

# Land West of Chesterton

Contextual Analysis Statement  
25/05/2016 / REV -





## Who We Are

We were formed by the merger of George Wimpey and Taylor Woodrow in 2007, and have operations in the UK and Spain. We aim to be the developer of choice for customers, employees, communities and shareholders.

We are one of the largest home builders in the UK, operating from 24 regional offices across England, Scotland and Wales.

We build a wide range of properties, from one and two bedroom apartments to five bedroom detached houses, with a broad price range including both private and affordable homes. We are truly national and we cover most regions across the UK. Our regional businesses are run as local home builders and have in depth knowledge and experience of the local market. We understand that development is about more than creating homes and we provide millions of pounds worth of infrastructure, for example roads, sewers, landscaping and community facilities every year across the UK. We aim to develop vibrant communities with a true sense of place that fit into their surrounding area and meet the needs of local people.

We are a responsible community developer, committed to working with local people, community groups and local authorities and keeping them informed about our work, both before we build and throughout the life of the development. We focus on getting the basics of home building right first time, such as quality, customer service and health and safety, and we aim to continually improve all parts of our business.

## What We do

We make a positive contribution to the wider communities in which we build by developing infrastructure (everything that is needed to support the homes and their residents, to breathe life into a development and create a thriving community. We either develop this infrastructure ourselves or through planning agreement contributions to the local authority. In 2012 we contributed over £175million to our local communities under our Section 106 and 75 planning obligations.

We include green space within most of our schemes - it can range from children's play areas to sports pitches and less formal green areas. We build estate roads on our developments, and often make improvements outside the boundaries of our sites as well, for example upgrading junctions, adding pedestrian crossings or cycle routes and widening existing roads. This means people will be able to access new developments by car, bicycle and on foot while, wherever possible, the effect on the existing road network and surrounding community is kept to a minimum.

Being a successful house builder means we do so much more than build homes. We provide high-quality places to live with appropriate facilities, an attractive environment, and a sense of place. Somewhere that people want to move to and will enjoy living in, and somewhere we are proud to say we built.

We believe in building aspirational homes and delivering great service. We are dedicated to excellence in the design and construction of homes we build and the quality of the locations we choose and the customer service we provide.

We recognise that buying a home is a significant financial and emotional investment. We aim to make buying, moving into and living in a Taylor Wimpey home as easy as possible for our customers.

## Designing for Sustainable Living

- We build homes that meet the Code for Sustainable Homes' Levels. This is an industry specification which aims to improve the sustainability of new homes across the UK.
- We have reduced the use of water and energy in our homes by carefully selecting more efficient fixtures such as dual-flush toilets and low-energy light fittings.
- We consider each site location carefully to ensure the relationship to nearby community facilities are well connected via public transport and green corridors.
- We design our sites and buildings carefully to keep the amount of waste taken off the site to a minimum.
- All sites have an ecological impact assessment to assess the effect on the environment. Final designs include features to reduce any negative effect and aim to improve ecological value.
- In order to reduce the risk of flooding, our developments are designed to keep run-off rainwater to a minimum and to not overburden the public sewage system.

## We Aim To

- Deliver a consistently high standard of customer service.
- Continually improve our standards of customer service.
- Undertake regular research to identify customer requirements.
- Helping customers to navigate the process of selling their existing home and moving into their new home.
- Benchmark our performance in industry customer care surveys to identify opportunities for further improvements.

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## Introduction

This Contextual Analysis Document has been prepared by Life Space Design Studio Ltd to support an application by Taylor Wimpey at The Hale Chesterton for a residential development.

The application has been submitted for reserved matters as it was approved at outline 2nd February 2016 (14/01737/OUT). Comments have been received surrounding the design and its' accordance to Chesterton's architectural character as well as the principles of 'good design' as established in the NPPF and Cherwell Local Plan 2011-2031.

This analysis identifies and examines Chesterton as a series of character areas. These are from within the Conservation Area Appraisal and in the more modern developments adjoining such as the Hill and Woodlands. Each character area studies the urban grain, sprawl, land use, scale, massing, materials, use of landscaping, boundaries and architectural details. This methodology will establish a sense of place and character to the various areas which will inform a critical understanding of the architectural nature of Chesterton.

The purpose of this document is to be used as an aid to critique and evolve the design submitted for reserved matters into one that is considered to complement and enhance the character through sensitive siting, layout and design.





Bignell Park

The Oaks

Gaggle Brook

Chesterton Playgroup

Alchester Rd

Home Farm

St. Mary's Church

Bruem Abbey School

Gaggle Brook

Gaggle Brook

Gaggle Brook

Gaggle Brook

Gaggle Brook

A4095

A4095

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Alchester Rd

Alchester Rd

Alchester Rd

Alchester Rd

Alchester Rd

Jay Tec Systems

Chestnut Ct

Portsmouth Dr

Green Ln

Green Ln

Green Ln

Green Ln

Green Ln

Green Ln

Green Ln

Bicester Archers

The Woodlands

Alchester Rd

Tubbs Ln

Tubbs Ln

Alchester Rd

Manor Farm Ln

B4030

# Site Location

The site is located 500 metres from Chesterton village centre and 2.4 kilometres south-west of Bicester town centre.

The land to the east of Bicester Golf and Country Club extends to approx. 2.79 Ha (outlined in red on the image below). It is bordered by allotments to the north-east and by a road to the north-west. Existing houses off Fortescue Drive and the Woodlands can be found to the south-east, while farmland lies to the south-west.



