

17 – WHITELANDS CHARACTER AREA – EXECUTIVE SUMMARY

The following summary demonstrates compliance with the Design Code for all residential development that falls within the Whitelands Character Area of Parcels KM7 & KM9.

As prescribed within the Design Code from pages 121 – 132, the development layout shall accord with the general principles set out as follows:

Classic characteristics:

- Least compact with broken street frontages.
- Housing fronting countryside and public open space.
- Predominantly fragmented and informal housing groups.
- All buildings two storey.
- Small scale, local landmark buildings at key points.
- Generally closed vistas along short streets.
- Occasional small informal and irregular spaces.
- Traditional vernacular architecture with horizontal emphasis.
- Small scale traditional streets and, on the periphery, country lanes.
- Parking in all formats.

Parcels KM7 & KM9 is compliant to the above characteristics – Refer to accompanying scheme site layout, street scenes and house type design drawings.

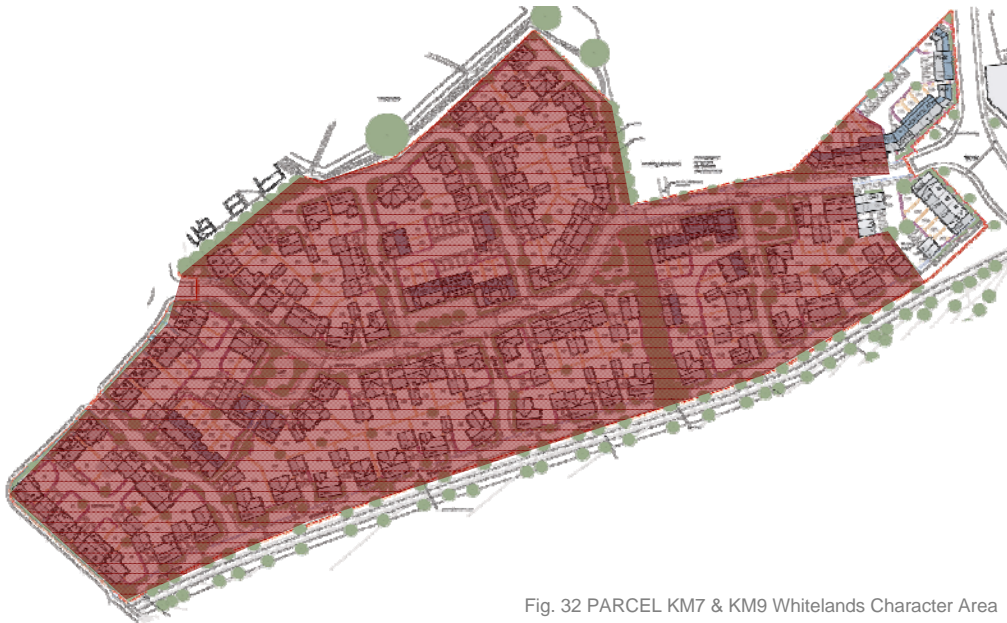


Fig. 32 PARCEL KM7 & KM9 Whitelands Character Area

URBAN FORM - (Design Code Page 125)

