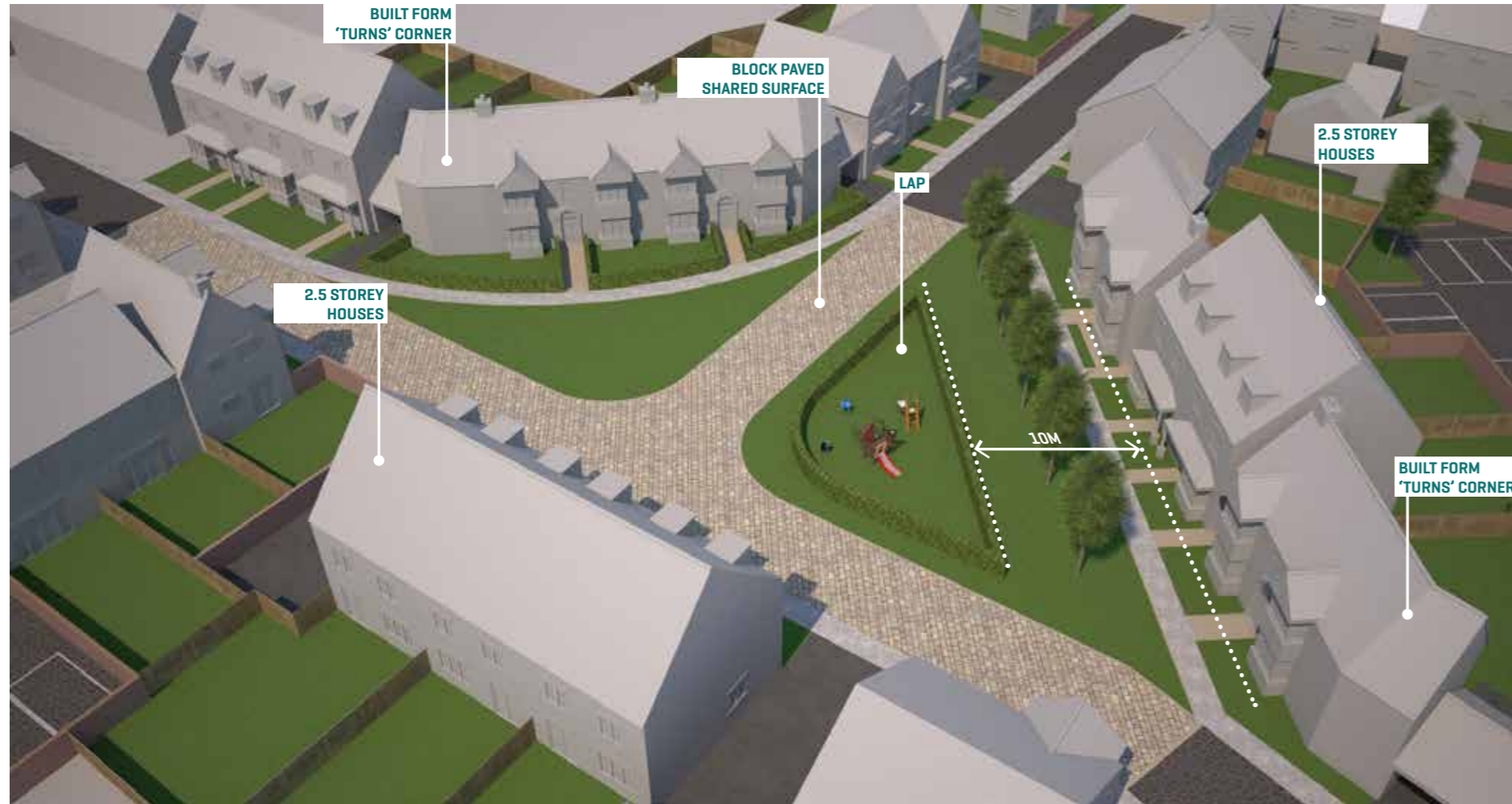




PLAN 16: LAP CONCEPT (DECEMBER 2013)



1. LOOKING NORTH ALONG SIDE STREET - 2.5 STOREY DWELLINGS TERMINATE VISTA



2. LOOKING EAST ACROSS CENTRAL SPACE TOWARDS LAP - SPACE IS WELL DEFINED BY DWELLINGS



3. LOOKING ACROSS THE CENTRAL OPEN SPACE - SIMPLE LAWN ON ONE SIDE ALLOWS OPEN VIEWS



PLAN 17: BLOCK CONCEPT (DECEMBER 2013)



