

2.7: | Design Evolution

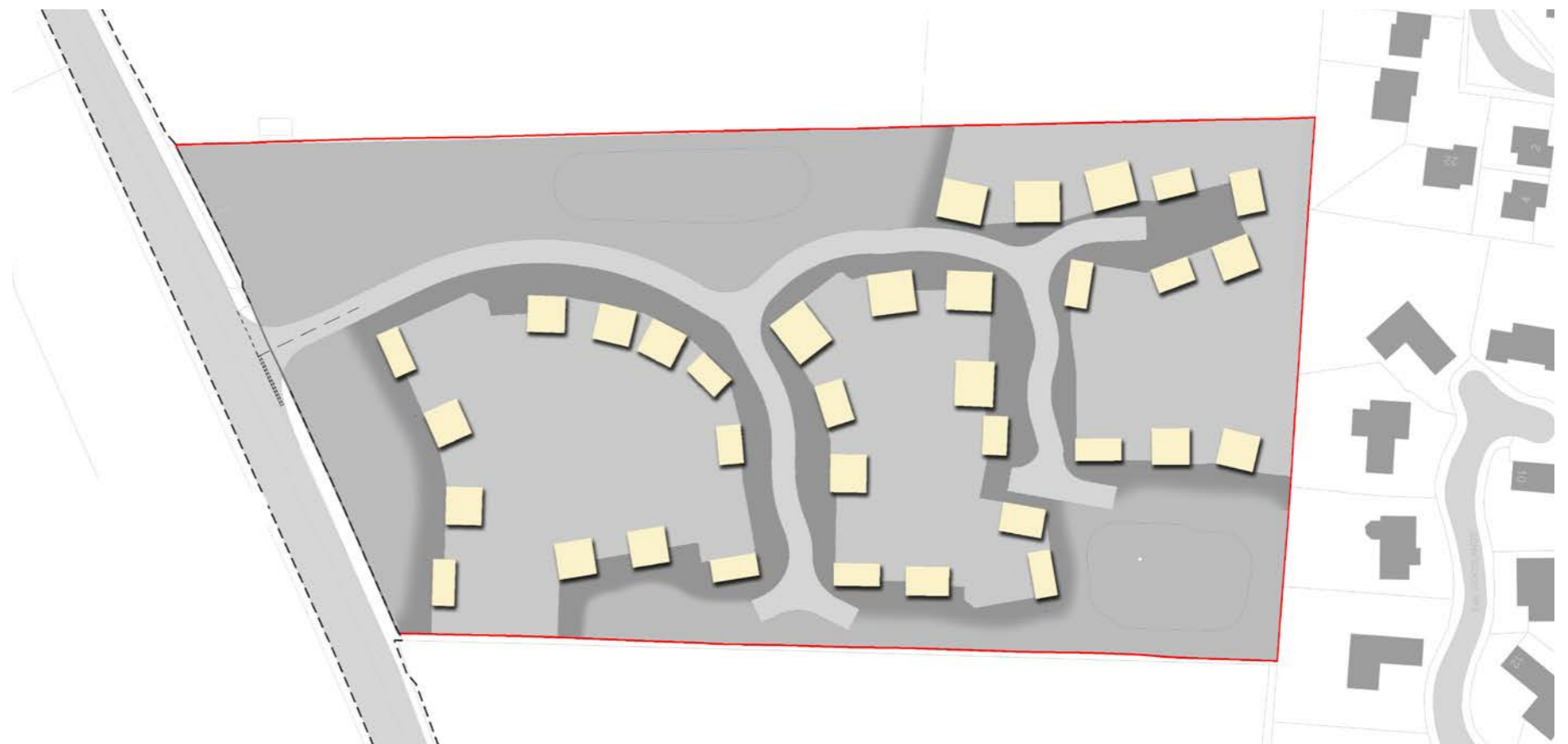
Concept & Block Plan

This design variant allows for the unit total to not be compromised, include further spatial identities as well as attenuation basin provisions within the green open spaces which can double up as recreation space. An area for play has been incorporated into the design on the north-eastern boundary.

The site access has been improved and more inviting with the presentation of adjoining green space and residential development in harmony and balance. The road infrastructure has been improved with the inclusion of enhanced vista lines that can only improve the street scene and legibility.

The privacy is also maintained for the allotment land to the north with the inclusion of the green space buffer as is the amenity of the residents to the south-east. This also aids ecology strategy for Great Crested Newts. The hard vegetation is present along the south-east boundary in between the residential units of the development and the residents of 'The Woodlands'.

