



Character Area 1 Location

Character Area 2: The Robbins and Land North of Milton Road

This is a recent development comprising detached, semi-detached and terraced housing. The development includes green space provision and a children's play area at the gateway of the site.

Scale

The building height is two to two-and-a-half storeys throughout the development. Larger units have detached garages, smaller units have parking arranged in rear parking courts.

Materials

The material palette is principally red brick for smaller dwellings and local ironstone or similar for the larger properties and the properties forming the gateway to the site. Roof materials are a mix of grey and red tiles.

Character / Layout

This is a contemporary development and as a result the detailing on properties reflects this. The dwellings have very few features which make them representative of Adderbury or the wider district. Properties are arranged around short streets connecting to the main spine road of the site. Secondary streets are in cul-de-sac style. Parking is arranged at the rear of properties in parking courts. Properties have a wide frontage and typically shallow front gardens creating a consistent frontage to the street and greater enclosure. Gardens are as deep as they are wide.

Gardens / Boundaries

Dwellings typically have a small landscape strip at the front giving a semi-public feel. Larger units have front gardens with front drive access and a grassed area. Boundaries between buildings are stone/brick walls. Rear garden boundaries are formed by a mix of hedge planting and walls.

Density

Approximately 27 units per hectare.



Image 1: Terraced brick units with rear courtyard access



Image 2: Local ironstone (or a modern day equivalent) units terminating the views. An example of the larger / key plots which are responding to local vernacular



Character Area 2 Location

Character Area 4: Tanners Lane

Tanners Lane is located to the north-east of the proposed development site and falls within the Conservation Area. Dwellings are consistent with the historic style of the Village with very few contemporary units.

Scale

There is a combination of detached units and terraced units. Properties along the southern side of Tanners Lane are two storey units with tall pitched roofs. Along the northern side is a more modern development in the form of bungalows.

Materials

The predominant building material is the traditional local ironstone, a number of the newer dwellings feature render and red brick. Roofs are a mixture of grey slate tiles and traditional thatched roofs.

Character / Layout

Properties are arranged along Tanners Lane in a mixture of terraced units in runs of 3-4 as well as detached units. The older traditional units front directly onto the road enclosing the street and have a strong relationship with the street. Parking is to the rear or to the side. On some units historic coach house entrances have been converted into garages. The newer units are set back from the road and have private gardens and front access to drives. The road is narrow and lacks footways.

Gardens / Boundaries

Houses along the south of Tanners Lane open directly onto the street and therefore do not have a front boundary or a front garden. In some instances there is a small landscape strip forming a buffer between the property front and the street edge. Boundaries along the southern side are formed by stone walls. There are two

Detached properties with small front gardens and dwarf stone walls giving a semi private feel.

The newer properties have front gardens and front access to parking. Boundaries are formed by stone walls and hedges. Many of the stone walls have trees and bushes behind them. This adds positively to the street scene.

Density

Approximately 28 dwellings per hectare



Image 1: Street scene on Tanners Lane. Traditional and newer dwellings providing a strong relationship with the street



Image 2: Traditional dwellings on Tanners Lane with the local ironstone seen throughout Adderbury



Character Area 3 Location



4. Opportunities & Constraints

4. Opportunities & Constraints

This section draws together a summary of the opportunities and constraints of the application site for the proposed development. This reflects the appraisal of the site and local area set out in the preceding section. It is also informed by the technical survey work undertaken to support the application and submitted with the application.

Constraints

- 4.1 Development of the application site should be informed by:
- The scale and character of existing development in the surrounding area
 - The shape and topography of the existing site, which falls to the north-east corner;
 - The existing boundary trees and hedges along the site boundaries;
 - The need to conserve and enhance opportunities for biodiversity interest;
 - The view across the site (by the existing site entrance) towards St. Mary's Church;
 - Views within the site towards the church that are currently not accessible.
 - The need to respect the amenity of nearby residents, namely to the immediate west of the site fronting Berry Hill Road.

Opportunities

- 4.2 The proposed development of the application site affords the opportunity to:
- Provide new homes in a sustainable location to meet an identified local need;
 - To contribute towards the 5 year housing land supply in Cherwell;
 - To ensure that through good design, development can be delivered in a manner which responds to the existing natural features of the site including tree and hedges, topography and views;
 - Achieve biodiversity gain through appropriate habitat creation and native planting;
 - Creating a pedestrian connection to neighbouring green space and the village centre to the north;
 - Promote views from Berry Hill Road, through existing vegetation, towards the spire of St. Mary's Church and open views from the site;
 - Creating enhanced pedestrian infrastructure along Berry Hill Road;
 - To bring forward new housing on a site which is well related to the existing settlement and is naturally well enclosed from surrounding views;
 - To create a new strong boundary to the settlement through the creation of significant buffers of open space;
 - Provision of a Green Infrastructure Network to integrate with and enhance the existing Network; and,
 - Form a logical extension of the village whilst enhancing the approach to the village-core when arriving from the south-east.
 - Establishing and delivering new publicly accessible spaces which enhance experiences of church views.