4. THE LAP WOULD BE WELL DEFINED BY SOFT LANDSCAPING AND / OR RAILINGS



5. AVENUE OF TREES ECHOS BUILT FORM AND GIVES VERTICAL STRUCTURE TO THE SPACE



6. ADJACENT DWELLINGS WOULD PROVIDE PASSIVE SURVEILLANCE OVER THE LAP



### PARCEL ACCESS EVOLUTION (JAN-APR 2014)

- 3.1.4 The remainder of the parcel would be arranged as perimeter blocks with internal 'Side Streets' / 'Mews' and external 'Public Open Space / Green Corridors Frontage'.
- 3.1.5 When considered in the round, the objective of the concept was to create a transition from the more planned, 'formal' heart of the Avenue character area - which is the 'Avenue' itself - towards the more 'informal' edges of the parcel - the northern edge and the Greenway to the east. Therefore, the Secondary Street to the south would have a more 'formal' architectural response, as would the side streets leading north off this and into the centre of the parcel.
- 3.1.6 Development was intended to become more 'informal' around the northern and eastern edges of the parcel and on internal streets leading north. The central open space was envisaged as a 'semi-formal' space, to reflect the diversity found in the surrounding villages during the character assessment.



Original concept - termination of vista with 2.5 storey dwelling.



Original concept - termination of vista with 2.5 storey dwelling with standard materials approach.



Revised concept - termination of vista with 2.5 storey dwelling with bespoke materials / details approach based on character assessment.

### 3.2 Design Development (Jan-April 2014)

- 3.2.1 Bovis homes and their agents received an encouraging response from CDC officers regarding both the approach to the design of Parcel KM4 - e.g. undertaking of the character assessment, their understanding of the design code and the influence this would have on development - and to the design concept itself - e.g. the general arrangement (block layout), the design of the LAP and the response to the 'Primary Responsibilities' set out above.
- 3.2.2 It was fully understood that the design concept was only a starting point, and that more work was required, especially in terms of the detailed architectural response to individual plots, plot layout and use of building materials. This was undertaken by Bovis Homes and their agents early in 2014 and presented to CDC on the 1st of April.
- 3.2.3 At the meeting on the 1st of April, Bovis homes and their agents presented further development of the 3D model first tabled in December and a sketch layout (upon which the revised 3D model was based) showing individual plots.
- 3.2.4 The key aspects of the design evolution and the principle changes to the layout that took place are set out below - Refer to design evolution illustration adjacent and on page 20.

- *The design of the LAP was varied to remove the offset from its western side - this had been discussed as an option in December and it was felt that the revised layout would create a slightly less formal space (which was desirable) close the vista from the east more successfully, create more definition and enclosure and remove an area of open space that might ultimately not be usable;*

### LAP EVOLUTION (1) (JAN-APR 2014)



Original concept - development played back on both sides.



Original concept - development played back on both sides with standard materials approach



Revised concept - development set back on single side with 'bookend' terrace opposite LAP and bespoke materials / details approach based on character assessment.



## LAP EVOLUTION (2) (JAN-APR 2014)



Original concept - development splayed back on both sides.



Original concept - development splayed back on both sides with standard materials approach



Revised concept - development set back on single side with 'bookend' terrace opposite LAP and bespoke materials / details approach based on character assessment.

## LAP EVOLUTION STREET VIEW 1 (JAN-APR 2014)



Original concept - development splayed back on both sides and formal landscaping.



Original concept - development splayed back on both sides with standard materials approach and no tree planting.



Revised concept - development set back on single side with 'bookend' terrace opposite LAP, bespoke materials / details and informal tree grouping .

## LAP EVOLUTION STREET VIEW 2 (JAN-APR 2014)



Original concept - standard house type approach and formal landscaping.



Original concept - standard house type approach (materials and details) and no tree planting.



Revised concept - bespoke house types (materials and details - e.g. upper floor bays removed) and informal tree grouping.