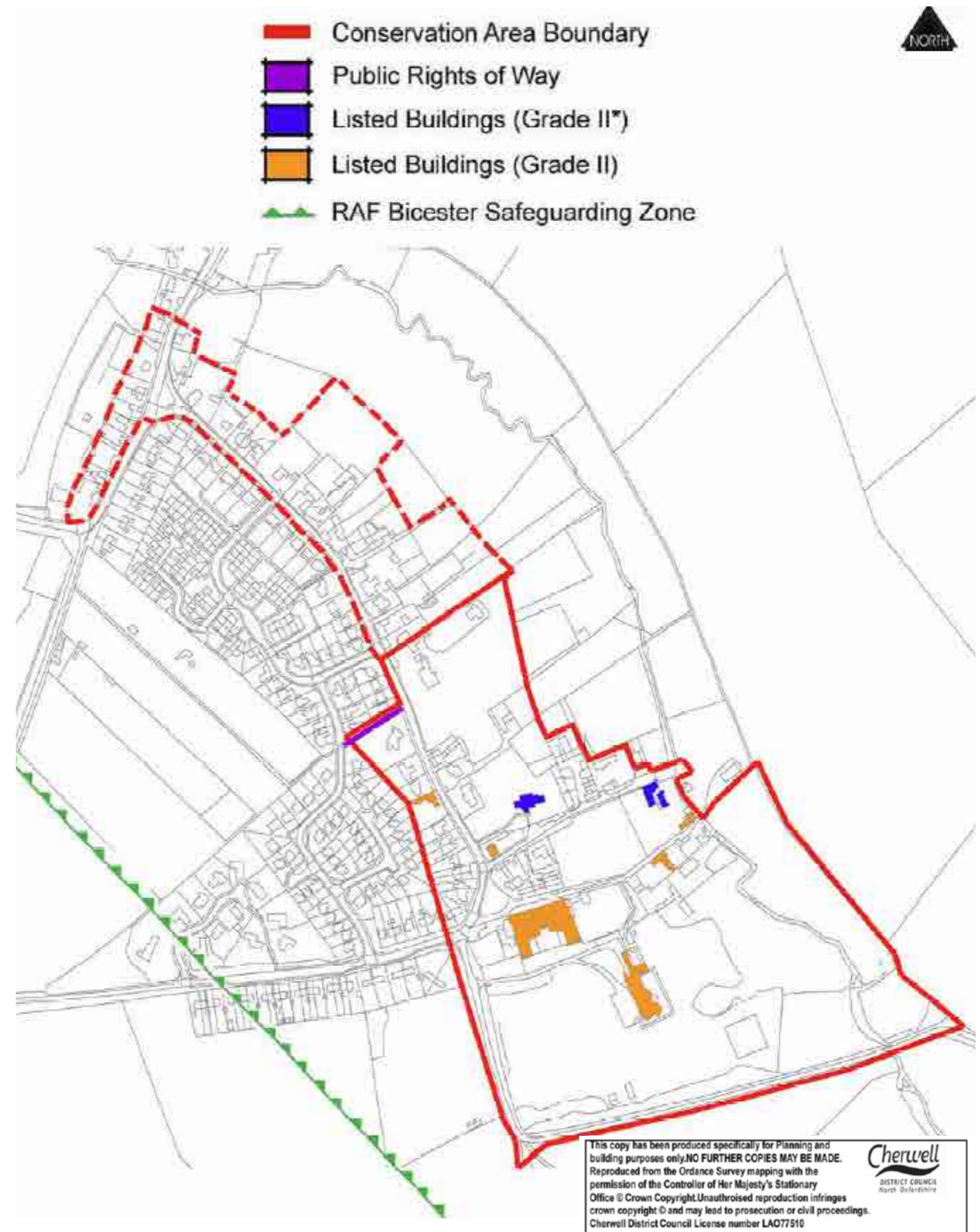
## Chesterton Conservation Area

The Chesterton Conservation Area was derived from advice contained in English Heritage's standing guidelines to assess heritage value and special character areas. These buildings are protected by the Planning (Listed Buildings and Conservation Areas) Act 1990 which seek to preserve and enhance the architectural presence and character.

Chesterton was appraised in March 1988 and a Conservation area was established. This was later reviewed in January 1995. The map identifies public rights of way as well as listed buildings within the conservation area.

The outlined area in red occupies the original historic village core with a mix of medieval typologies such as religious and agricultural facilities of St Mary's Church and Manor Farm Mill. The buildings of note, some of which are not specifically listed, provide architectural legacy for the Chesterton area. A selection have been identified here to discuss similar translational architectural features which bridge between this heritage area and potential new development in today's era.

These include the Ivy Cottage located southwest of the churchyard with a classical facade and Tuscan door with vermiculated stone quoins. Another is a presence of old thatched cottages and one note of a Hill Side cottage with a red brick primary material with blue brick detailing as quoins and window features. There is further mention of terraced cottages with traditional verge and barge boards and others with scalloped detailing which can also be found on the school.



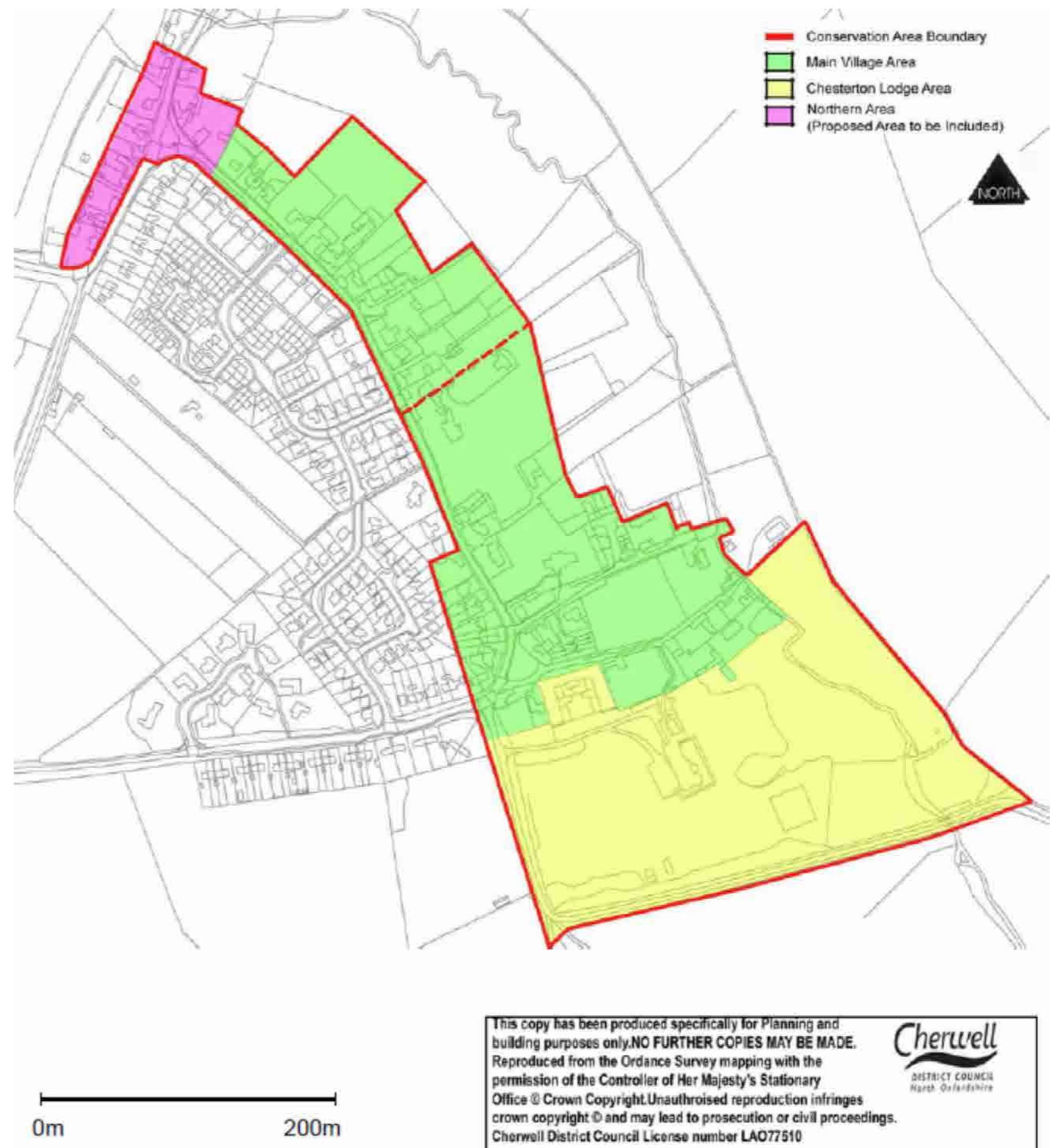
## Chesterton Character Zones

Chesterton has been divided into separate zones wherein they display unique characters as shown from the map provided within the Conservation Area Appraisal. These have extended outwards from the main village core noted in green, and into the Northern Area (pink) and Lodge area (yellow) to the south. The development westward is from the mid-twentieth century; the application site as known is west of this area. Thus seemingly in adherence to the natural historic sprawl from Chesterton's village core area.

The methodology detailed within this document builds from these three identified zones and explores other progressions of the sprawl extending westward. This is to provide not only a historic contextual analysis, but one that also considers and takes reference from more modern development to understand the progression of Chesterton's architecture. For this reason, we have identified a total of 7 character zones which are shown overleaf.

These zones will be appraised by means of pictures and figure grounds. In doing so will allow the reader to gain an appreciation as to the urban grain, sprawl, land use, scale, massing, materials, use of landscaping, boundaries and architectural details.

From these several zones we can determine a cohesive architectural model of Chesterton and better represent architectural language in a future design for a residential development. It is therefore critical to identify varying details and representative values of these character areas.