- Existing Hedgerow/Opportunity for ecological enhancement
- Public Rights of Way
- Flattest land
- Existing housing
- Existing trees and hedges
- Topography fall
- Views in from PROW
- Opportunity for enhanced footway and PROW connectivity
- Neighbouring properties boundary
- Filtered views from PROW
- Weak boundary
- Hardstanding
- Topography contours
- Views through the site towards St Mary's Church

5. Vision

5. Vision

This section identifies the vision statement and core design principles that have been considered to help to create a sustainable environment which exhibits a high level of design quality.

New development at Berry Hill Road will enhance an approach into Adderbury by creating a distinctive development which is reflective of the positive character of Adderbury and the Cherwell district.



Compactness

5.1 To provide a sustainable scheme it is essential to efficiently consider land use appropriately and ensure maximum connectivity and permeability. To achieve this the development will:

- Provide an appropriate density of development for a site that is an integral part of the village;
- Create places for people, whilst recognising the need for the car, through prioritization of routes for pedestrians and cyclists, and careful consideration of surface treatments; and,
- Provide practical and usable amenity space, which reflect desire lines and meets public need.

Legibility

5.2 A legible scheme will allow people to easily read their surroundings and orientate themselves. Legibility should be created or enhanced by:

- Clearly marking entrance points and routes through the scheme;
- Creating identity and character using the site's existing and natural characteristics and new design elements;
- Using a clear street hierarchy;
- Defining spaces which are memorable;
- Landscaping and varying materials to indicate clear routes;
- Maintaining and enhancing important local views to the church;
- Creating a central focus for development; and,
- Utilising existing landscape features as distinctive elements.



Context & Character

5.3 Integrating the site into the surrounding area and establishing character is vital in delivering a successful scheme. This includes locally distinctive development patterns, landscape, culture, materials and bio-diversity. To enable this:

- The development will adopt a style and character which draws on and interprets the key elements of the surrounding settlement as identified in the character and context appraisal;
- The development will adopt a style that is complementary to the nearby Conservation Area;
- The scale and massing of the development will respond to surrounding context; and,
- The development will contribute a positive change to the image of the area, reinforcing and enhancing the historic character utilising guidance set out within the Adderbury Conservation Area Appraisal .

Continuity & Enclosure

5.4 The enclosure of streets and spaces, a considered building line and active frontages onto the public realm and nearby public rights of way are essential components in the creation of a safe and secure environment. This helps to create a stronger sense of place and identity and encourages social interaction. The development must have:

- Properties that face on to Berry Hill Road and proposed streets and spaces creating high levels of activity and surveillance;
- Spaces that are well enclosed by development to create a sense of place and to promote public safety and security;
- A relationship between building height and road/space width to create the appropriate sense of enclosure in relation to spatial role and form; and,
- Clarity in what is public and what is private space.
- Appropriate building frontage continuity to ensure channelled and glimpsed views to St Mary's Church.



Adaptability & Diversity

5.5 The scheme must be designed to be robust, to accommodate the needs and expectations of inhabitants and users as they change. This can be achieved through:

- Creating flexible development plots, to allow units to be converted or extended;
- High quality homes that are built to last, and permit alteration to the structure over time;
- Designing spaces that are capable of adapting over time and which can fulfil a number of roles; and,
- Streets that are simple, robust and clutter free.

Variety and diversity should be increased via the following:

- Providing a mix of property types and tenures that build on the existing stock;
- Variety in building form, plot structure, detailing and materials to create uniqueness; and,
- Creating distinctive spaces that add character to the development and are complementary to existing development.



Sustainability & Efficiency

5.6 The development should be designed and delivered to minimise resource use and maximise energy efficiency during construction and operation. This should include:

- Orientation to take advantage of passive solar gain should be considered;
- Conservation of energy consumption both during construction and by the site's end users;
- Conservation of water through reduced consumption; and,
- Minimising surface water run-off.

Accessibility

5.7 An accessible scheme will accommodate all users, ensuring safe and secure access to local facilities. The site is to be incorporated into the local movement network by:












- Facilitating new, safe, pedestrian infrastructure within the site, connecting to surrounding areas;
- Connecting to the existing footways and footpaths around the site;
- Ensuring pedestrian movement is safe and easy with cars prevented from dominating;
- Establishing a layout that is legible and can easily be read by all users; and,
- Providing equal access, meeting the needs of individuals with visual/hearing impairments and with limited mobility.

