



# DESIGN AND ACCESS STATEMENT

LAND EAST OF HEYFORD ROAD, KIRTLINGTON

Erection of 14 two storey dwellings, with upgraded access off the Heyford Road, together with garaging, parking, footpath, landscaping and all enabling works



Abbeymill Homes

ESTABLISHED 1991

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# 1. INTRODUCTION

This Design and Access Statement (DAS) has been prepared to accompany an application for full planning permission for Land East of Heyford Road, Kirtlington. The application includes the following elements:

- An upgraded access onto the Heyford Road;
- Erection of 14 two storey dwellings designed to traditional architectural detailing, including garaging and parking;
- Reinstatement of the boundary wall along the Heyford Road;
- Retention and improvement of existing woodland; and
- New native landscaping across the site.

## Purpose of the Statement

The key purpose of the DAS is to explain the evolution of the design process for this planning application, including the design principles and concepts that have been applied to the development and how the scheme positively responds to its context.

In accordance with the above guidance and the Town and Country Planning (Development Management Procedure) (England) Order 2012, the DAS provides information on: use and amount, access, layout, scale, landscaping and appearance.

This DAS is structured as follows:

- Introduction – introduces the proposal and the purpose of the DAS;
- Assessment – demonstrates how the site and its surroundings have been appraised;
- Evaluation – identifies the constraints and opportunities of the site and its surroundings;
- Design Proposals – describes the proposal and how it responds to the identified constraints and opportunities.



(i) Site Location Plan

## 2. ASSESSMENT

### Site Description

The site is located within the village of Kirtlington and is formed of an irregular area of land comprised of a central area used for grazing livestock, with areas of mature woodland set along its southern and western boundaries. It extends to an area of 2.2 ha with a dry stone wall in varying states of repair defining its boundary with the Heyford Road.

The existing Jersey Cottages form a prominent feature within the site and are of post war origin and of a low aesthetic quality. To the east is Home Farm and its associated agricultural outbuildings which are largely screened by existing boundary landscaping. To the north is an open field used for livestock grazing.

The topography of the site is relatively level with a fall in the land towards the south. The site itself is well screened from surrounding areas and is not prominent within the village given the existing dry stone wall and tree lined boundary along the Heyford Road.



(i) View into the site towards existing Jersey Cottages



(ii) View into the site from the Heyford Road

## 2. ASSESSMENT

### Site Surroundings

The site lies on the north eastern extent of the village bounded by existing development to the east (Jersey Cottages) which is within the defined limits of Kirtlington, and to the west (Home Farm) which is beyond. On the opposite side of the Heyford Road, in depth development extends towards the junction with Akeman Street to the north.

The application site forms part of the wider Kirtlington Park which is Grade II listed, although it has long been in separate ownership and has very different landscape characteristics to the parkland. It also forms part of the Kirtlington Conservation Area with a number of listed properties within the local area, including Home Farmhouse and Foxtownsend Cottages.

Within its immediate surroundings, the built context for the site mainly comprises two storey residential properties constructed from natural stone with slate or stone roof tiles. Some properties also include stone or brick quoins on the gables and casement windows are a predominant feature. At roof level, dormer windows are commonly used with less extensive use of roof lights.



