


Character area: **Urban Village****ARCHITECTURE  
& MATERIALS**

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

	MANDATORY 	Comment
Landmark buildings	<p><b>Landmark A - Retail building</b></p> <p><b>Landmark B - Primary School</b></p> <p><b>Landmark C</b></p>	<ul style="list-style-type: none"> <li>– Key focus of local centre. Should include principal retail outlet, but may include other uses.</li> <li>– Key civic building at corner of local centre. Should be legible as civic building with distinctive architecture and best quality materials and finish.</li> <li>– Hotel and residential block to create positive and high quality façades to gateway space.</li> </ul>
Marker buildings	<p><b>marker A</b></p> <p><b>marker B</b></p> <p><b>marker C</b></p> <p><b>marker D</b></p>	<ul style="list-style-type: none"> <li>– Acute angle corner building at junction of primary street and right of way. Chamfered corner would allow for a small public space.</li> <li>– Broad-fronted building (or pair of buildings) closing the vista on a key junction. Must be of significant quality given prominence. Requires contrasting form, materials or colour.</li> <li>– Striking corner building perhaps similar to marker F. Contrasting form, materials and / or colour to immediate neighbours. Viewed both directly and obliquely.</li> <li>– Bespoke building required but could have same architectural approach as neighbours. Strong corner building closing vista on approach from A41 junction. Distinctively different from neighbours but various approaches acceptable.</li> </ul>
Form	<b>Primarily narrow fronted</b>	No proportion prescribed
Composition	<b>Informal especially in layout</b>	
Scale	<b>Larger scale buildings and elements on Primary Street boulevard.</b> <b>Larger scale buildings or elements normally reserved for landmark or marker buildings.</b>	
Verticality & horizontality	<b>Majority vertical emphasis – but no proportion prescribed.</b>	Mix within streets to add variety.
Façades	<b>Minimal projecting bays.</b> <b>Occasionally corners celebrated with bay windows or such features.</b>	
Entrances		Range of solid and part-glazed doors
Windows		Either sash style or casement on vernacular buildings
Wall materials	<b>Red or buff brick or painted render.</b> <b>Minimum 75% render to be used in local centre.</b>	Approximate proportions – red (40%) or buff (10%) brick. Painted render (50%).
Roof materials	<b>Slate or tile</b>	Approximate proportions – Slate (70%) Tile (30%).
Colour	<b>Render coloured to match pale grey stone, or white, magnolia or pastel creams</b>	

