

Himley Village

Outline Application 14/02121/OUT

Annotated Extracts from the Illustrative Masterplan

September 2015

Supplementary Design Information

This report has been prepared as an annex to the Himley Village Outline Line Planning Application ref 14/02121/OUT.

This further information has been prepared in response to consultation, to provide further clarity on information in the DAS and to reflect amendments to the proposed Parameter Plans.

A Mix of Uses Along Middleton Stoney Road

Following consultation, we have revised and clarified our proposals for the land uses along Middleton Stoney Road, to reflect concerns raised regarding the location and quantum of the various uses proposed and the potential impact on the amenity of Lovelynch House.

A mix of non-residential uses is proposed along Middleton Stoney Road, focused on the south eastern corner of the site. These uses will benefit from the visibility and access afforded on Middleton Stoney Road as well as provide scope to integrate with the neighbouring employment-led on the adjacent site, as envisaged in the wider NW Bicester masterplan.

An extra-care facility (C2 use) is proposed further to the west. Here, the amenity of Lovelynch House has been protected by increasing the landscape buffer between the house and the new facility.

The aerial view opposite illustrates the proposed land uses to Middleton Stoney Road showing the concentration of no-residential uses to the south east and the proposed extra-care use and the relationship with Lovelynch House.



Aerial view looking north east

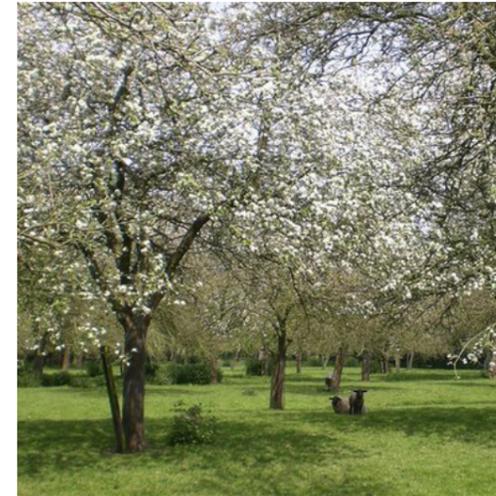
Public Realm and Private Realm

At Himley Village we have sought to entwine the green infrastructure with the masterplan, ensuring that it plays a fundamental role in the everyday lives of residents.

Key to achieving this is the successful integration of the public and private realm - ensuring that the public realm is attractive, active, safe and accessible to all but at the same time ensure that residents private amenity space is secure and their privacy is maintained.

To demonstrate how this may be achieved within the illustrative masterplan, we have focused on one of the central parkland areas, covering issues around:

- Movement, Activity and Community Safety
- Secure Boundaries and Defensible Space
- Lighting



