



LAND AT NORTH  
WEST BICESTER

Post application design pack V2: Density, massing,  
character, site sections and green space  
November 2021

# HEALTHY LIFESTYLES - ACTIVE DESIGN PRINCIPLES

## Active Design: Planning for health and wellbeing through sport and physical activity (October 2015)

Active Design is rooted in Sport England's aims and objectives to promote the role of sport and physical activity in creating healthy and sustainable communities.

Active Design is supported by Public Health England and is part of our collaborative action to promote the principles set out in Public Health England's 'Everybody Active, Every Day', to create active environments that make physical activity the easiest and most practical option in everyday life.

## The Ten Principles of Active Design:

The Ten Principles of Active Design are identified by drawing from urban design practice and practical examples to promote environments that offer individuals and communities the greatest potential to lead active and healthy lifestyles.

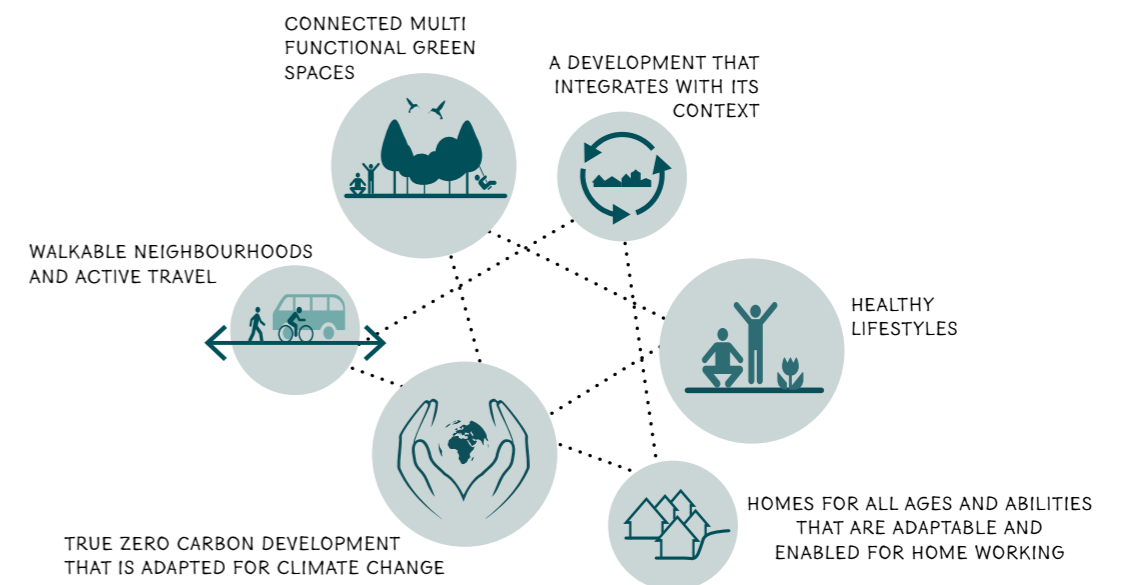
The Active Design Principles can be applied to many different forms of development across many different settings and apply equally to the design of new places and the enhancement of existing places. While not all the Active Design Principles will be relevant or appropriate to all scenarios and settings, achieving as many of the Active Design Principles as possible will assist in optimising opportunities for active and healthy lifestyles. The main report provides further information on each principle, supported by key facts, pointers to best practice and references to further sources of information.

## The Vision for Land at North West Bicester

The vision for North West Bicester is based on healthy lifestyles, active travel, multi functional green space and walkable neighbourhoods.

## THE VISION: A NEIGHBOURHOOD UNLIKE ANY OTHER IN BICESTER

North West Bicester presents an opportunity to create a community based upon sustainable and healthy lifestyles, a place that is connected with its neighbours and surrounding landscape that encourages a reduced carbon footprint. Our core placemaking principles, adapted from the SPD, are as follows:



## Achieving Active Design at Land at North West Bicester

The following table identifies where we have incorporated and promoted Active Design principles within the DAS.