## DESIGN EVOLUTION (JAN-APR 2014)

- In some locations within the layout (e.g. surrounding the LAP and the edges of the parcel) Bovis 'standard' house types were re-designed or substituted for others to reflect the simple, robust, local vernacular identified in the character assessment;
- Stone was introduced as a building material in key locations - e.g. houses closing vistas, in groups (around the LAP) and on the more 'rural' edges of the parcel - to reflect its use locally and to create a formal / informal architectural response;
- The 'block' to the south of the parcel was punctuated by a 'Mews' route and two 'Courtyards' one of which created parking / amenity space for an apartment block and another which was intended to be a place in its own right and contain both parking and small scale development;
- The 'block to the north west was also punctuated by a small courtyard which contained development and provided parking spaces for residents in surrounding streets;

### 3.3 Response to Design Development from CDC

3.3.1 Following the presentation of the latest design iteration, the merits or otherwise of the layout were discussed. Some of the key points of the discussion are set out below:

- The revisions to the layout surrounding the LAP were met with approval in general terms and would retain the spirit of the original concept whilst addressing some of the issues discussed in December;
- The main discussion point regarding the LAP focused on the roof line of the group of dwellings on its eastern side and the separation of the central pair of houses from those flanking them. The upshot of this was to pursue a solution that would link the dwellings together and rationalise the building line more successfully;
- With regard to the secondary street, it was felt that development could follow - and define - the highway alignment more closely and that this would be more successful in layout terms;
- It was not felt that the mews would be successful as shown on the sketch layout, due to the method of entry into it - beneath 'drive through' coach houses at either end of the route - and the arrangement of dwellings, garaging and parking spaces within it.
- The courtyard to the SE of the southern block was also discussed, it was felt that dwellings could be better arranged to close the vista when entering the courtyard and relate more successfully to those around them.

3.3.2 CDC Officers indicated that when considering the application, they would be focusing on the design of the most public and accessible parts of Parcel KM4 - e.g. those most visible to all residents and visitors to the Kingsmere development. These areas would be the northern and eastern edges (the Public Open Space / Right of Way Frontage), the Secondary Street and the LAP. The internal side streets, minor streets and courtyards would still be important considerations, but less critical in overall terms.



LAP aerial view.



Semi-private mews bisecting the southern block.



Southern block aerial view.



Semi-private courtyard.



## PLAN 18: MAY 2014 LAYOUT

### 3.4 Revised Layout (May 2014)

- 3.4.1 Following the April presentation, Bovis and their design team revised the layout in response to the comments from CDC and the prevailing design dialogue that has been ongoing since December. This involved the introduction of new routes into the layout and removal of others; further revisions to house types and the location of these within the layout; and Parcel wide consideration of building materials and architectural appearance - e.g. 'character'.
- 3.4.2 The main elements of the May layout are summarised below - refer to Plan 18. In overall terms, the layout was arranged around 3 key structuring components:
- *The Secondary Street (and 'Gateway') to the south;*
  - *An open space (LAP) in the centre of the Parcel; and*
  - *The northern and eastern edges of the parcel that face out across open space - and the Middleton Stoney Road in the case of the northern edge.*
- 3.4.3 The Secondary Street was designed to create a high degree of continuous built form (as specified in the code) and 'active frontage' using a range of terraced and grouped dwellings. The northern and eastern edges of the parcel were designed to be much looser and lower density and comprise mainly of detached and link detached dwellings to reflect their location adjacent to informal open space. The LAP was designed as a 'semi-formal' space to reflect the local vernacular architecture detailed in the character assessment.
- 3.4.4 Development was broken up to follow (in broad terms) the basic 'mini block' structure set out in the design code, creating 'streets' and perimeter blocks as required. The objective being to create a permeable, legible layout that will enable people to connect easily with other parts of the Kingsmere development.
- 3.4.5 In addition to the key structuring elements outlined above, the May layout was designed to respond to consented development to the south (Parcel KM3 by Bovis) and recent development / development under construction to the west by Taylor Wimpey. The design of the Secondary Street to the south incorporated a 'Gateway' to unify development on both sides of the street (in KM3 and KM4) and fully realise the 'Marker Building' concept set out in the design code.
- 3.4.6 Bovis and their design team met with CDC officers on the 15th of May to present the May iteration of the layout. Officers were supportive and very few comments were raised that could not be addressed easily. These were broadly focused on the parking court in block 1 [rationalising access], adding pedestrian connections to the Taylor Wimpey development (LAP and Lane), reducing vehicular circulation around the proposed lane to the north east and minor revisions to parking solutions at plot level.