Orchards - quiet, communal and educational



Swathes of wildflowers with spots to sit, relax and soak up the sun

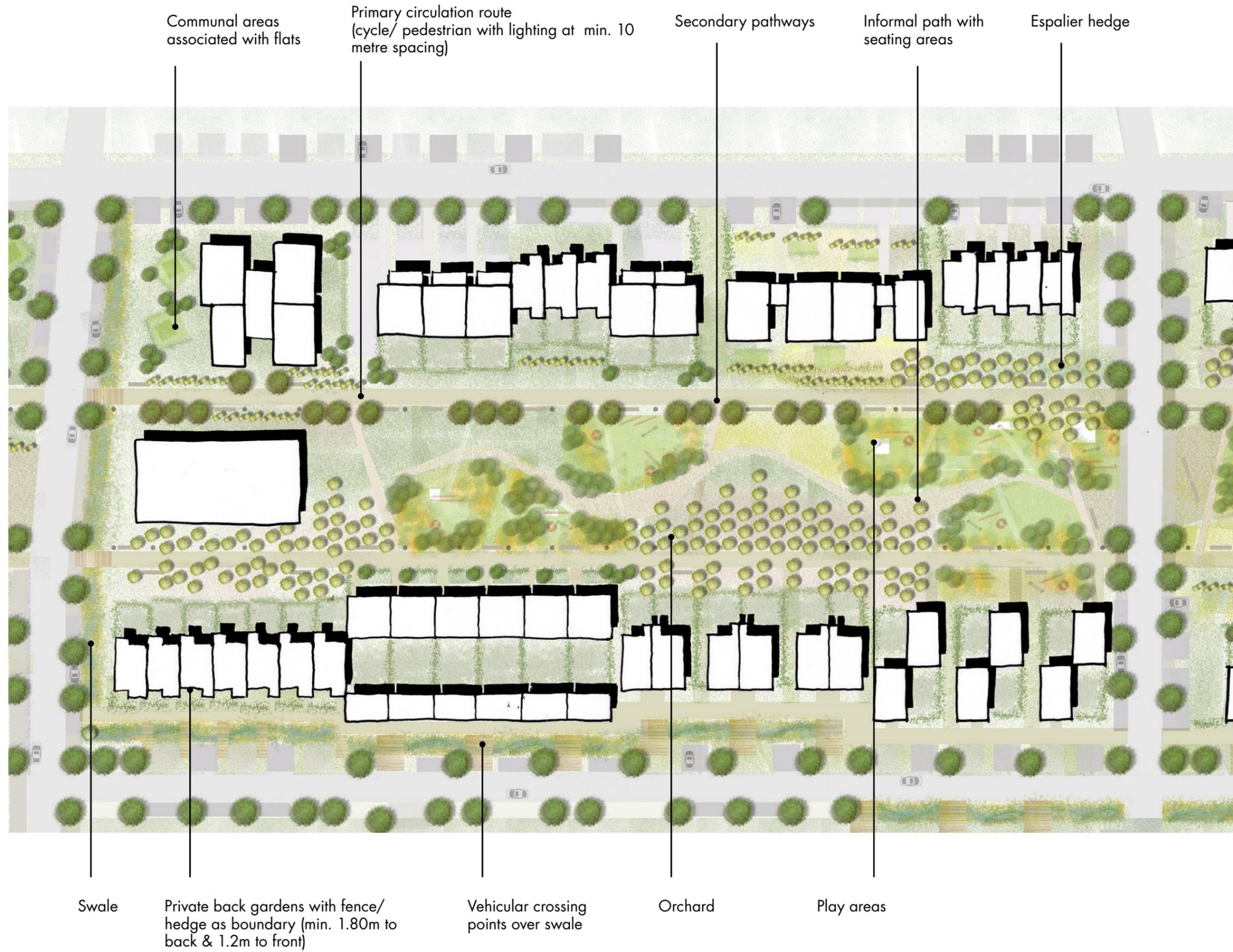


High quality play elements for all ages



Primary swales and crossing points

Public Realm and Private Realm



Public Realm and Private Realm

Movement, Activity and Community Safety

Movement and circulation routes are proposed on a road network characterised into primary, secondary and homezones as outlined in chapter 3.3 of the Design and Access Statement. Path and cycle ways are located along this road network providing direct and well-lit movement routes.

An alternative movement network of green corridors away from traffic is also proposed located along the existing hedgerows and proposed parkland to provide a peaceful and quiet journey through the site, and to animate and encourage activity in these external spaces.

Along these green corridors primary and secondary circulation routes are proposed to create a hierarchy of movement links.

Primary routes are direct whereas the secondary routes provide a more informal network through play, meadow and seating areas. Informal pathways meander through long grass and invite for strolling along allotments and through orchards.