# Character Zones



# Zone 1 - Northern Aspect

Zone 1 depicts the northern aspect of Chesterton with the entrance from the A4095 and descent into Alchester road, the dominant spine of the village. There is a triangular landscaped green which is used as feature space to provide a depth of communal space. The remaining land is developed upon.

The urban grain follows suit from Alchester Road and provides a series of rhythmic frontages that are set back to provide street side landscaping and defensible space to dwellings. However there is a shift in this principle with regards to the older dwellings from the 1760's - west of the A4095 and north of Alchester road. They provide minimal set backs from the roads and often providing none at all with thresholds directly adjoining the public footway. It is also worthy to note that the more recently built dwellings are tighter along the street scene in comparison to the older dwellings.

The prevailing scale is two storey in nature with presence of 1.5 for residential use and 1 storey for subsidiary service buildings such as garages or storage sheds. The massing of the units are relatively small in scope where the largest blocks represent extended singular units or semi/attached dwellings.

There is a consistent use of limestone in this zone with an introduction of red brick with blue brick detailing. Limestone is even used as a boundary division material along the street scene and on entrance to residential dwellings. Whereas the red brick cottage makes use of an iron railing painted black atop blue brick. The use of landscaping has been primarily set as defensible space with low level scrub and hedging with direct frontages and grass verges.

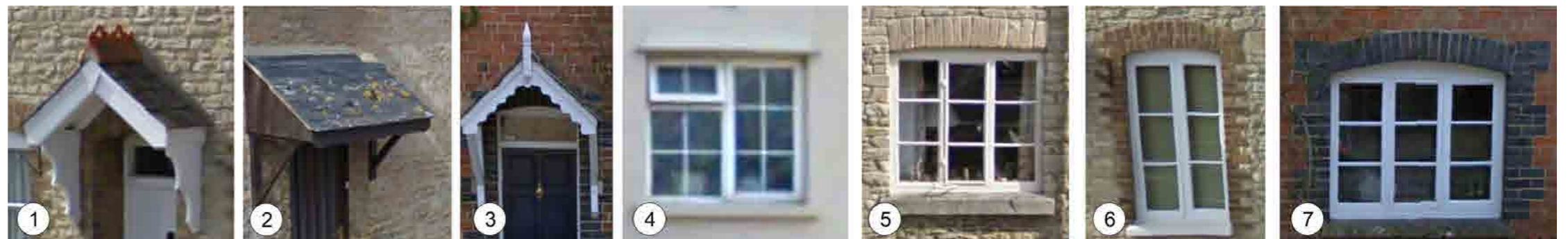
The architectural details present scalloped verge and barge boards, including to porches. There is evidence of duo-pitch and mono-pitch porches and a mix of window brick work including buff, red and blue detailing work as quoins and arches. The prevailing cill is stone, however brick cills are present in the area.



## Boundary / Threshold Details



## Window / Porch Details





# Zone 2 - Western Aspect

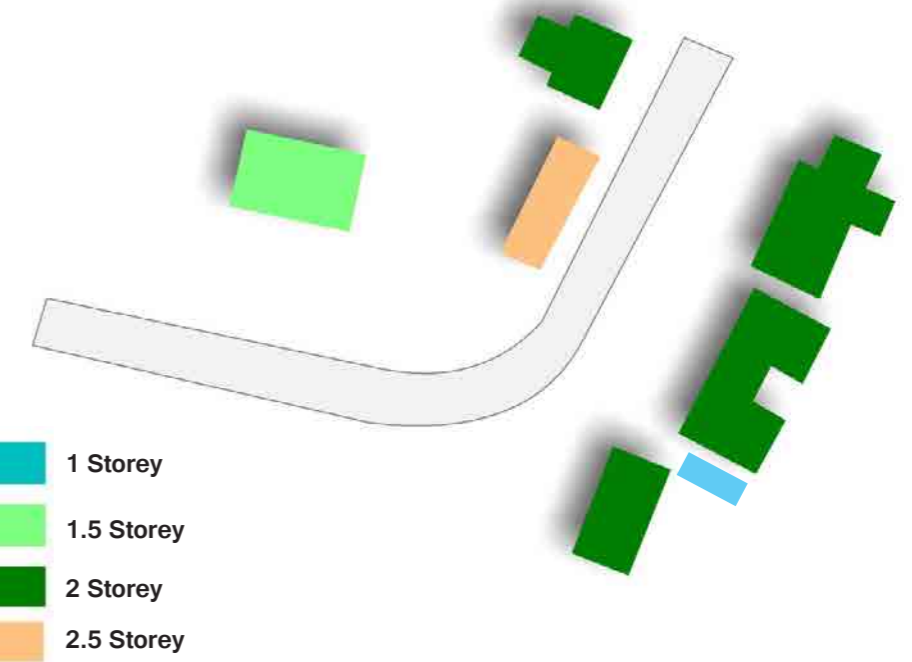
Zone 2 depicts the western aspect of Chesterton with the continuation of the A4095. This is the only double width road in this area however there is a subset road identified as the Hale which leads to the application site. The road layout curves round which presents a differing treatment to development on either side.

The urban grain follows suit from the previous character area with the rhythmic frontages using differing set back uses and separation between dwellings. The increased set back to the eastward dwellings is primarily used as car parking service space. There is a unit of 1.5 storey amongst the 2 storey character however this is separate from the urban grain and isolated in principle through landscaping and subservient scale from the dwellings to the east. This dwelling has chosen to use landscaping as a shielding element with a low wooden fence as a boundary detail.

The prevailing scale is dominantly two storey in nature with presence of 1.5 for residential use as similar to zone 1. There is also use of 2.5 storey. The massing of the units are relatively small in scope again yet is more prevalent with terraced and semi-detached units.

There is a consistent use of limestone in this zone on the older dwellings however on the modern dwellings there is a use of render in varying mixes with coloured windows against the historic character. This juxtaposition becomes more apparant the further south along the A4095. There is use of iron railings, gates and wooden fences within the more modern dwellings along this frontage. There is also use of a timber cladding system as an extension to the limestone material on one of the 1760's dwellings.

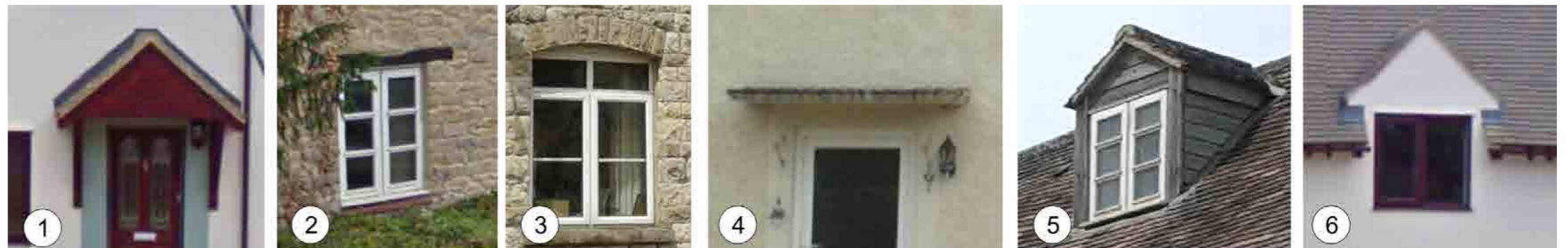
The architectural details duo-pitch porches and a new introduction of a flat porch. There is also a new feature - duo-pitch dormer windows, both traditional and integrated in style. There is still use of the traditional flat window timber header and use of a limestone arch.