	MANDATORY DESIGN CODE REQUIREMENT	SCHEME RESPONSE
Density	<i>30-35 Dwellings per hectare</i>	Density for Parcels KM7 & KM9 is 32.76 falling within the Design Code requirement.
Building Heights	<i>Predominantly 2 storeys within the site boundary, taller buildings on Primary Streets.</i>	Compliant-Predominantly 2 storey houses within the site, with the occasional 2.5 storey marker buildings. 2.5 to 3 storey dwellings fronting Primary Streets. No dwellings shall have a ridge height of more than 9m. Refer also scheme house types and section 8 of this document.
Building Types	<i>No non-residential types</i>	Compliant-Parcels KM7 & KM9 contain 141 dwelling houses. Of which, 125 fall within the Whitelands Character Area.
Spatial Arrangement	<i>Deformed grid of streets with occasional crossroads. Little symmetry. Closed views, occasionally with marker buildings. Subtle expression of hierarchy of streets and spaces.</i>	Compliant-Refer to scheme layout.
Block Types	<i>Perimeter</i>	Compliant-Generally small perimeter blocks with a few bespoke focal buildings, occasional rear parking courts.
Parking Format	<i>All the primary street, parking must be provided principally via rear access.</i> <i>On-plot front access</i> - Hard standing - Detached garage - Attached garage <i>On-plot rear access</i> - Back garden <i>Off-plot rear court</i> <i>Off-plot front court</i>	Compliant-Refer to scheme layout.
Frontage Setbacks	<i>0.6m minimum</i>	Compliant-Principally setbacks are between 1m and 2.5m, widening to 2-6m on rural edges.

ARCHITECTURE & MATERIALS - (Design Code Page 126)

	MANDATORY DESIGN CODE REQUIREMENT	SCHEME RESPONSE
Landmark buildings	<i>Landmark A</i>	There are no landmark buildings designated to the Whitelands character area for Parcels KM7 & KM9.
Marker buildings	<i>Marker C</i>	Compliant-Corner building fronting small public space or garden. Refer to accompanying scheme drawings, specifically for plot 30.
Form	<i>Majority wide fronted / steep pitched roof.</i>	Compliant-Refer to house types designs, all roof pitches are a min. 40degrees.
Composition	<i>Informal both in layout and architecture.</i>	Compliant-The design mimics the building form of traditional British townscapes. Very little way of formal composition and regularity.
Scale	<i>Larger scale building and elements on Primary Street, marker buildings or occasional on rural edge buildings.</i>	Compliant-Buildings of significant scale will be located on Primary Streets, internal green spaces and greenways, avoided on rural edges. Building of smallest scale will be located in Minor Streets, fronting minor public spaces and on the rural edges.
Verticality & horizontality	<i>Majority horizontal emphasis.</i>	Compliant-Horizontally expressed for instance in roof, eaves and ridge. Verticality used in secondary locations to add variety overall.
Facades	<i>Minimal articulation or modelling to ensure simple flat facades generally. Occasional (single height) shallow-depth, broad-fronted projecting bays (maximum projection 1m).</i>	Compliant-Refer to house type designs.
Entrances		Compliant-Refer to house type designs. Typically solid vertically planked doors on wide fronted vernacular buildings
Windows		Compliant-Refer to house type designs. Typically side hung casements on wide fronted vernacular buildings.
Wall materials	<i>Through coloured render. Red brick. Stone, including natural stone.</i>	Compliant-Proportion of wall materials shall be approx. 60% through coloured render, 20% red brick & 20% stone.
Roof materials	<i>Artificial slate or concrete tile or clay tile and a proportion of thatch.</i>	Compliant-Proportion of roof materials shall be approx. 50% Grey artificial slate, 35% brindle red plain concrete tiles& 15% clay tiles.
Colour	<i>Pale grey stone. Render coloured to match stone, also pastel creams.</i>	Compliant-Refer to building materials drawing and notes.

STREETSCAPE - (Design Code Page 128&129)

