PLAN 3: CHARACTER AREAS

Kingsmere Design Code

Character areas

KM4

1 **Whitelands**
2 **Pingle Brook**
3 **Avenue**
4 **Urban Village**
5 **Education Campus**
6 **Employment Zone**
7 **Health Village**

Residential areas and local centre — **Non-residential areas**
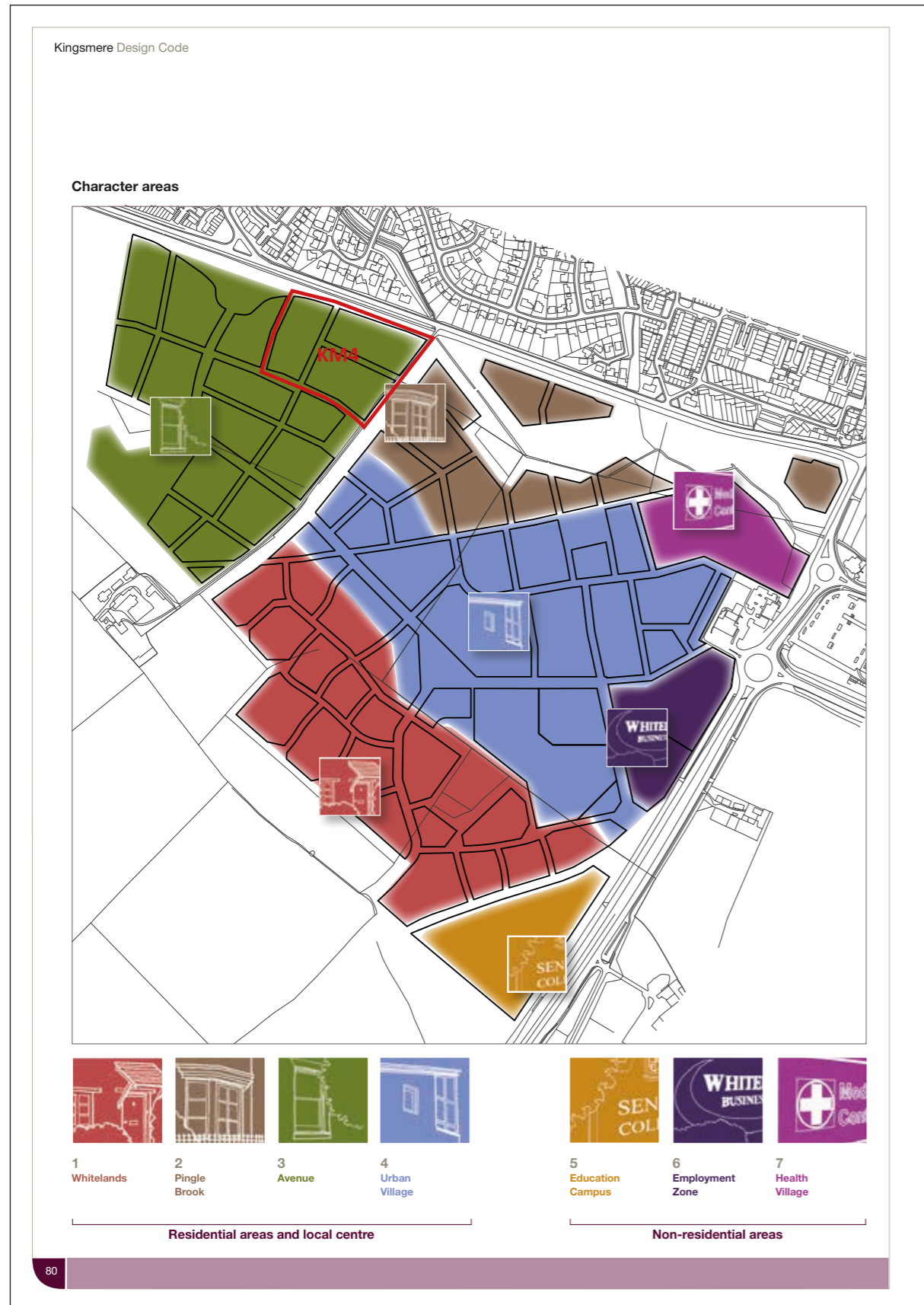
Note: The KM4 Parcel boundary shown on these plans is for general location purposes only, it does not represent a contractual boundary.
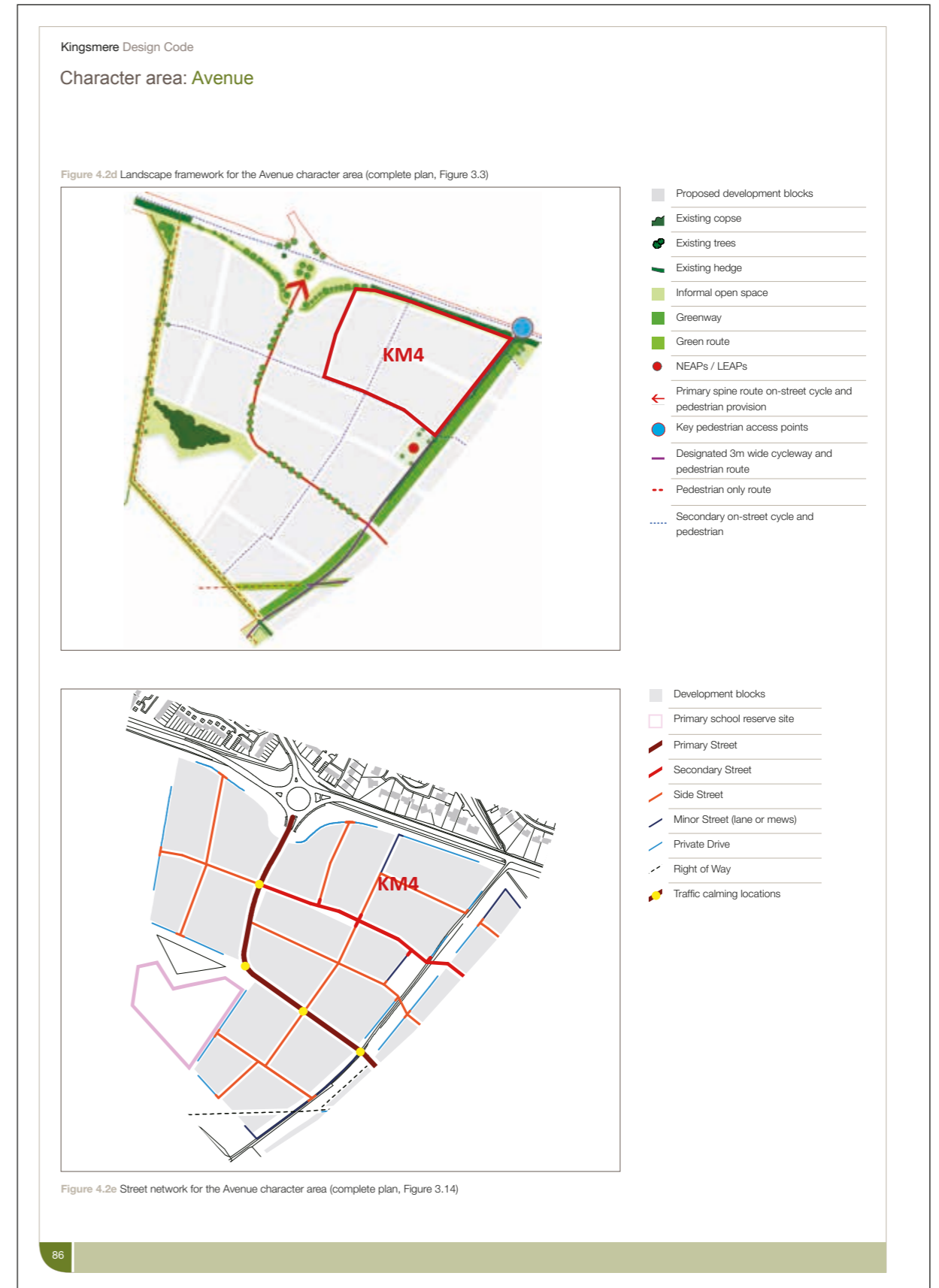
PLAN 4: PARAMETERS

