

URBAN FORM

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

	MANDATORY <i>m</i>	Comment
Density	30-35	Refer to fig. 4.11c
Building Heights	Refer to fig. 4.11b	Taller buildings mainly on Primary Street.
Building Types	No non-residential types.	Houses (detached, paired, terraced). Few apartments.
Spatial Arrangement	Deformed grid of streets with occasional crossroads. Little symmetry. Closed views, occasionally with marker buildings. Subtle expression of hierarchy of streets and spaces.	
Block Types	Perimeter	Generally small with few bespoke buildings or rear parking courts.
Parking Format	All the primary street, parking must be provided principally via rear access On-plot front access – hardstanding – detached garage – attached garage On-plot rear access – back garden Off-plot rear court Off-plot front court	
Frontage Setbacks	0.6m minimum	Between 0.6m and 2.4m Variety within streets emphasising informality. Widening to between 2-6m on rural end.

Character area: **Whitelands**

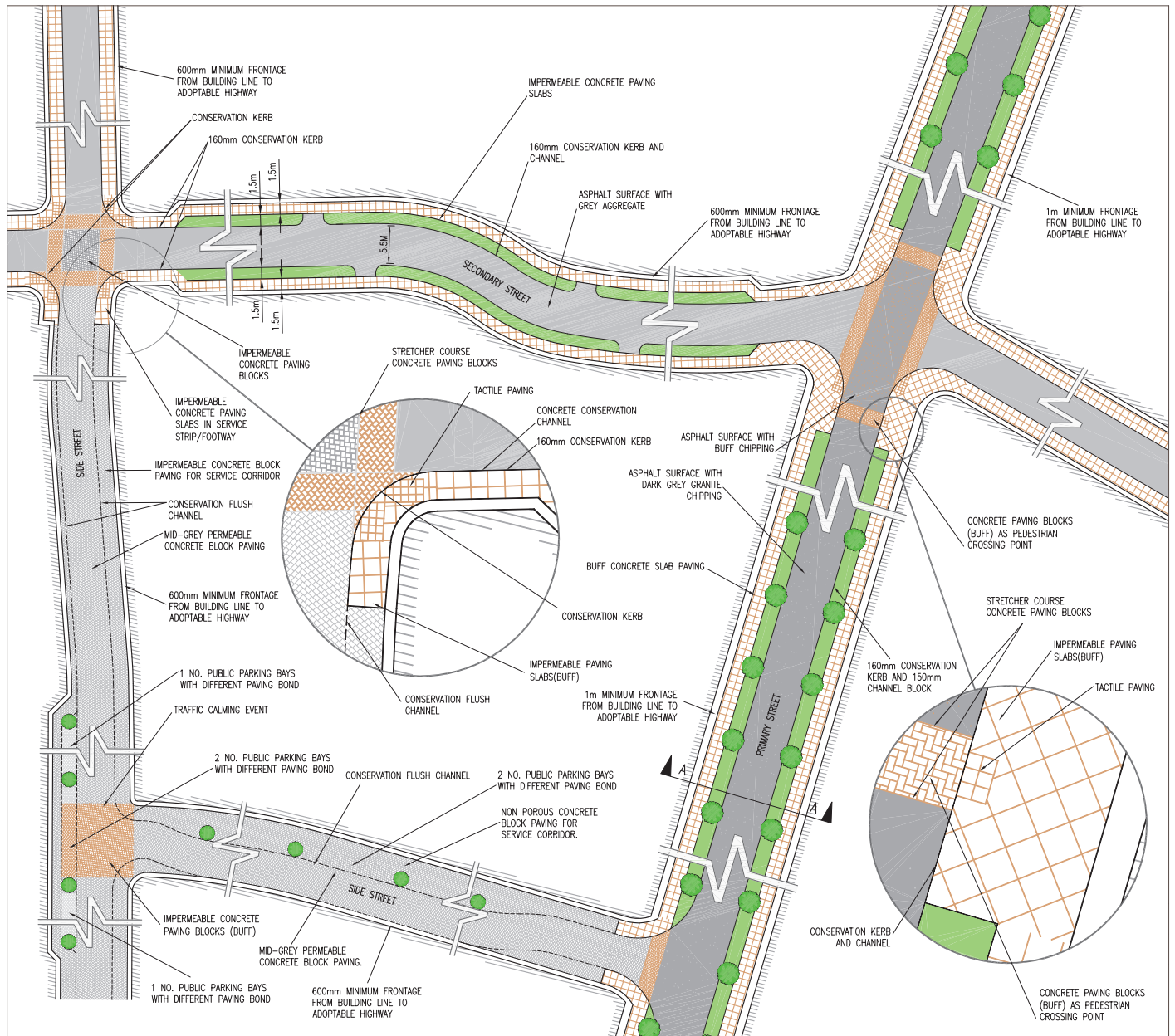


Figure 4.12 A hypothetical arrangement of Whitelands street types. Dimensions and further details can be found on page 53.



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

	MANDATORY	m	Comment
Landmark buildings	Landmark A Landmark B		See non-residential section. See non-residential section.
Marker buildings	Marker G Marker H Marker I		<ul style="list-style-type: none"> – Broad-fronted building (or pair of buildings) closing a long vista. Must be strongly representative of the character area in terms of siting, form, materials, textures and colour. – Key corner building on primary street. Secondary street frontage longest to provide strong link in to this part of the area. – Striking corner building viewed on southern approach. Must be strongly representative of the character area in terms of siting, form, materials, textures and colour.
Form	Majority wide fronted / steep pitched roof		
Composition	Informal both in layout and architecture		
Scale	Larger scale buildings and elements on Primary Street, marker buildings or occasionally on rural edge buildings.		
Verticality & horizontality	Majority horizontal emphasis.		Horizontality expressed for instance in roof eaves and ridges, casement windows. Verticality used in secondary locations and to add variety overall.
Façades	Minimal articulation or modelling to ensure simple flat façades generally. Occasional (single height) shallow-depth, broad-fronted projecting bays (maximum projection 1.0m).		
Entrances			Typically solid vertical planked doors on wide fronted vernacular buildings.
Windows			Typically side hung casements on wide fronted vernacular buildings.
Wall materials	Render. Buff brick. Stone, including natural stone.		Approximate proportions - render (60%), buff brick (20%), stone (20%).
Roof materials	Slate or stone or concrete or clay tiles.		Approximate proportions - slate (20%), stone (30%) concrete (30%) clay tile (20%).
Colour	Pale grey stone. Render coloured to match stone, also pastel creams.		

Character area: **Whitelands**

PUBLIC REALM

STREETSCAPE



Below is a summary of the key public realm elements for the Whitelands 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>Low stone or rendered wall</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 bound gravel or planted front gardens</i>
Road Surface	<i>Hot rolled asphalt with dark grey granite chippings</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>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>Malus hupenhensis Acer campestre 'Streetwise'</i>	<i>Sorbus aria Crataegus laevigata 'Paul Scarlet'</i>	<i>Sorbus aria Crataegus laevigata 'Paul Scarlet'</i>
<i>Hedging: Carpinus betulus, Lonicera periclymenum</i>				
Street Furniture	<i>Square timber bollards, Traditional parkland styled timber benches with arms, Timber clad simple square bins, Porous gravel tree pit.</i>			
Street Lighting	<i>Traditional styled columns - black</i>	<i>Traditional styled columns - black. 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.*