Primary circulation



Secondary circulation



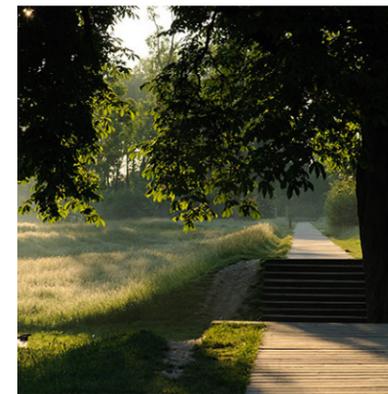
Informal circulation



Primary circulation



Secondary circulation



Informal circulation



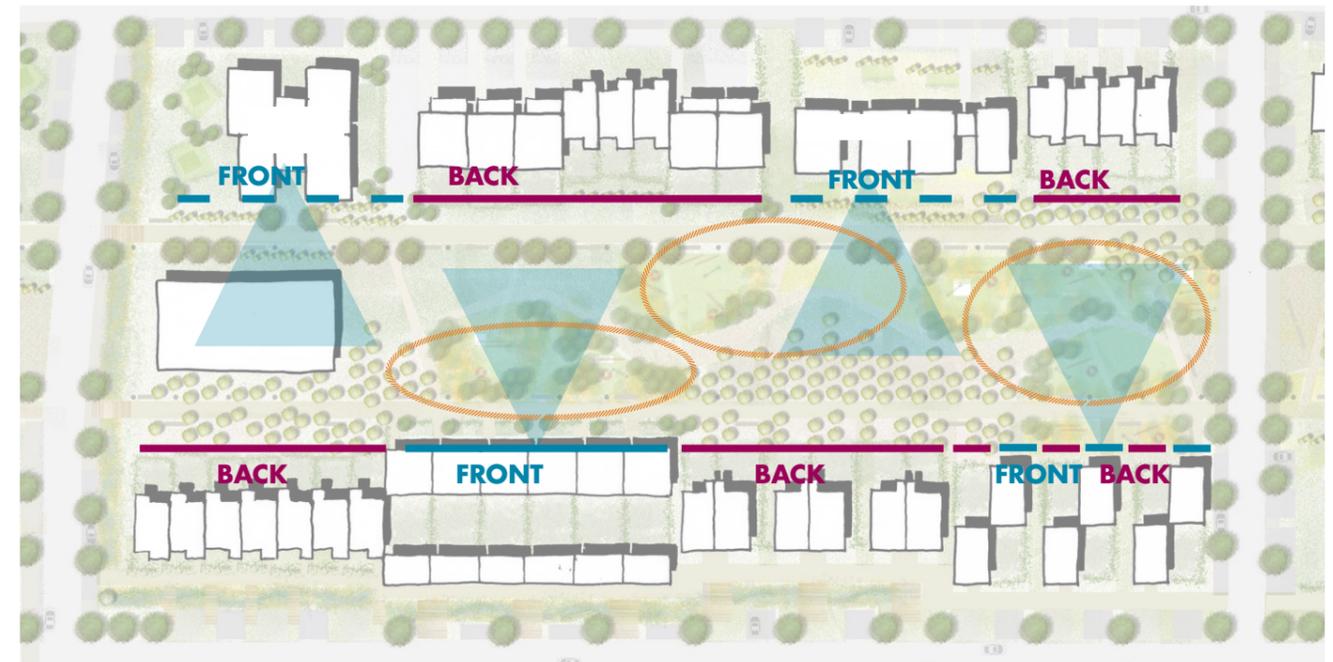
Public Realm and Private Realm

Movement, Activity and Community Safety

Dwellings line the primary routes, with a mix of 'fronts' and 'backs' arranged to ensure natural surveillance and informal activities along this boundary.

As well as providing natural surveillance, the location of front doors onto the primary routes ensure that the routes will be in active use throughout the day by residents coming and going, along with other residents and visitors enjoying the external spaces.

The apartment buildings also add an additional layer of overlooking to these routes ensuring a safe and pleasant walking and cycling environment.