Kingsmere Design Code

Character area: Avenue

Figure 4.2a Extract from parameters plan (pages 66-67) for the Avenue character area.

Marker B
Middleton Stoney Road
KM4
Marker A
Marker D
Marker C

☐ Application boundary		Primary Street (urban)
■ Existing trees / copses / hedgerows		Primary Street (boulevard)
■ Proposed structural planting		Secondary Street
● Children's play spaces (NEAP or LEAP)		Pedestrian – Cycle only through street
Informal open space		Primary frontage
Formal open space		Secondary frontage
● Gateway entrances		Rural edge frontage
☐ Primary school reserve site		Public open space / green corridors frontage
Right of way		■ Marker buildings

PLAN 5: SCALE AND DENSITY

Character area: Avenue

Figure 4.2b Building heights for the Avenue character area (complete plan, Figure 3.21).

- ☐ Application boundary
- ☐ 2 storeys*
- ☐ 2 to 2.5 storeys**
- ☐ 2.5 to 3.5 storeys***
- ☐ Primary school reserve site

* within this area 5% may be 1 storey (but only on third tier frontages) and 20% may be 2.5 storey. In addition 3 storey buildings may be permissible as landmark or marker buildings

** within this area10% may be 3 storey (for landmark or marker buildings)

*** within this area 10% may be 2 storey and 10% may be 3.5 storey

- ☐ Application boundary
- ☐ Residential density 30-35 dph
- ☐ Residential density 35-40 dph
- ☐ Residential density 40-45 dph
- ☐ Primary school
- ☐ Primary school reserve site

Figure 4.2c Density range for the Avenue character area (complete plan, Figure 3.20).

PLAN 6: LANDSCAPE AND STREETS

Character area: Avenue

Figure 4.2d Landscape framework for the Avenue character area (complete plan, Figure 3.3)

- ☐ Proposed development blocks
- Existing copse
- Existing trees
- Existing hedge
- ☐ Informal open space
- ☐ Greenway
- ☐ Green route
- ● NEAPs / LEAPs
- ← Primary spine route on-street cycle and pedestrian provision
- ● Key pedestrian access points
- — Designated 3m wide cycleway and pedestrian route
- --- Pedestrian only route
- ⋯ Secondary on-street cycle and pedestrian

- ☐ Development blocks
- ☐ Primary school reserve site
- Primary Street
- Secondary Street
- Side Street
- Minor Street (lane or mews)
- Private Drive
- Right of Way
- Traffic calming locations

Figure 4.2e Street network for the Avenue character area (complete plan, Figure 3.14)

2.3 Character Assessment

2.3.1 The basis for the proposals is a character assessment of several villages surrounding Bicester (which were themselves a model for the Design Code) which considered both the built form and the key open spaces in these places. This was presented and discussed at the first meeting on the 1st of December 2013 - refer to Plans 7-10 and the accompanying Character Precedents - Chesterton, Kirtlington, Bletchingdon and Caulcott.

2.3.2 The key findings of the assessment were:

- *Open spaces were typically offset from a main route and 'triangular' in plan form;*

- *Most spaces were 'informal' in their design and character;*

- *The size of the spaces varied, as did the amount of enclosure and scale of dwellings defining them;*

- *Individual buildings defining these spaces varied but were often relatively simple, 2 storey houses built in stone with brick detailing;*

- *Small groups of buildings were common (2-6 dwellings) and occasionally there were longer 'terraces' of dwellings (e.g. Bletchingdon Terrace);*

- *Stone (in varying shades of pale yellow and grey) was common in the villages (less so in Bicester itself, where red brick is more common) with occasional red brick in the form of dwellings and details;*

- *Dormer windows are common throughout the villages;*

- *There were a wide range of boundary treatments to dwellings including lawns, stone walls, railings, hedges, low planting and timber fences - sometimes in combination.*

PLANS 7-10: CHARACTER ASSESSMENT OPEN SPACES

Chesterton [7]

Kirtlington 1 [8]

Bletchingdon [9]

Kirtlington 2 [10]

NTS

CHARACTER PRECEDENTS: CHESTERTON

Irregular open space (Plan 7) set back off the main route and loosely defined by surrounding development.

Building is angled and defines the street.

Simple stone building with pitched dormer and door canopy.

Simple, 'informal' stone building with repeating pitched dormers.

'Formal' stone building with symmetrical facade and dressed stone quoins.

Stone as a main facing material with red brick details to windows and doors.

Stone with red brick details to garages.

Red brick dwellings with plain clay tiles and pitched dormers.

CHARACTER PRECEDENTS: KIRTLINGTON

Tree planting defines the street on the edge of this open space (Plan 10).

Pair of dwellings defining open space (Plan 8).

Open space set back from the road at an angle creates a triangular space (Plan 10) which is defined by a diverse collection of buildings.

Newly built house in stone with plain clay tiles.

Informal house built in stone with red / blue brick detailing.

Informal group of dwellings built in stone with red brick chimneys.

Pair of dwellings defining built in stone with red / blue brick details.

CHARACTER PRECEDENTS: BLETCHINGDON

'Bookended' terrace built in stone.

Bletchingdon Terrace is a local landmark built in stone with pitched dormers and red brick chimneys, it defines the edge of a large open space (Plan 9).

A recently built interpretation of Bletchingdon Terrace.

Pitched door canopies and pitched dormers.

There is a high wall to window ratio on the facade facing the main street.

Simple group of dwellings with 'semi-formal' characteristics.

Pitched dormers set low into the eaves.

Dressed stone window surrounds. Low hedge creates simple boundary.

CHARACTER PRECEDENTS: CAULCOTT

'Formal' dwelling with dressed stone quoins and symmetrical facade.

Simple mix of stone walls and slate roof coverings.

Timber details on boundary features.