

# CA4 HIMLEY EDGE

## CODING

CA4	Code Category	Definition
1	Urban form	Larger dwellings / lower densities. Soft edge to development.
2	Building typology	Detached, Semi detached.
3	Building lines	Predominantly informal.
4	Height/enclosure	Generally up to 2 storey.
5	Roofscape	Varied eaves and ridge heights. Roofscape punctuated by chimneys.
6	Building detail	More traditional architecture acceptable. Dwellings designed to ensure no blank walls front onto public realm.
7	Building materials	Walls – predominantly brick, with some use of render on landmark buildings or to terminate key views. Roof – Red/grey/brown tiles. Doors – front, side and other visible doors to be consistent and in a neutral 'rural' colour palette. Windows - Feature colour uPVC for traditional architecture
9	Parking	Generally on plot, with limited frontage parking to integral housetypes.
10	Street types	Secondary Road; Tertiary Road; Mews link; Private Drive.
11	Boundary treatments	Native Hedgerows, estate railing, brickwork screen walling.

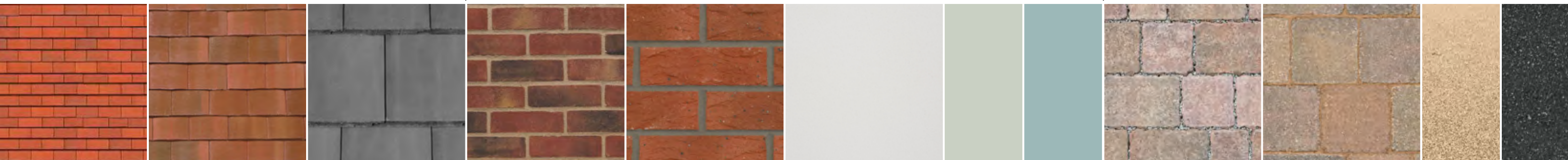
## Design inspiration



## Indicative Materials Palette

Roof | Wall and fenestration

Ground





# CA5 HIMLEY PARK (RESIDENTIAL)

A gateway to the wider site with strong primary avenue linking to both the immediate community and wider context.



## KEY CHARACTERISTICS

6.29 Himley Park forms the largest of the residential areas and forms the interface to the northern edge of the employment park. The key features of Himley Park include:

- The south of the Site is bounded by Middleton Stoney Road and Bignell Park beyond;
- Middleton Stoney Road is the only vehicular route bounding the Application Site and the movement of traffic along this visible edge of the Site implies a certain character;
- These other uses also serve to open up the new development to wider population creating a more permeable 'blurred edge' to the development; and
- Potential for greater height here, both in response to Middleton Stoney Road but also to benefit from views to the woodland areas immediately to the south and the open green spaces beyond.



Key inspiration from local context



Illustrative elevation of Himley Park frontage

Landmark building terminates avenue view

Buildings provide enclosure to 'The Square'

Extract from Illustrative Masterplan





# CA5 HIMLEY PARK (RESIDENTIAL)

## CODING

CA5	Code Category	Definition
1	Urban form	Consistent high quality development along tree lined primary road. Landmark buildings fronting primary road to create gateway and signature frontages. Buildings fronting areas of POS and greenspace to provide softer development edge.
2	Building typology	Detached; Semi-detached and Terrace.
3	Building lines	Formal building line to give sense of enclosure to primary and secondary roads. More informal building line fronting POS.
4	Height/enclosure	Up to 3 storeys fronting primary and secondary roads.
5	Roofscape	Pitched roofs with dominant gables to animate public realm. Gables, dormer windows and/or bay windows will be promoted on corner turning dwellings. Roofscape punctuated by chimneys.
6	Building detail	Traditional and contemporary architecture with Georgian influences. Dwellings designed to ensure no blank walls front onto public realm.
7	Building materials	Walls - Predominantly brick with some render in light neutral tones and use of timber cladding or boarding. Roof - Plain grey tiles. Doors - front, side and other visible doors to be black or other urban colour palette. Windows - Grey or feature colour aluminium for contemporary architecture/Feature colour uPVC for traditional architecture.
9	Parking	Parking predominantly on plot, to side. Car ports/garaging may link building line. Rear courtyards / mews links to ensure no direct access off primary road.
10	Street types	Primary Road; Secondary Road; Tertiary Road; Mews link; Private Drives.
11	Boundary treatments	Native hedgerow; brick screen walls, railings.

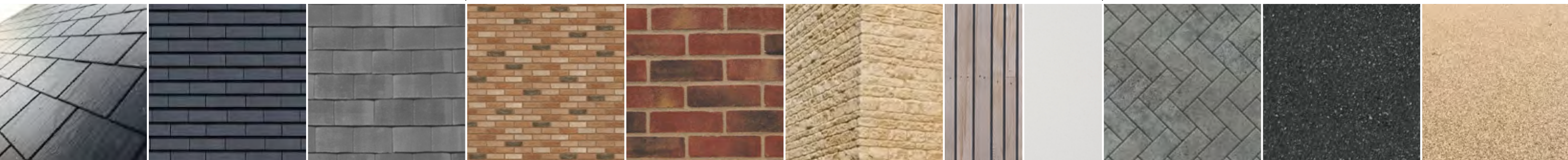
## Design inspiration



## Indicative Materials Palette

Roof | Wall

Ground





# CA6 HIMLEY EMPLOYMENT PARK

Opportunity for mixed uses, indirectly accessed from Middleton Stoney Road, to serve both the immediate community and also the wider population of Bicester and beyond.



## CODING

CA8	Code Category	Definition
1	Urban form	Consistent high quality development along Middleton Stoney Road. Buildings fronting Middleton Stoney Road to be landmark buildings to create gateway and signature frontage. Buildings back on to areas of POS and greenspace to respect landscape, amenity and noise sensitivities.
2	Building typology	Modern commercial buildings in a range of sizes.
3	Building lines	Generally formal to clearly define streets, parking areas and landscape. Buildings positioned to address new street vistas.
4	Height/enclosure	Ranging from 7.5m to 12m in height.
5	Roofscape	Roofscape defined by unit size and height. Interest required to form entrances, gateway buildings and to where fronting public realm.
6	Building detail	Simple robust detailing to commercial units, with elevated levels of detail to be observed at key locations.
7	Building materials	Appropriate to use.
9	Parking	Parking courts. Trees in verges along service streets Landscaped bays between parking spaces and buildings to address level changes.
10	Street types	Service streets.
11	Boundary treatments	Native hedgerows, retaining walls, metal fencing.
12	Street furniture	Bollards; benches; waste bins; bicycle stands; wayfinding signage.
13	Lighting	Bollard and external lighting to car parks to be uniform to retain consistency through site.

## KEY CHARACTERISTICS

6.30 Himley Employment Park is located along the southern boundary of the masterplan, along Middleton Stoney Road. It is formed of two blocks, bisected by the tree lined secondary road, forming one of the gateways into the site.

6.31 Access into the employment park is from the tree lined primary and secondary routes.

6.32 Feature swales and landscape buffers are provided along the northern and southern boundaries of Himley Employment Park to respect the proximity to the residential character areas and soften the development edge fronting Middleton Stoney Road.

## Design inspiration



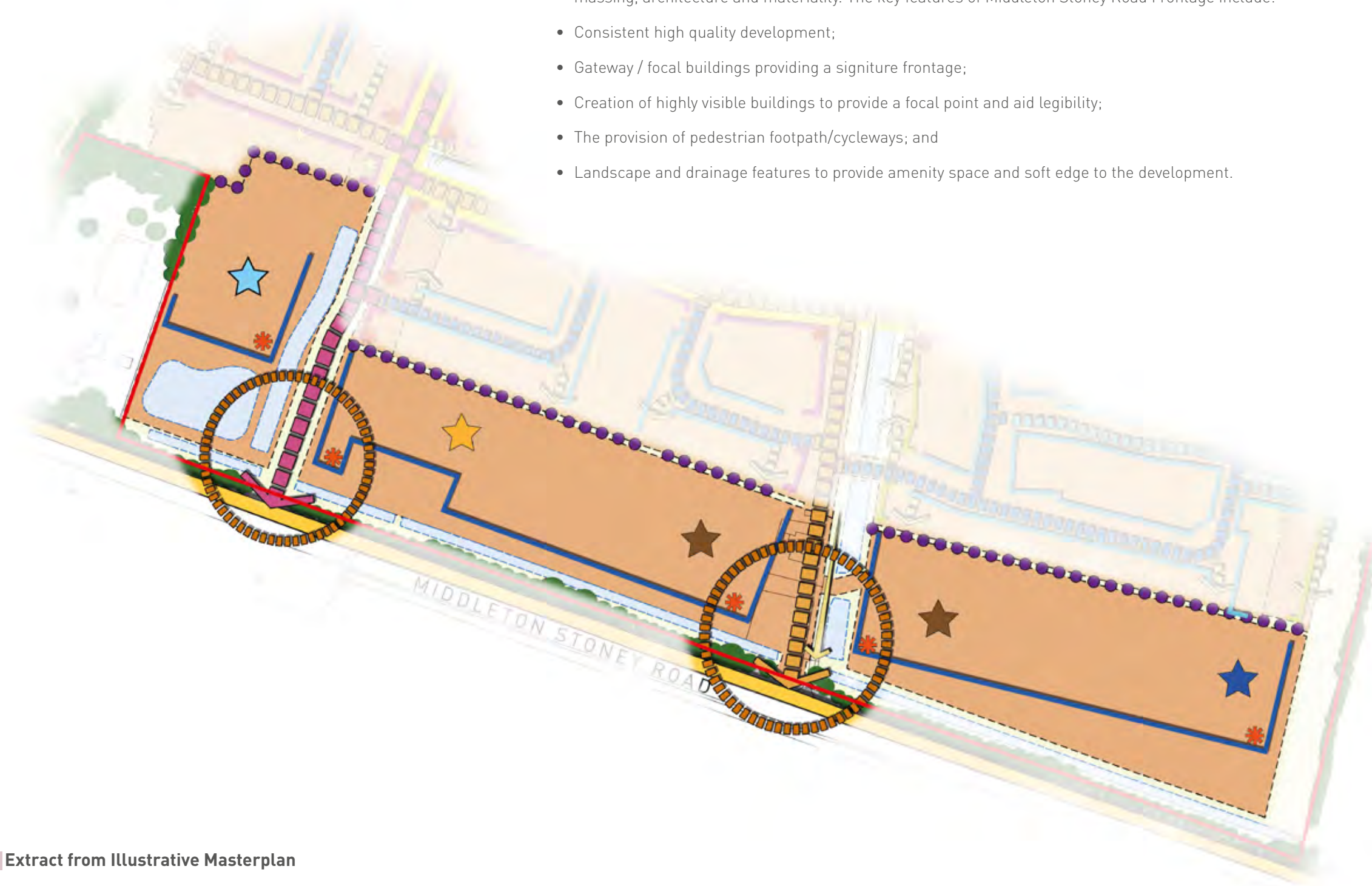


# CA6 HIMLEY EMPLOYMENT PARK

## KEY CHARACTERISTICS

6.33 Within Himley Employment Park, buildings fronting Middleton Stoney Road, will form the gateway into the development. It is expected that the architectural treatment to the principle elevations be appropriate in creating a high quality frontage – with a hierarchy defined through scale, massing, architecture and materiality. The key features of Middleton Stoney Road Frontage include:

- Consistent high quality development;
- Gateway / focal buildings providing a signature frontage;
- Creation of highly visible buildings to provide a focal point and aid legibility;
- The provision of pedestrian footpath/cycleways; and
- Landscape and drainage features to provide amenity space and soft edge to the development.