Development Concept

- 5.8 The concept is based around the issues and opportunities that have emerged from a thorough site analysis and understanding of the built context as outlined in Sections 3 & 4.
- 5.9 Key to the success of the development as “place” will be its integration with existing green infrastructure and immediate built context and provision of new green infrastructure.
- 5.10 The frontage onto Berry Hill Road will help maintain a sensitive relationship between the existing and proposed development. Although the site falls outside of the conservation area, the development will be sympathetic to this and take appropriate cues from the historic character.
- 5.11 The key elements of the concept are outlined in the adjacent plan and below:
1. The retention and enhancement of the site’s landscape frontage integrated with a sympathetic built frontage which has a character congruous to Adderbury.
 2. The creation of a high quality built development area which forms a logical extension to the settlement.
 3. The use of green landscape and movement corridors through the site to enhance green infrastructure.
 4. The creation of a legible street network and clear hierarchy.
5. Ecological enhancement areas strengthening the landscape along the eastern boundary and within the south eastern corner of the site.
6. Retention of mature trees along with southern and northern boundaries.
7. Extensive open space in the northern part of the site to improve and create enhanced pedestrian links into local green space.
8. The creation of a development that provides well overlooked green spaces and pedestrian links.
9. Integrate and connect into the wider PROW network affording sustainable access to the village amenities.
10. The introduction of a formal and safe pedestrian footway connecting to Oxford Road in the east and up along Berry Hill Road to the west.
11. Enhance and frame views of St Mary’s Church through existing site access;
12. Frame newly publicly accessible views of St Mary’s Church along pedestrian access and recreational route to proposed on-site POS; and,
13. Create new public realm and publicly accessible views towards St Mary’s Church from proposed POS.



Illustrative Masterplan

- | | | | | | |
|---|-------------------------------|---|----------------------------------|---|------|
|  | New legacy tree planting |  | Amenity grass |  | PROW |
|  | Semi-ornamental tree planting |  | Existing boundary hedgerow | | |
|  | Existing Trees |  | New native hedge planting | | |
|  | Species rich grassland |  | Hoggin or similar informal paths | | |
|  | Pedestrian Link |  | Paths mown through grass | | |

6. Proposed Development

6. Proposed Development

Design Evolution

- 6.1 The approach to planning and designing the site has been an iterative one in response to on-going discussions with the Local Planning Authority as well as responding to an evolving understanding of site constraints.
- 6.2 The plans below highlight the evolution of the scheme:



Plan 1: For development of circa 60 properties with western access



Plan 2: For development of circa 60 properties with eastern access



Plan 3: For development of circa 55 properties.

- 6.3 Plan 3, below, responded to the Local Planning Authority's concerns of over-development along the eastern edge of the site. Views through the site to St Mary's Church were also enhanced by ensuring corridors through the site that were free of development and helped to frame views.
- 6.4 Following presentation of this indicative layout, it was felt that the proposed housing numbers were still too high and more could be done to better reveal views of the church, enhance POS and achieve good design. The current proposed layout, presented on the next pages, addresses these concerns.

Parameter Plan



The outline application seeks approval for a new residential development with all matters reserved apart from access. This section describes the vision for the proposals in line with the Planning Practice Guidance, considering use, amount, layout, scale, landscaping and appearance in turn.

Use

- 6.5 The site comprises land used for grazing with some areas of hardstanding consisting of stables. Consequently the site is considered a highly suitable location for housing where a carefully designed development would create a well-related extension to the existing settlement.

Amount

- 6.6 It is submitted that up to 40 dwellings can be appropriately accommodated on the application site. The submitted Illustrative Masterplan shows how a mix of dwelling types and sizes can be accommodated on the site. This is to include affordable dwellings in accordance with Policy BSC3 of the Cherwell Local Plan.
- 6.7 The density of the developable area will be approximately 25 dwellings per hectare. This accords with the density of other recent developments in Adderbury, with a recent development at The Robbins having a density of 27 dwellings per hectare.