	MANDATORY DESIGN CODE REQUIREMENT	SCHEME RESPONSE
Boundary Treatment	<i>Primary Streets – Low stone walls Side streets – Low picket fence and/or grassed/planted front gardens Minor Streets/Mews – None</i>	Compliant-Refer to scheme boundary treatments drawing and notes.
Road Surface	<i>Primary Streets-Asphalt (HRA) Side Streets-Porous block pavings Minor Streets / .Mews - Porous concrete block pavings</i>	Varies from Design Code- As ground conditions have been found to be unsuitable for porous road construction. Refer to scheme road surface drawings for full details.
Footpath Surface	<i>Primary Streets –Impermeable concrete slabs Side Streets – As carriageway Minor Street / Mews – As carriageway</i>	Varies from Design Code- As above.
Kerbing	<i>Primary Streets – Conservation concrete kerb Side Streets, Minor Street / Mews – Conservation flush channel</i>	Compliant- Refer to scheme road surface drawings for full details.
Planting – Trees & hedging	<i>Primary Streets – Acer Campestre Side Streets – Malus hupenhensis, Acer Campestre. Minor Street / Mews – Sorbus aria, Crataegus laevigata Hedging – Carpinus betulus & Ionicera periclymenum</i>	Compliant-Landscape Architect to ensure compliance. Refer to the MCA Landscape Architect's scheme proposals.
Street Furniture	<i>Square timber bollards, traditional parkland styled timber benches with arms, timber clad simple square bins, porous gravel tree pits.</i>	Compliant-Landscape Architect to ensure compliance. Refer to the MCA Landscape Architect's scheme proposals.
Street Lighting	<i>Traditional styled coloured - black</i>	Compliant- Shall accord with Oxfordshire County Council specification.
Play areas	<i>To include LAP Natural materials (timber) and muted colours. Informal play space. Informal boundary treatment to comprise 1.2m high hedging in combination with fence to prohibit dogs.</i>	Compliant-Refer to Architect's Site Layout and MCA Landscape Architect's scheme proposals. 1.2m hedging and black metal railings to surround LAP as guidance.
Squares / pocket spaces	<i>Informal spaces. Large focal street trees. Limited shrub hedging.</i>	Compliant-Landscape Architect to ensure compliance. Refer to the MCA Landscape Architect's scheme proposals.

18 – URBAN VILLAGE CHARACTER AREA – EXECUTIVE SUMMARY

The following summary demonstrates compliance with the Design Code for all residential development that falls within the Urban Village Character Area of Parcels KM7 & KM9.

As prescribed within the Design Code from pages 107 – 119, the development layout shall accord with the general principles set out as follows:

Classic characteristics:

- Most compact with greatest street enclosure.
- Housing, retail, commercial, educational, community uses.
- Taller buildings (up to 4 storey) help define primary street.
- Strong urban corners formed by buildings.
- Opportunity for contemporary architecture, especially around central space.
- Buildings and architecture employ either horizontal or vertical emphasis.
- Central space to comprise robust urban public realm with prominent trees serving mixed-use buildings (commercial, residential & community centre).
- Central space designed to accommodate a range of functions (including community events) as well as parking and bus stops.
- Eastern gateway to be fronted by landmark buildings
- Development along secondary and tertiary routes will be in less formal / irregular blocks.
- Primary school campus will present a clear frontage along the primary route, with open play spaces located to the rear (including a children's play area).
- Employment Zone blocks will range between 2 and 4 storeys and will protect adjoining residential amenity.
- Health Village integrated with neighbouring residential areas.
- The residential development will back onto the petrol station to help screen existing features from the public realm within this character area.

