add weight to a significant building or group.	
Verticality & Horizontality	Majority horizontal emphasis.	<p>Horizontality expressed in roofs, plot widths, articulation and fenestration.</p> <p>Verticality used on primary street or to emphasise a view or space.</p>
Façade features	Occasional (single or double height) shallow projecting bays (maximum projection 1.0m). Occasionally terraces bookended by matching architectural features to emphasise symmetry.	
Entrances		Typically solid 4 panelled on narrow fronted vernacular buildings.
Windows	Symmetrical pattern	Typically vertical sash-style on traditional, vertically proportioned façades.
Wall materials	Red or buff brick. Stone coloured render. Stone.	Approximate proportions - red (40%) or buff (10%) brick. Stone coloured render (50%). Stone appropriate on rural edge.
Roof materials	Slate or tile.	Approximate proportions – Slate (70%) Tile (30%)
Colour	Render coloured to match pale grey stone, also magnolia and pastel creams.	

Figure 4.3 A hypothetical arrangement of Avenue street types. Dimensions and further detail can be found on page 53.



Character area: **Avenue**

PUBLIC REALM

STREETSCAPE



Below is a summary of the key public realm elements for the Avenue character area.

Street Type	PRIMARY STREET	SECONDARY STREET	SIDE STREET	MINOR STREET / MEWS
Boundary Treatment	<i>0.9m to 1.2m high black metal railings (with formal hedge in private front gardens)</i>	<i>High black metal railings on plinth</i>	<i>Low vernacular brick walls or low formal hedge</i>	<i>None, or planting or grass</i>
Road Surface	<i>Hot rolled asphalt with dark grey aggregate chippings</i>	<i>Hot rolled asphalt with light grey basalt chippings</i>	<i>Porous concrete block paving (mid grey)</i>	<i>Porous block paving (light grey) or bound gravel (Addagrip or similar)</i>
Footpath Surface	<i>Impermeable concrete slabs (buff)</i>	<i>Impermeable concrete slabs (buff)</i>	<i>As carriageway</i>	<i>As carriageway</i>
Kerbing	<i>Conservation concrete kerb</i>	<i>Conservation concrete kerb</i>	<i>Conservation flush channel</i>	<i>Conservation flush channel</i>
Planting	<i>Tilia cordata 'Streetwise'</i>	<i>Acer campestre 'Streetwise'</i> <i>Prunus 'Sunset Boulevard'</i>	<i>Malus tschonskii</i> <i>Sorbus aria</i> <i>Sorbus aucuparia</i> <i>'Sheerwater Seedling'</i>	<i>Malus tschonskii</i> <i>Sorbus aria</i> <i>Sorbus aucuparia</i> <i>'Sheerwater Seedling'</i>
	<i>Hedging: Carpinus betulus, Taxus baccata, Eleagnus ebbingei, Ligustrum ovalifolium, Prunus lusitanica</i>			
Street Furniture	<i>Clean lined chunky metal bollards, Clean lined timber slat and metal framed seats, Simple square black bins, Clean lined contemporary styled black metal tree grilles – all black.</i>			
Street Lighting	<i>Contemporary but traditional shaped lighting columns – all black.</i>	<i>Contemporary but traditional shaped lighting columns. Street lighting must accord with Oxfordshire County Council specification for lighting columns.</i>		



Note: *Street lighting will be turned off at midnight, except for the primary street where a dimmer system will be used.*



Public spaces

Play areas

- To include LEAP and LAP's*
- Rubber wet pour surfacing*
- Metal equipment pieces*
- Colourful play space*
- Formal boundary treatment*
- Any LAPs located on or near rural edge must use timber play equipment with muted colours*



Squares / pocket spaces

- Formal hedgerows*
- Strong avenue tree planting*
- Hardy amenity shrubs*
- Areas for informal planting around existing copse / hedgerows*
- Greenway on eastern edge and habitat corridor western edge to be informal in design with a higher percentage of native species – see Appendix 1.*



Character area: Avenue

Soft Landscape

Trees

Large
Fraxinus excelsior
Juglans nigra
Quercus robur
Quercus petraea

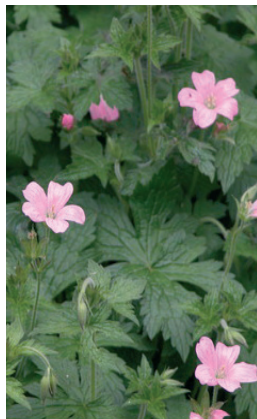
Medium
Acer campestre
Alnus glutinosa
Betula pendula

Small
Sorbus aria
Sorbus aucuparia



Shrubs

Amelanchier lamarkii
Buddleja daviddi 'Black night'
Cornus alba 'Sibirica Variegata'
Hamamelis mollis 'Pallida'
Lavandula angustifolia 'Hidcote'
Rosa rugosa
Rosmarinus officinalis
Rubus cockburnianus
Sambus nigra 'Aurea'
Viburnum x buckwoodii 'Dawn'
Viburnum opulus 'Roseum'
Prunus laurocerasus
 'Otto lucken'
Viburnum davidii
Skimmia japonica



Plant species 50% native

Note: Formal planting, in particular hedging, is an important characteristic of this area. On the rural edge, the planting design should become more informal, with a high percentage of native planting than the average 50%.

Soft Landscape

Hedges

- Single species hedges
- *Crataegus monogyna*
 - *Carpinus betulus*
 - *Fagus sylvatica*
 - *Taxus baccata*
 - *Eleagnus ebbingei*
 - *Lingustrum vulgare*
 - *Prunus lusitanica*



Herbaceous / ferns / bulbs

- Alchemilla mollis*
- Digitalis grandiflora*
- Dryopteris felix-mas*
- Fritillaria meleagris*
- Geranium sanguineum*
- Helleborus niger*
- Iris sibirica*
- Lavandula angustifolia*
- 'Hidcote'
- Nepeta x faassenii*
- Nepeta x 'Six Hills Giant'*
- Polystichum setiferum*
- Primula elatior*
- Salvia officinalis*



Character area: Pingle Brook



Figure 4.4 The indicative view above shows a loose arrangement of buildings focused on the public open space at the heart of this area. Location of sketch is shown below.

