
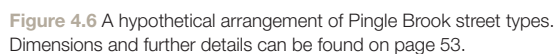


Character area: Pingle Brook



Below is a summary of the key urban form characteristics for the Pingle Brook character area.
Further detail can be found in chapter 3.


	MANDATORY 	Comment
Density	30-35 for the majority 35-40 adjoining urban Village character area	Refer to fig 4.5c
Building Heights	Refer to fig. 4.5b No buildings may block the vista to St Edburg Church as viewed from the gateway space	Taller buildings closest to Urban Village character area
Building Types	No non-residential types.	Houses (detached, paired, terraced) and apartments
Spatial Arrangement	Meandering streets and mews generally. No symmetry. Glimpsed views of the public open space from within the urban area.	
Block Types	Perimeter	Range of sizes with bespoke buildings where necessary.
Parking Format	On-plot front access – hardstanding – detached garage – attached garage – mews garage On-plot rear access – back garden – chauffeur unit Off-plot on-street (unallocated)	
Frontage Setbacks	0.6m minimum. On open space frontage minimum 2m.	Between 0.6m and 2.4m Variety within a street, emphasising informality.

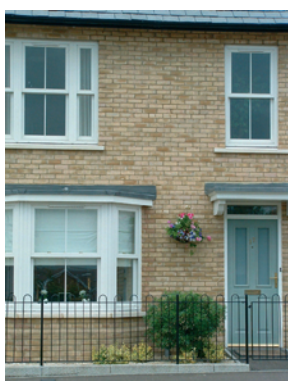


Character area: Pingle Brook

ARCHITECTURE
& MATERIALS

Below is a summary of the key architecture and material elements for the Pingle Brook character area. Further detail can be found on pages 66-71.

	MANDATORY 	Comment
Landmark buildings	Landmark A	– An important building to be viewed from Oxford Road to the east. Key approach from town centre. Suitable for two or two and a half storey apartment building.
Marker buildings	Marker A	A distinctive building to help turn the corner on the secondary street.
Form	Majority of wide-fronted buildings	No proportion prescribed
Composition	Informal both in layout and architecture	
Scale	Larger scale buildings and elements generally overlooking the park and towards the town centre	
Verticality & horizontality	Majority vertical emphasis – but no proportion prescribed. Mix within streets to add variety	Verticality expressed in roofs, plot widths, articulation and fenestration
Façades	Occasional (single or double height) shallow projecting bays (maximum projection 1.0m). Prominent corners celebrated with feature windows	
Entrances		Either solid 4 panelled or vertical planked on vernacular buildings
Windows	Bay or feature windows must be used for all landmark, marker and key cornere buildings	Either sash-styled or casement on vernacular buildings
Wall materials	Red or buff brick. Painted render, brick or stone	Approximate proportions – red (30%) or buff (10%) brick. Painted render or brick (50%). Stone (10%)
Roof materials	Slate or tile	Approximate proportions – Slate (30%) Tile (70%)
Colour	Render coloured / brick painted pale grey, magnolia and pastel creams. White used as accent colour or on marker buildings only.	



Character area: Pingle Brook

PUBLIC REALM

STREETSCAPE



Below is a summary of the key public realm elements for the Pingle Brook character area.
Further guidance can be found on page 75.

Street Type	PRIMARY STREET	SECONDARY STREET	SIDE STREET	MINOR STREET / MEWS / COUNTRY LANE
Boundary Treatment	<i>N/A</i>	<i>1.2m high slender simple black metal railings or hedging</i>	<i>Grassed or planted front gardens</i>	<i>None / or hedging / planted front gardens</i>
Road Surface	<i>N/A</i>	<i>Hot rolled asphalt with light grey chippings</i>	<i>Porous block paving (mid grey)</i>	<i>Porous block paving (light grey) or bound gravel (Addagrip or similar)</i>
Footpath Surface	<i>N/A</i>	<i>Impermeable concrete slabs (buff)</i>	<i>As carriageway</i>	<i>As carriageway</i>
Kerbing	<i>N/A</i>	<i>Conservation textured concrete kerb</i>	<i>Conservation flush channel</i>	<i>Conservation flush channel</i>
Planting	<i>N/A</i>	<i>Sorbus aucuparia - 'Joseph Rock' Sorbus aria Carpinus betulus - 'Fastigate'</i>	<i>Sorbus aria Prunus 'Sunset Boulevard'</i>	<i>Prunus 'Pandora'</i>
	<i>Hedging: Carpinus betulus, Rosa rugosa, Crataegus monogyna, Eleagnus ebbingei</i>			
Street Furniture	<i>Square timber bollards, Traditional parkland timber benches with arms, Timber clad simple square bins, Porous gravel tree pits</i>			
Street Lighting	<i>Contemporary but traditional shaped lighting columns - black. Street lighting must accord with Oxfordshire County Council specification for lighting columns.</i>			