Extract from Illustrative Masterplan

Illustrative visualisation of the proposed care home



Illustrative visualisation of the proposed employment park



# SCHOOL SITE

## KEY CHARACTERISTICS

6.34 The school site is located within the Himley Green character area, adjacent to Himley Farm at the heart of the site and as such, provides an opportunity to become a 'Farm School'. This will allow for greater integration, a resource for learning and promotion of healthy living.

6.35 The school building should respect and respond to the setting of Himley Farm, in architectural design and materials.

6.36 The northern and western boundaries should immediately abut the highway/prospective highway for their entire length.

6.37 The school site should provide:

- An area of no less than 2.22 hectares;
- A primary school with 17 classrooms, associated playing fields and playgrounds in accordance with capacity requirements set out in Annex 4 of the S106 / Contract of the construction of the Primary School; and
- Foundation stage provision and nursery provision.

### Himley Farm

6.38 Himley Farm consists of a number of built structures, two of which are designated as Grade II listed barns. The retained farm will be incorporated into the proposals with the adjacent primary school benefitting from it's existing facilities.

	Code Category	Definition
1	Urban form	The overall volume of buildings shall be kept simple and based on rectangular forms; and with the occasional use of corner turning / dual frontage dwellings.
2	Building typology	Contemporary.
3	Density	-
4	Building lines	Building line is discontinuous with buildings stepping forward and back.
5	Height/enclosure	Minimum height 4m - Maximum height 10m
6	Roofscape	Generally the long axis of a roof shall be parallel to the street.
7	Scale & proportion	Buildings to be proportionate in scale to plot size.
8	Building detail	Buildings to be of simple character with minimal use of variations in building / architectural details
9	Building materials	Walls – predominately buff brick; Roof – grey or red tiles; and Front doors colours to be of a simple palette of pastel colours.
10	Parking	Predominantly on plot frontage parking; driveways; and the occasional use of courtyard parking
11	Street types	Tertiary Roads; and Mews links / shared surface streets.
12	Boundary treatments	Box hedges and soft landscaping used to distinguish between public and private.



Existing Grade II Listed barns at Himley Farm



Illustrative visualisation of the proposed school site



# COMMUNITY CENTRE

## KEY CHARACTERISTICS

6.39 To the south-west of Himley Farm and the new primary school, within Himley green character area, is the community/social space which is the focal point of the development and located opposite the village green. The proposed community-led facilities such as a small local shop, eco-pub, community hall and allotments will provide a place to meet, socialise, play and learn that is walkable from all areas of the development.

6.40 The community space will provide a location for activities which include (but not limited to): resident meetings and social gatherings; mums and toddlers groups; social events for older local residents; brownies, cubs, scouts and other such groups for young people; and equivalent groups for other sectors of the community.

6.41 The allotments are to be a clean, well-kept secure site that encourages sustainable communities, biodiversity and healthy living with appropriate ancillary facilities to meet local needs, clearly marked pathways to and within the site. They will form a pleasant visual backdrop to the village green and community centre.

6.42 Flexible vehicular access required for maintenance/deliveries to the allotments should be provided.

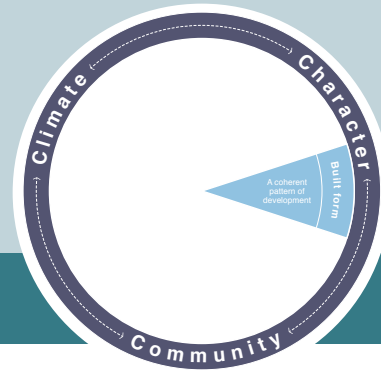
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2	Building typology	Contemporary.
3	Density	-
4	Building lines	Building line is discontinuous with buildings stepping forward and back.
5	Height/enclosure	2 - 2.5 storey.
6	Roofscape	Generally the long axis of a roof shall be parallel to the street.
7	Scale & proportion	Buildings to be proportionate in scale to plot size.
8	Building detail	Buildings to be of simple character with minimal use of variations in building / architectural details
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Illustrative visualisation of the proposed community centre



# BUILDING HEIGHTS



Building Heights | Not to scale

## Building Heights

- 6.43 The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. The majority of residential development will be 2-2.5 storey, reflecting the surrounding built form of Bicester.
- 6.44 Variety in the heights and massing of the residential buildings will be achieved through the use of a range of house types and sizes, ranging from smaller 1 and 2 bedroom dwellings, through to larger 4 and 5-bedroom detached houses.
- 6.45 Taller dwellings are utilised along the tree lined avenues to create a sense of enclosure and define a change in character. Elsewhere, the occasional increase in storey heights (up to 3 storeys) is used where appropriate to aid legibility and provide articulation within the street scene, or to define key junctions and terminate views.
- 6.46 Bungalows are proposed within the Public Open Space Frontages to provide a soft edge and gentle transition from development to open space.
- 6.47 Apartments are proposed along the northern edge of the masterplan fronting the playing fields, creating good natural surveillance and enclosure.

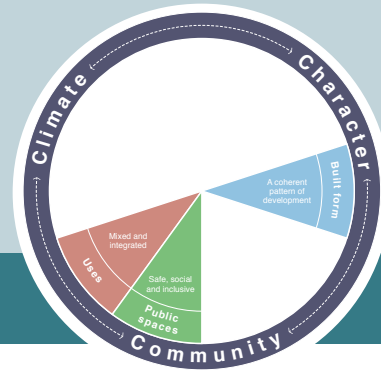
## LEGEND

- Wider site boundary
- Minimum height 4m  
Maximum height 17m
- Minimum height 4m  
Maximum height 16m
- Minimum height 4m  
Maximum height 13m
- Minimum height 4m  
Maximum height 10m





# PLACEMAKING



Placemaking | Not to scale

## Placemaking

6.48 The Placemaking plan and site layout principles should achieve legibility by including the following (as indicated on the plan opposite):

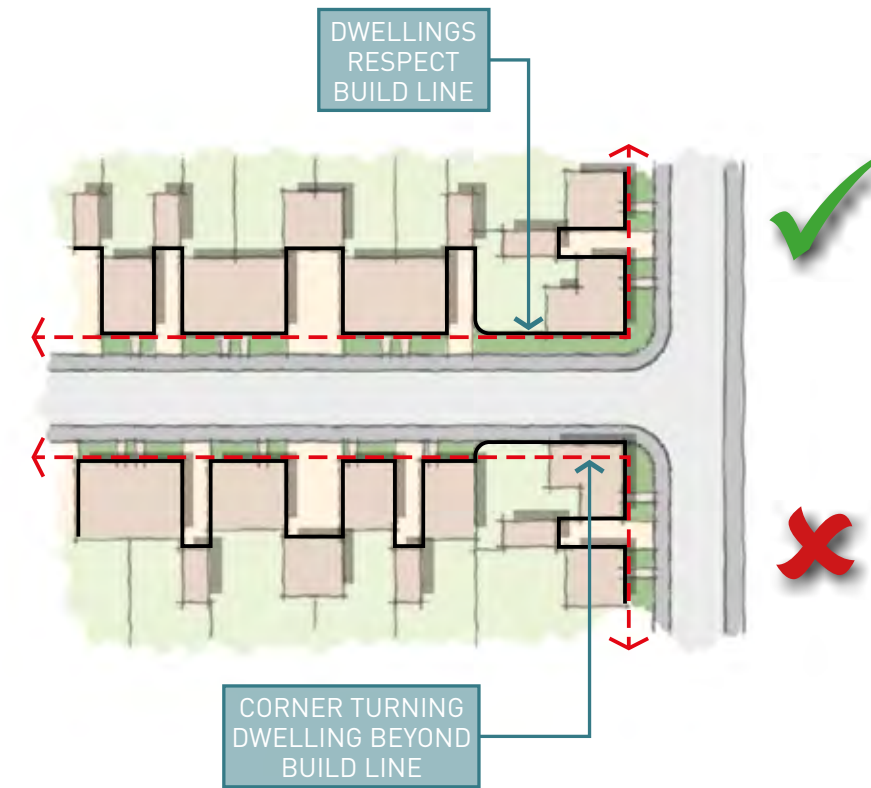
### Block structure

6.49 Development parcels will each form a series of perimeter blocks where the dwellings face outwards onto the streets and spaces around them. This results in the creation of an inner 'core' of secure and private rear gardens. The street hierarchy on the Framework Plan provides the basis for reasonably shaped blocks, avoiding wherever possible the creation of difficult triangular corners.

6.50 Vistas along streets and green corridors should be positively addressed by well placed buildings or at development zone edges by a tree or hedgerow. Termination at a garage fence, wall or driveway is not acceptable.

### Detailed layouts should:

- avoid exposing rear elevations to views along a street;
- avoid exposing blank side elevations to the public realm, through steps in building lines, or using inappropriate house type in corner turning locations;
- resolve corners successfully to ensure that the function of all space is considered, such that boundary treatments reinforce the public realm and the extent of private ownership.



ABOVE  
CORNERS SET OUT TO AVOID EXPOSED REAR ELEVATIONS

## Gateway buildings

6.51 Clearly defined entrances to create a sense of arrival and/or transition from one character area to the next.

6.52 This can be done in a number of ways:

- The use of distinctive buildings;
- Increased building heights;
- Walling and/or railings;
- Distinctive planting;
- Pushing forward the building line; and / or
- The use of symmetry and articulating elevations.