Pedestrian Links



Vehicle Access



General Development Area



Attenuation Basin and Swale



Play Area

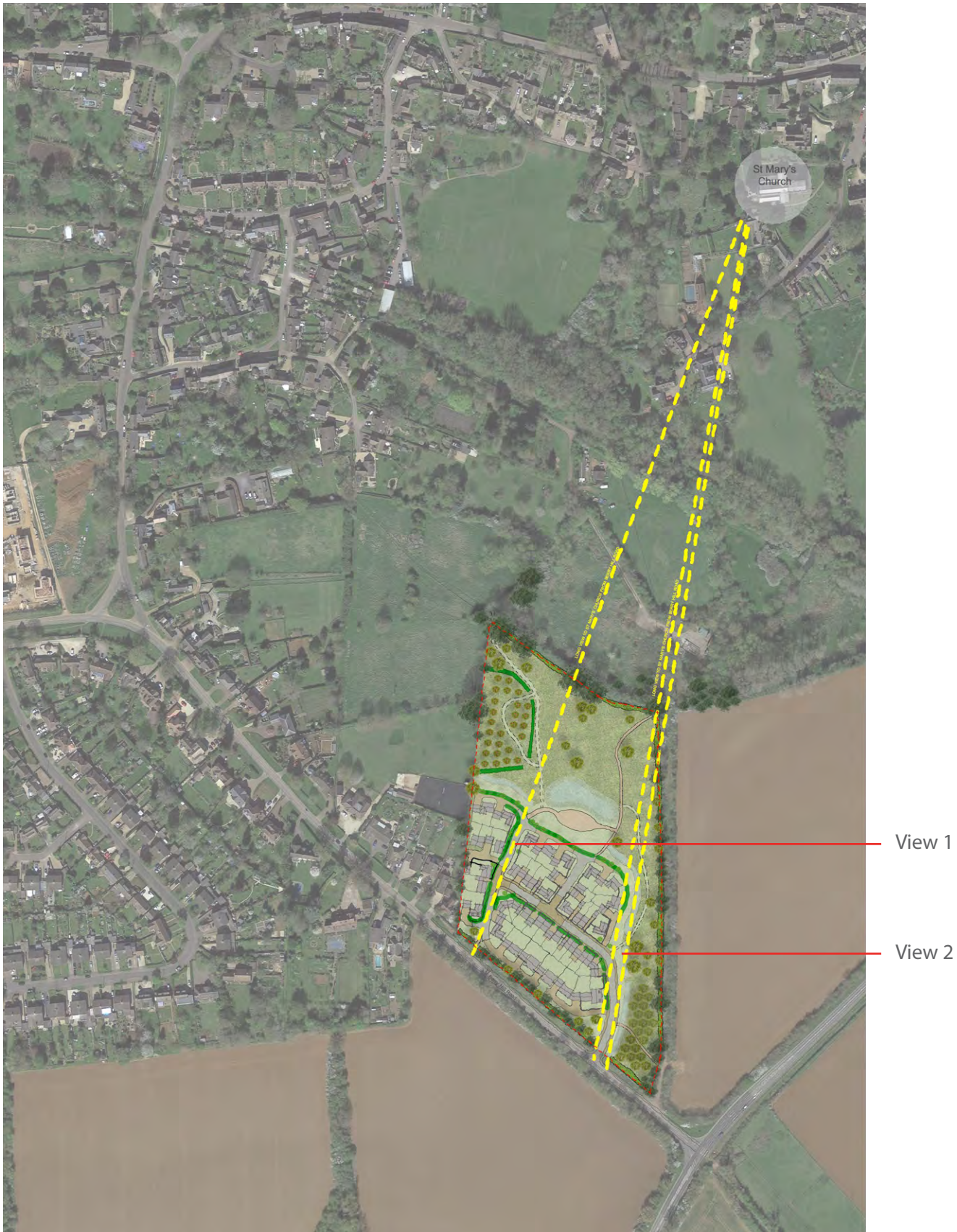
Proposed Illustrative Masterplan



Layout

- 6.8 The matter of layout is reserved for consideration at a later date. However, the Illustrative Masterplan submitted in support of this application demonstrates that up to 40 dwellings can be accommodated in a manner which responds positively to the opportunities and constraints of this site.
- 6.9 Whilst the masterplan is only indicative, it has been informed by the findings of the technical surveys and assessments that accompany the application. Where possible, recommendations for biodiversity or landscaping enhancements and known constraints have been considered and have informed the final illustrative layout.
- 6.10 Specifically, the following are the key principles that have informed the production of the Indicative Masterplan:
- Public Open Space, incorporating a network of informal footpaths, is to wrap around the northern and western boundaries of the proposed development. This will help to create a buffer, soften the appearance of the development and also provide residents with recreation opportunities. Footpaths will be provided across these areas.
 - The desire to maintain and enhance and create long view to St. Mary's Church spire to the north-east. The layout retains this view corridor and also provides a new framed view corridor through the site and new views from northern edge of built development which are not currently accessible. No built development is located within these corridors.
 - The existing vegetation, particularly around the perimeter of the site, is to be protected and enhanced with new native hedgerow and tree planting.
 - Habitat connectivity is to be achieved throughout the site by adopting a landscape led approach to masterplanning, which has been informed by the findings of the Ecology Survey and Landscape & Visual Appraisal.
 - The relationship between the scale, mass and form of buildings, open space, public realm and general layout arrangement is appropriate for a rural setting and will nestle comfortably with the surrounding setting. This is further elaborated on in the subsequent sections.