Fronts



Backs



Boundary hedgerows

Public Realm and Private Realm

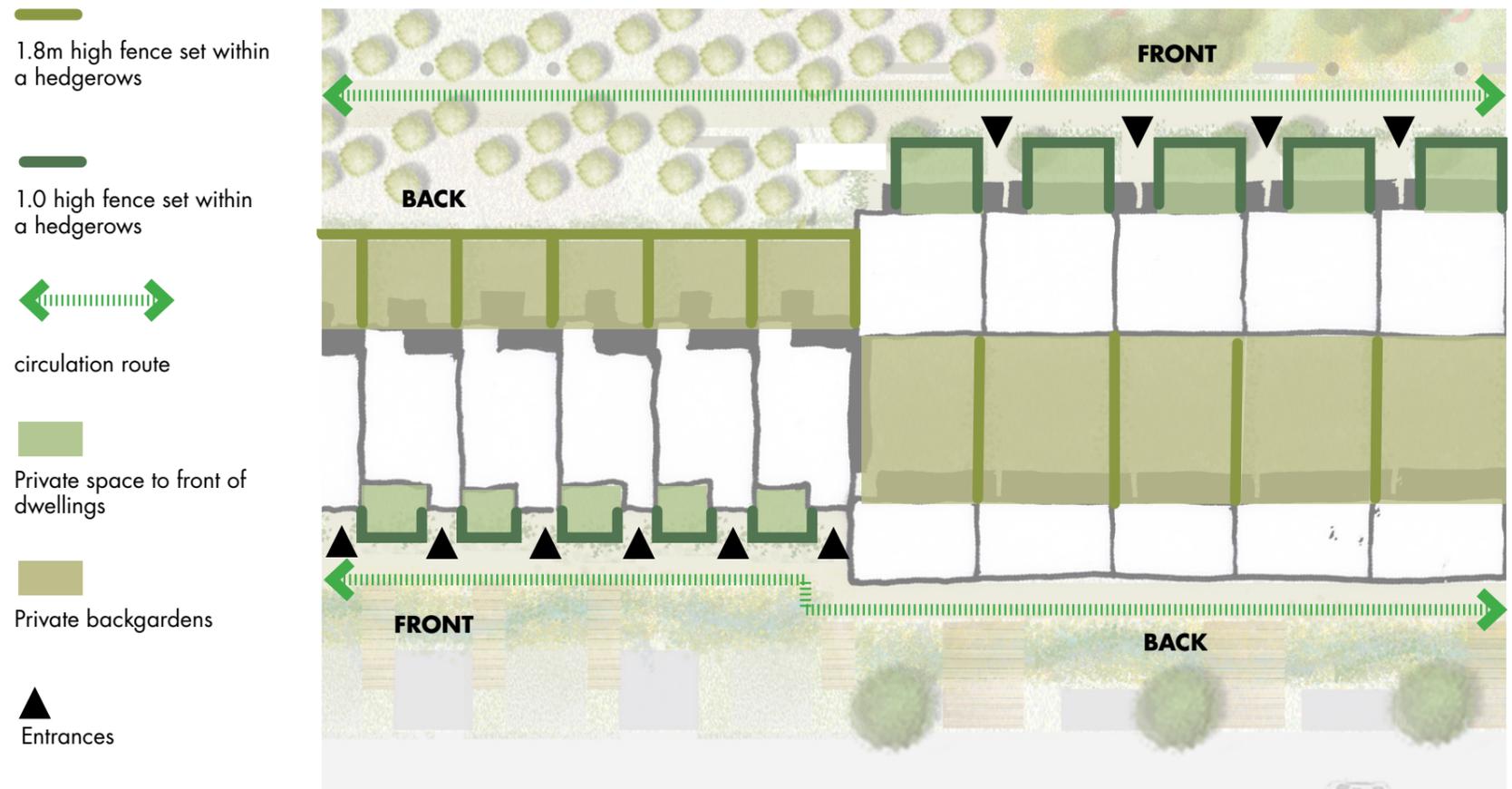
Secure Boundaries and Defensible Space

The changing mix of 'backs' and 'fronts' and irregular dwelling arrangement ensures that no linear fence line is created avoiding unanimated spaces and dark corners.

This irregular layout creates an active environment with residents moving in and out to 'fronts' and 'backs' of the dwellings thereby utilising both side for circulation, activities and vegetated edges.

The secure line to the 'back' of the dwellings is proposed to be a 1.8m high fence set within a hedge to define the boundary to the private gardens and to create a soft appearance; this also aims to avoid the standard straight fence line creating an uninviting and sterile environment.

The 'fronts' are envisioned to have a low railing or fence at 1.2 - 1.5m high equally set within a hedge to delineate the private from the public accessible space and to ensure visibility is retained to and from the dwellings. All entrance points to have lockable gates from both sides matching proposed fence in height.



1.8m high fence set within a hedgerows



1.0 high fence set within a hedgerows



Private space to front of dwellings



Private backgardens

Public Realm and Private Realm

Lighting

The hierarchy of spaces will inform the choice of light fittings and their required lux levels. It is anticipated that softer light will be used in areas for seating, socialising and along the green corridors (except the bat corridor which will be a dark corridor for wildlife and for bat movement).