## PLAN 19: JUNE 2014 SUBMISSION LAYOUT

### 3.5 June 2014 Layout - Final Proposals

3.5.1 Following the May meeting, Bovis and their design team have revised the layout to address the minor comments raised by CDC officers. These are now the final proposals for which Bovis are seeking full planning consent.

3.5.2 The June layout is explained under the following topic headings:

- *General Arrangement*
- *Blocks*
- *Streets*
- *Townscape*
- *Appearance and Character*

#### **General Arrangement**

3.5.3 The layout is arranged around 3 key structuring components:

- *The Secondary Street to the south;*
- *An open space [LAP] in the centre of the Parcel; and*
- *The northern and eastern edges of the parcel that face out across open space and the Middleton Stoney Road.*

3.5.4 The Secondary Street has been designed to create a high degree of continuous built form (as specified in the code) and 'active frontage' using a range of terraced and grouped dwellings. The northern and eastern edges of the parcel are designed to be much looser and lower density and comprise mainly detached and link detached dwellings to reflect their location adjacent to informal open space. The LAP has been designed as a 'semi-formal' space to reflect the local vernacular architecture detailed in the character assessment.

3.5.5 Within the parcel itself, development is further broken up to follow the basic 'mini block' structure set out in the design code, creating 'streets' and perimeter blocks as required. This will create a permeable, legible layout that will enable people to connect easily with other parts of the Kingsmere development and Bicester town centre.

3.5.6 In addition to the key structuring elements outlined above, the proposed layout has been designed to respond to consented development to the south (Parcel KM3 by Bovis) and recent development / development under construction to the west by Taylor Wimpey. To the south, this has implications for the design and arrangement of dwellings on the Secondary Street. To the west, this requires the layout to continue and close perimeter blocks that have been half built by Taylor Wimpey - in anticipation of development in Parcel KM4.

3.5.7 The design of the Secondary Street to the south incorporates a 'Gateway' feature which will unify development on both sides of the street (in KM3 and KM4) and fully realise the 'Marker Building' concept set out in the design code.





## PLAN 20: JUNE 2014 SUBMISSION LAYOUT - BLOCKS

### Blocks

- 3.5.8 Block 1 to the north west continues the building line established by development in the Taylor Wimpey parcel and encloses this on its eastern edge. Two small courtyards within Block 1 contain development and parking for dwellings on its southern and eastern edges, which is essential to creating a relatively continuous building line and a landmark grouping when approached from the main route into the parcel from the south. Access to these courtyards has been rationalised following comments on the May layout.
- 3.5.9 The western edge of Block 2 is angled back from the minor street to create a central open space containing a LAP - this is a feature space within the parcel and reflects those seen in the character assessment. The block contains a small courtyard which provides parking for dwellings defining the eastern edge of the LAP. A 'mews' route is proposed between block 2 and 3 from where access to the rear courtyard is proposed.
- 3.5.10 Block 3 is a simple 'garden block' where all development faces outwards, parking is provided 'on plot' between dwellings and gardens are located to the rear of dwellings.
- 3.5.11 Block 4 lies to the south west of the parcel to the south of block 1. 2 small courtyards are proposed within the block to serve residents of an apartment block which will define the 'Gateway' on the secondary street and development defining the main route into the parcel. Elsewhere, parking is provided 'on plot' to the side or front of dwellings with gardens to the rear.
- 3.5.12 Block 5 lies in a central position to the south of the LAP. It's edges are important because they define some of the key parts of the layout - the southern edge of the LAP, the side street which leads into the parcel and the secondary street to the south. In addition, its eastern edge defines a proposed mews route which leads from the secondary street northwards, and continues on between blocks 2 and 3.
- 3.5.13 Block 5 contains a courtyard which would serve residents of a proposed apartment block on its south western corner. Elsewhere, parking is provided 'on plot' to the side or front of dwelling with gardens to the rear. The mix of parking solutions is essential in enabling some of its edges to be continuous - e.g. the secondary street - to define the LAP and to create a mix of character - e.g. mews.
- 3.5.14 Block 6 lies to the south east of the parcel and is formed by edges that define the secondary street, a mews, a side street and open space to the east. In order to create continuous frontage to the secondary street, a small courtyard is located to the centre of the parcel. Elsewhere, parking is provided 'on plot' to the side or front of dwellings with gardens to the rear.