The footprint massing plan emphasizes the relationship between the adjacent plots of 'The Woodlands' development more clearly. Overlooking the green buffer zones has been implemented for safety and security. This has also provided a series of complimenting street scenes that have a reduced hard visual impact through the incorporation of green amenity.



Design Evolution - Landscape & Access

The landscape development plan highlights key areas of the site that can be used to improve ecology and soften the impact of the development along key vistas and street scenes.

The inclusion of the landscape buffers to the north-east and south provide ample provision for recreation and increase the privacy to the adjoining land. A play area has been included in the design to comply with the Oxfordshire County Council Planning Obligations Draft Supplementary Planning Document of July 2011.

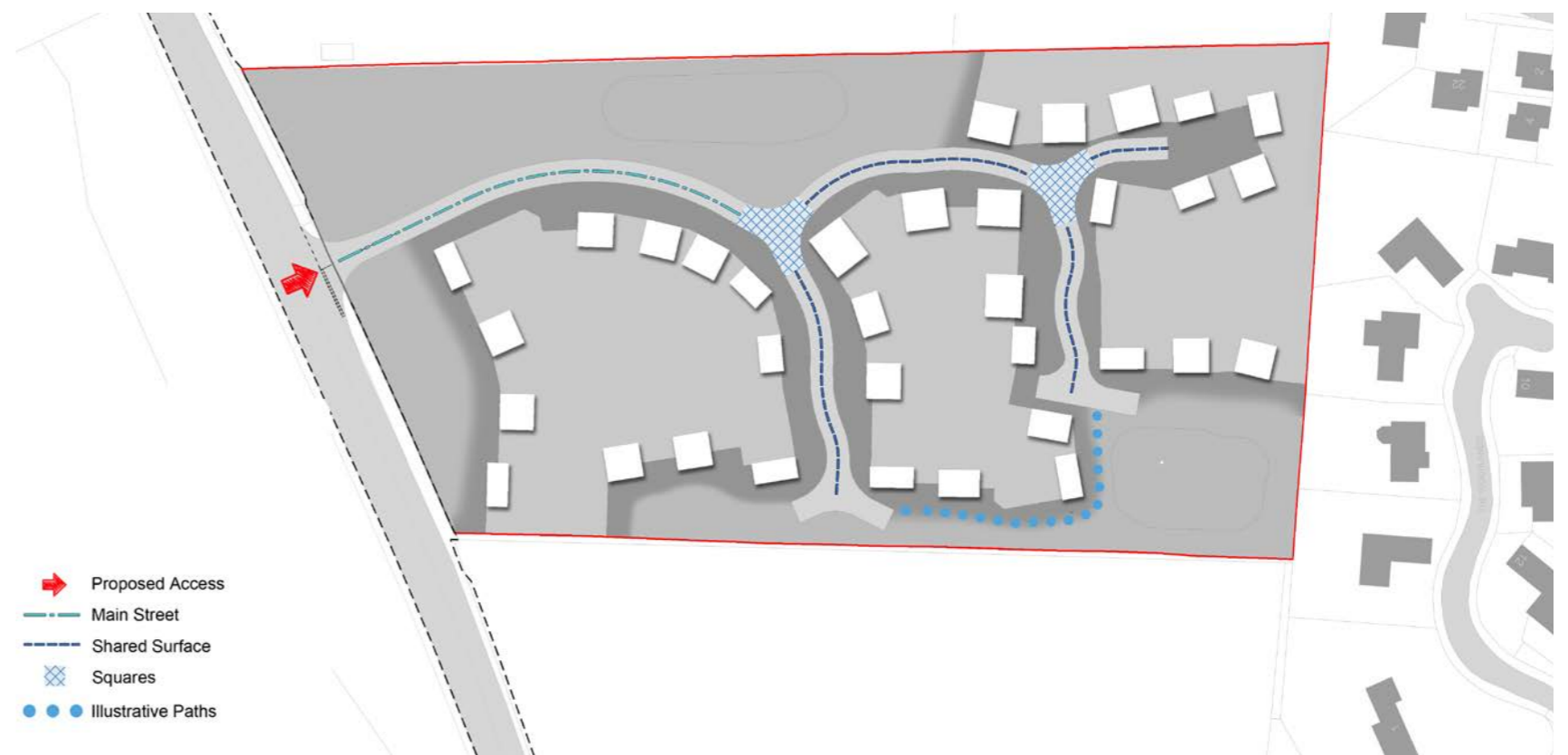
To include green infrastructure to the rear of the plots would continue to promote the coexistence of hard development and ecological value. As such trees could be planted in residents gardens and along the street scene.

Tree planting will be utilised as a colonnade from the site entrance to emphasize the curvature of the road and delineate the dominant road. This can be used as a green landmark feature in the site to bolster legibility as well as act as a suitable boundary to the green space.