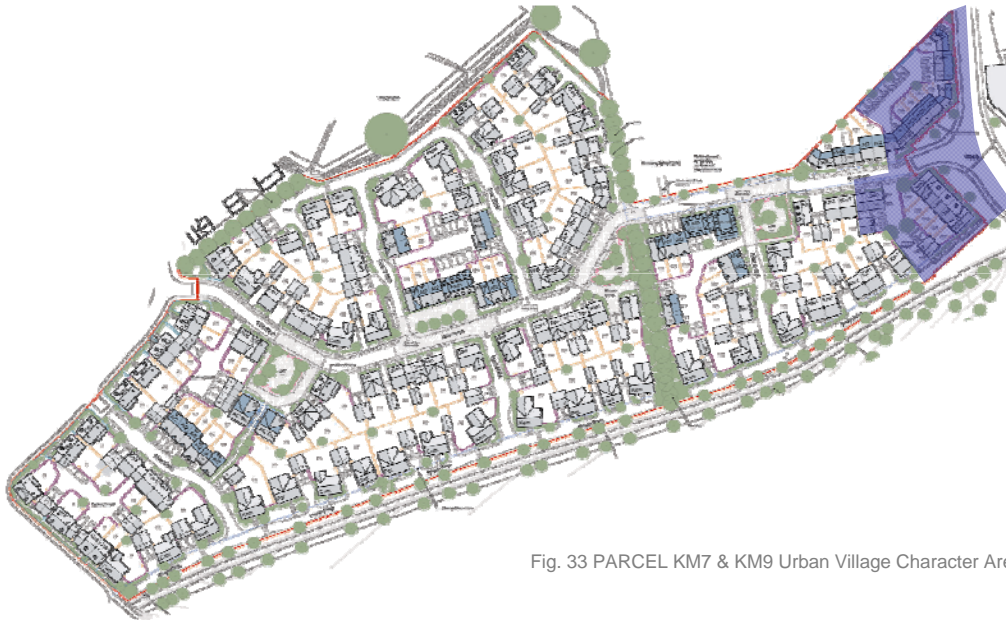


Fig. 33 PARCEL KM7 & KM9 Urban Village Character Area

URBAN FORM - (Design Code Page 111)

	MANDATORY DESIGN CODE REQUIREMENT	SCHEME RESPONSE
Density	<i>35-40dph for the majority 40-45 on local frontages 30-35 adjoining Whitelands character area</i>	Density for Parcels KM7 & KM9 is 40dph falling within the Design Code requirement.
Building Heights	<i>Predominantly 2.5 to 3.5 storeys fronting Primary Streets.</i>	Compliant-Predominantly 2.5 & 3 storey houses fronting Primary Streets. Refer also scheme house types and section 8 of this document.
Building Types	<i>Commercial / community Primary School Housing</i>	Compliant-Parcels KM7 & KM9 contain 141 dwelling houses. 15 of which fall into the Urban Village Character Area.
Spatial Arrangement	<i>Rectilinear streets with frequent crossroads. Occasional symmetry. Closed views occasionally with marker buildings. Clear hierarchy of streets and spaces.</i>	Compliant-Refer to scheme layout.
Block Types	<i>Perimeter – Ranges of sizes, for instance enabling rear servicing on Primary Streets or occasional mews within higher density areas.</i>	Compliant-Generally continuous ribbon perimeter blocks with a few breaks and bespoke landmark buildings.
Parking Format	<i>On-plot front access - Hard standing - Detached garage - Attached garage - Mews garage On-plot rear access - Back garden - Chauffeur (FOG) unit Off-plot rear court Off-plot front court Limited visitors parking in centre of Primary Street.</i>	Compliant-Refer to scheme layout.
Frontage Setbacks	<i>0.6m minimum</i>	Varies from Code-Principally setbacks are 2m to accommodate the required service margins.

ARCHITECTURE & MATERIALS - (Design Code Page 112)

	MANDATORY DESIGN CODE REQUIREMENT	SCHEME RESPONSE
Landmark buildings	<i>Landmark C. Hotel and residential block to create positive and high quality facades to gateway space.</i>	Compliant-Residential properties fronting the eastern boundary Primary Street have been designed as a Landmark building. Refer to scheme drawings.
Marker buildings		There are no marker buildings designated to the Urban Village character area for Parcels KM7 & KM9.
Form	<i>Primarily narrow fronted.</i>	Compliant-Refer to house types designs.
Composition	<i>Informal especially in layout .</i>	Compliant-The design mimics the building form of traditional British townscapes. More formal composition and regularity for the Urban Village characteristic.
Scale	<i>Larger scale buildings or elements normally reserved for landmark or marker buildings.</i>	Compliant-Buildings of significant scale will be located on Primary Streets forming a landmark cluster of buildings.
Verticality & horizontality	<i>Majority vertical emphasis- but no proportions prescribed.</i>	Compliant-Verticality expressed in storey heights and fenestration design.
Facades	<i>Minimal projecting bays. Occasionally corners celebrated with bay windows or such features.</i>	Compliant-Refer to house type designs.
Entrances		Compliant-Refer to house type designs. Range of solid and part-glazed doors
Windows		Compliant-Refer to house type designs. Either sash style or casement on vernacular buildings.
Wall materials	<i>Red or buff brick or through coloured render. Minimum 75% through coloured render to be used in local centre.</i>	Compliant-Proportion of wall materials shall be approx. 40% red brick, 10% buff brick & 50% through colour render. Refer to building materials plan.
Roof materials	<i>Slate or tile.</i>	Compliant-Proportion of roof materials shall be approx. 70% Grey artificial slate, 30% brindle red plain concrete tiles.
Colour	<i>Render coloured to match pale grey stone, or white, magnolia or pastel creams.</i>	Compliant-Refer to building materials drawing and notes.