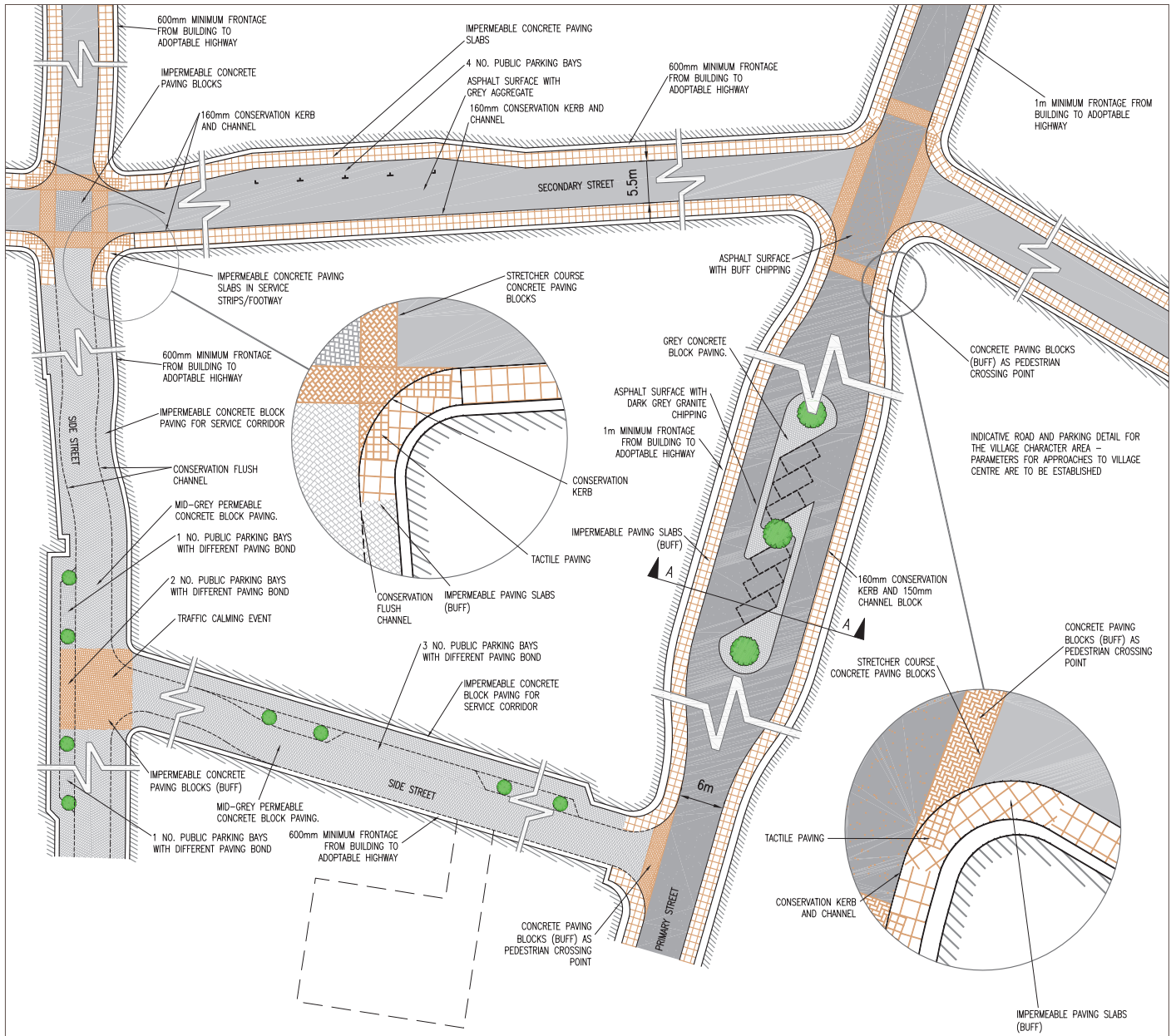


Figure 4.9 A hypothetical arrangement of Urban Village street types. Dimensions and further details can be found on page 53.



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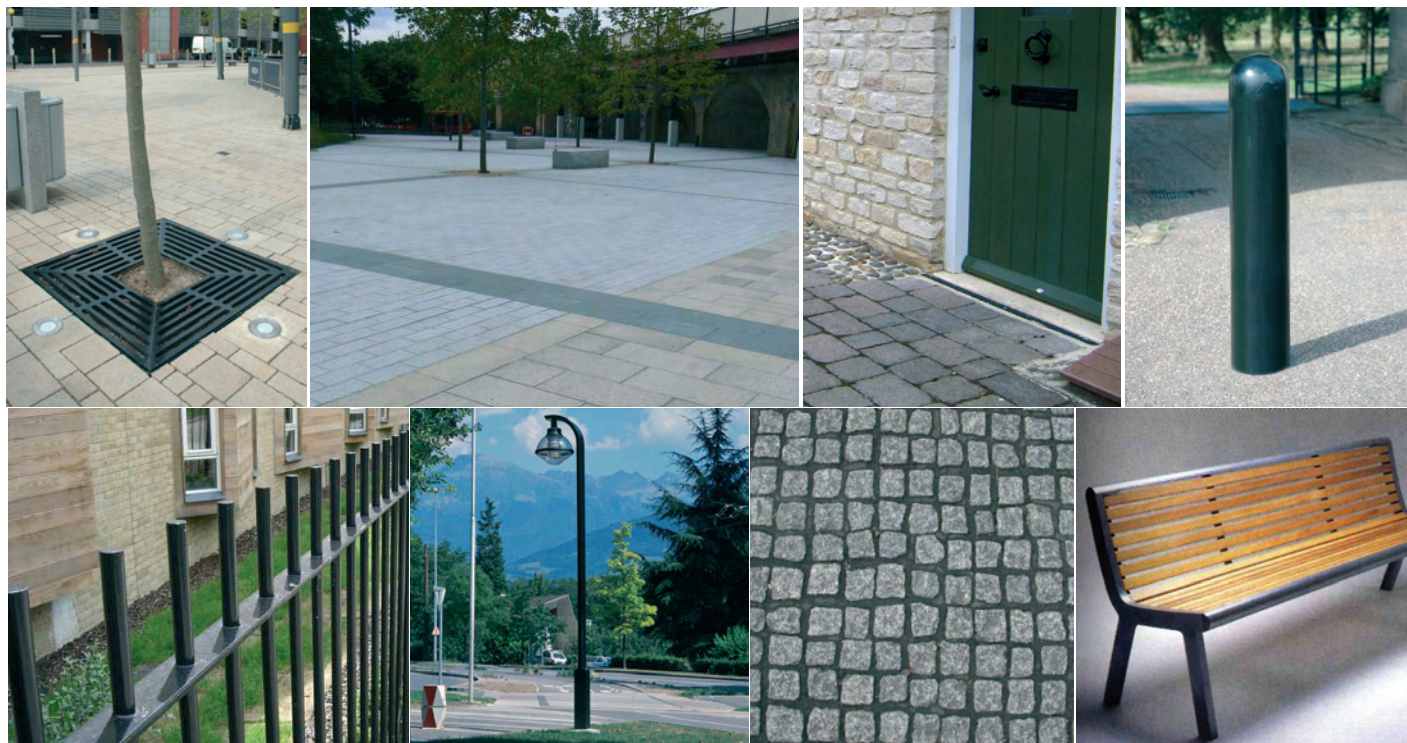
**PUBLIC REALM**