Proposed Layout Context



The proposed illustrative masterplan within the wider context of Adderbury illustrating how views to St. Mary's Church have been enhanced and new views created.



View 1



View 2

6.11 The two sketches above illustrate how the indicative layout maintains views through the site from pedestrian and vehicular access points on Berry Hill Road. As pedestrians move through the site views are uncovered further and property build lines stay clear of view corridors.

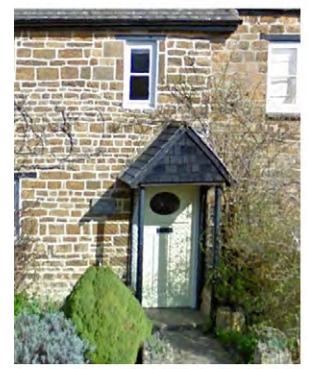


6.12 Please note, the model views are indicative of scale and massing of potential proposed properties only.

View towards landmark structure framed by built form (Source: Cherwell Residential Design Guide 2019)

Character & Appearance - Overview

- 6.13 The development proposal utilises a variety of house types to create lower density outer edges to the scheme with higher density clusters within the core.
- 6.14 This variety supports a clear street hierarchy and legibility by creating areas of differing character throughout the proposal.
- 6.15 The scale and massing of the development proposal responds to the surrounding context and utilises a mix of dwelling types avoiding excessive repetition. The development proposal also adopts a style and character which draws on and interprets the key elements of the surrounding settlement.
- 6.16 Materials are to be considered at reserved matters stage. It is anticipated that materials proposed for use in the development will be characteristic of the site and its surroundings - local ironstone (or similar approved equivalent) with instances of brick properties. High quality architectural design will be used to ensure development is sympathetic of the character of the area and adjacent development.
- 6.17 The final design of the dwellings will be subject to the detailed proposals, but the underlying emphasis will be to provide interesting elevations that afford an attractive and appealing street scene that are in keeping with the character of Adderbury. This will be achieved by incorporating features and details seen in the local area into the proposals as well as adopting established architectural design principles.
- 6.18 Best practice and good design would see that development responds to and takes cues from the best parts of the local built context including appropriate historic detailing that can be reflected within modern housing.
- Common design and layout features that should be reflected include;
- Pitched roofs, the majority steeply pitched, mainly slate;
 - Mixture of front garden sizes but generally bound by a low wall, hedge or combination of the two. Where front gardens are small, a semi-private buffer should be planted with shrubs and hedges;
 - Predominance of local iron stone as the prevalent building material. Red brick as the secondary building material;;
 - Soft landscape plays an important part of the character of Adderbury and should be a considered part of any development;
 - Chimneys, mostly on the ridgeline, are important building features that can be used on key buildings ;
 - Generally flat facades;
 - Occasional dormers;
 - Informal cottage style small properties;
 - Larger properties with more formal, classic facades;
 - Use of narrow fronted properties with gable end to the road;
 - White casement windows; and,
 - Pitch canopies over front doors.
- 6.19 The page opposite illustrates architectural features and vernacular found throughout Adderbury on both traditional and contemporary properties and is deemed an appropriate overall character for the proposed development.
- 6.20 Use of features, architectural detailing, massing and layout are further explored within the Character Areas enclosed overleaf.
- 6.21 Due respect should be paid to the Cherwell Design Guide SPD with regard to layout, massing and materials.



Whilst the area encapsulated by the Adderbury Conservation Area has a very strong local character and built form, a succession of 20th century development in the immediate context (namely along Berry Hill Road and to the south-west of Berry Hill Road) has a weakly defined urban character. The proposed development aims to take cues from the best parts of the local built context including appropriate historic detailing that can be reflected within high quality modern housing.



Character Areas & Urban Design Principles



- Character Area 1 - Berry Hill Road
- Character Area 2- The Street
- Character Area 3 - The Lanes
- Character Area 4 - Valley Edge

- ★ Key Buildings/Landmark Property
- ✻ Opportunity for Specimen/Townscape Trees

6.21 'Berry Hill Road' has a strong natural frontage with landmark buildings highlighting site gateways and channelling views through the site.

'The Street' has a strong linear street pattern with an irregular and informal building line.

'The Lanes' are defined by informal, unstructured, rural feeling lanes which filter views towards the surrounding countryside and Church of St Mary.