STREETSCAPE - (Design Code Page 114&115)

	MANDATORY DESIGN CODE REQUIREMENT	SCHEME RESPONSE
Boundary Treatment	<i>Primary Streets – 0.9-1.2m high contemporary, clean lined style railings</i>	Compliant-1.2m high metal railings to all frontages. Refer to scheme boundary treatments drawing and notes.
Road Surface	<i>Primary Streets-Asphalt (HRA) Side Streets-Porous block pavings</i>	Varies from Design Code- As ground conditions have been found to be unsuitable for porous road construction. Refer to scheme road surface drawings for full details.
Footpath Surface	<i>Primary Streets –Impermeable concrete slabs Side Streets – As carriageway</i>	Varies from Design Code- As above.
Kerbing	<i>Primary Streets – Conservation concrete kerb Side Streets – Conservation flush channel</i>	Compliant- Refer to scheme road surface drawings for full details.
Planting – Trees & hedging	<i>Primary Streets – Acer Campestre Side Streets – Malus tschonskii, Sorbus Aria, Sorbus aucuparia. Hedging – Carpinus betulus & Ionicera periclymenum</i>	Compliant-Landscape Architect to ensure compliance. Refer to the MCA Landscape Architect's scheme proposals.
Street Furniture	<i>Square timber bollards, traditional parkland styled timber benches with arms, timber clad simple square bins, porous gravel tree pits All black.</i>	Compliant-Landscape Architect to ensure compliance. Refer to the MCA Landscape Architect's scheme proposals.
Street Lighting	<i>Contemporary but traditional shaped lighting columns - black</i>	Compliant-Shall accord with Oxfordshire County Council specification.
Play areas	<i>To include LAP Natural materials (timber) and muted colours. Informal play space. Informal boundary treatment to comprise 1.2m high hedging in combination with fence to prohibit dogs.</i>	Compliant-Refer to Architect's Site Layout and MCA Landscape Architect's scheme proposals. 1.2m hedging and black metal railings to surround LAP as guidance.
Squares / pocket spaces	<i>Hard paved landscapes. Strong street tree planting Hardy amenity shrubs</i>	Compliant-Landscape Architect to ensure compliance. Refer to the MCA Landscape Architect's scheme proposals.

19 – SUSTAINABLE DEVELOPMENT- EXECUTIVE SUMMARY

The following summary demonstrates compliance with the Design Code for all residential development that falls within Parcels KM7 & KM9.

5.1 Ecohomes & Breeam

Developers at Kingsmere will be required to provide homes designed to high sustainability specifications.

The residential element of the development will achieve 60% Very Good and 40% Good Ecohomes rating as specified in the Section 106 agreement. Affordable housing will achieve Ecohomes standard at least Very Good, equivalent to Code for Sustainable Homes level 3. Developers must identify which plots are Very Good, and which are Good, in Reserved Matters submissions.

Parcels KM7 & KM9 Compliant - The developer will construct all market units to Ecohomes Very Good and all affordable units to Code for Sustainable Homes Level 3.