**STREETScape**



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

Street Type	PRIMARY STREET	SECONDARY STREET	SIDE STREET	MINOR STREET / MEWS
Boundary Treatment	<i>0.9 – 1.2m high contemporary, clean lined style railings</i>	<i>Low picket fence and / or grassed / planted front gardens</i>	<i>Low picket fence and / or grassed / planted front gardens</i>	<i>None – or gravel trim or small planted front garden</i>
Road Surface	<i>Hot rolled asphalt with dark grey granite chippings</i>	<i>Hot rolled asphalt with light grey granite chippings</i>	<i>Porous block paving (mid grey)</i>	<i>Porous block paving (light grey)</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>Acer campestre -‘Streetwise’</i>	<i>Acer campestre -‘Streetwise’ Prunus ‘Sunset Boulevard’</i>	<i>Malus tschonskii Sorbus aria Sorbus aucuparia -‘Sheerwater Seedling’</i>	<i>Malus tschonskii Sorbus aria Sorbus aucuparia -‘Sheerwater Seedling’</i>
	<i>Hedging: Carpinus betulus, Lonicera pariclymenum, Eleagus ebbingei, Prunus lusitanica</i>			
Street Furniture	<i>Square timber bollards, Traditional parkland timber benches with arms, Timber clad simple square bins, Porous gravel tree pits. All black.</i>			
Street Lighting	<i>Contemporary but traditional shaped lighting columns - 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*
- Enclosure to be achieved by 1.2m high bow-top fencing or similar.*



Squares / pocket spaces

- Hard, paved landscapes*
- Strong street tree planting*
- Hardy amenity shrubs*
- Areas for urban activity – local centre and public right of way*
- Urban central green corridor to form a pedestrian spine through the development.*



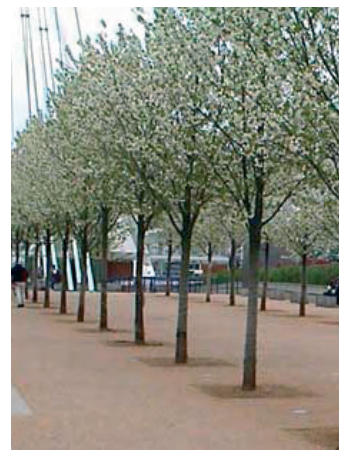
Character area: Urban Village

Soft Landscape

Trees

Large

- Castanea satira*
- Fraxinus excelsior*
- Juglans nigra*
- Quercus robur*
- Quercus petraea*
- Pinus sylvestris*



Medium

- Acer campestre*
- Alnus glutinosa*
- Betula pendula*

Small

- Sorbus aria*
- Sorbus aucuparia*
- Prunus 'Pandora'*

Shrubs

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



**Plant species 50% native**

Tree planting (often within hard landscape areas) will be a dominant feature with shrub planting principally confined to areas of open space and along the public right of way. Planting design should complement the contemporary streetscape.