

# DESIGN STATEMENT

*Parcel KM4 Kingsmere*  
Bicester



June 2014



# CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>5</b>
1.1	Background and Context.....	5
1.2	Purpose of the Statement .....	5
<b>2.0</b>	<b>DEVELOPMENT CONTEXT.....</b>	<b>6</b>
2.1	Site Location .....	6
2.2	Design Code Parameters.....	6
2.3	Character Assessment.....	9
<b>3.0</b>	<b>DESIGN .....</b>	<b>14</b>
3.1	Design Concept [December 2013] .....	14
3.2	Design Development [Jan-April 2014] .....	18
3.3	Response to Design Development from CDC .....	20
3.4	Revised Layout [May 2014] .....	21
3.5	June 2014 Layout - Final Proposals .....	22
3.6	Summary and Conclusion .....	27

## PLANS, ILLUSTRATIONS AND PHOTOGRAPHIC RECORDS:

PLAN 1: 'KINGSMERE' SITE LOCATION .....	5
PLAN 2: PARCEL KM4 IN CONTEXT .....	6
PLAN 3: CHARACTER AREAS .....	7
PLAN 4: PARAMETERS.....	7
PLAN 5: SCALE AND DENSITY .....	8
PLAN 6: LANDSCAPE AND STREETS.....	8
PLANS 7-10: CHARACTER ASSESSMENT OPEN SPACES.....	9
CHARACTER PRECEDENTS: CHESTERTON .....	10
CHARACTER PRECEDENTS: KIRTLINGTON .....	11
CHARACTER PRECEDENTS: BLETCHINGDON.....	12
CHARACTER PRECEDENTS: CAULCOTT.....	13
PLANS 11-14: DESIGN DEVELOPMENT .....	14
PLAN 15: DESIGN CONCEPT [DECEMBER 2013].....	15
PLAN 16: LAP CONCEPT [DECEMBER 2013].....	16
PLAN 17: BLOCK CONCEPT [DECEMBER 2013].....	17
PARCEL ACCESS EVOLUTION [JAN-APR 2014] .....	18
LAP EVOLUTION [1] [JAN-APR 2014].....	18
LAP EVOLUTION [2] [JAN-APR 2014].....	19
LAP EVOLUTION STREET VIEW 1 [JAN-APR 2014] .....	19
LAP EVOLUTION STREET VIEW 2 [JAN-APR 2014] .....	19
DESIGN EVOLUTION [JAN-APR 2014] .....	20
PLAN 18: MAY 2014 LAYOUT.....	21
PLAN 19: JUNE 2014 SUBMISSION LAYOUT .....	22
PLAN 20: JUNE 2014 SUBMISSION LAYOUT - BLOCKS .....	23
PLAN 21: JUNE 2014 SUBMISSION LAYOUT - STREETS .....	24
PLAN 22: JUNE 2014 SUBMISSION LAYOUT - TOWNSCAPE.....	25
STREET SCENES 1: SECONDARY STREET, LANE AND SIDE STREET .....	26
STREET SCENES 2: MEWS.....	27

Note: Please print double sided from front cover.  
Pages designed to face one another e.g. 6 & 7, 8 & 9 etc.

**PREPARED BY:**

**north** | urbanism

urban design | masterplanning | digital illustration

[www.northurbanism.co.uk](http://www.northurbanism.co.uk)

**ON BEHALF OF:**

**Bovis Homes Ltd (Central South)**



# 1.0 INTRODUCTION

## 1.1 Background and Context

- 1.1.1 This statement has been prepared to document extensive design dialogue between Bovis Homes Ltd and Cherwell District Council (CDC) regarding detailed proposals for residential development at Parcel KM4, Kingsmere, Bicester.
- 1.1.2 The Kingsmere development is controlled by a 'Design Code' and Parcel KM4 is situated in the 'Avenue' character area, close to other parcels developed by Bovis - see below.
- 1.1.3 Bovis Homes have delivered several 'parcels' of development at Kingsmere to date - KM6 [completed] and KM2 [substantially completed] and received planning consent for residential development on Parcel KM3 in 2013.
- 1.1.4 Discussions with CDC regarding Parcel KM4 began in December 2013 as part of a pre-application agreement entered into with CDC. To date, 3 meetings have been held with CDC officers to discuss design - in December 2013, April and May 2014. These focused on character assessment, design development and the rationale behind the emerging proposals - this is discussed below.

## 1.2 Purpose of the Statement

- 1.2.1 The proposal are now fixed and this statement supports an application full for planning permission. The statement will explain and justify the rationale behind the final proposals and demonstrate the links to the earlier design development work and previous design discussion.