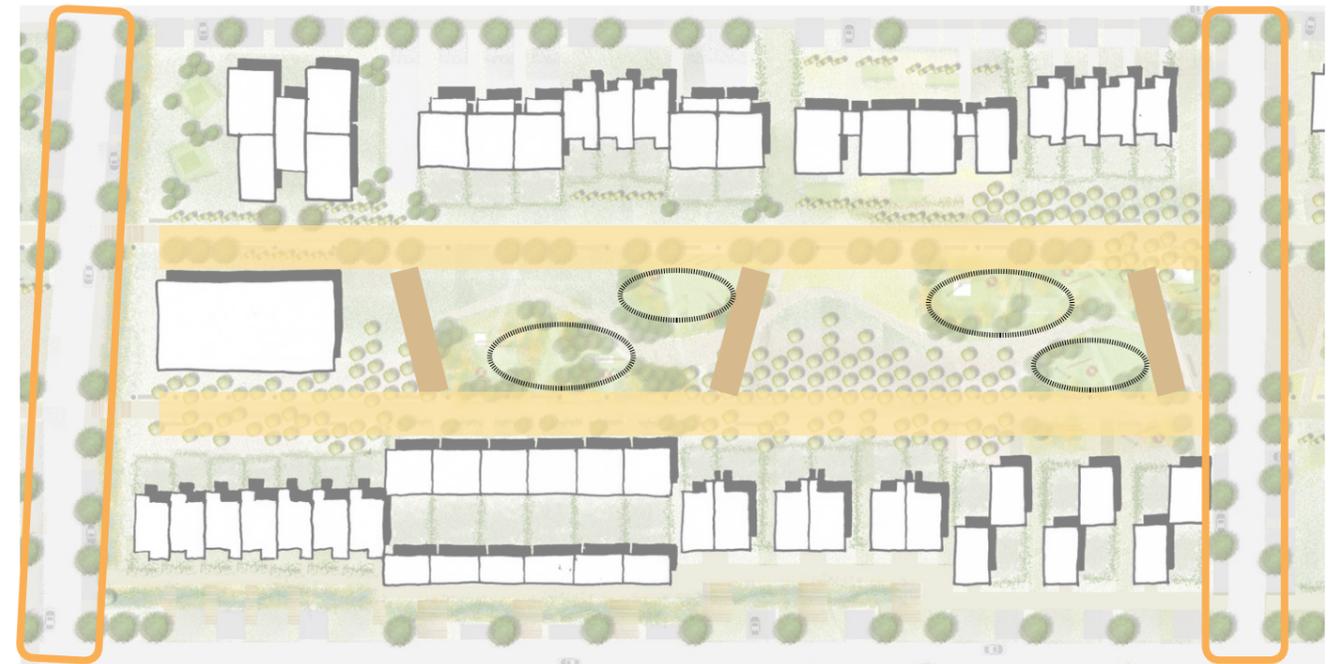
Column lighting are placed along the roads clearly defining these roads as movement arteries through the site; however a differentiation from primary to tertiary roads and to homezone will be achieved through selected light fittings.

Smaller columns along the primary non-vehicular circulation routes (green corridors and park settings) reflect the more residential and recreational setting of these spaces. A lower ambient atmosphere is created along secondary routes using bollard lighting.

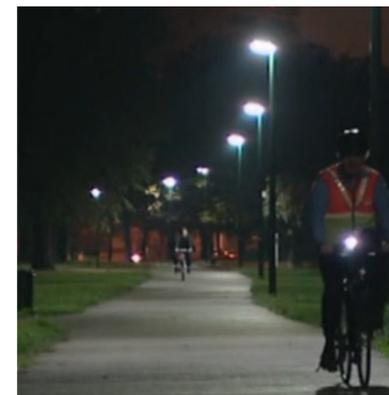
Features and places of interest e.g. feature trees, play & seating structures are accentuated through the use of uplighters and downlighters.

It is proposed to create subtle transformation from low lit to high lit areas to ensure a harmonious background without any glare or overly lit areas; this will also contribute to the overall sense of safety and create a pleasant, walkable and safe environment throughout the year that is welcoming and visually attractive.

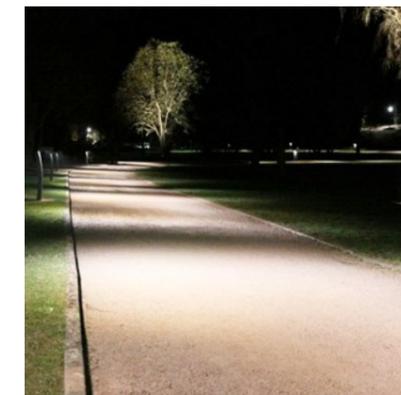
-  Column lighting to road network
-  Column lighting to primary circulation route
-  Bollard lighting to secondary routes
-  Atmospheric/ decorative lighting