## LEGEND

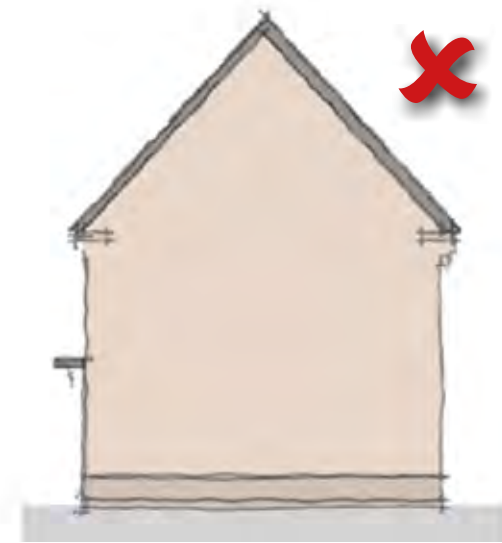
- Wider site boundary
- Primary tree lined avenue
- Secondary tree lined avenue
- Gateway
- Local square and public realm
- Key frontage (Middleton Stoney Road)
- Key frontage (Formal)
- Key frontage (Intermediate)
- Key frontage (Informal)
- Landmark building (addressing key corners and gateways)
- Focal building (to terminate street vista)
- Public Art
- Key view and vista





#### Landmark and focal buildings

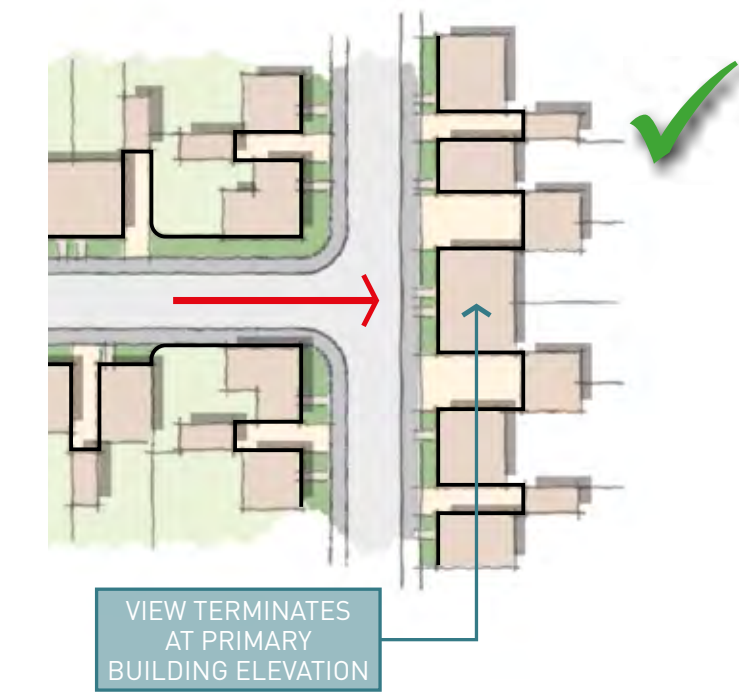
- 6.53 The use of distinctive buildings, building features and/or landscape elements to address key corners, key junctures between street types and terminate views along streets and spaces.
- 6.54 These buildings should be treated differently to other buildings by:
- Using distinguishing features and materials or generally be of a larger scale and form; and / or
  - Terminate the ends of tertiary streets.
- 6.55 Open spaces also form focal points within the layout and would typically include elements within them including distinctive trees, other planting and/or public art.
- #### Corner turning buildings
- 4.56 Buildings that turn corners well are usually dual fronted, addressing two aspects. This avoids the creation of exposed blank façades and can be an important safety feature by providing natural surveillance.
- 4.57 The front door should usually address the higher order street and should be supplemented by windows to habitable rooms on the front and side elevations addressing the public realm. The use of bay windows on the exposed side elevation is encouraged.
- 4.58 Frontage boundary treatments should wrap around corners to define the extent of private ownership and also provide privacy to windows in side elevations.
- 4.59 Private gardens, garages and/or driveways should not be used to turn corners.



#### Views and vistas

- 6.60 Local views and vistas that cater for legible connections.
- 6.61 Key views are created by positioning buildings at the ends of streets and spaces.
- 6.62 Buildings lines will be established that allow for the creation of views and vistas along streets to open spaces to help people navigate themselves through the development.
- #### Key building groups and frontages
- 6.63 Important groups of buildings in key areas of the development that cluster around open spaces and/or are located at key corners and streets.
- 6.64 Key building groups and frontages will be set out in the following forms:

- Formal - generally more continuous and consistent, consisting of apartments, terraced houses and semi-detached/linked properties - located along the primary route and around key open spaces;
- Intermediate - less formal frontage still maintaining a consistent building line and frontage, consisting of terraced houses and semi-detached houses, with some detached units at key corners of development blocks; and / or
- Informal - very informal and less consistent building line, consisting of semi-detached and detached houses.



BUILDINGS SET OUT TO POSITIVELY ADDRESS VIEWS ALONG STREETS



BUILDINGS DO NOT TERMINATE VIEW ALONG STREET



# ACCESS AND MOVEMENT



## WALKING AND CYCLING CONNECTIONS

### Green Routes

6.65 A network of green corridors is proposed across the Himley Village development providing high quality green routes for pedestrians and cyclists. The main GI corridors are aligned in an east to west direction connecting the residential areas in the southern part of the Himley Village development towards the town centre. Additionally there are multiple GI corridors linking the north of the Site to Middleton Stoney Road. The green corridors will be of high quality, traffic-free, green routes which will provide a more leisurely route around the Himley Village development with meandering shared pedestrian and cycle

6.66 paths. These will be a minimum of 3m width to safely mix and accommodate both pedestrian and cyclist movement. It is proposed these routes are un-lit to retain the sensitive natural setting and therefore are likely to be primarily used by pedestrians and cyclists during daylight hours.

Approved outline application eco-town green infrastructure network



Proposed eco-town green infrastructure network

Pedestrian and Cycle Movement | Not to scale

### LEGEND

- Wider site boundary
- Primary tree lined avenue with 3m wide cycle and pedestrian paths
- Secondary tree lined avenue with 3m wide cycle and pedestrian path
- Green infrastructure primary pedestrian route
- Pedestrian path 3m wide
- Cycle and pedestrian path 3m wide





## STREET TYPOLOGY

- 6.67 It is important to establish a clear street hierarchy that clearly defines the movement parameters for the development, in order to maintain legibility for the proposed development that is not dominated by a repetitive road layout.
- 6.68 Streets and open spaces will cross different character areas and will be important in providing continuity across the site. Streets will be designed as key aspects of the public space, the nature and form of which will vary according to their connectivity, location within the development proposals and function.
- 6.69 The key aspects defining each street typology are:
- Scale and setting of the street;
  - Movement network designed to be pedestrian and cyclist friendly to maximise sustainable forms of transport, this relates to both the overall street hierarchy and the detailed design of spaces;
  - Parking strategies depending upon the location, density and building typology. Tandem parking to be reduced where possible to ensure parking is on-plot and visitor parking bays to be provided;
  - Engineering requirements; and
  - Materials and details that coordinate and have a level of consistency across the site.
- 6.70 The street typology code does not reference every place within the development; however, it instructs the technical specifications for all street typologies within the site in order to give certainty to designers over the acceptability of street components, whilst allowing some flexibility to articulate development parcels within different variations of the same themes.

## MOVEMENT AND CIRCULATION

- 6.71 The development includes the creation of six new access points. The first is a Primary Road linking Middleton Stoney Road along the southern boundary to future development within the North-West Bicester Masterplan and connecting to Howes Lane. This movement corridor provides a cycle/pedestrian path on either side of the road and allows for public transport through the provision of a bus route.
- 6.72 A network of Secondary Roads provide access from Middleton Stoney Road to the south and to future development along the north-western boundary and eastern boundary
- 6.73 Creating these connected routes between the access points will ensure the majority of all new homes will be within recommended walking distances of a public transport node.
- 6.74 Residential movement corridors link directly from the Primary and Secondary Roads via Tertiary Roads, Mews links and Private Drives to individual development parcels.

## LEGEND

- Wider site boundary
- Primary Road
- Secondary Road
- Tertiary Road
- Mews Links
- Private Drives / Lanes
- Existing B4030
- Proposed bus route





# PRIMARY ROAD



CROSS SECTION

SPACE TYPE	URBAN FORM					LANDSCAPE PLANTING	
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Principal service / major route.	Continuous frontage.	Up to 4 storey.	With limited direct access, set-backs allowing for private driveways and minimal plot frontage.	Dwarf wall and piers with ornamental railing detail.	Predominantly on plot or garages (detached or integral); and driveways allowing cars to be concealed behind buildline.	Formal double avenue tree planting within grassed verges. Large sized upright habit trees regularly spaced at approximately 17m centres to each side of the highway.  Norway Maple - <i>Acer platanoides</i> 'Emerald Queen' Hornbeam - <i>Carpinus betulus</i> Lime - <i>Tilia cordata</i> 'Green Spire'	Formal, evergreen hedgerow with lawn/turf to private frontages supplemented with specimen shrubs. Hedgerows maintained to 1.20m in height.  Porteguses Laurel - <i>Prunus lusitanica</i>