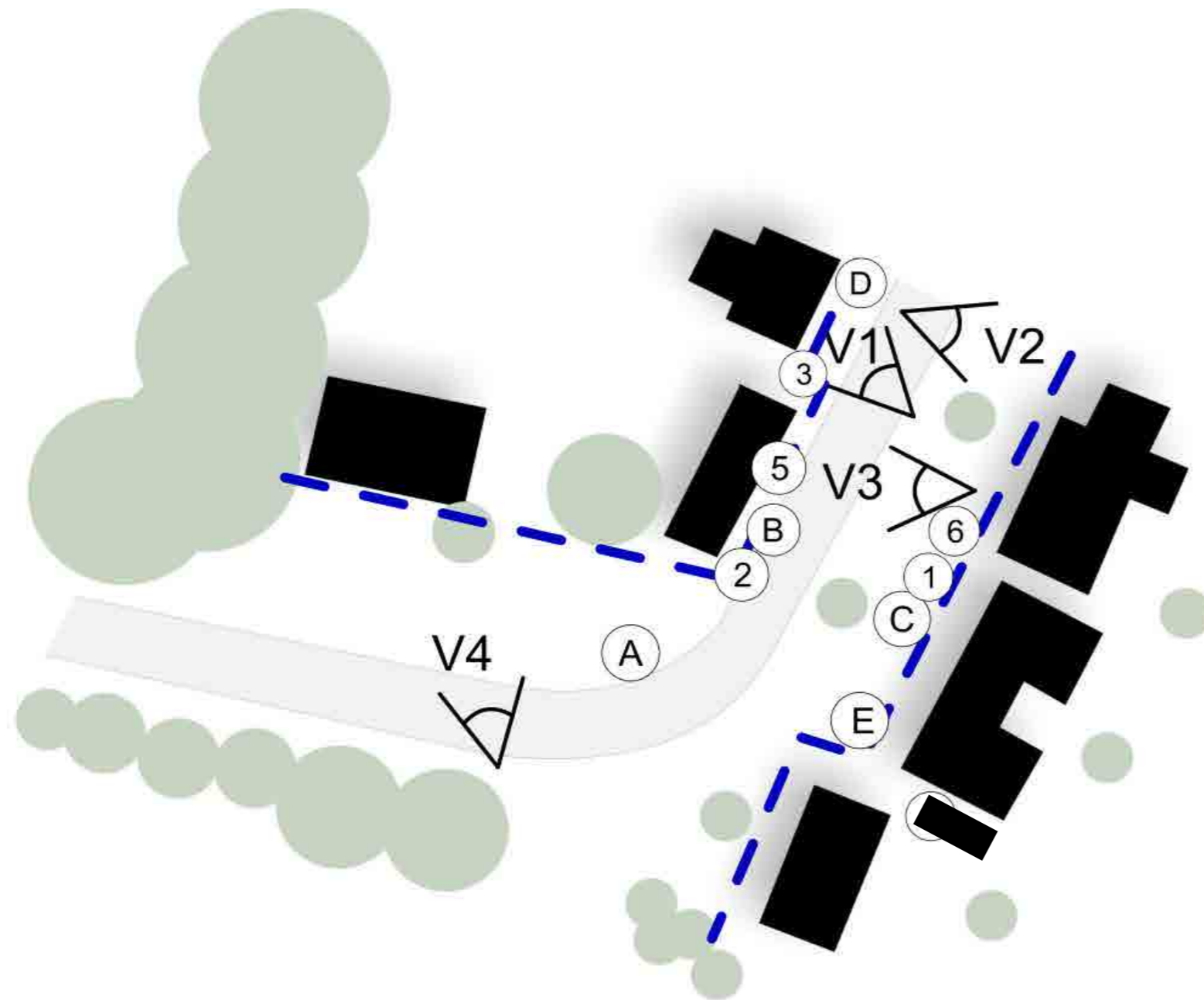






## Boundary / Threshold Details



## Window / Porch Details





-  Views
-  Boundary / Threshold Details
-  Window / Porch details
-  Notional Building Line



# Zone 3 -Central Aspect

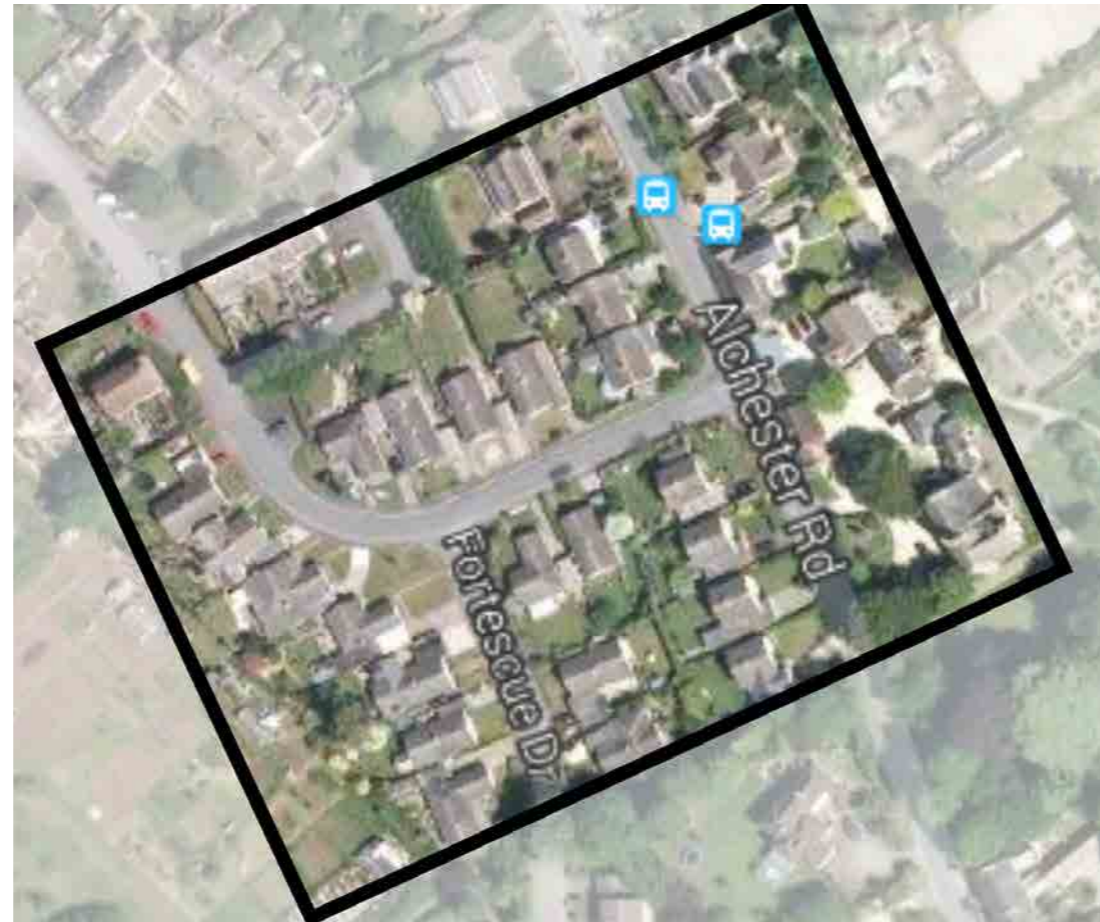
Zone 3 is the first zone wherein this document evaluates the main village core. However it is to be noted that this also bridges into the mid-twentieth century dwellings to the west of the conservation area from Alcester Road. This is expressly shown in this character through the use of scale between two and one storey dwellings, and delineates the conservation area boundary.

The urban grain here begins to break away in majority from the historic principles of the northern area. This is seen from the dwellings on the eastern side with greater set backs and boundary materials being used to provide privacy. There is also a continuation of close proximity to the footway as shown by two dwellings with no set back. The modern dwellings eastward also make use of a larger set back which provides a stronger cohesive core in relationship to the historic majority in this zone. The same set back character is designed in with the 1 storey development indicative of 1960s-70s housing.