Ecology

Developers must have regard to the ecological management and habitat creation strategy, approved pursuant to the Section 106 agreement. Kingsmere will be developed in a manner which preserves existing features of ecological value whilst enhancing diversity through the incorporation of new habitats.

Parcels KM7 & KM9 Compliant - The Landscape Architect / Ecologist is to ensure compliance.

Health & Well-being

Developers, for all parts of the site, will be required to demonstrate how their design solutions have positively engaged with challenging site factors, such as noise, and how their schemes will promote the health and well being of residents or occupiers.

Parcels KM7 & KM9 Compliant – The parcels adjoin significant rural edges and open space that contribute positively to health and well-being. The parcels provide 3 LAP's, incidental open spaces and a green habitat link whilst being in close proximity to a LEAP and NEAP as well as the Primary School and encourages more sustainable modes of transport and promotes active living.

Secured by Design

Particular regard will be given to the need to create a defensible, secure and self-policing development where empty areas are avoided and where buildings, streets and spaces are positively overlooked by residents in adjacent buildings. Public spaces are well defined, used by both pedestrians and vehicles and overlooked by surrounding buildings.

Parcels KM7 & KM9 Compliant - Consultation with the relevant Architectural Liaison Officer / Crime Prevention Officer must be undertaken and the principles of Secured by Design taken into account in the design of the scheme as outlined above. **Whilst consultation has yet to take place, guidance in the design of this development was taken from Home Office document 'Safer Places-The Planning System and Crime Prevention' and compliance is assumed. Refer to the scheme Layout Plan.**

Integrated Tenure

Kingsmere will be tenure blind with affordable housing forming an integral component of each phase. It is intended that the street scene between affordable and open market housing will blend seamlessly. The elevational treatments and external specifications will be identical to the open market units. Tenure types will be carefully integrated across the scheme to promote a cohesive and balanced community.

Affordable housing areas will be clustered within each phase. Clusters will be of no more than 10 units (where only social rented housing or intermediate rented housing) or 15 units (where shared ownership housing is also provided).

Parcels KM7 & KM9 Compliant.

20 – ARTIST'S IMPRESSIONS



VIEW 1



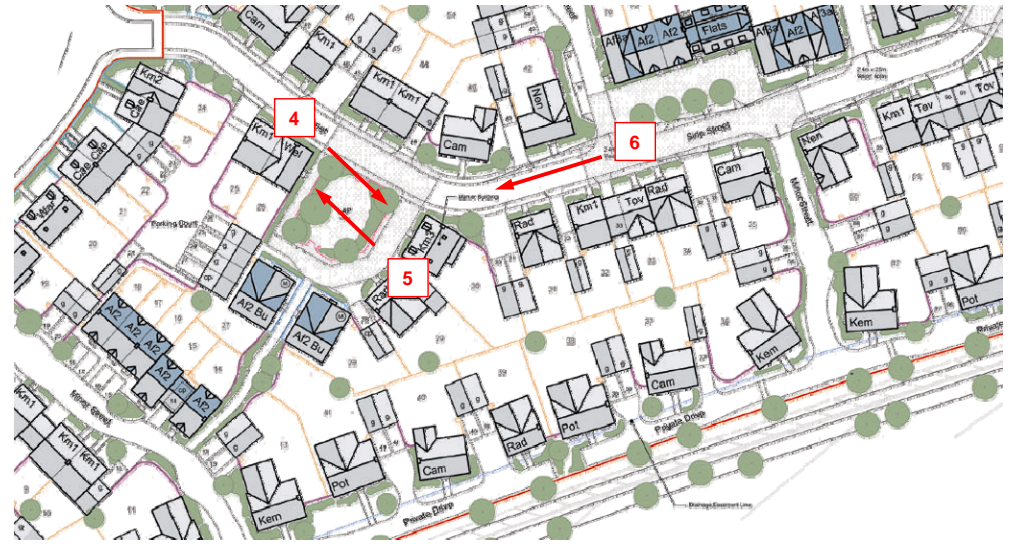
VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9