# SECONDARY ROAD



CROSS SECTION

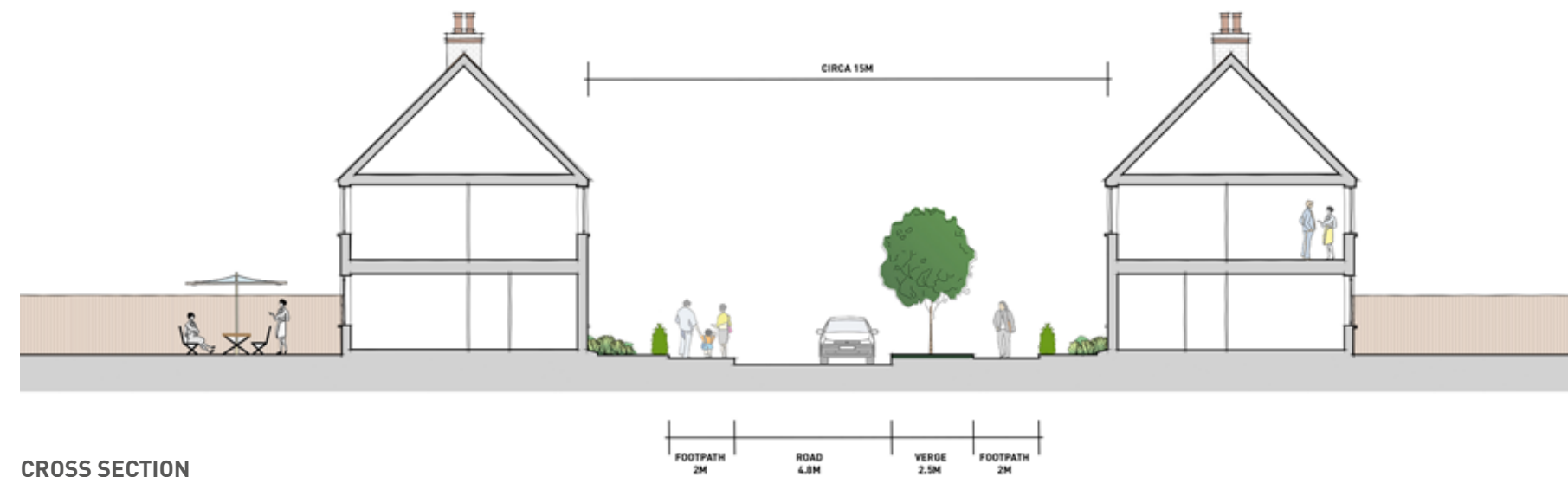


SPACE TYPE	URBAN FORM					LANDSCAPE PLANTING	
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Secondary road / urban character.	More terraced and semi-detached units than in other character areas, with minimum detached present.	Up to 3 storey.	Set-back maximum of 6m to accommodate parking space. Elsewhere, set-backs limited to 2m from pavement edge.	Estate railing.	Predominantly on plot or garages (detached or integral) and driveways.	Formal double avenue tree planting within grassed verges. Medium sized upright habit trees regularly spaced at approximately 15m centres to each side of the highway.  Callery Pear - <i>Pyrus calleryana</i> 'Chanticleer' Bird Cherry - <i>Prunus padus</i> 'Albertii' & <i>Prunus sargentii</i> 'Rancho' Himalyan Birch - <i>Betula utilis</i> 'Jaquemontii'	Semi-formal, evergreen hedgerow with lawn/turf (varying species to Primary Road) to private frontages supplemented with specimen shrubs. Hedgerows maintained to 1.00m in height.  Ebbings Silverberry - <i>Elaeagnus x ebbingei</i>

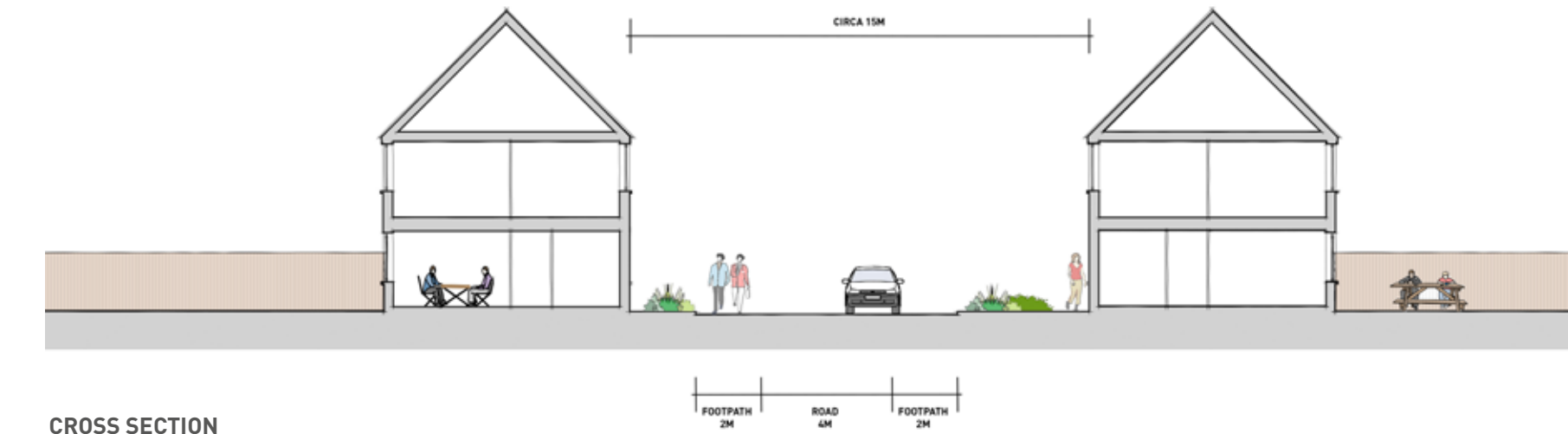


# TERTIARY ROADS

# MEWS LINKS



CROSS SECTION



CROSS SECTION



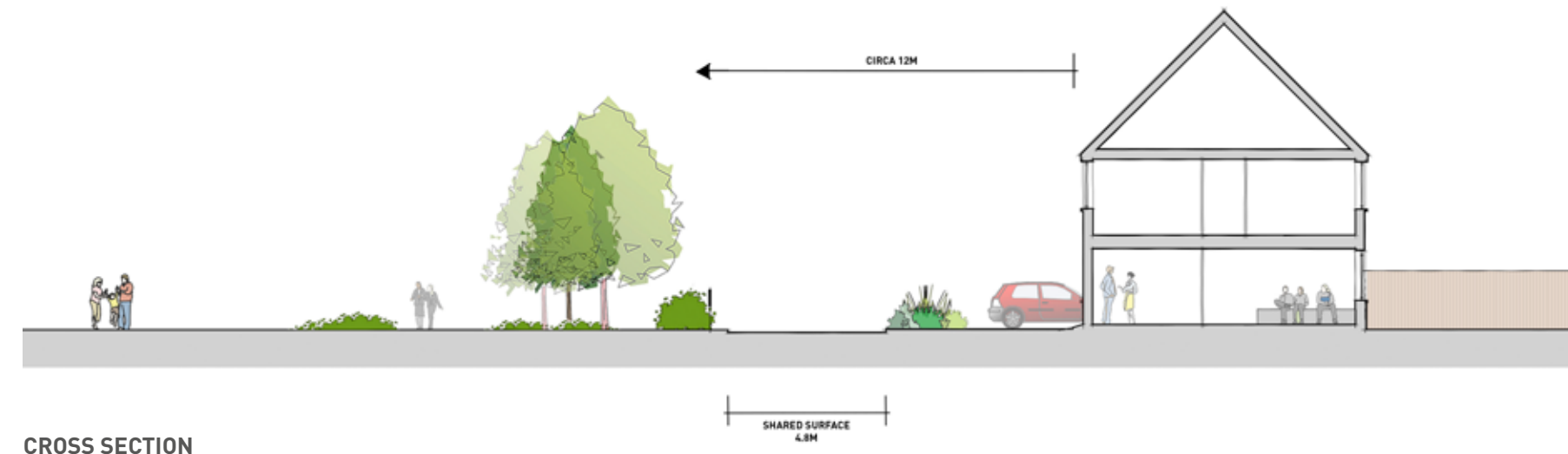
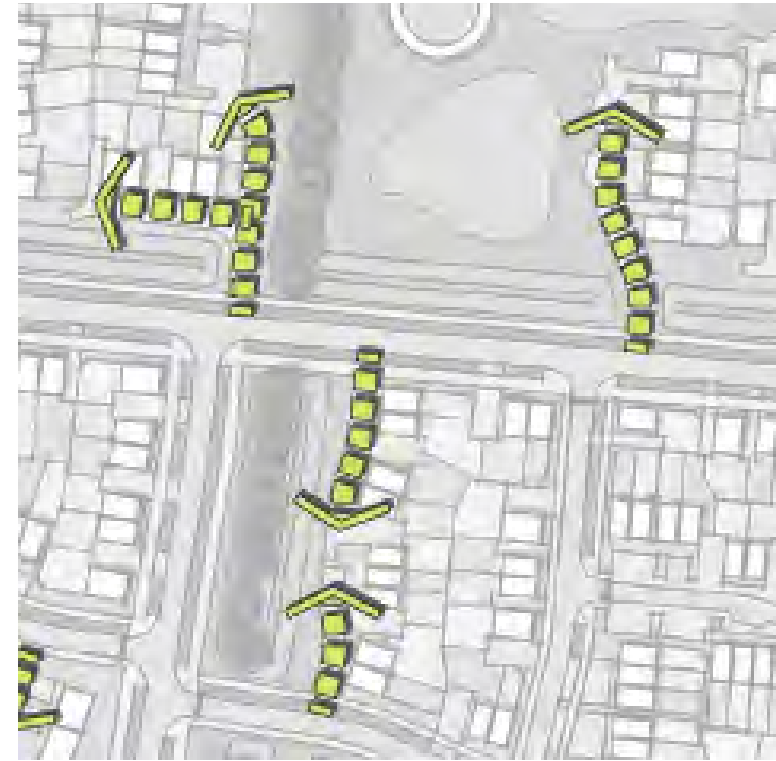
SPACE TYPE	URBAN FORM					LANDSCAPE PLANTING	
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Side streets / urban character.	Terraced and semi-detached.	2 - 2.5 storey.	Varying set-back limited by associated parking arrangements.	-	Predominantly on plot frontage parking; driveways; and the occasional use of courtyard parking.	Small to medium sized street tree planting within front gardens where space permits. <i>Serviceberry - Amelanchier lamarckii</i> <i>Cherry - Prunus serrulate 'Sunset boulevard'</i> <i>Apple varieties - Malus trilobata</i>	Private front gardens to vary in size and planted with a variety of mixed shrub beds with lawn/turf, supplemented with specimen shrubs to focal/key plot frontages.  Mixed evergreen shrubs: Aucuba, Brachyglottis, Choisya, Hebe, Lavender, Ceanothus, Photinia, Rosemary, Skimmia, Viburnum

SPACE TYPE	URBAN FORM					LANDSCAPE PLANTING	
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Adopted shared surface / urban character.	Terraced and semi-detached.	2 - 2.5 storey.	Minimal set-backs allowing for wider shared surface.	Generally open with low level planting.	Predominantly driveways allowing cars to be concealed behind buildline.	Small to medium sized street tree planting within front gardens where space permits. <i>Serviceberry - Amelanchier lamarckii</i> <i>Cherry - Prunus serrulate 'Sunset boulevard'</i> <i>Apple varieties - Malus trilobata</i>	Private front gardens to vary in size and planted with a variety of mixed shrub beds with lawn/turf, supplemented with specimen shrubs to focal/key plot frontages.  Mixed evergreen shrubs: Aucuba, Brachyglottis, Choisya, Hebe, Lavender, Ceanothus, Photinia, Rosemary, Skimmia, Viburnum