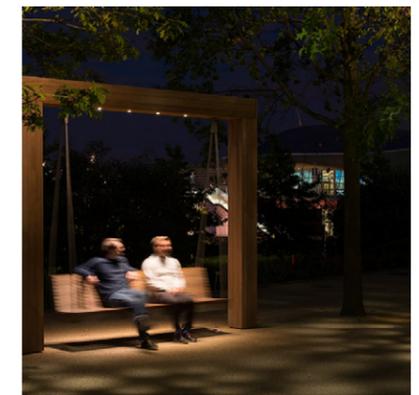
Column lighting to road network



Column lighting to primary routes



Bollard lighting to secondary routes



Atmospheric/ decorative lighting

A Focal Point for Himley Village

A mix of uses supporting the community of Himley Village

At the heart of the development the masterplan supports a range of community and social uses, to provide a focal point for Himley Village.

The setting of Himley Farm is retained by providing a buffer to the new development. It is proposed that this buffer could contain intensive orchards, beehives and meadows - in support of the nearby CLT holding.

To the west of Himley Farm, the primary school sits within its own secure boundary, with the entrance and drop off areas to the south.

The school has positioned here to allow to potentially support other wider community uses and events.

A village square to the south of the school fronted provides a focal space for community activities - such as fairs, markets etc.

A village pub and community shop forms the southern edge of this square and also opens up to the village green to the south.

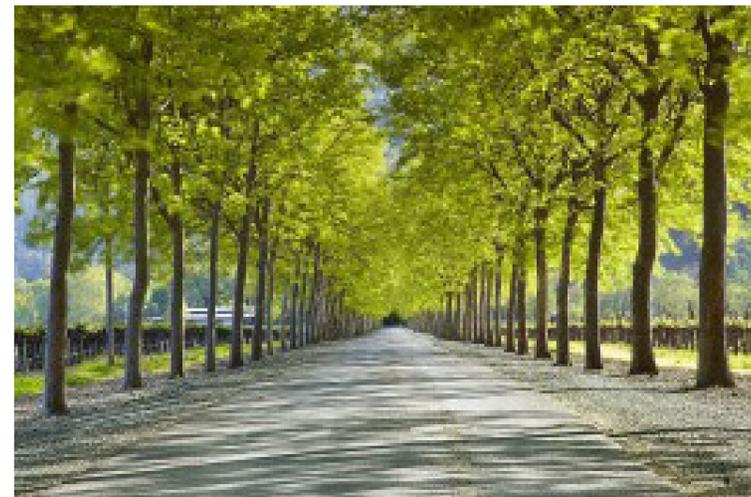
Finally to the west, we have proposed an area for a CLT holding which could form the base for the CLT activities. Being close to the school the educational benefits of CLT activities may therefore be maximised. Additionally, the proximity of the extensive allotment spaces and the confluence of several green infrastructure connections provide an ideal setting for the CLT.



Events on the Village Square



Village Green



Tree lined avenues



CLT intensive growing space

A Focal Point for Himley Village



Allotments
(south facing)

Hedgerow with
bat structures (bat
corridor 40m wide)

CLT holding with
associated yard,
orchard and allotments

Village pond

Village Square
(spill out, market days
and school festivals)