VIEW 10



VIEW 11



VIEW 12

APPENDICES

APPENDIX A – ACCOMMODATION SCHEDULE

Open Market Sale		
Type	Description	No.
OXFORD 2	2 Bed Flat Over Garage	1
WHARFE	3 Bed House	2
KM1	3 Bed House (Bay window)	25
WELLAND	3 Bed House	4
TOVE	3 Bed House (Bay window)	3
CARLISLE	4 Bed Townhouse	10
KM2	4 Bed Townhouse (Bay window)	3
RADCLIFFE	4 Bed House	10
CAM	4 Bed House	12
ALNWICK	4 Bed Townhouse (Bay window)	3
NENE	4 Bed House (Bay window)	5
WARWICK	5 Bed Townhouse	3
KM3	5 Bed Townhouse (Bay window)	4
KEMPSTON	4 Bed House (Bay window)	7
POTTON	4 Bed House (Bay window)	4
Total:		96

Affordable Housing (Affordable Rented)		
		No.
AF1-FLAT	1 Bed Flat-Plot 60 & 107 & 139	3
AF1-FLAT	1 Bed Flat-Plot 133	1
AF1-FLAT	1 Bed Flat-Plot 67 & 106	2
AF2-FLAT	2 Bed Flat-Plot 66 & 104 & 105	3
AF2-FLAT	2 Bed Flat-Plot 134	1
AF2-FLAT	2 Bed Flat-Plot 140	1
AF2-HOUSE	2 Bed House (Lifetime Homes)-Plot 15,16,17,63,68,69,99,100,107 & 132	10
AF3a-HOUSE	3 Bed House (Lifetime Homes)-Plot 64,70 & 99	3
AF3b-HOUSE	3 Bed House (Lifetime Homes)-Plot 135,136 & 137	3
AF4-HOUSE	4 Bed Townhouse-Plot 138 & 141	2
AF2-BU	2 Bed 4 Person Bungalow (Mobility)-Plot 27 & 28	2
Total:		31

Affordable Housing (Shared Ownership)		
		No.
AF2-FOG	2 Bed Flat Over Garage-Plot 98	1
AF2-FOG	2 Bed Flat Over Garage-Plot 130	1
AF2-FLAT	2 Bed Flat-Plot 65 & 102 & 103	3
AF2-FLAT	2 Bed Flat-Plot 61	1
AF2-HOUSE	2 Bed House (Lifetime Homes)-Plot 14,18,55,56,108 & 131	6
AF3c-HOUSE	3 Bed House-Plot 129	1
AF3a-HOUSE	3 Bed House (Lifetime Homes)-Plot 62	1
Total:		14

Total Number of Units:	
Total:	141

APPENDIX B – DWELLING BACK TO BACK DISTANCES OVERLAY



APPENDIX C – DESIGN DEVELOPMENT STUDIES 1



These diagrams demonstrate design development studies for the submitted planning application.

They seek to demonstrate the strong landscape led approach to the development of the site.

This is whereby a series of green spaces are set along the Side street running through the site from west to east.

Some of these spaces accommodate Local Areas for Play (LAPs), whilst others are informal being lawned and planted.

The key principle is that as you pass along the Side Street you will appreciate a series of linked green spaces that are suitably sized to accommodate street tree planting.

The north-south habitat link is also accommodated as an integral part of this green infrastructure.

Visual links are possibly through gently meandering Minor Streets to the distinctive wooded copse and future school playing fields. This brings the wider landscape into the site through a legible and well connected layout.

APPENDIX C – DESIGN DEVELOPMENT STUDIES 2



These views demonstrate design development studies at the eastern gateway square showing the relationship with the newly constructed hotel, in the Urban Village Character Area.



APPENDIX C – DESIGN DEVELOPMENT STUDIES 3



These views demonstrate design development studies through the Whitelands Character Area, demonstrating the soft and informal approach.