'Valley Edge' is defined by an irregular and dispersed edge which has a direct relationship with the surrounding landscape.

These character areas are described in further detail in the following pages.

6.22 'Key Buildings' are located in important locations, marking key visual gateways into the site from Berry Hill Road or ending long views through the site. These buildings include enhanced architectural features such as a bay window on a prominent facade or enhanced height through the use of dormers or a taller floor-ceiling height.

6.23 Specimen or townscape trees can be used in the same way as key buildings, highlighting or enhancing key nodal points and adding prominence to units where a large front garden is present.



An example of a key corner unit utilising a change in material and a bay window on the most prominent facade



This key corner unit has an enhanced floor-ceiling height when compared to the nearby properties.

Character Areas & Urban Design Principles

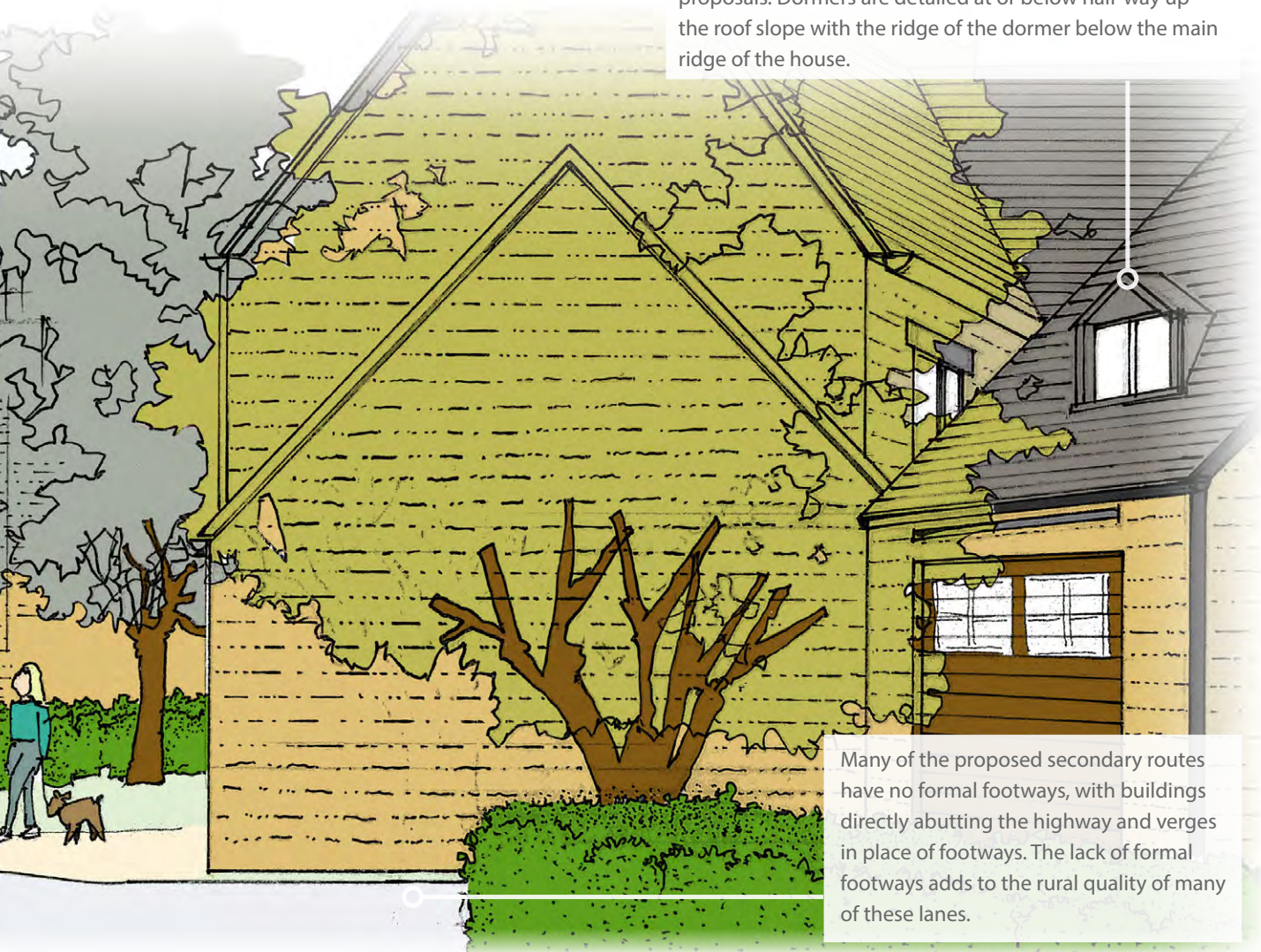
Chimneys have been detailed to reflect the local character utilising brick masonry construction, rectangular form and located on the Ridgeline.