### 1. Activity for all

Neighbourhoods, facilities and open spaces should be accessible to all users and should support sport and physical activity across all ages.

Enabling those who want to be active, whilst encouraging those who are inactive to become active.



### 2. Walkable communities

Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other.

Creating the conditions for active travel between all locations.



The provision of formal sports facilities is part of creating a healthy lifestyle and these are planned for elsewhere at NW Bicester to enable the provision of a single main location for sports pitches to the south of the railway line and a further pitch to the north of the railway line to ensure a higher standard of provision and efficiencies in terms of long-term management and maintenance. The site is therefore not required to provide pitch space, but contributions would be required towards the site wide facilities.

Contributions are also sought towards other matters that would contribute towards healthy lifestyles such as health provision, indoor sport and community hall space amongst others.

### DAS Proposals

Pages 82 of the DAS explains how The Landscape and Green Infrastructure (GI) Strategy for the Land at North West Bicester conforms to the requirement of at least 40% of the total Site area being open space and how we have achieved Local Plan open space standards. The table on page 82 sets out the standards and proposed quantum's and explains that Land at North West Bicester is in fact in excess of these standards by 3 ha.

Pages 84 – 99 then goes into the detail of the green infrastructure and many features. In particular pages 96 – 99 explain the types of play spaces, activity routes and allotments that have been designed into the masterplan. These range from LAPs to linear play features and potential education learning zones. Thus catering for different age groups.

The diagram opposite shows how the 40% green space is achieved on site and that the longest walk to accessing green space from any home is 80 m, although most are within considerably less walking distance than this.

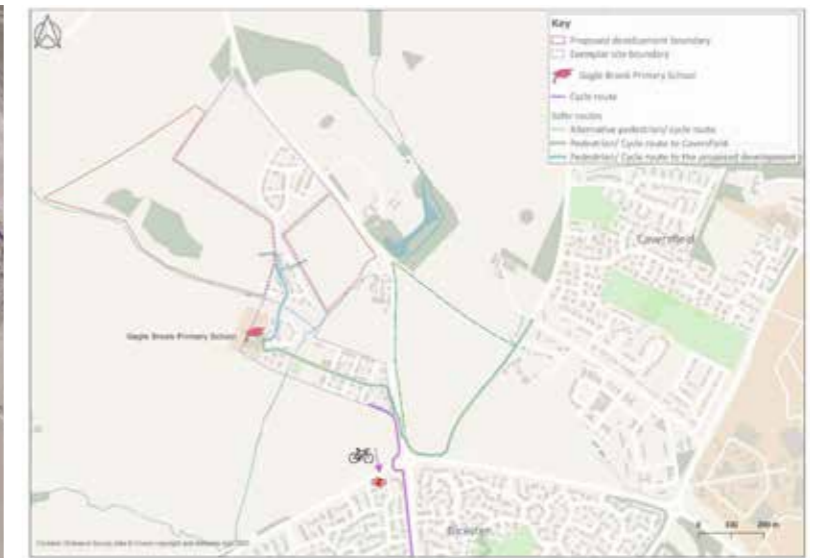
The SPD requires all dwellings to be located within 800 metres (illustrated adjacent) along the shortest walking route of primary schools. Neighbourhoods should be designed to accommodate community facilities.

The North West Bicester Exemplar neighbourhood has local office provision, play areas and allotments as well as a future proposed public house all within close proximity. This design principle is set out on pages 29 and 69 of the DAS.

Our Active Travel proposals for walking, cycling, safer routes to school and public transport as well as the multiple access points connecting the are set are set out in the Movement and Connectivity section of the DAS on pages 104 to 109 and in the T.A.



Community facilities within 800 m of all homes



Safer routes to school

### 3. Connected walking & cycling routes

All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted. Active travel (walking and cycling) should be prioritised over other modes of transport.