Secure fence line to
school

Intensive orchard
with meadow and
beehives

Enhanced hedgerows
with informal pathway

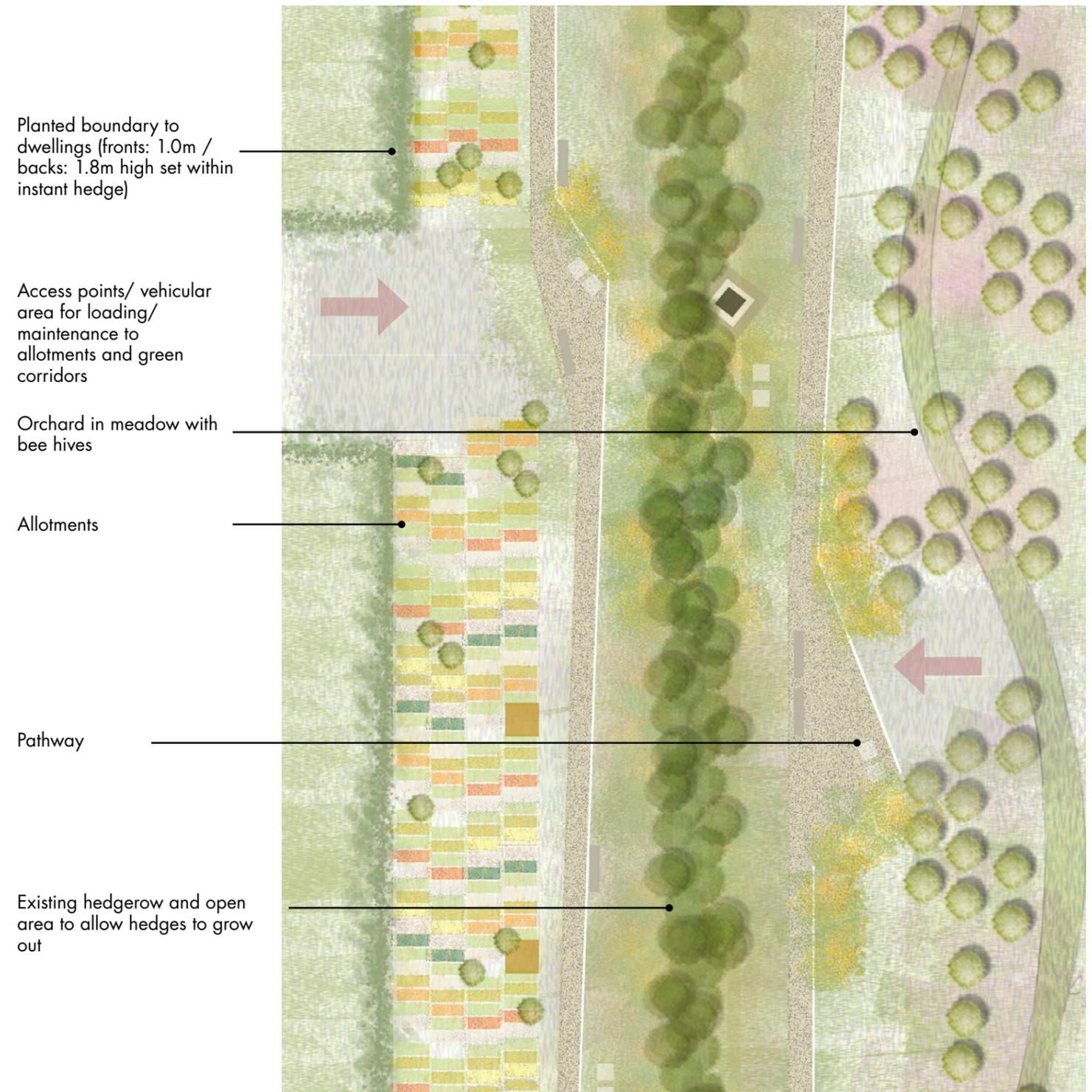
Pedestrian/
cyclepath with
seating and play
areas

Bat Corridors

Defined bat corridors along existing hedgerows traverse the site. Here we show in more detail how we intend to preserve and enhance these important routes and integrate them into the wider masterplan.

Key Features

- Wide GI corridor supporting pedestrian and cycle movement
- Large orchards of mixed fruit trees including heritage varieties underplanted with meadow grass
- Seating and social spaces
- Allotments on the fringes and borders of the corridor, backing onto private gardens,
- Permeable borders divided by hedgerows of native and edible species
- Swale with check dams is playable part of the landscape, i.e. concrete, timber, boulders
- No lighting so as not to disturb bats.
- Allocate bat structures to 'bookmark' the existing hedgerows; these structures would mirror the preferred living environment of the bats and provide areas for roosting, chambers with different ventilation, humidity and temperature.
- Minimum width of bat corridors: 40m