(i) View of Heyford Road and the existing dry stone wall on the site boundary

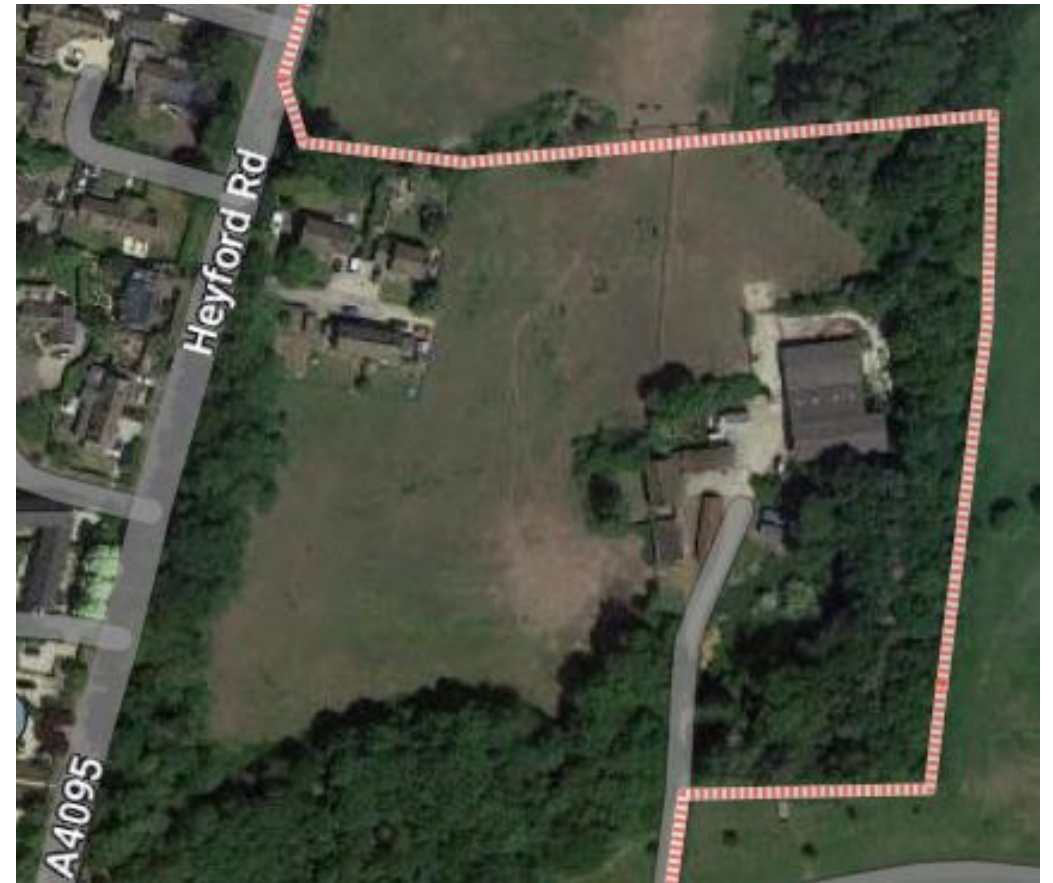


(ii) View of village green and houses in the centre of the village

## 2. ASSESSMENT

### Existing Site Features

Within the central area of the site there are no notable features being an area of open grazing land. The site's boundaries contain more defining features and in particular a 1.3m high dry stone wall along the Heyford Road, although it is in generally poor condition with coping missing along large sections and has started to collapse in areas. Set behind this structure is a linear tree line along the Heyford Road which becomes a more extensive woodland area in the southern part of the site.



(i) Aerial View of Site

## 2. ASSESSMENT

### Planning Context

This section provides a brief overview of the planning policy framework relevant to this site, with a more detailed analysis contained within the accompanying Planning Statement.

#### National Planning Policy Framework (NPPF)

The NPPF sets out design guidance for new development and specifies that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, whilst good design is a key aspect of sustainable development. Proposals of a poor quality design that fail to take opportunities to improve the character and quality of an area and the way it functions should be resisted.

#### Cherwell Local Plan (2015) and Mid-Cherwell Neighbourhood Plan (2019)

The development plan for the site includes the Cherwell Local Plan and the Mid Cherwell Neighbourhood Plan, with those key policies relevant to this proposal including the following:

- Policy BSC 2 (The Effective and Efficient Use of Land)
- Policy BSC 4 (Housing Mix)
- Policy ESD 7 (Sustainable Drainage Systems)
- Policy ESD 10 (Protection and Enhancement of Biodiversity and the Natural Environment)
- Policy ESD 13 (Local Landscape Protection and Enhancement)
- Policy ESD 15 (The Character of the Built and Historic Environment)
- Policy Villages 1 (Village Categorisation)
- Policy Villages 2 (Distributing Growth Across the Rural Areas)
- Policy PSD 1 (Development at Category A Villages)
- Policy PSD 5 (Building and Site Design)
- Policy PH1 (Open Market Housing Schemes)



(i) Cherwell Local Plan (2015)



(ii) Mid Cherwell Neighbourhood Plan

## 2. ASSESSMENT

### ACCESS MOVEMENT AND FACILITIES

Kirtlington is classified as a Category A service village with a good level of services to provide for residents' day to day needs. These include a public house, primary school, village hall, recreation ground, church and a regular bus service connecting the village to higher order service centres including Bicester and Oxford. Mainline rail services are also available from nearby Tackley and Heyford.