Prioritising active travel through safe, integrated walking and cycling routes.

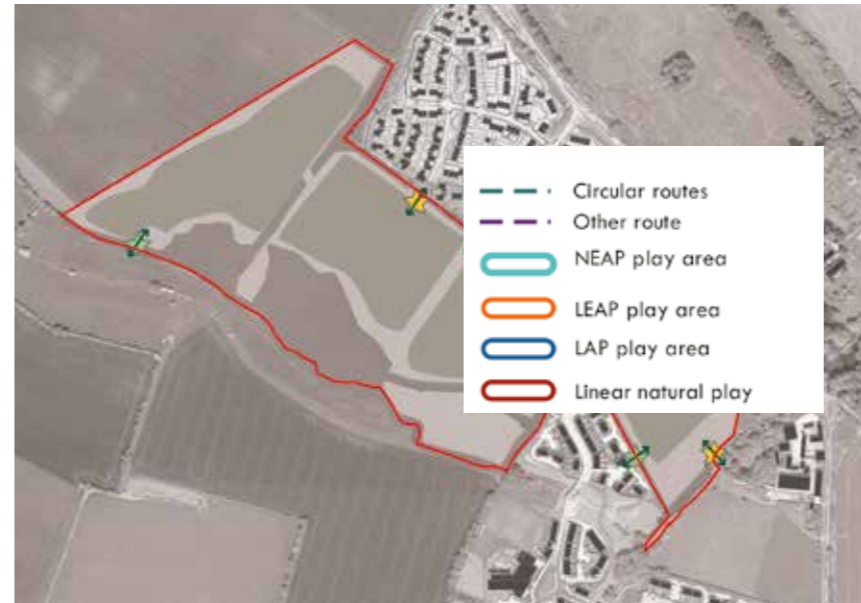


### DAS Proposals

The proposals will include multiple walking and cycling routes, connecting footpaths and streets internally and beyond the Site and promoting easy access to local facilities. An off-carriageway continuous cycle route is available from the Site to Bicester North rail station which includes appropriate crossing facilities.

Our proposals will enhance the accessibility of public footpaths and bus stops from the Site. A full Transport Assessment will be prepared to support the outline planning application.

Our walking, cycling, safer routes to school and public transport as well as the multiple access points connecting the area are set out in the Movement and Connectivity section of the DAS on pages 104 to 109 and in the T.A.



Pedestrian and cycle connectivity

### 4. Co-location of community facilities

The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses.

Creating multiple reasons to visit a destination, minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity.



### DAS Proposals

Land at North West Bicester does not propose any mixed uses but supports nearby community uses and the primary school through convenient walking and cycle routes with 800 m of all homes.

We have co located a variety of activities for all ages and abilities within the areas of open space throughout the site. These include allotments and play space for all ages. The details can be found on Pages 84 – 99 then goes into the detail of the green infrastructure and many features. In particular pages 96 – 99 explain the types of play spaces, activity routes and allotments that have been designed into the masterplan.



Recreation and play

Type	Number	Size
LAP	4	0.15ha
LEAP	3	0.60ha
NEAP	1	0.30ha
Linear Play Feature	6	0.05ha
Total	14	1.10ha
Recreational Routes		3.6km



## 5. Network of multifunctional open space

A network of multifunctional open space should be created across all communities to support a range of activities including sport, recreation and play plus other landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale and positioned in prominent locations.

Providing multifunctional spaces opens up opportunities for sport and physical activity and has numerous wider benefits.

### DAS Proposals

We propose to create new multi-functional green space based on edible, ecological and active landscapes

Multi-functional green space and landscape corridors provide recreational space, educational and edible landscapes and are an attractive outlook for new homes.

40% of the Site is dedicated to multi-functional green space including ecological rich meadows, sustainable urban drainage, play and woodland. Large natural green spaces for existing and new residents to enjoy are provided in the south and east of the Site with smaller pocket play integrated throughout the Site.