The massing is exclusive to detached dwellings here and it is likely that the historic village core is set back in this region to provide privacy to the seemingly larger dwellings than those of the northern zone.

Limestone is used significantly in the historic buildings in this area and also on their boundary details with iron gates. There is evidence of it being used as a dwarf and retaining wall on a serial view upon entering the modern development to the east. It is also used as a feature to delineate private and public space with medium scale hedging.

The architectural details portray a greater set of extension porches with a mixture of UPVC and timber systems. It is likely that these are recent expansions given their materiality against the primary building materials. The windows are bigger in this character zone, wider with either a side or middle top hung style.

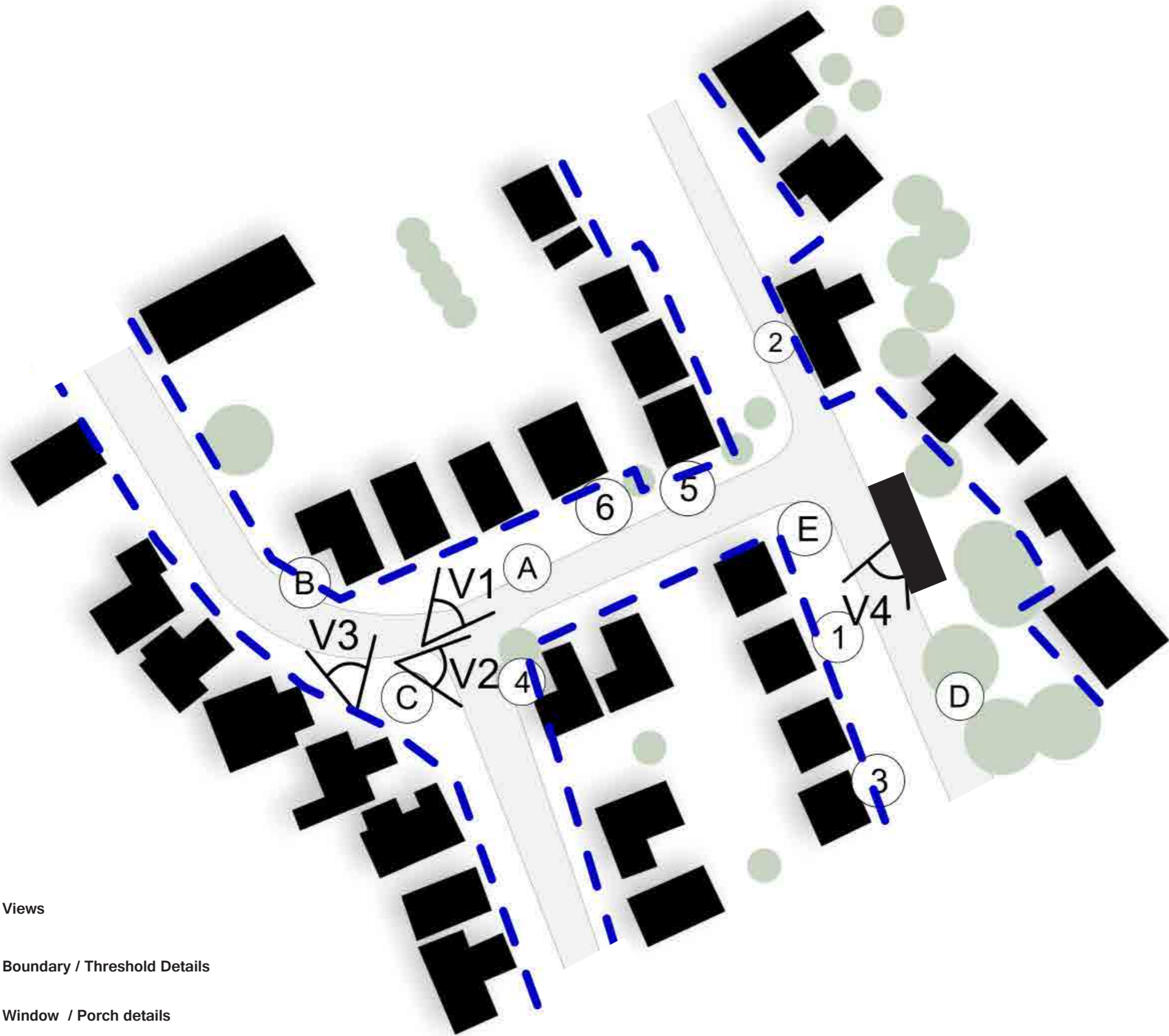






## Boundary / Threshold Details



## Window / Porch Details





-  Views
-  Boundary / Threshold Details
-  Window / Porch details
-  Notional Building Line



# Zone 4 - Southern Aspect

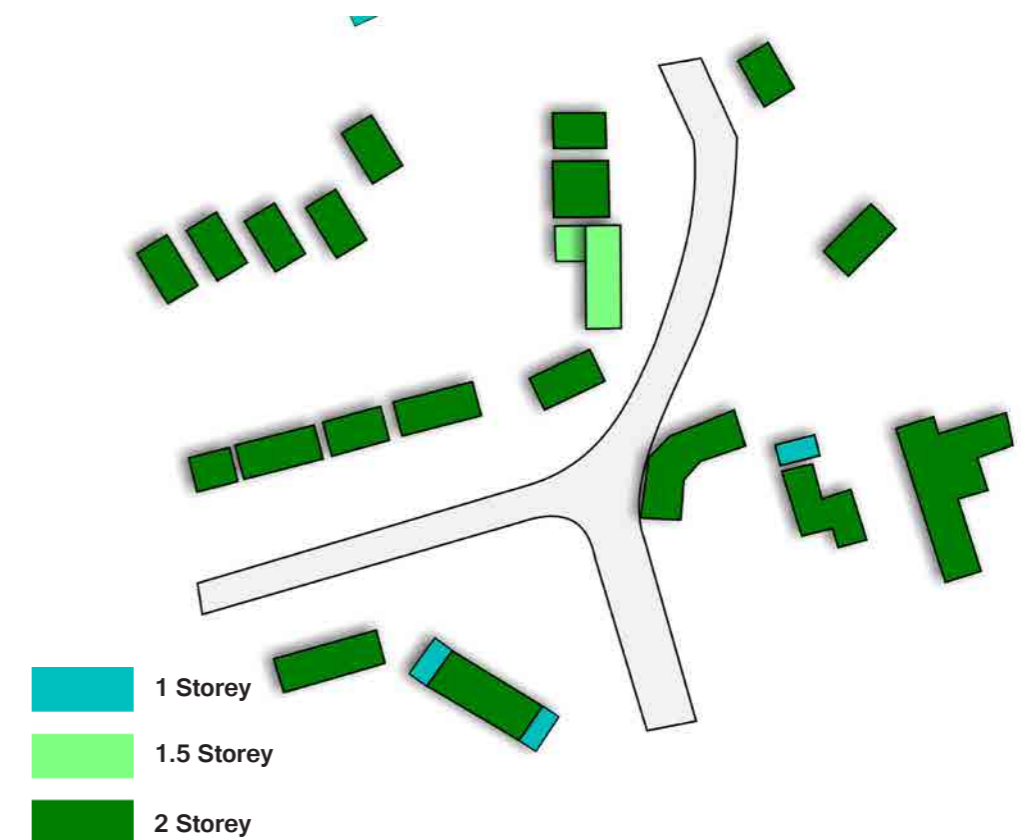
Zone 4 depicts the southern aspect which is inclusive of the conservation area and modern development to the west as similar to zone 3. What is of particular interest in this character zone is the use of corners and architectural responses to accentuate this constraint in both a modern and historic context.