# PRIVATE DRIVES / LANES

Precedent Images



SPACE TYPE	URBAN FORM				LANDSCAPE PLANTING		
	BUILDING TYPE	BUILDING HEIGHTS	SET-BACK	BOUNDARY TREATMENT	PARKING	TREES	HEDGEROW & SHRUBS
Privately-maintained shared surface / rural character.	Primarily detached and semi detached housing; Predominantly larger plot house types; Frontage onto private driveways creating a softer edge to the development.	1 - 2 storey.	Variation in set-back to accommodate front gardens and frontage parking.	(Rustic) post and rail timber fencing.	Predominantly on plot or garages (detached or integral) and driveways.	Small to medium sized street tree planting within front gardens where space permits. <i>Serviceberry - Amelanchier lamarckii</i> <i>Cherry - Prunus serrulate 'Sunset boulevard'</i> <i>Apple varieties - Malus trilobata</i>	Plots fronting public open space areas. Native hedgerow with lawn/turf to private frontages supplemented with specimen shrubs to focal/key plot frontages. <i>Beech - Fagus</i> <i>Hornbeam - Carpinus</i>





## PARKING TYPOLGIES

- 6.75 The table opposite sets out the range of parking accepted across the development. Overall, on plot and/or adjacent parking convenient to properties will be encouraged as opposed to large rear parking courts remote from dwelling entrances.
- 6.76 Parking spaces will be 2.5m x 5.0m in size in accordance with Oxfordshire County Council requirements. A vehicle/pedestrian sight splay of 2 x 2m (back of highway to side of driveway) will normally be required where the parking space abuts the back of the footway or highway boundary.
- 6.77 Where there is sufficient space, echelon or angled car parking bays may be used, these have the potential to create more car parking capacity. This should also be broken up after every 5 continuous spaces.
- 6.78 Where perpendicular parking occurs there should be a minimum of 750mm defensible planting space between footpath and dwelling to avoid the perception of cars parking over 'front gardens'.
- 6.79 Parking bays are designed with paving and landscaping elements. Individual parking bays will be delineated with a 'T' block in a contrasting colour. Marked on street parking will not be adopted however, parking within the highway is acceptable where there are wider areas but they will not be indicated as such and would be more coincidental.

- 6.80 On plot parking can be either on the driveway, in open fronted carports or in garages. Garages can be designed as free standing structures or carefully integrated as part of a building without compromising architectural character, especially if it is a traditional building type. Garages should be set behind or level with the building line.
- 6.81 On street parking should be arranged and clearly identified to avoid unmanaged on-street parking, and so that it does not dominate views of the street or impinge upon the other activities that will take place in shared surface streets and private drives.
- 6.82 Garages should have a minimum internal size of 3m x 6m (single) and 6m x 6m (double, only if it is to be used as a parking space) with clear opening width of 2.4m to allow driver and passenger doors to be opened. Where garages form the sole parking provision for the dwelling, perforated garage doors or open doors should be used to discourage the garage being used for storage and keep the parking space available at all times. Personal doors to be included where sole access to gardens.

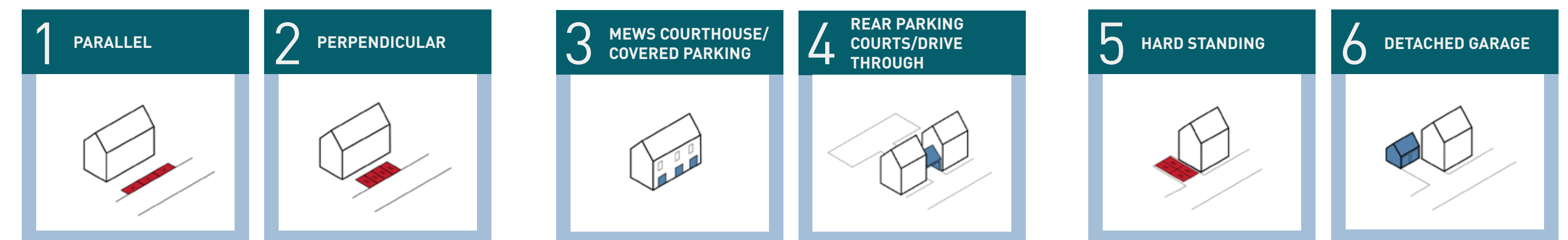
Perpendicular (eg driveways and parking courts)	Length(m)	Width (m)
Space for people with mobility difficulties	5.5	2.9+
Standard space (unobstructed)	5.0	2.5
Standard space (obstructed on one side)	5.0	2.7
Standard space (obstructed on both sides, includes car ports and undercrofts)	5.0	2.9
Inside garage	6.0	3.0

## Parking Space Layouts

- 6.83 A vehicle / pedestrian sight splay of 2m x 2m (back of highway to side of driveway) will normally be required where the parking space abuts the back of footway or highway boundary.
- 6.84 Parking bays, which are side-by-side allow car doors to be opened partly into the adjacent bay. Where parking spaces are adjacent to structures adequate room for pedestrian movement should be provided on one or both sides accordingly.
- 6.85 Tandem (in line) parking is inconvenient and generally must be avoided where possible, as both spaces are rarely used. It should not be used off-site, however, it may be appropriate on-plot if an additional vehicle parking on the highway would not have unacceptable consequences.
- 6.86 Where parking is to be provided on-street, parking bays adjacent to the general carriageway may be appropriate in certain cases but it should be broken up in maximum groups of about 4 spaces. This not only limits the visual impact but allows kerb build-outs to be provided for pedestrians to cross the street with minimum sight line obstruction.

Parallel (eg adjacent to streets and driveways)	Length(m)	Width (m)
Space for people with mobility difficulties	6.5	2.9+1.0
Standard space	6.0	2.5

	Name	Type	Allocated?	Description	Comments	Character Area
1	Parallel	On-street	Optional	Parking located along the roadside. Accessed directly off the road.	Can be marked or unmarked. Easily accessible. Maximum rows of 4 bays.	CA3/CA4
2	Perpendicular	On-plot/Off-street	Optional	Parking located perpendicular along roadside. Accessed directly off the road.	Can be marked or unmarked. Easily accessible. Generally suited to streets where speeds are kept to a minimum. Maximum rows of 5 bays to be broken up with tree and shrub planting.	CA2/CA3
3	Mews courthouse/ covered parking	On/off-plot	Yes	Terraced garages with residential uses above. Serving dwellings in the vicinity.	Allows enhanced natural surveillance over parking and offers efficient use of land. Minimum clear opening space of 2.4m. Garage doors should be omitted for courthouse units to ensure parking is available in perpetuity.	CA4
4	Rear parking court/ drive through	On-plot	Yes	Parking bay and/or garage access through a covered arch on the street	Helps avoid car dominated street scene whilst providing secure on-plot parking. Minimum clear opening space of 2.4m.	CA1/CA2/CA3/CA4
5	Hard standing	On-plot	Yes	Parking bay located next to dwelling.	Can be located against the back edge of public domain or set back to allow additional parking in front. Can be joined to neighbouring parking bay.	CA2/CA3/CA4
6	Detached garage/ Attached/integral garage	On-plot	Yes	Private garage often located next to dwelling or attached/ integral to provide direct access to the dwelling. If garages are to be counted as a parking space the following clear internal dimensions should be achieved: Single: 3m x 6m Double: 6m x 6m	Must be set back to allow parking in front. Can be joined to neighbouring garage. Minimum clear opening space of 2.4m. Garages to be set back from prominent frontages. Careful design required to mitigate impact of parking cars on the streetscene. A personnel door should be incorporated where possible.	CA1/CA2/CA3/CA4





# GREEN & BLUE INFRASTRUCTURE



Green and Blue Infrastructure | Not to scale

## GREEN AND BLUE INFRASTRUCTURE

6.87 The site is defined by an extensive green infrastructure network. The blueprint to which is defined by the existing landscape resources on the site. This consists of:

- Agricultural land bound by mixed native hedgerows and associated trees.
- 2 small ponds and associated vegetation.
- Broad leaved woodland to the eastern site boundary.

6.88 These landscape resources will be retained and enhanced where possible to ensure the development is integrated within an established rural landscape setting.

### Dark Corridor

6.89 Retained hedges shall have a buffer a minimum of 20m in width comprising of 10m either side of the retained hedge except where they form part of a Dark Corridor, as defined in the supporting documents to the NW Bicester Masterplan. Dark Corridors are where the buffers extend to a width of 40m comprising of 20m either side of the retained hedge, and the woodlands shall have a buffer around their perimeter a minimum of 10m in width when measured from the canopy edge.

6.90 The hedge and woodland buffers shall be maintained thereafter as public open space and managed to maintain, create and protect biodiversity and historic landscape features in accordance with Policies ESD10 and ESD15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the Eco Towns PPS and National Planning Policy Framework.