Bat Corridors



Hedgerows with bat structures



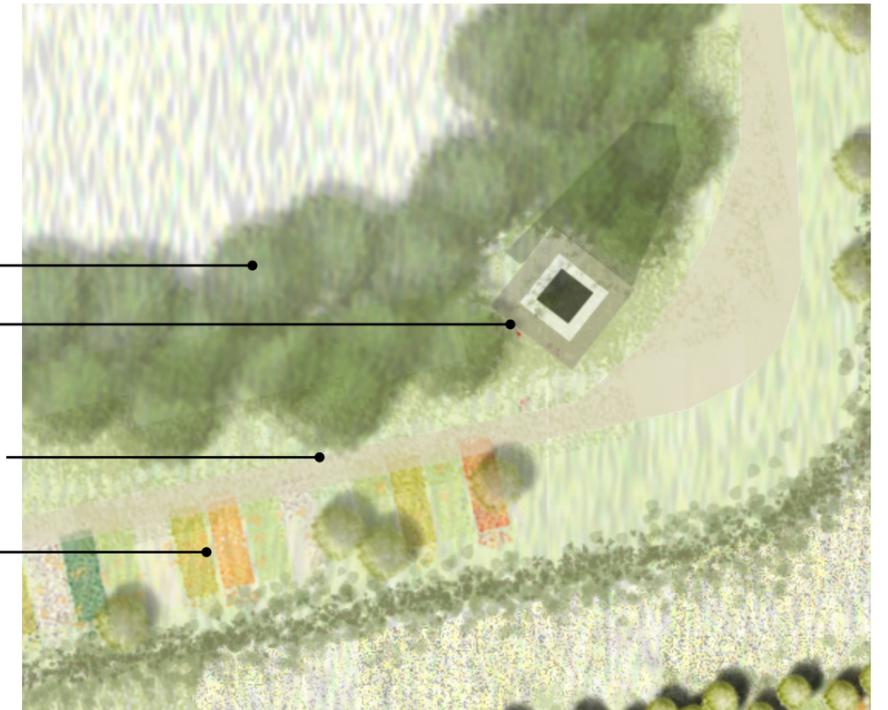
Hedgerows with orchards and beehives

Matured hedge

Bat structure

Pathway with seating areas

Allotments



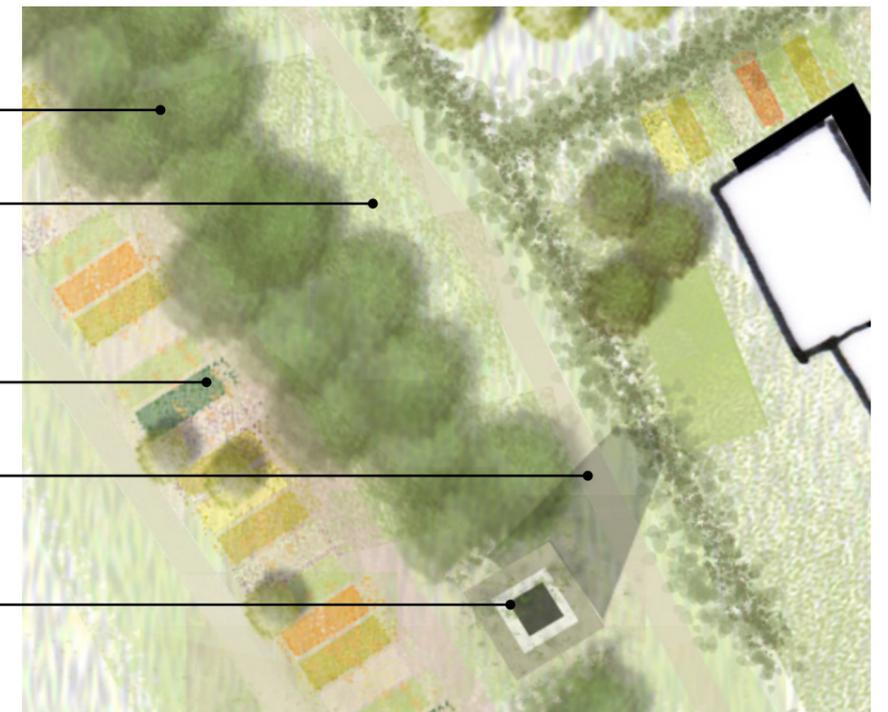
Matured hedge

Informal play/fitness trail area

Allotments

Pathway with seating areas

Bat structure



The Illustrative Masterplan

The revised illustrative masterplan is shown opposite.

The illustrative masterplan has been updated in response to consultation and comment received. The changes can be summarised thus:

- layout changes to the north west corner to reflect the updated Landscape Parameter Plan
- the southern edge onto Middleton Stoney Road revised to better reflect the other uses and the setting of Lovelynych House (also to reflect information contained in the revised Parameter Plans)
- the central east-west parkland area revised following further clarification contain herein.



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