The urban sprawl is fairly erratic with minimal consistency until we see a rhythmic frontage westward along Green Lane and the start of one along the western element of Alchester Road. The reason for absence eastward of Alchester road is the inclusion of another village green which could be used as functional communal space tied to the public house on the corner bridging Green Lane and Alchester Road.

The public house turns the corner by being tight against the footway and follows the road with its elevation until ultimately adhering to the line of Tubbs Lane over Alchester road. Whereas the detached dwelling west of the public house is detached from the street scene with a significant set back and turns the corner by being perpendicular to the radi of the corner. This provides a direct frontage to the corner as opposed to the wrapped serial frontage portrayed by the public house.

The set backs used here are primarily car parking spaces with gravel and grass landscaping amenity with a variance of medium scale trees. The boundary treatments are varied with picket, closed board fencing and the use of medium scaled hedgerows. There is a further presence of limestone walls however a variation in capping - either fencing or round hipped stone.

The porches take a more mixed approach with duo-pitch enclosed extensions composed of brick, set back insets with soldier headers and the timber bespoke 'trapezoid plan' porch. There is also an inclusion of an attached garage and traditional duo-pitch dormers. Larger windows are also shown in this character area however the differentiation extensions to casements with more cottage style i.e. further transoms and mullions.



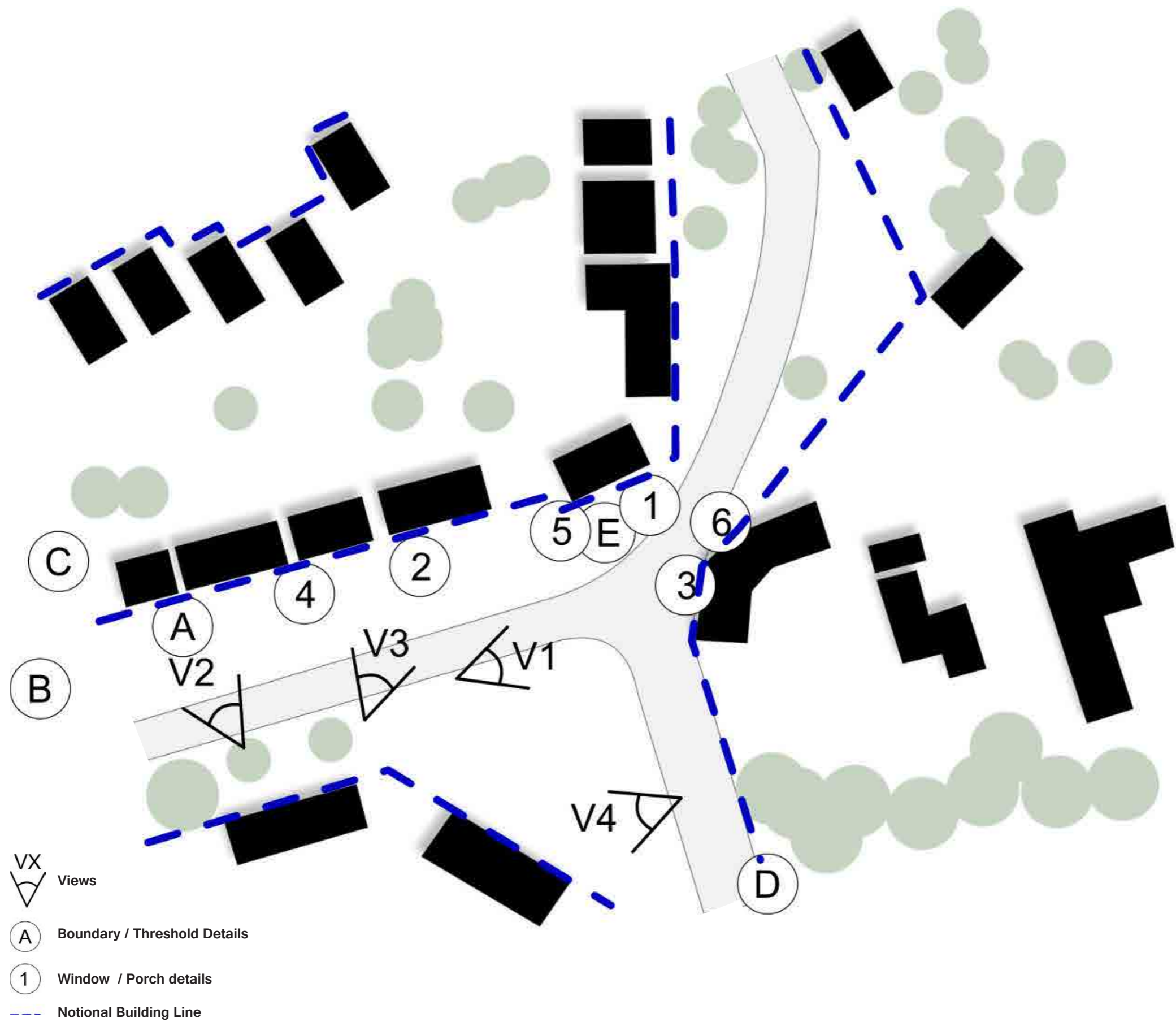
**Boundary / Threshold Details**



**Window / Porch Details**







# Zone 5 - Woodlands

Zone 5 is the first of what is considered recent mass development in a rural context in Chesterton. This has been coined the Woodlands character zone taking reference from the lane name branching from Green Lane. This area was chosen not only for its recent development but also for its proximity to the application site as it shares its' north-western boundary which is composed of substantial hard vegetation i.e. trees and hedges.

The urban sprawl is indicative of a recent estate-esque development with its seemingly chaotic rhythm and curvacious access pathways. However this creates interest on the street scene and further accentuates the architectural detailing and use of views. The notional building lines show the chaotic discourse and there is a mixture of hard frontage and soft frontage approaches through the use of landscaping, car parking and boundary details.

The massing is indicative of larger detached residential dwellings, with the addition of the terraced residential rectangular forms to the south of the woodlands along Green Lane. The materials are increasingly mixed further from the historic core of Chesterton which is evident from the appearance of render, stone, mixed colour brick, hung tiles, timber and UPVC. A mixture of material types is indicative of a bespoke development aiming to achieve an executive character with eclectic architectural details and increased unit massing.

The boundaries are a mixture of large and dwarf hedgerows that abut stone walls and iron railings. These are often accentuated with a grass verge, segregating from the lane and softening the impact from the street scene. What is irregular is the use of brick insets into the stone wall as indicated on item B. Timber entrance gates are also a prominent feature.

The architectural details also vary in this aspect with the use of mono and flat Palladian porch styles, mono-pitch cantilevered external bays and traditional and integrated dormer styles. There is also use of velux roof lights.