### PLAN 1: 'KINGSMERE' SITE LOCATION

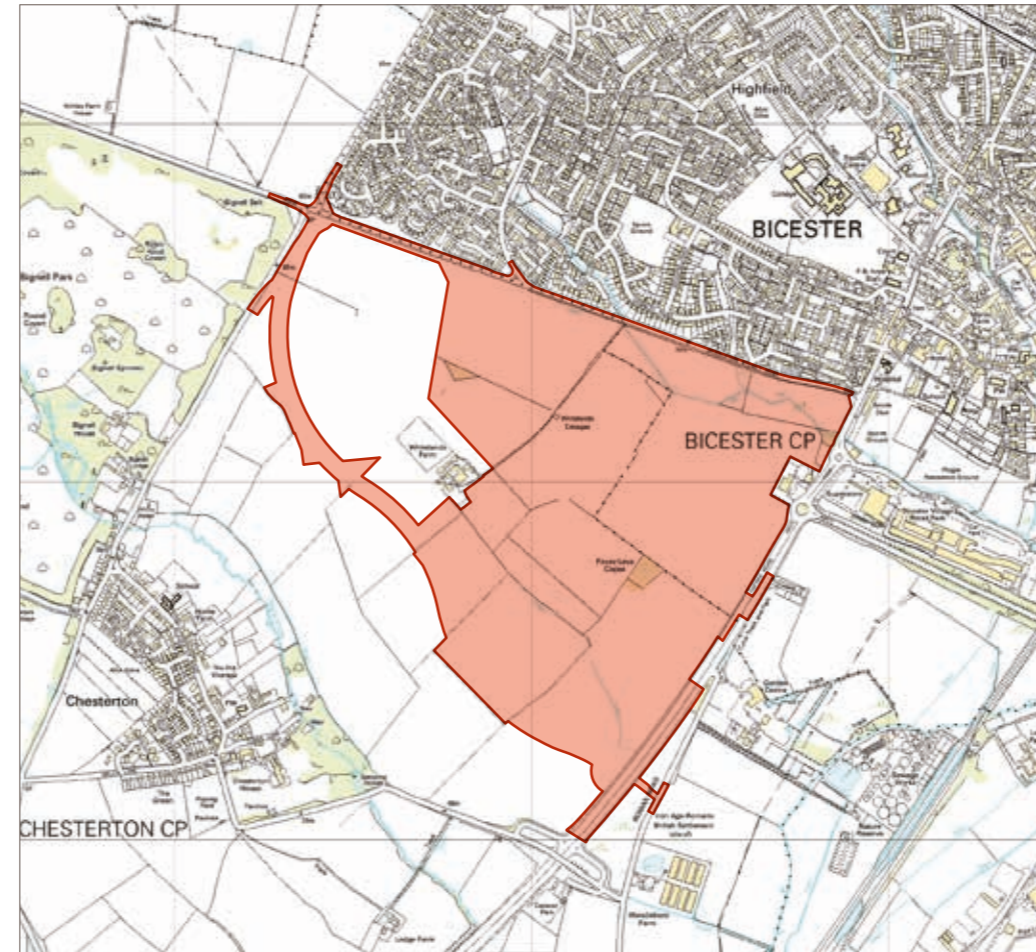


Figure 1.1 Site location plan. The red line shows the outline planning permission boundary.



## 2.0 DEVELOPMENT CONTEXT

### PLAN 2: PARCEL KM4 IN CONTEXT

#### 2.1 Site Location

2.1.1 Parcel KM4 is located within the 'Avenue' character area, to the north west of the Kingsmere development - refer to Plans 1, 2 & 3. The northern edge of the parcel faces Middleton Stoney Road and the eastern edge of the parcel faces an 'informal open space' [Greenway]. The western and southern edges of the parcel face existing / consented development - some of which is still under construction - refer to Plan 2.

#### 2.2 Design Code Parameters

2.2.1 Parcel KM4 is subject to a number of design parameters as prescribed by the Kingsmere design code [refer to Plans 4, 5 & 6], principally, these are:

- **Scale** - the majority of buildings in the parcel should be between 2-2.5 storeys in height with 2 storeys being the norm;
- **Density** - development should be between 30-35dph, with lower density development (30dph) on the north / north eastern edges of the parcel;
- **Landscape** - there are no specific landscape design requirements within the parcel - save for the provision of a secondary 'on street' cycle route running north-south through the parcel - other than those associated with the individual street typologies and the provision of a 'LAP'; and
- **Street Network** - the code stipulates the type of streets that are required around the edges of the parcel and within it. These include 'Secondary Street', 'Side Street', 'Minor Street' (Lane or Mews) and 'Private Drive'. In some cases - notably the 'Secondary Street' this has implications for the continuity of built form required along the route.

2.2.2 The design code also stipulates an acceptable townscape response to certain streets and an architectural strategy that applies generally to development. These are the principal means of coding the architectural appearance and 'urban design' elements of development - in addition to materials / landscape specification for the 'Public Realm' assigned to each street 'type'.