Outward views and filtered and framed.

The layout of the masterplan ensures the built form frames views towards the Church of St Mary the Virgin. Views into Adderbury towards the Church are reinforced where possible as per figure 4.10 of the design guide.



Dormer windows are a common feature found in the surrounding context which has been utilised within the proposals. Dormers are detailed at or below half-way up the roof slope with the ridge of the dormer below the main ridge of the house.



Many of the proposed secondary routes have no formal footways, with buildings directly abutting the highway and verges in place of footways. The lack of formal footways adds to the rural quality of many of these lanes.

Character Areas & Urban Design Principles

Landmark properties that punctuate key vistas have bespoke treatment through architectural detailing and ornamentation, slightly larger scale and distinctive architectural style or form.

Traditional building forms that are prominent in Adderbury have been used to inform the proposals. These forms have been grouped together to form a continuous street frontage accommodating a range of different building sizes to create an interesting street scape.



Porch detailing is constant with what can be found in Adderbury, utilising flat and simple gabled porches in proportion with the building façade.

Boundary treatments provide key structural elements which incorporate walls of varying heights. Views and create a strong sense of enclosure. A mix of high and low stone walls are used around the properties and to define front gardens space from the main street.



The layout of the masterplan ensures the built form frames views towards the Church of St Mary the Virgin. Views into Adderbury towards the Church are reinforced where possible as per design guide.

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Character Area 1 - Berry Hill Road



6.24 Berry Hill Road Frontage

Fronts/Backs

Properties front onto Berry Hill Road. The frontage here will be glimpsed through the existing trees forming the boundary to the site. Gaps in the trees which facilitate both pedestrian and vehicular access will give clear views through to a strong built form with landmark buildings.

The backs of properties should be clearly defined by building layout, perimeter wall and front garden landscaping

Parking

Parking in this character area can be varied. Plots should benefit from a front garden (c.6m) to accommodate on plot parking. Garages are to form part of the strong built frontage. Where a series of linked properties exist, further parking and garages could be provided in a courtyard.

Building Line & Rhythm

Building position and layout should create private drives running parallel with Berry Hill Road that have a sense of enclosure and are well overlooked.

The building line should be varied but have an element of formality in locations. Some larger wider front properties should be utilised in this location to match the scale of properties further along Berry Hill Road. A series of linked properties should be included at the site entrance and will provide a strong, coherent, frontage and gateway to the site. Where detached properties exist, a c1.8m high stone wall should form a boundary enhancing levels of enclosure and continuity.

Public Realm

Private drives in this location should be designed to appear informal and rural in nature, promoting a slow speed and an intimate setting.



Indicative street scene along Berry Hill Road



Linked properties with differing ridge heights and the occasional garage - Long Wall Close

Materials & Character

Building materials should be sympathetic to the local vernacular. As the most visible parts of the site to those approaching Adderbury from the south, properties in this location should be constructed of local stone.

The existing tree belt bordering the site makes a significant contribution to the character of this part of the site creating a 'soft' naturalised edge to the development.

Boundary Treatments

Perimeter treatment should act as a threshold between public and private space.

The front boundary should include a short driveway and a front garden which should be defined by low boundary planting. This will help blend this edge of the development into the bordering trees and existing landscape. It may be appropriate to differentiate the landmark property by including a low stone boundary wall.



Character Area 1 - Berry Hill Road



Formality / Informality

Reflecting the urban form of Adderbury the site should take a more formal approach to the setting out of properties towards the southern fringe of the site (similar to that of Adderbury's 'The Manors' character areas) and more informal towards the centre (similar to that of Adderbury's 'Former Farms' character areas). In response to this character area should be formally laid out, maintaining strong repetition of building forms and plot widths, building line, details and materials.

Enclosure / Openness

Properties in this character should comprise of a mixture of comparatively larger detached and semi detached units set back from the road / drive that are characteristic of other properties on Berry Hill Rd. This will enable continuity of enclosure and the existing building line further along Berry Hill Rd. Existing mature vegetation along the southern edge of the site will help promote a human scale, positive sense of enclosure and sense of character that contrasts with the rest of the site.

Landscape

At the entrance to the site, where a feature gateway building is located, the use of feature specimen trees would be appropriate with small pockets of green space that can be found throughout Adderbury.

Front gardens should be generous in size contributing to the open landscape character of the immediate context and providing an appropriate approach into Adderbury from the south.