The village has an extensive footpath network which in the vicinity of the application site runs along the western side of the Heyford Road, connecting to the central area of the village and its facilities and services.

The application site is considered to occupy a sustainable location and entirely suitable for the quantum of development proposed within this planning application.



(i) Bus Stop along the Heyford Road



(ii) Kirtlington C of E Primary School



## 2. ASSESSMENT

### TRADITIONAL DETAILS AND MATERIALS

Kirtlington is a reasonably sized village located in Oxfordshire with a well established character, having developed around Church Lane in the centre of the village. Whilst this historic core contains many buildings of historic importance, the village has expanded significantly in the post war period introducing less sympathetically designed buildings. This includes new estates to the south and west of the village.

Key features of the local vernacular include relatively simple elevational design with the use of coursed limestone rubble on the external elevations some with ashlar quoins or orange brick. Roofing material is typically slate although plain tiles are to be found too. Most properties windows consist of two or three light vernacular casements with either timber, stone or slate sills. The majority of buildings within the village are two storeys and double fronted.



(i) Traditionally designed cottages



(ii) More recent development at Akeman Spinney

### 3. EVALUATION AND DESIGN

#### SITE CONSTRAINTS AND OPPORTUNITIES

The constraints and opportunities associated with the proposed development have been identified following the assessment of the site and its surroundings. This assessment of the site and its surroundings has informed the design of the proposal.

##### Constraints

- Proximity of heritage assets in the locality;
- Use of existing established access that requires upgrading and need to minimize the impact upon the existing boundary wall;
- Retention of existing protected trees within the development;
- Ensure the new properties respect the amenity of the existing Jersey cottages;
- Delivering a density of development which respects its surrounding context.

##### Opportunities

- Development of a high quality residential scheme which preserves and enhances the character of the area through a design which includes positive features of the local vernacular;
- Delivery of new housing opportunities, including affordable housing, to help support the vitality of local services;
- Inclusion of integrated biodiversity features including new landscaping to deliver a positive ecological gain onsite.



(i) Opportunities and Constraints Plan

## 3. EVALUATION AND DESIGN

### KEY DESIGN PRINCIPLES

The key urban design principles for the proposed development have been informed by the evaluation of the constraints and opportunities of the site and its surroundings, as well as national and local design guidance. These are as follows:

#### Character and Sense of Place

- Distinct form of development that relates to its context in terms of scale, height and massing;
- Development which responds to the site topography;
- Retention of existing landscape features where possible;
- Using appropriate materials and design features to respect the character of the area.

#### Access and Movement

- Creation of a legible layout to promote easy movement through the development;
- Integration of parking within the development to appropriate standards.

#### Quality of the Public Realm

- Provision of areas of open space easily accessible from the proposed dwellings;
- Intention to implement a future comprehensive landscaping scheme throughout the site.

#### Safe and Secure Neighbourhood

- Maximise orientation of properties onto public spaces within and adjoining the site to ensure active frontages;
- Controlled access to private areas including rear gardens of properties.

#### Diversity

- Provision of a mix of house types with some variation in the architectural styles and materials to ensure interest in the street scene.

#### Sustainability

- Make efficient use of land through appropriate density development;
- Ensure the development minimizes the use of resources through appropriate measures to encourage energy efficiency, water conservation and biodiversity;
- Integration of renewable energy technologies to minimize the carbon footprint of the new dwellings;
- Use of sustainable materials where possible in the construction of the development proposal.

## 4. DEVELOPMENT PROPOSAL

### USE AND AMOUNT

The application proposes a high quality and bespoke residential scheme involving the construction of 14 two storey dwellings comprising a mix of detached and semi detached properties.