## LEGEND

- Wider site boundary
- Existing trees and woodland retained and enhanced
- Existing hedgerow retained and enhanced
- Existing hedgerow enhancement open space
- Newt habitat corridor
- Amenity open space
- Proposed woodland
- SuDS corridor
- Neighbourhood Equipped Area for Play (NEAP) play space
- Local Equipped Area for Play (LEAP) play space
- Sports pitches/playing fields
- Allotment provision
- Primary road tree lined avenue
- Secondary road tree lined avenue
- Souther buffer strip between Residential and Other Uses
- 40m wide 'Dark Corridor'





# LCA LANDSCAPE CHARACTER AREAS

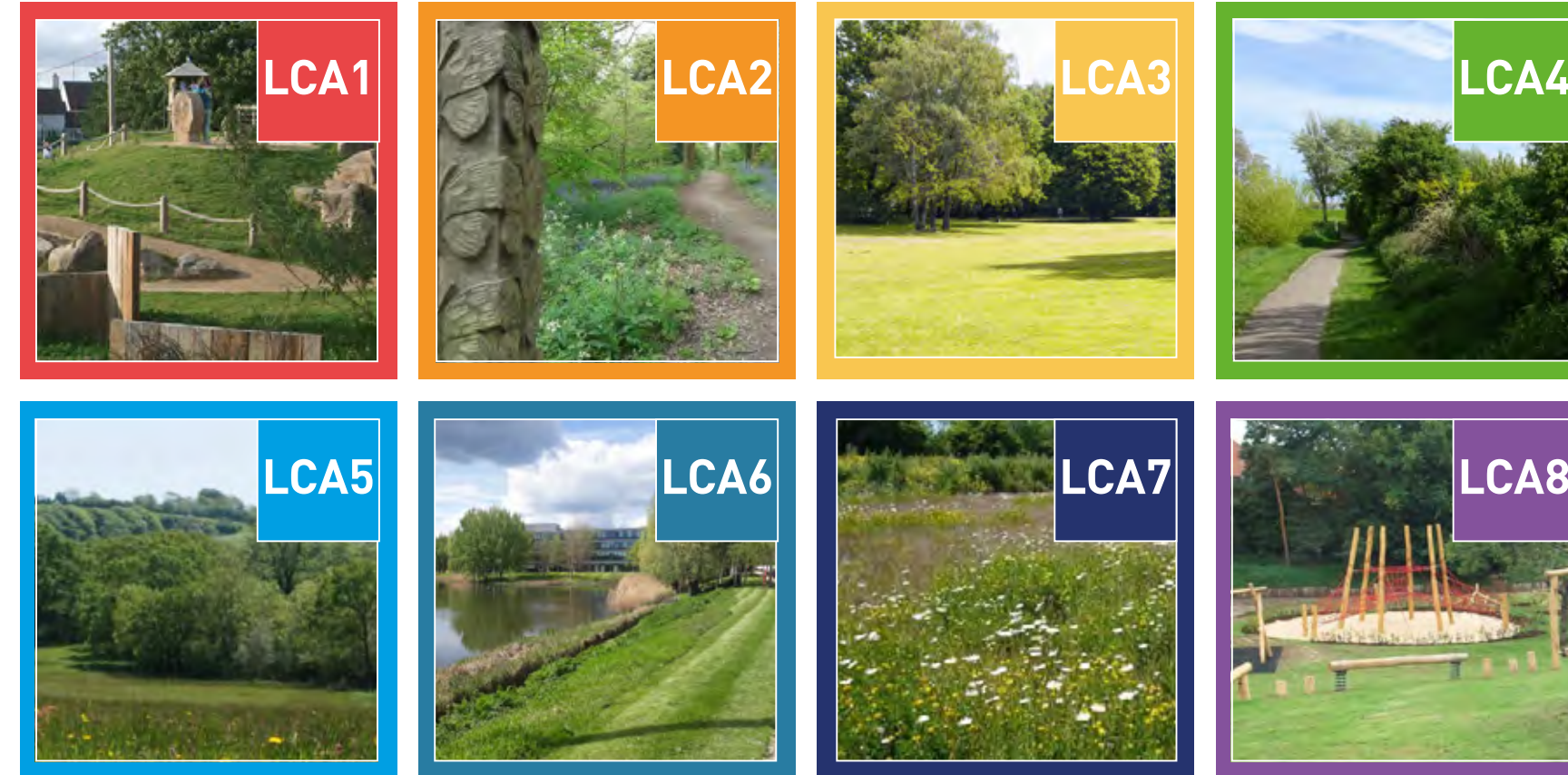
Landscape Character Areas | Not to scale

## OVERVIEW

6.91 The green infrastructure network across the development comprises of a series of differing landscape characters and functions to infuse variety, legibility and place making into the landscape design.

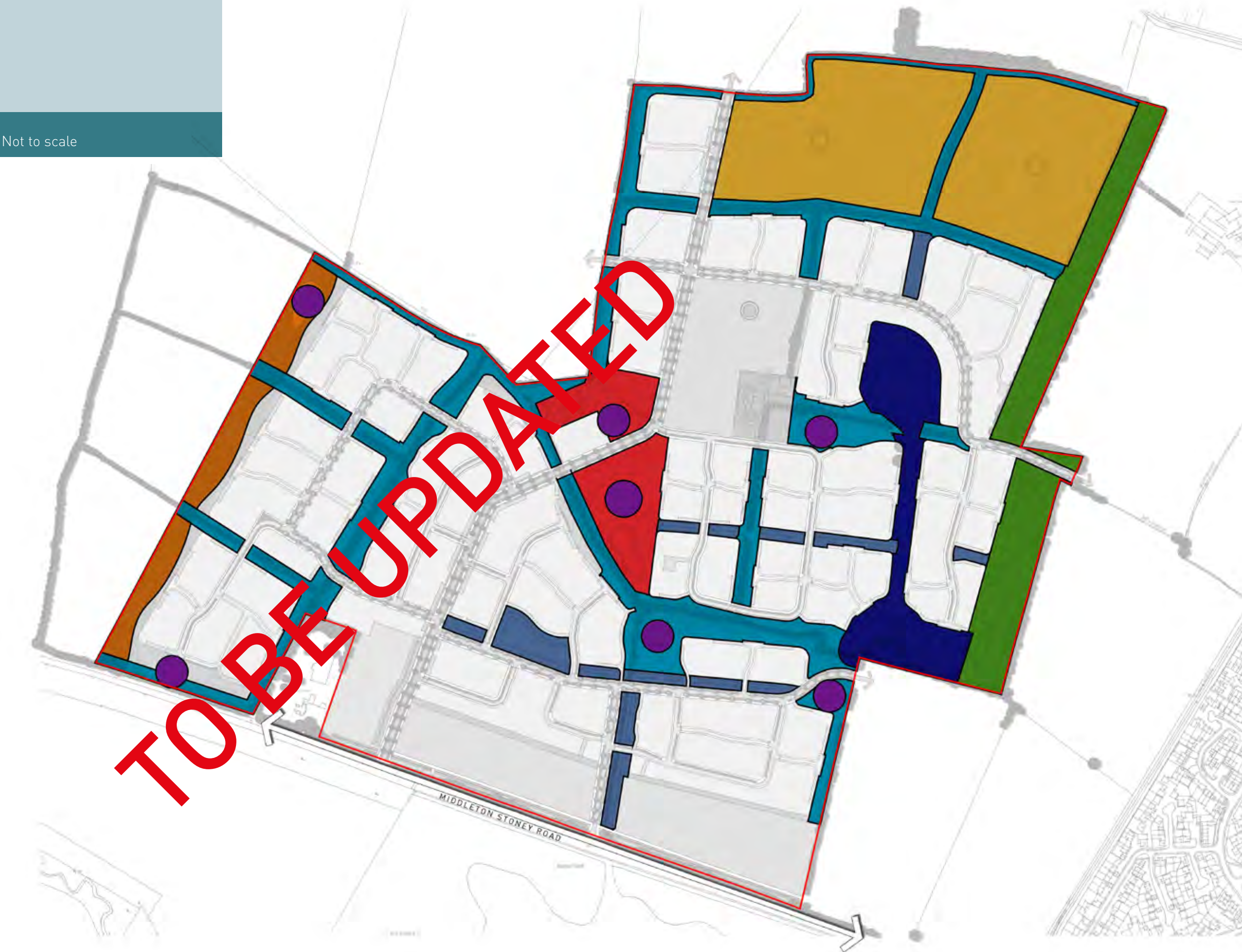
6.92 The proposed key landscape character areas are:

- **LCA1: Himley Green** – central formal parkland landscape at the heart of the development, incorporating community allotments located centrally within the development.
- **LCA2: Himley Woods** – Existing woodland retained and enhanced to the eastern boundary of the site.
- **LCA3: Himley Fields** – Playing fields to the north of the site.
- **LCA4: Himley Edge** – New woodland belt boundary to the western site boundary.
- **LCA5: Hedgerow corridors and pocket parks** – a network of linear public open spaces aligned to existing field boundary hedgerow.
- **LCA6: SUD's corridors** – public open spaces that incorporate the site's drainage requirements including landscaped swales and attenuation basins.
- **LCA7: Newt corridor** – A landscape sensitively designed to protect and enhance Newt habitat and includes 2 existing ponds.
- **LCA8: Play spaces** – A series of equipped play and informal play spaces distributed across the development of natural play theme to cater for all ages.



## LEGEND

- Wider site boundary
- LCA1 Himley Green
- LCA2 Himley Woods
- LCA3 Himley Fields
- LCA4 Himley Edge
- LCA5 Hedgerow Corridors
- LCA6 SuDS Corridors
- LCA7 Newt Corridors
- LCA8 Play Spaces





# LCA1 HIMLEY GREEN

## KEY CHARACTERISTICS

6.93 At the heart of the development is Himley Green. A large formal park defined by perimeter tree planting. Key pedestrian links converge into this space and is defined on its southern boundary by Existing hedgerow. The space will incorporate the provision of a NEAP play space, LEAP play space (to the northern side of the primary highway) and SUD'S features as necessary. Himley Green will be an adaptable open amenity space that could cater for small community events such as fetes and pop-up markets. The allotment provision is located within Himley Green and will provide opportunities for the community grown plants and vegetables. There is an opportunity adjacent to the allotment to create a community orchard.

## Allotments

6.94 The allotment provision required for this size of development measures 1.5 hectares. The community allotment is located centrally within the development adjacent to the 'community hub' and village green. Detailed design and specification The principal design features include:

- Allotment plots of varying sizes to meet different user group needs.
- Inclusive design. Disabled access raised planter allotment plots.

- Secure perimeter fencing (appearance softened with hedgerow planting)
- Secure on-site tool/equipment storage
- Vehicular access and on-site car-parking
- Communal composting facilities
- Access to water



\* Assumed location of proposed public art. For further information see page 116

## Precedent Images



# LCA2 HIMLEY WOOD

## KEY CHARACTERISTICS

6.95 Existing woodland is located along the eastern edge of the development. A linear north-south belt of woodland defines the edge of development to this boundary and is a key landscape resource. The woodland will be enhanced where necessary for habitat opportunities. The woodland will create opportunities for informal woodland and woodland edge walks where wildlife interpretation boards could be included.