Simple front gardens, wide fronted properties and linked garages - Horn hill Road



A larger detached property on Horn Hill Road



A larger detached property on Berry Hill Road

Character Area 2-The Street



6.25 'The Street' - main primary route

Fronts/Backs

The key characteristic of this area is an attractive pedestrian scale street continuously enclosed and fronted by a mixture of properties. To achieve this, the character area should benefit from a strong but irregular building line, clearly defining what is public and private.

The backs of properties should be clearly defined by building layout, perimeter wall and front garden boundaries.

Building Line & Rhythm

The building line should be varied and informal. Properties in this location should have varied plot widths, with concentrations of small narrow housing. Larger, wider properties should be introduced to add interest. These could be set back from the build line and benefit from additional detailing to add interest to the street scene. Properties should have shallow front gardens, enhancing the sense of enclosure onto the main access route. Properties should be linked and occasional garages or appropriately detailed car ports included within the street scene to add interest to the ridge line.

Parking

Parking in this location should largely be provided accommodated on plot, within a car port or garage and short driveway to avoid cars dominating the street scene.

Parking and garages to the rear of properties allows for narrower streets to give a height of buildings to street width ratio characteristic of the some of the streets within the historic core.

Public Realm

As the main access road running through the development, the public realm should provide practical and usable streets and amenity spaces which reflect the semi-rural character of the development and its village setting. The length of the street should be broken up by a change of surface or extra detailing, highlighting the notional centre or 'heart' of the scheme.

Materials and Character

The character is defined by the strong building frontage as you approach the centre of the scheme.

Boundary Treatments

Where space for a front garden is limited there should be sufficient buffer landscaping to act as a threshold between public and private space. Low stone walls used as front boundary treatment should be used where possible to enhance enclosure of the street.

Back garden boundaries adjacent to the public realm should be constructed of stone and be at least 1.5m high.



A short terraced run of properties on High Street. Variations in ridge and eaves line adds interest to the street scene.



High stone wall boundary facing public realm



A narrow street with buildings close to the back of the footway enhanced the sense of enclosure and continuity - Cross Hill Road



Low stone wall boundary on Mill Lane



Undercroft through to parking court

Character Area 2-The Street



Formality / Informality

The street should be comparatively more informal with other character areas within the site with strong building lines along a bending road. The transition from the Berry Hill Rd character into the street should slightly funnel into a tighter urban grain to mimic the informal urban form and enclosure of 'the Streets' character area within Adderbury. The alignment of the road through this character area should be informal in nature and slightly meander.

Enclosure / Openness

Properties in this character should comprise of a mixture of comparatively smaller semi detached and terrace units with predominantly very short front gardens and short set backs from the street to achieve a tight urban grain. This will enable a strong sense of enclosure found in the historic centre of Adderbury. Short iron stone walls should be used in strategic locations and on landmark properties to reinforce public and private space as well as contribute towards a positive sense of enclosure and sense of character that contrasts with the rest of the site aiding legibility.

Spaces should contract and release in response to key nodal points and help pull you through the space. The tight grain and informal nature of the space will also act as an organic traffic calming measure and promote more pedestrian friendly environments.

Landscape

This character area should incorporate specimen trees at key focal points where the urban fabric opens up providing a strong visual landmark. The small gardens and short and small verges of green should offer touches of vegetation here and there to soften the environment and provide a strong contrast to some of the other character areas within the site. Dense hedgerows are in keeping with the character of the centre of Adderbury and can be used to provide defensible space to properties fronting the street and soften the environment.



Informal tight urban grain with short front gardens and green verges



Feature properties with hedge boundary treatments



Tree in prominent location providing a strong focal point to small open space

Character Area 3 - The Lanes



6.26 'The Lanes'

Fronts/Backs

The character area should benefit from a varied building line utilising a combination of property types.

Front garden sizes should vary dependent upon plot size and location. The backs of properties should be clearly defined by building layout, perimeter wall and front garden boundaries.

Building Line & Rhythm

The building line should be varied and informal. Property types in this location should vary in size and consist of a mixture of short terraces, semi-detached and detached units.

Parking

Parking in this location should be predominantly garages with driveways. Where garages are provided, they should be positioned with minimal set back to avoid 'bleeding' of the street scene with a clear definition between parking and private garden.

Public Realm

A strong defining character of this part of the scheme is the informal nature of the street. The character of The Lanes is strongly associated to a lane with no formal footway which maintains a 'winding', rural quality.

Materials and Character

The informal nature of this character area affords the opportunity to use a mixture of build materials. Brick can be introduced as both a detail and as predominant building material. The occasional use of muted render may be appropriate to add interest to the street scene.

Boundary Treatments

The informal nature of this character area affords the opportunity to utilise a mixture of enclosure means including planting/grass, and random rubble stones. The landmark plot should have a stronger boundary such as a low stone wall or metal railings.