This movement plan aids the appreciation of how the site will be accessed and utilised by vehicle and on foot. The divisions of movement lines also allow for the comprehension of where suitable squares can be placed which will inform the layout of the design in terms of landmark features.

The movement plan follows the distorted grid layout and compliments the simplicity of the design with the need for as little hard standing areas as possible to achieve access and reduce the impact on water run off.

A full landscape proposal accompanies this application together with a tree/hedge mitigation strategy.



Design Evolution - Master-Plan

The DAS has assisted the design evolution from initial feasibility, through analysis of data, consultation, outline planning and then the detailed reserved matters stage. Beginning with a visit to the site and the village of Chesterton and nearby Bicester. This was critical in laying the initial sketch down on paper to understand the existing and potential constraints and opportunities.

Further analysis of the site assisted in the evolution with inputs from ecology, landscaping, attenuation, secure by design, drainage and other service requirements. As part of the consultation stage over 60 responses were received and these have helped guide the evolution by understanding raised concerns.

Significantly the outline stage has further helped shape and inform the design with feedback from the relevant consulted bodies within and external to the local authority.

From the initial site visit the overall impression is a leafy and sylvan character. Clearly influenced by the adjacent gold course and existing trees in and around the site. To therefore accentuate this character the built form is to be purposely set back from the parameters particularly in areas where the tree line is established for example at the front, rear and southwest boundaries of the site. This will reinforce the character of the proposed scheme, reduce the impact on the setting and fundamentally make the scheme an attractive place to live and visit.

Whilst the scheme will be generally enclosed to aid the development in becoming part of the settlement, an entrance feature in the form of a rural rustic field fence is proposed to the primary access. This will define the access and establish the development to give a rural presence. The fence will not encroach onto the adopted highway and will aid in linking the opening in the hedge at the front of the site and Chesterton as a whole.



The field fence is considered to be a softer more sympathetic form and will aid ecology movement in the area.



Ref	Type	Description	Sqm	Sq ft	Number
Private					
PT43	Langdale	4 Bedroom House	142	1530	6
PA48	Shellford	4 Bedroom House	127	1369	7
PA41	Kempsford	4 Bedroom House	102	1099	4
PA410	Welford	4 Bedroom House	161	1733	6
PA33	Flatford	3 Bedroom House	80.5	866	2
PT37	Yewdale	3 Bedroom House	87	931	4
			Sub total		29
Affordable (35%) *					
1BM	1BM	1 Bedroom GF Maisonette	50	537	2
1BM	1BM	1 Bedroom FF Maisonette	56	604	2
AA32	AA32	3 Bedroom House	83	895	3
AA26	AA26	2 Bedroom House	74	794	3
SA22	SA22	2 Bedroom House	70.6	759	6
			Sub total		16
			Grand Total		45

'GOLF COURSE'



The site can be split into 5 distinct areas that come together to form the whole design. This consists of 3 blocks of homes and 2 open space areas. The built form areas and open spaces are fluid with each by way of areas of open space in front of the houses. This is emphasized on the 'green finger' which runs from the open space area in the NE of the site to the open fields at the SW between the front and middle block.

Upon entering the site the main facade consists of four larger homes set generously back from the front boundary hedge.

The open space area provides an attractive feature to the site. With it flanking the allotments this will help the development blend into the area. It also aids ecology by being part of the mitigation strategy where Great Crested Newts habitats have been identified across the road at the golf course. Attenuation and play space is also included here in a continuous open piece of land that extends 2/3 of the way into the site. The main access borders the open space and all blocks have opportunity to face onto the open space to provide an attractive street scene. An avenue of trees along the border with the access road will enhance the setting and reduce concerns of shading onto the allotments to the north.

In the middle of the site there is a square where the hierarchy is less formal between vehicles and pedestrians. It is ideally located at the intersection of the road through the site and will utilize raised tables to slow traffic.

Its central position will act as a feature area and will give access to the local area of play and potential foot path access across the allotment area into the village.

Another feature area of the design is based around the South corner which is the lowest part of the

site and the optimum location for attenuation and drainage control. The layout uses this as a feature and a number of dwellings overlook this area. Dwellings have been carefully positioned at least 10m away from the centre line of the established planting along the South east boundary. This 10m buffer is occupied with access roads and garages. Plots 25 and 34 do flank the buffer zone in the gardens but it is considered the south facing aspect of 34 and the generous size of plot 25's gardens will prevent concern over the existing planting.

Around the site there are numerous vista stops in the form of key dwellings or site features. These combine to provide an attractive and inclusive development.