## Precedent Images





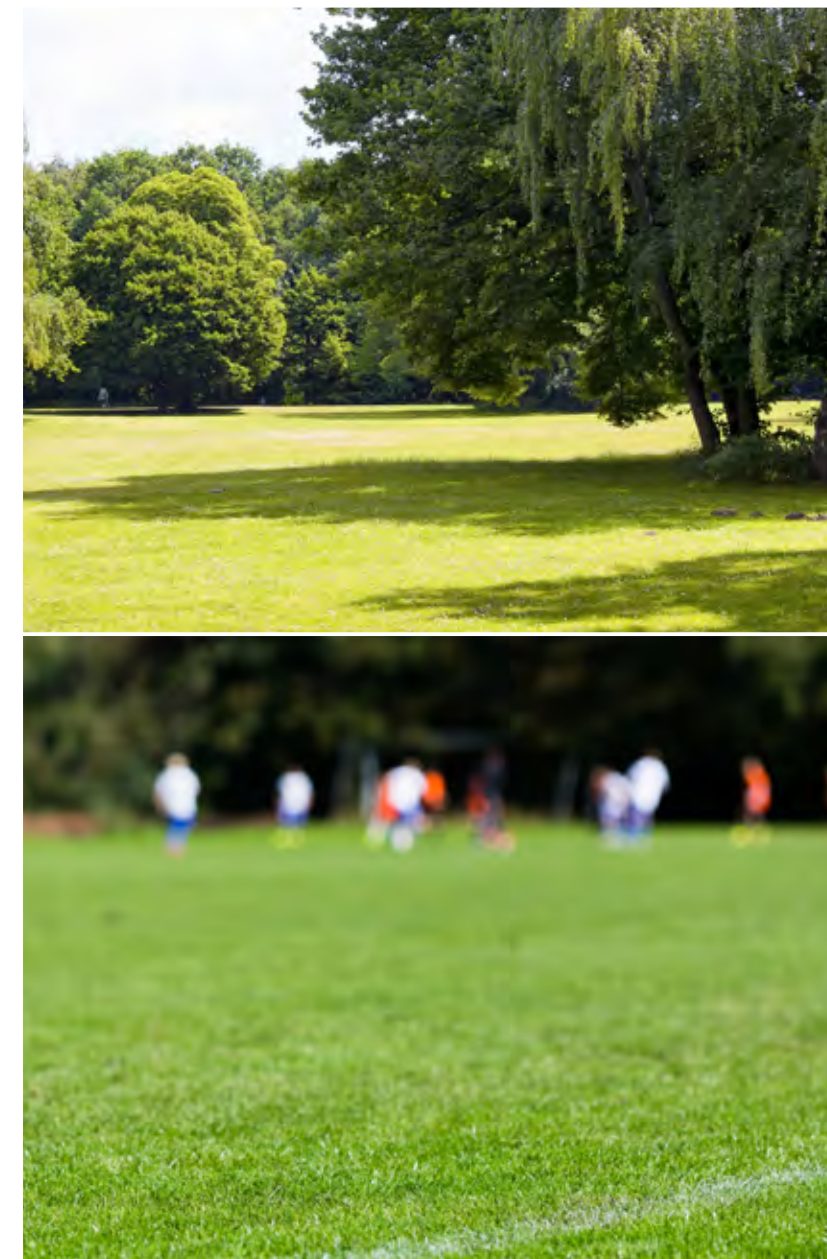
# LCA3 HIMLEY FIELDS

## KEY CHARACTERISTICS

6.96 To the north of the site a large area of open space will provide levelled and well drained areas for grassed sports pitches and informal play/recreation. Informal walking routes around the perimeter of the space, margins of wildflower, contained by existing hedgerows and woodland will create an attractive setting for recreation. Positioned adjacent to pedestrian footpaths informal 'play on the way' with seating and resting opportunities.



Precedent Images



# LCA4 HIMLEY EDGE

## KEY CHARACTERISTICS

6.97 New woodland planting belts are proposed to the western edge of the development. This will incorporate informal footpath routes, a LEAP play space and amenity space areas. The woodland once established will help intervene intervisibility between the edges of new built form and open countryside.



Precedent Images





# LCA5 HEDGEROW CORRIDORS & POCKET PARKS



## KEY CHARACTERISTICS

- 6.98 The existing network of field boundary hedgerow will be retained and reinforced where appropriate. These hedgerows underpin the distribution and network of public open spaces proposed. These spaces are defined as 'hedgerow corridors' and will create a network of 'connected' landscape spaces. These spaces will seek:
- The protection and enhancement of the existing hedgerow network for wildlife
  - The provision where appropriate of pedestrian footpath/cycleways
  - The creation of wildflower meadows, tree planting and native scrub

- The inclusion of the concept 'foraging walks' with specific focus on fruit, and nut bearing species along certain routes for seasonal foraging/picking
- The inclusion of orchard tree planting where appropriate
- The inclusion of seating opportunities and small informal play spaces
- The inclusion of some pocket park amenity spaces with LEAP play areas.
- The inclusion of fitness equipment stations to create a fitness type trail through the development.

## Precedent Images



# LCA6 SuDS CORRIDORS



## KEY CHARACTERISTICS

- 6.99 These linear public open space corridors shall primarily function as drainage features. The design of which will be landscape-led to help integrate engineered features into the landscape design. The provision of open attenuation swales and basins where possible will create opportunities for habitat creation, wetland grassland/wildflower meadows and marginal planting. Seating opportunities will be provided at key locations to take advantage of the attractive wetland/water-side landscape character.

## Precedent Images





# LCA7 NEWT CORRIDORS



## KEY CHARACTERISTICS

6.100 This open space area will focus on the protection and enhancement of newt habitat. 2 existing ponds will be retained and connected with newt habitat corridor. Pedestrian movement will be controlled through this zone with provision of meadow grassland, hibernacula, log piles coupled with sensitive landscape management processes.

### Precedent Images



# LCA8 PLAY SPACES



## KEY CHARACTERISTICS

6.101 The development proposal requires the provision of 1 number play space (NEAP provision equivalent), 6 number play spaces (LEAP provision equivalent) and informal natural play spaces such as 'trim trail' and 'play on the way' spaces. Play spaces to be designed with a natural play theme, using natural materials such as timber, boulders, mounding and sensory planting.

## NEAP

6.102 The Neighbourhood Equipped Area for Play (NEAP) is located centrally within the development at 'Himley Green'. The largest play space within the development will be a prominent design feature at heart of Himley Village. The NEAP play space will positively contribute to the attractiveness and landscape setting of Himley Green. The play space will be of natural play theme and provide equivalent provision to the Fields in Trust design guidance for NEAP play provision. This includes:

- Intended for older children of relative independence
- Within 15 minute walk from the child's home
- Positioned beside a pedestrian route
- Minimum of 1000m<sup>2</sup> activity zone
- Hard surfaced games court 465m<sup>2</sup>
- A buffer zone of 30m between the activity zone to the nearest property
- Designed to provide a stimulating and challenging play experience that may include equipment and other features providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities.
- Bicycle storage/parking
- Seating for accompanying adults and siblings should be provided, together with one or more litter bins

## LEAP

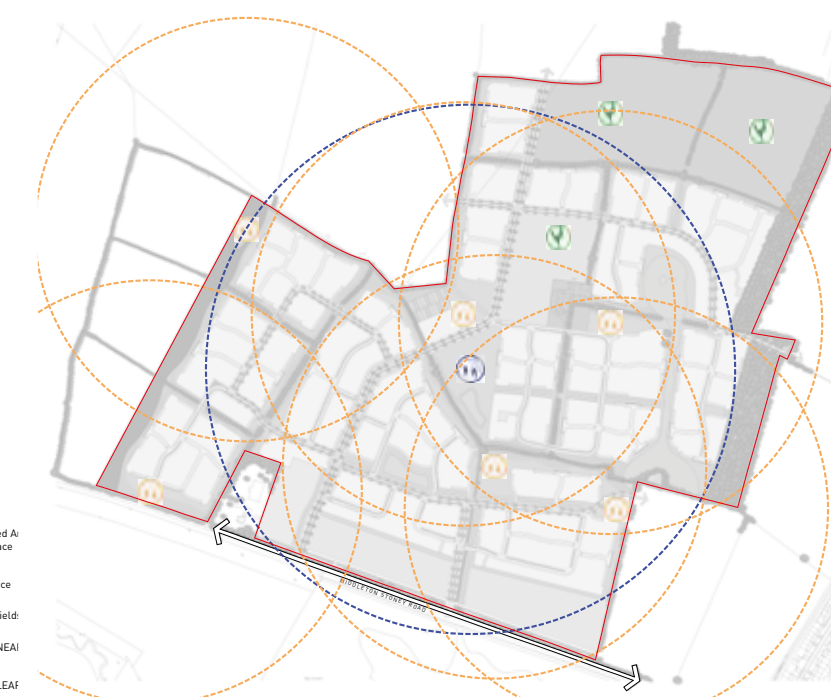
6.103 6 No. Local Equipped Area for Play (LEAP) are distributed evenly across the development. These play spaces will be of natural play theme and positively contribute to the setting of the public open space and provide equivalent provision to the Fields in Trust design guidance for NEAP play provision. This includes:

- Intended primarily for children who are beginning to go out and play independently
- Within 5 minutes walk from the child's home
- Positioned beside a pedestrian route
- Minimum of 400m<sup>2</sup> activity zone
- A buffer zone of 20m between the activity zone to the nearest property
- Designed to provide a stimulating and challenging play experience that may include equipment providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, and play with natural materials such as sand and water, or other activities
- Seating for accompanying adults and siblings should be provided, together with one or more litter bins

## LAPs & Informal Play

6.104 Local Areas for Play and Informal play opportunities across Himley village will be distributed evenly throughout the network of public open space areas. The spaces will typically comprise 2 pieces of informal play features, be of a natural theme such as boulders, fallen logs, mounding and sensory planting. These play spaces will be located adjacent to pedestrian footpaths within the hedgerow corridors and create incidental play opportunities for children 'on the way' to formal play provision in large public open space areas.

### Precedent Images



- LEGEND**
- Wider site boundary
  - Neighbourhood Equipped Area for Play (NEAP) play space
  - Local Equipped Area for Play (LEAP) play space
  - Sports pitches/playing field
  - Walking distance from NEAP 1000m
  - Walking distance from LEAP 400m



# SOFT LANDSCAPE MATERIALS PALETTE

## STREETS

6.105 The below hard and soft landscape material palettes set out indicative plant species and material specifications to the various landscape types and applications proposed. This includes a tree planting strategy to the hierarchy of street types and to public open space areas.