## PLAN 21: JUNE 2014 SUBMISSION LAYOUT - STREETS

### Streets

3.5.15 There are 5 street types proposed in the layout (refer to Figure 2 - Streets) as prescribed in the design code. These are:

- Secondary Street;
- Side Street;
- Minor Street;
- Mews; and
- Country Lane [Lane]

3.5.16 The Secondary Street runs east-west along the southern edge of the parcel. This will be a 'traditional' design with the carriageway [5.5m] and footways [2.0m] separated by a conservation kerb with an upstand. Surface materials will be an asphaltic surface course utilising grey basalt aggregate for the carriageway and impermeable concrete slabs [buff] for footways.

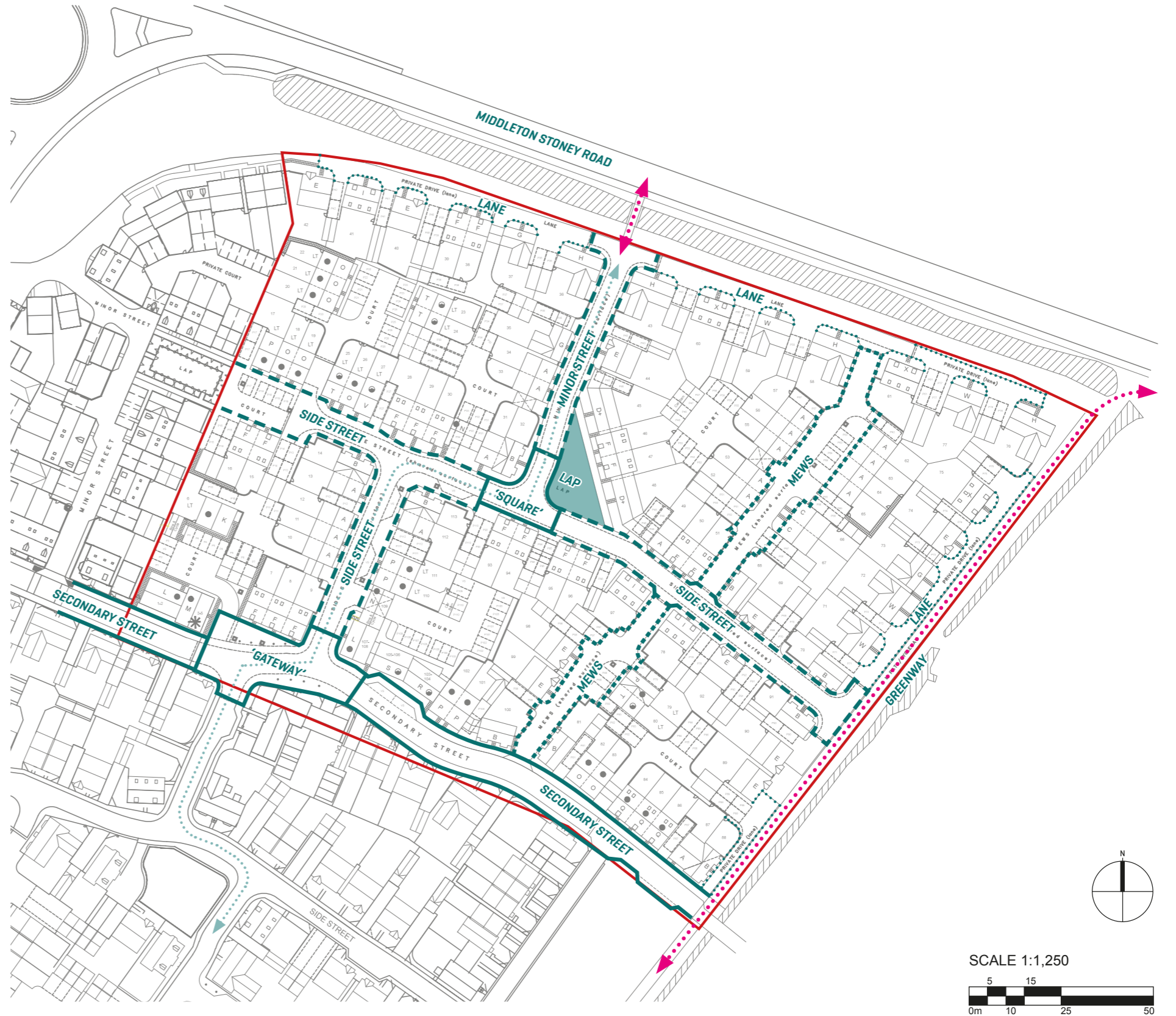
3.5.17 A small 'Gateway' is proposed on the Secondary Street in association with the main entrance to the parcel (via a side street) and the marker buildings. The intention would be to use contrasting block paving in this location in a manner similar to that shown on page 89 of the design code.