The proposed dwellings include a mix of dwelling sizes from 2 bed properties through to 4 bed dwelling houses, providing new housing opportunities for first time buyers through to families within the village. The density of development is relatively low but appropriate for its sensitive context.

The design and form of the proposed properties are in keeping with the character and plot density of this part of Kirtlington as established on the opposite side of the Heyford Road. Locally common and high quality materials will be used in the construction of the properties, including natural stone, timber casement windows and slate on the roof.

The existing landscaping on the site will be largely retained and supplemented with new native planting, both on the boundaries of the site and within it. This will assist in mitigating the impact of new development and successfully assimilating it into its setting.



(i) Proposed Site Layout

## 4. DEVELOPMENT PROPOSAL

### PROPOSAL

#### Access and Layout

The proposed layout involves upgrading of the existing access off the Heyford Road, continuing the established arrangement of the Jersey cottages. Properties have been arranged to both face into the site along the access road and outwards to ensure a positive relationship with surrounding areas and present an active frontage.

#### Sustainability and Resource Efficiency

The scheme has been designed to provide highly energy efficient dwellings that minimize its use of carbon based energy sources, with integrated solar PV and air source heat pump technology. Up-rated insulation of the properties is also proposed based upon the fabric first principle and additional measures include the use of locally produced building materials where possible, energy efficient lighting, timing controls, thermostatic controls and energy efficient appliances. EV charging infrastructure is proposed for cars and e-bikes to encourage modal shift to more sustainable travel modes.

#### Character and Sense of Place

The scheme has been designed to reflect and reinforce the established character of this area of Kirtlington utilising materials that are part of the local vernacular including natural stone and slate. Further, the density and plot sizes reflect those found within the immediate context.

#### Safety and Security

The buildings are designed to maximise natural surveillance through provision of windows onto public spaces within the site and internal roads so as to actively engage reduce the propensity for criminal activity.



(i) Street Scene Section

#### Continuity and Enclosure

Across the site it is proposed to use small private frontage areas defined by low scale landscaping and hard surfacing treatments, with larger rear gardens having controlled access through appropriate boundary treatments including fencing and landscaping.

## 4. DEVELOPMENT PROPOSAL

### PROPOSAL

#### Scale and Massing

The proposed properties will be two storeys in height, in keeping with the typical scale and massing of properties in this part of Kirtlington. These properties are traditionally designed with simple architectural detailing including two and three pane casement windows and stone cills. The proposed properties vary between 2 bed to 4 bedroom dwelling houses ensuring a variation in form of property across the site.

#### Density

The overall density of the proposal exclusive of open space, is 25 dph which reflects its sensitive location adjoining open countryside and on the settlement edge.

#### Housing Mix

The residential scheme offers a variation in property sizes from 2 bed through to 4 bed dwelling houses providing new housing opportunities for first time buyers and families to move within or to the village.

#### Landscape Design

Existing landscape features within the site are proposed to be retained and enhanced as an integral part of the development, with retention of boundary trees and vegetation of landscape interest and a defining part of the local character. These will be supplemented with new planting of native species on the boundaries, communal areas and private gardens.



(i) Streetscene of the Proposed Development

## 5. SUMMARY

This proposal has been designed with careful reference and respect for the existing village context together with the constraints that exist within the site and surrounding areas.

Those factors that have been influential in the design, scale and massing of this proposal include the following:

- Existing site landscaping and boundary vegetation;
- Positioning of the access into the site;
- Adjoining residential properties and need to ensure a positive relationship with the proposed new development;
- The established settlement pattern in this area of Kirtlington;
- The ability to retain as much existing boundary landscaping to maintain a semi-rural character;
- The character and style of housing that currently exists within the locality;
- Delivery of a high quality and sustainable residential proposal that offers a range of new housing opportunities.

This proposal seeks to deliver a high quality residential development proposal that is of a form that is sympathetic in design, reinforcing the local character, and is highly sustainable that minimizes its carbon footprint over the lifetime of the home.

The design responds sensitively and appropriately to the immediate and wider context through a thoughtful and considered architectural proposal. This scheme will make a positive contribution towards the character of the area and the benefits outweigh any minor impacts and are in accordance with the development plan and national planning policies.