TREES		
Street Type	Strategy	Possible Species
Primary	Formal double avenue tree planting within grassed verges. Large sized upright habit trees regularly spaced at approximately 17m centres to each side of the highway.	Norway Maple - <i>Acer platanoides</i> 'Emerald Queen' Hornbeam - <i>Carpinus betulus</i> Lime - <i>Tilia cordata</i> 'Green Spire'
Secondary	Formal double avenue tree planting within grassed verges. Medium sized upright habit trees regularly spaced at approximately 15m centres to each side of the highway.	Callery Pear - <i>Pyrus calleryana</i> 'Chanticleer' Bird Cherry - <i>Prunus padus</i> 'Albertii' & <i>Prunus sargentii</i> 'Rancho' Himalyan Birch - <i>Betula utilis</i> 'Jaquemontii'
Tertiary Roads/ Mews Links/ Private Drives/ Lanes	Small to medium sized street tree planting within front gardens where space permits.	Serviceberry - <i>Amelanchier lamarckii</i> Cherry - <i>Prunus serrulate</i> 'Sunset boulevard' Apple varieties - <i>Malus trilobata</i>

HEDGEROW AND SHRUBS		
Street Type	Strategy	Possible Species
Primary	Formal, evergreen hedgerow with lawn/turf to private frontages supplemented with specimen shrubs. Hedgerows	Porteguses Laurel - <i>Prunus lusitanica</i>
Secondary	Semi- formal, evergreen hedgerow with lawn/ turf (varying species to Primary Road) to private frontages supplemented with specimen shrubs. Hedgerows maintained to 1.00m in height.	Ebbings Silverberry - <i>Elaeagnus x ebbingei</i>
Tertiary/Mews Links	Private front gardens to vary in size and planted with a variety of mixed shrub beds with lawn/turf, supplemented with specimen shrubs to focal/key plot frontages.	Mixed evergreen shrubs: <i>Aucuba</i> , <i>Brachyglottis</i> , <i>Choisya</i> , <i>Hebe</i> , <i>Lavender</i> , <i>Ceanothus</i> , <i>Photinia</i> , <i>Rosemary</i> , <i>Skimmia</i> , <i>Viburnum</i>
Private Drives/ Lanes	Plots fronting public open space areas. Native hedgerow with lawn/turf to private frontages supplemented with specimen shrubs to focal/key plot frontages.	Beech - <i>Fagus</i> Hornbeam - <i>Carpinus</i>

Trees



Hedgerow and Shrubs



## PUBLIC OPEN SPACES

TREES	
Strategy	Possible Species
Parkland, individual tree and tree groupings with public open space areas.	Alder - <i>Alnus glutinosa</i> Beech - <i>Fagus sylvatica</i> Field maple - <i>Acer campestre</i> Lime - <i>Tilia cordata</i> English Oak - <i>Quercus robur</i> Sessile Oak - <i>Quercus petraea</i> Rowan - <i>Sorbus aucuparia</i> Silver Birch - <i>Betula pendula</i> Cherry - <i>Prunus avium</i>

WOODLAND	
Strategy	Possible Species
New woodland planting to western site boundary.	Beech - <i>Fagus sylvatica</i> Field maple - <i>Acer campestre</i> Lime - <i>Tilia cordata</i> English Oak - <i>Quercus robur</i> Sessile Oak - <i>Quercus petraea</i> Rowan - <i>Sorbus aucuparia</i> Silver Birch - <i>Betula pendula</i> Cherry - <i>Prunus avium</i>  Understorey shrubs: See adjacent.

SHRUBS AND HEDGEROWS	
Strategy	Possible Species
New native shrub and hedgerow planting. Infill and reinforcement to existing hedgerow/vegetation. New shrub planting to structural landscape, buffer planting and woodland edges.	Field maple - <i>Acer campestre</i> Dogwood - <i>Cornus sanguinea</i> Hazel - <i>Corylus avellana</i> Hawthorn - <i>Crateagus monogyna</i> Holly - <i>Ilex aquifolium</i> Blackthorn - <i>Prunus spinosa</i> Dog rose - <i>Rosa canina</i> Gelder rose - <i>Viburnum opulus</i>

Trees



Woodland



Hedgerow and Shrubs





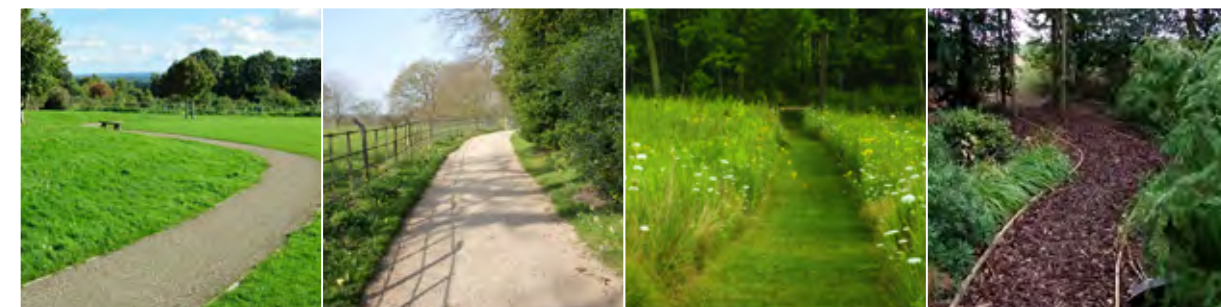
# HARD LANDSCAPE MATERIALS PALETTE

Mown footpath

FOOTPATHS	
Type	Material
Highway footpaths	Blacktop tarmacadam
Formal POS footpaths	Self-binding gravel (colour: golden amber)
Informal POS footpaths	Amenity grass mown
Informal woodland footpaths	Loose bark mulch
Meeting spaces	Block paving and setts (colour: silvers/grey)

STREET FURNITURE	
Type	Material
Benches	Steel framed, timber
Bollards	Timber
Bins	Steel framed, timber

Footpaths



Street Furniture





## INTRODUCTION

6.106 National Planning Policy recognises that cultural wellbeing as one of its one of twelve core planning principles as well as a key component of achieving sustainable development. It adds that public art and sculpture can play an important role in making places that people enjoy living in and using.

## PUBLIC ART

- 6.107 The proposals for Himley Village provide the environment and associated design elements to establish a very clear cultural identity for the development and its residents and visitors.
- 6.108 Public art can play a key role in establishing identity and in building social capital through public engagement and civic discourse. The design and proposals for Himley Village understand the role of public art in enriching the lives of residents and visitors by connecting them with their living environment and fostering a sense of identity, civic pride, and of course, cultural wellbeing.
- 6.109 Himley Village will provide numerous opportunities for public art installations within each of its five neighbourhoods, with public art used as the principle means of defining the individual characteristics of each of these neighbourhoods.
- 6.110 To achieve this, artists and communities will be invited to design installations, sculptures and features to be included within in the public realms of Himley Village. This can be achieved through the use of local arts resources such as OxOnArts (the Oxfordshire Arts Partnership), and the engagement of local communities, schools and colleges.
- 6.111 There will also be a programme of events and visits to inform the community about Himley Village, both at the construction stage, and as each construction phase is completed.



\* Assumed location of proposed public art.





## Design Opportunities...



# 7

## SUMMARY AND CONCLUSIONS

### OVERALL APPROACH

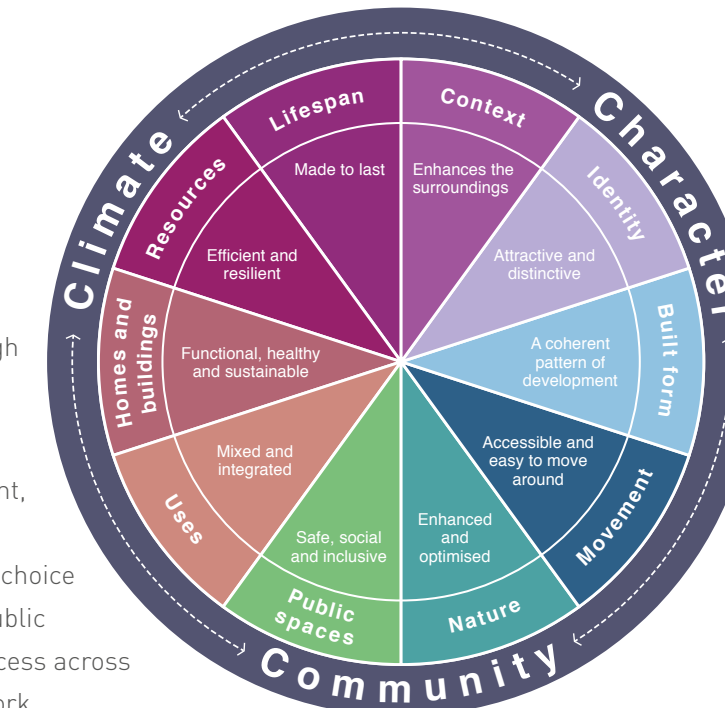
- 7.1 This Design Code has set out a clear explanation of the design and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, the development of a clear set of principles to guide the design of the site.
- 7.2 As stated in the National Design Guide, 2019:

*“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.”*

[Para. 16, NDG 2019]

The ‘story’ has been set out within this Design Code to inform and address all ten characteristics discussed in the guide.

- 7.3 The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for Himley Village, Bicester can be delivered to meet the 3 key NPPF objectives of sustainable design
- A social objective;
  - An economic objective
  - An environmental objective.
- 7.4 The proposals also reflect the ‘North West Bicester’ SPD and the ‘Cherwell Residential Design Guide’ SPD in its approach and aspirations to provide high quality design.
- 7.5 The development provides a unique opportunity to create a new development, building on the legacy and distinctive character of the site. Creating housing choice and provide areas of truly accessible public open space, whilst improving public access across the site and the wider pedestrian network.



### CONCLUSION

- 7.6 The masterplan is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.
- 7.7 Himley Village will be a highly desirable place to live for the 21st century and beyond, reflecting the desirable elements of the local vernacular. The proposals respect the local character but also move the community towards a more sustainable future, through an increase in housing choice. Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.
- 7.8 The development proposals will offer the following main benefits:
- The delivery of circa 1700 new homes in a range of dwellings types, sizes and tenure, offering an accessible and acceptable choice of lifestyles;
  - The creation of an integrated and sustainable residential community with a responsive design and sympathetic relationship to the existing settlement;
  - Delivery of new open spaces for the benefit of both new and existing residents in the area.
  - Providing a development that is well connected, readily understood and easily navigated, with the delivery of new access points from Middleton Stoney Road for the proposed residential development and employment park;
  - The creation of legible routes through the development, complementing existing routes and providing sustainable transport choices;
  - The creation of a strong landscape structure, focused around retaining the existing field boundaries vegetation to provide a well connected green infrastructure framework; and
  - Promoting the objectives of sustainable development through layout and design.



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DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

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