3.5.18 Side Streets are the second tier of route within the parcel. They run east west through its centre and north south from the Secondary Street. Carriageways vary in width [4.8-6.0m] and will be block paved with a permeable grey paver. On street visitor parking will be provided on these routes in various locations. Footways [1.2m] will be located on one or both sides of the street and be delineated by a flush conservation channel. Surfaces will be as the carriageway - in effect creating a 'shared surface' type street.

3.5.19 A Minor Street is proposed running north-south from the LAP to the northern edge of the parcel. In terms of surfacing, width and inclusion of footways this will be very similar in design and character to the side streets. The principle difference between the two being the exclusion of on street parking on the minor street.

3.5.20 A Mews route is proposed running north-south through the parcel between blocks 2 & 3 and 5 & 6. This would be a shared surface route [width varies] incorporating vehicular / pedestrian circulation and car parking. Surfacing would be permeable block paving throughout the route in a warm red colour [Burnt Ochre] to contrast with the grey blocks on the side streets.

3.5.21 Lanes would provide the means of vehicular / pedestrian circulation around the northern and eastern edges of the parcel. These routes [parts of which are private drives] will be block paved in a warm red colour [Burnt Ochre] as a contrast to the side streets. The width of these routes will vary.





**PLAN 22: JUNE 2014 SUBMISSION LAYOUT - TOWNSCAPE**

3.5.22 A 3.0m wide pedestrian / cycleway would be provided along the eastern edge of the parcel adjacent to the Greenway. A further pedestrian / cycle connection would be made to the Middleton Stoney Road, enabling north-south movement through the parcel itself [on street], across the Secondary Street, into Parcel KM3 and beyond to the southern edge of the Kingsmere development.

**Townscape**

3.5.23 The proposed arrangement of streets and blocks has been designed to create a legible environment both in terms of physical movement and visual linkage. The objective is to create a sequence of spaces, landmarks and views throughout the parcel - and on into adjacent parcels - when travelling north-south or east-west. The principal features of the townscape are:

- *The 'Gateway' on the Secondary Street;*
- *The side street heading north from the Gateway*
- *Routes in and out of the LAP and the group of dwellings defining the LAP itself; and*
- *The Mews route between the Secondary Street and the Northern edge of the parcel.*

3.5.24 Other important features include houses that 'turn' corners as well as variations in scale and building materials - see 'Appearance and Character' below. An explanation of the principal features of the townscape is set out below - refer to Plan 22.

1. Looking west along the Secondary Street, the view will be terminated by a 3 storey apartment block - this in effect will be 'Marker D', although it was originally to have been provided in the adjacent parcel;
2. Looking east along the Secondary Street, the view will be terminated by a 3 storey apartment block - Marker A in parcel KM3;
3. Looking north-south from locations on the side street into the parcel from the Gateway, views will be terminated by Marker A or a 2.5 storey group of dwellings built in materials to complement Marker A;
4. Looking east across the LAP, a feature group of dwellings including a pair of 2.5 storey houses in the centre of the group will define the view;
5. Looking west across the LAP, the dwelling on the corner of the side street and the minor street will terminate the view and help to define the LAP;
6. Looking south across the LAP from the minor street, a pair of 2.5 storey dwellings would terminate the view;
7. Looking north along the mews from the secondary street, a dwelling turning the corner to the side street would terminate the view;
8. Looking south along the mews running between blocks 2 & 3, a wide fronted 2.5 storey dwelling would terminate the view.