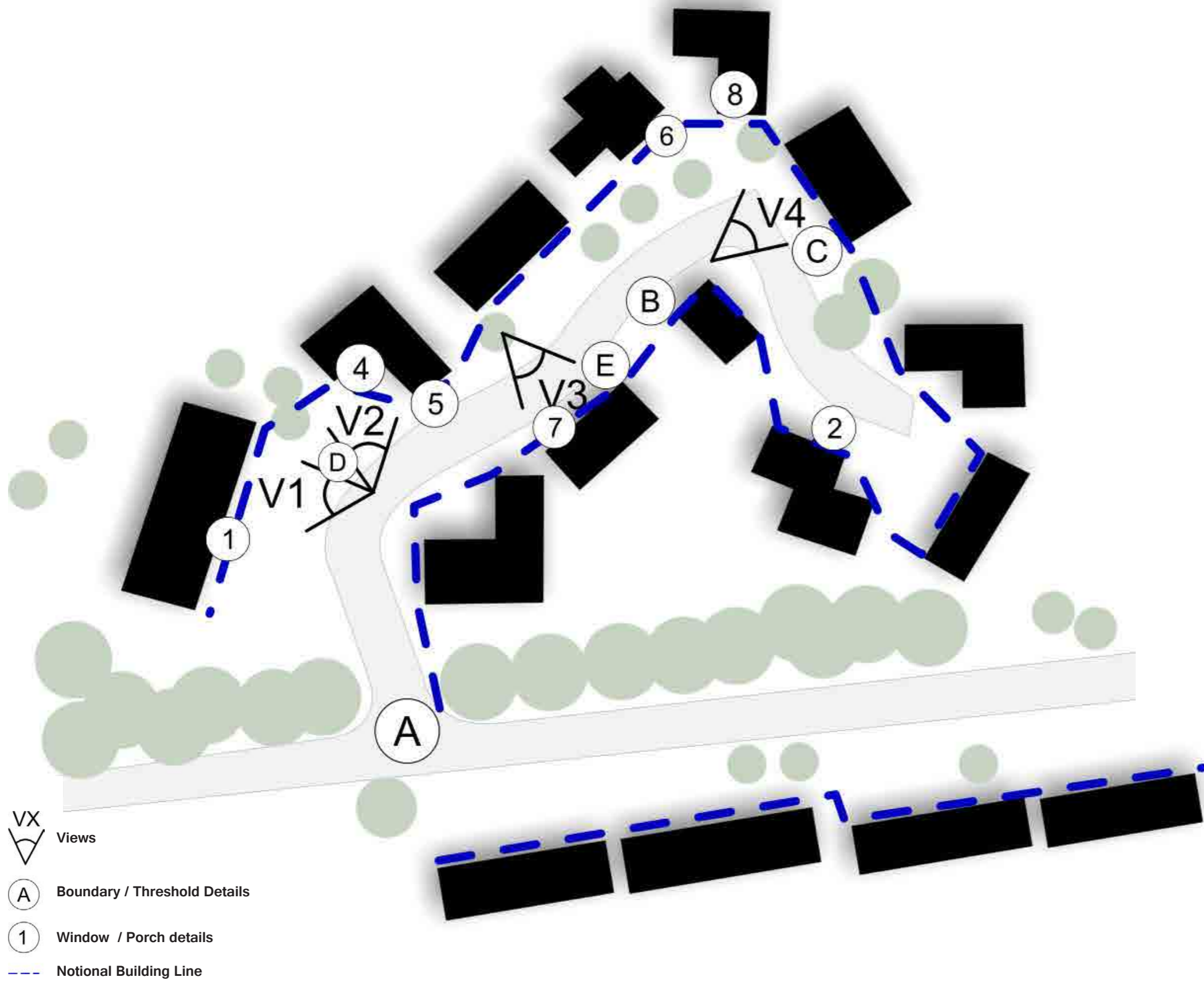
2 Storey

## Boundary / Threshold Details



## Window / Porch Details





# Zone 6 - East Aspect

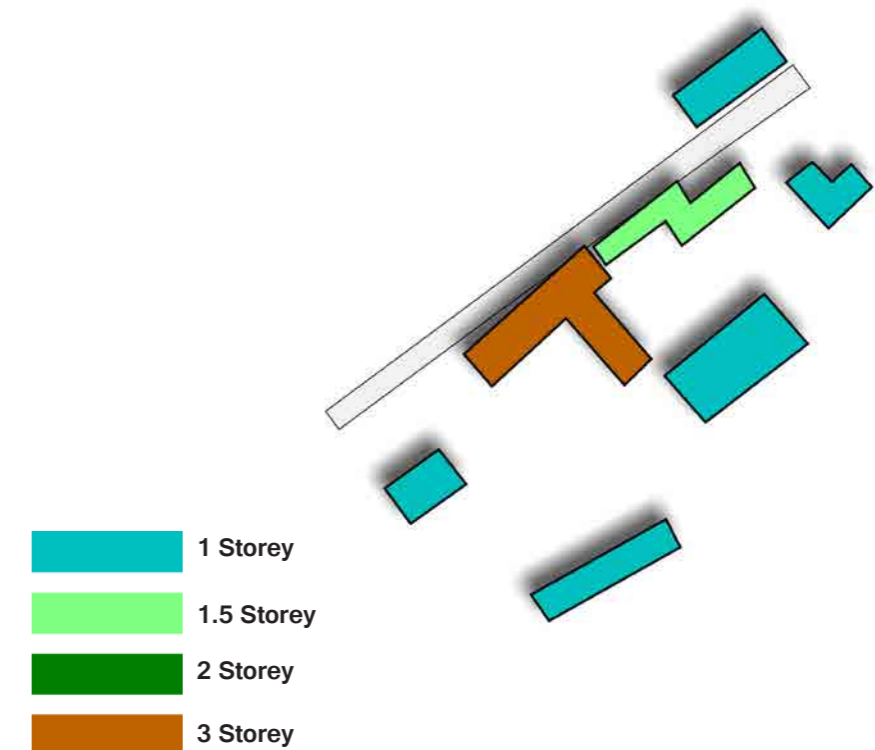
he urban grain, sprawl, land use, scale, massing, materials, use of landscaping, boundaries and architectural details.

Zone 6 is the smallest in scope - it indicates a relatively isolated western fringe of Chesterton. This is detached via a private lane to access these dwellings which is single track in width. This area was chosen for its separated character, wherein the scale is increased to 3 storey and massing includes what is indicative of an executive dwelling with a feature pool. Given the nature of the proposed development of the Application site includes larger dwellings it is considered to take note of the character of such dwellings in Chesterton. However those proposed in the application site are of 2 storey in nature.

The urban sprawl in this zone is very hard against the private lane, with subsidiary buildings separated throughout the private ownership, assumed for garages and storage units. Whilst this represents only a few units, it is clear there is a character of historic representation to abut directly to the lane.

The materials are limestone with the inclusion of wall hanging tiles and brick used for garage buildings. The boundary details are a mixture between medium and low level hedgerows abutting a stone boundary wall which can also vary in height.

The architectural details include a timber duo-pitch porch with a scalloped board, hanging wall tiles on the integrated dormer, a traditional duo-pitch dormer, stone window cills and heads with arched tracery to the window frames.