Landscape corridors and open space are also conduits for pedestrian and cycle movement, linking the Site to neighbouring communities within the Exemplar Site and wider Bicester.

Trim trails are proposed to the west and east of the Site.

Pages 84 – 99 of the DAS explains the detail of the green infrastructure and many features. In particular pages 96 – 99 explain the types of play spaces, activity routes and allotments that have been designed into the masterplan.



Multi functional landscape summary diagram



Landscape Concept

#### Landscape zones

- ① Western fringe
- ② Woodland and woodland edge
- ③ Stream meadow
- ④ Eastern parkland
- ⑤ Green corridors
- ⑥ Pocket park

#### Key features

- ..... Proposed tree groups/copses
- Proposed hedgerow
- Retained and enhanced hedgerow boundaries
- Retained and enhanced tree belts
- Retained and enhanced woodland
- Key locations for play
- Key locations for attenuation

## 6. High quality streets and spaces

Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage.

Well designed streets and spaces support and sustain a broader variety of users and community activities.

### DAS Proposals

A series of flexible spaces have been created throughout the masterplan as part of the landscape/green infrastructure (GI) zones have been developed as an integral and iterative process with the overarching masterplan.

Each zone responds to the structuring elements identified in Section 02 and the particular landscape, visual, ecology, drainage and recreational requirements relevant to that part of the Site.

The key zones are as follows:

- Western fringe - new boundary hedgerow and small woodland copses, defining the western edge of development.
- Woodland and wooded edge - retained and enhanced woodland, with woodland edge planting to create diversity. A natural play feature is set within the existing woodland clearing.
- Stream meadow - area of meadow grassland and new pond, providing attenuation and habitat diversity. The wetland area compliments the adjacent stream corridor.
- Eastern parkland - area of wildflower grassland and clusters of trees to define the eastern edge of development. Areas for attenuation and play are integrated within the parkland.
- Green corridors - restoring, retaining and enhancing existing tree belts and hedgerow boundaries with appropriate new planting, routes and attenuation features.
- Pocket park - focal space at the heart of community, with central play area.



The details can be found on Pages 84 – 99 of the DAS.

Detailing about surface treatment is proposed to be in a future site Design Code and reserved matters applications.

#### Landscape zones

- ① Western fringe
- ② Woodland and woodland edge
- ③ Stream meadow
- ④ Eastern parkland
- ⑤ Green corridors
- ⑥ Pocket park



### 7. Appropriate infrastructure

Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity.

Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.

#### DAS Proposals

The details about the pedestrian and cycle network that supports our multifunctional green space can be found in the Movement and Connectivity section of the DAS on pages 104 to 109 and in the T.A.



### 8. Active buildings

The internal and external layout, design and use of buildings should promote opportunities for physical activity.

Providing opportunities for activity inside and around buildings.

#### DAS Proposals

The internal arrangement of the buildings will be set out in future reserved matters applications. This is an outline application and is based on development parameters rather than a fixed masterplan.



### 9. Management, maintenance, monitoring & evaluation

The management, long-term maintenance and viability of sports facilities and public spaces should be considered in their design. Monitoring and evaluation should be used to assess the success of Active Design initiatives and to inform future directions to maximise activity outcomes from design interventions.

A high standard of management, maintenance, monitoring and evaluation is essential to ensure the long-term desired functionality of all spaces.

#### DAS Proposals

We propose to write a Landscape Management Plan that will be subject of a planning condition for the detailed stage.



### 10. Activity promotion & local champions

Promoting the importance of participation in sport and physical activity as a means of improving health and wellbeing should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.

Physical measures need to be matched by community and stakeholder ambition, leadership and engagement.

#### DAS Proposals

We propose to write a Landscape Management Plan that will be subject of a planning condition for the detailed stage.

**Conforming to SPD policy**

Our technical work on site considerations and constraints (pages 46 to 53 of the DAS) summarises the sites attributes and established a net developable area that allowed for a minimum of 40 % open space on site, thus conforming to Development Principle 9 of the SPD.