## STREET SCENES 1: SECONDARY STREET, LANE AND SIDE STREET

### Architectural Appearance and Character

- 3.5.25 The combination of proposed building materials and architectural details will create character within the parcel in addition to the Block / Street / Townscape strategy. The aim is to transition from a 'formal' character on the southern edge of the parcel - along the Secondary Street - to a more 'informal' character on the outer edges of the parcel - facing open space. The central space within the parcel is intended to have a 'semi formal' character - being a mix of informal materials / details on a more formal group of dwellings.
- 3.5.26 The side street leading into the parcel and east-west across it will be more formal in appearance as will the secondary street. Similarly, the mews route leading north across the parcel will be 'formal' - although on a slightly smaller scale than the secondary street. Dwelling types will be repeated along the secondary street, side streets and mews to create a more formal character - although they will be arranged in groups with some variation to avoid an overly repetitious response.
- 3.5.27 The principle building materials proposed for the secondary street / sides streets / mews will be red brick as a main facing material with stone and off-white render used for contrast / emphasis in important locations - as per the materials / townscape plan. Roof coverings will typically include 'slates' and 'tiles' in grey or red shades. Details will typically include gauged brick arches with brick cills or stone headers and cills. As a general rule, 'formal' development will have flat top door canopies and flat top dormers where these are present on 2.5 storey dwellings.
- 3.5.28 The 'gateway' space on the secondary street will be a 'formal' arrangement of dwellings and apartments which will unify development at this location in parcels KM3 [to the south] and KM4. Stone and off-white cement render will be introduced here as a contrasting material to red brick. Architectural details will be more formal and will include dressed stone quoins and string courses on marker buildings.
- 3.5.29 Development on the lanes [the northern and eastern edges of parcel KM4] is intended to be more informal in appearance and character. In broad terms this will include variations in dwelling type, scale and arrangement of houses - including some that are linked with habitable accommodation above driveways / access to garages. The overall impression will be one of development that has evolved more organically over time - in contrast to the more formal streets which should look as though they were planned and built as one.
- 3.5.30 In terms of details, informal development on the lanes will include red and buff brick, off-white cement render and stone as main facing materials. Roof coverings will be mix of tiles in a variety of grey and red shades. Door canopies will be pitched, as will dormers where these are present. Red brick detailing will be used around door and window openings to reflect that seen in the character assessment. Arched headers will be more common in tandem with brick cills. Stone headers and cills will also be used, but these will be simple and informal in appearance.



'Secondary Street' Plots 81-88



'Lane' Plots 36-42



'Side Street' Plots 32-36



## STREET SCENES 2: MEWS



'Mews' Plots 51-57



'Mews' Plots 62-68

### 3.6 Summary and Conclusion

3.6.1 Considerable time and care has been expended in developing the proposals for parcel KM4 at Kingsmere, Bicester. This process has been ongoing from September 2013 and has now reached completion. Bovis Homes have entered into a pre-application agreement with Cherwell District Council and positively engaged with CDC officers during the design development phase of this application. This exercise has been a worthwhile and helpful undertaking and has led to the formulation of what they believe will be a successful scheme.

3.6.2 The proposals are underpinned by a thorough character assessment of several villages close to the Kingsmere development that were themselves the basis [in part] for the design code. This is reflected in the design of both the *layout* and the *character* of the streets and the individual dwellings themselves. Key features include:

- *The central open space containing the LAP, which echoes the spatial characteristics of those seen in the surrounding villages;*
- *The design of dwellings defining the central open space, which reflect 'Bletchingdon Terrace'; and*
- *The Gateway, which is a more formal counterpoint to the central open space, and will meet and exceed the aspirations of the Kingsmere Design Code for the 'Avenue' character area in terms of the provision of 'marker' buildings along the secondary street.*

3.6.3 The main reasons why Bovis believe these proposals would be successful are outlined below:

- *In broad terms, the layout has been designed to accord with the parameters set out in the Kingsmere design code;*
- *The proposals respond well to surrounding development that is built or consented;*
- *The proposals have been informed by a character assessment of the surrounding villages and what has been built to date at Kingsmere;*
- *There is a clear strategy for controlling the character and appearance of development across the parcel - at both a strategic and detailed level;*
- *Two key spaces will provide focal points for residents and visitors - the LAP and the 'Gateway';*
- *The Gateway space will unify development in Parcels KM3 and KM4 and provide a legible entrance point into Parcel KM4 itself;*
- *The LAP will provide a well defined and secure place for children to play in at the heart of the parcel; and*
- *There is a strong pedestrian emphasis to the design and layout of the proposals and direct, legible connections are made to locations outside the parcel itself;*