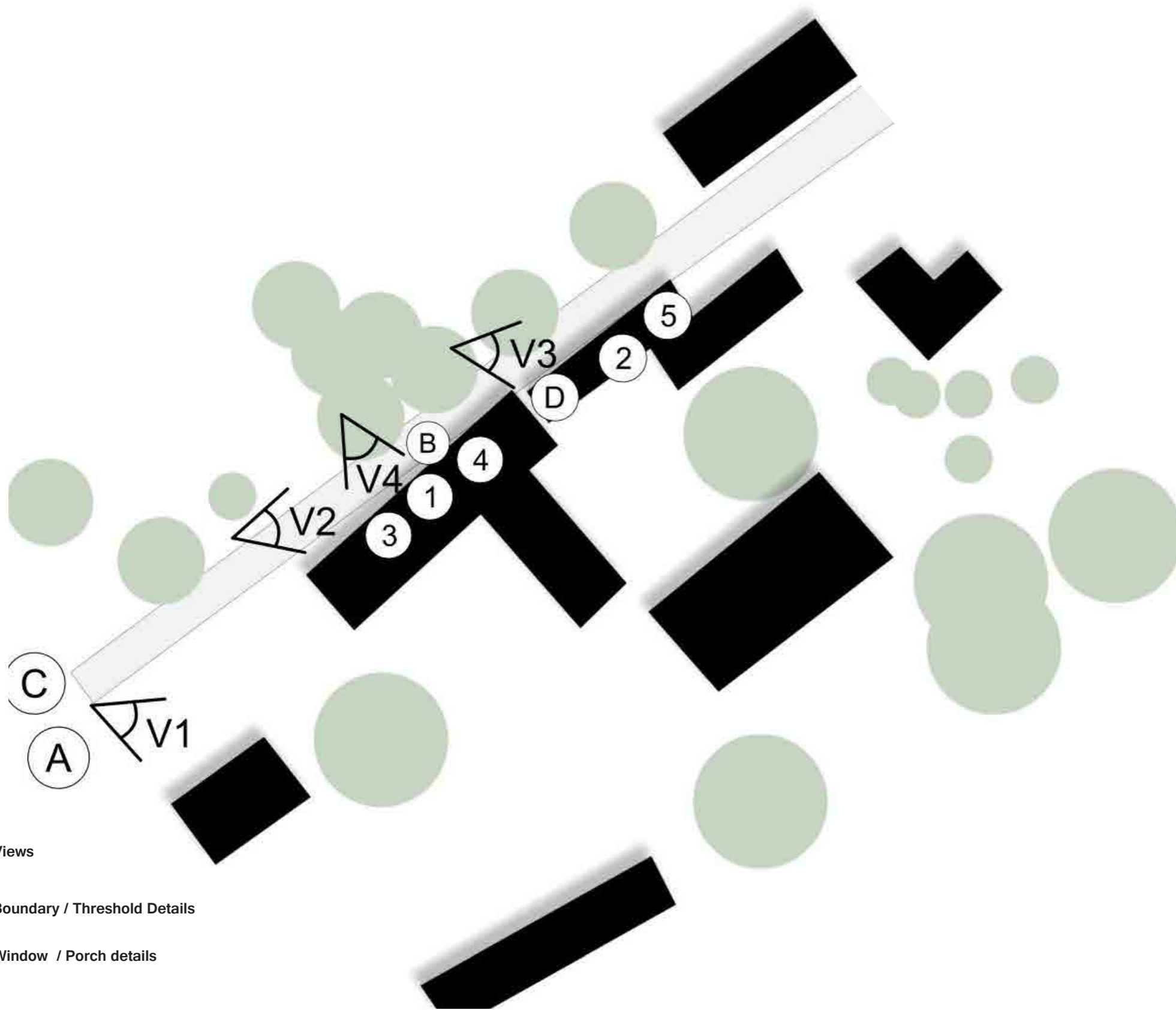





## Boundary / Threshold Details



## Window / Porch Details





-  Views
-  Boundary / Threshold Details
-  Window / Porch details



# Zone 7 - Hill Development

The final zone identified in Chesterton is the very recent Hill Development which is finishing construction to the majority of the units. This was included as it represents the most recent development within Chesterton and is also westward from the Conservation Area.

Zone 7 has an access opposite the Woodlands and off Green Lane with subsidiary access for pedestrians south from the public house. The urban grain is relatively spacious and in accordance with the road layout which drives the pattern of one spine road and two subsequent lanes. The tightness of the dwellings are similarly found within Chesterton west of the conservation area and present a mixture of set backs from the road frontage. It also includes a series of rhythms which are differentiated by means of car parking spaces adjacent to the dwellings, detached or integrated garages and minor landscaping elements. Corners are dealt with by addressing prime frontages directly or through perpendicular corner turning units.

The massing indicates a mixture of detached and semi-detached units and the minor footprints to show garages, either double or singular. The scale also shows two storey as the dominant scale with the garages as single storey.

The materials are also a mixture of stone and brickwork both red and blue, where blue is used as a detailing device around windows and as quoins. Bricks are also used as a main fronting boundary wall material to plots that are adjacent to roadways. There is use of iron railings within the development and also as a boundary treatment on the gateway plot into the development from Green Lane.

The architectural details include trapezoid bays, duo and mono-pitch porches composed of timber and plastic. There is use of boxed and clipped eaves with straight or scalloped barge/verge boards. Stone cills and heads, with blue brick detailing, and a dominant character of casement windows with a single transom. There are also depictions of false windows.

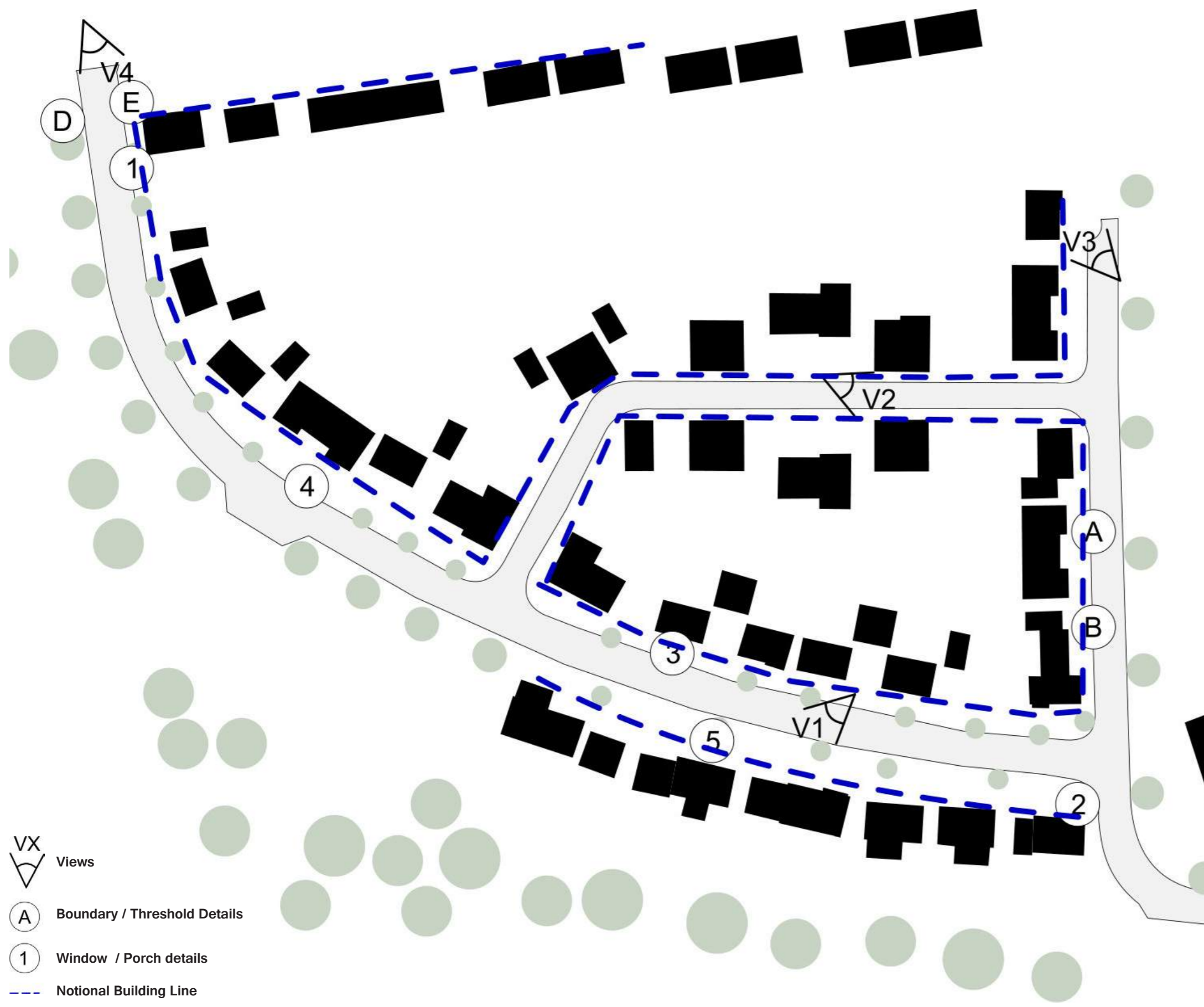


## Boundary / Threshold Details



## Window / Porch Details







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