The net developable area illustrated in the constraints plan is 12.13 ha

The red line illustrated below is 22.24 ha

Area of green space is 10.11 ha which is a minimum of 40% green space



Considerations plan

# ACHIEVING 40% GREEN SPACE

## DEVELOPMENT PRINCIPLE 9 GREEN INFRASTRUCTURE AND LANDSCAPE



40% of the total gross site area will comprise green space.

**Setting 40% green space as a development principle**

**principle**

Our constraints work allowed us to set the principle of delivering 40% green space as a development principle. all of our development principles are summarised on pages 64 to 73 of the DAS.



**Create new multi-functional green space based on edible, ecological and active landscapes**

Multi-functional green space and landscape corridors provide recreational space, educational and edible landscapes and are an attractive outlook for new homes.

40% of the Site is dedicated to multi-functional green space including ecological rich meadows, sustainable urban drainage, play and woodland. Large natural green spaces for existing and new residents to enjoy are provided in the south and east of the Site with smaller pocket play integrated throughout the Site.

Landscape corridors and open space are also conduits for pedestrian and cycle movement, linking the Site to neighbouring communities within the Exemplar Site and wider Bicester.

Trim trails are proposed to the west and east of the Site.

**SPD Design Principle: Diversity** – Provide a mix of compatible uses allowing people to live work and play in the same area. Respond to the key conditions and character cues across the Site



**Overlay of minimum 40% green space on the illustrative masterplan.**

The net developable area illustrated in the constraints plan and below is 12.13 ha

The red line illustrated below is 22.24 ha

Area of green space is 10.11 ha which is a minimum of 40% green space



## Development parameters

The application will be based on development parameters rather than a fixed masterplan. That is why the text refers throughout to an Illustrative Masterplan which shows one way of illustrating the development, but not the only way that the development can come forward in accordance with the development parameters.

The parameter plan schedule allows for zones that development and open space can be accommodated in but also stipulates the minimum area of green space to be 40% and the maximum number of residential units at 530.

The multi functional green space area is the green assets on site that must be kept. The rest of the 40% green space policy requirement can be accommodated elsewhere within the site.

More details on the parameter plans can be found on pages 134 to 135 of the DAS.

## Multi-functional green space



## Access and movement



## Building footprints and building heights



## Green space provision

Page 82 illustrates the standards and provision of green space – see table opposite. More details on green space can be found on pages 80 to 101 in the DAS.

## Landscape Concept

A series of key landscape/green infrastructure (GI) zones have been developed as an integral and iterative process with the overarching masterplan.

Each zone responds to the structuring elements identified in Section 02 and the particular landscape, visual, ecology, drainage and recreational requirements relevant to that part of the Site.

The key zones are as follows:

- Western fringe - new boundary hedgerow and small woodland copses, defining the western edge of development.
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- Green corridors - restoring, retaining and enhancing existing tree belts and hedgerow boundaries with appropriate new planting, routes and attenuation features.
- Pocket park - focal space at the heart of community, with central play area.

The overall area of landscape/GI has been informed by the North West Bicester SPD (which requires at least 40% of the total Site area) and Local Plan open space standards.

As can be seen in the table below, the amount of landscape/GI exceeds the policy requirements by over 3ha.

These calculations are based on a maximum of 530 homes and in total population of 1,359 (assuming an average of 2.47 people per dwelling)



Landscape Concept

Type of provision	Standard	Requirement	Provision
Play space (combining provision for younger and older children including MUGAs)	0.78 ha per 1000 people	1.1ha	1.1ha
Outdoor sports provision (combining tennis courts, bowling greens, golf courses and playing pitches - to be accompanied by changing facilities where appropriate)	1.13 ha per 1000 people	1.54ha	No provision – assumed not required based on SPD framework and delivery of 40% GI overall/delivered elsewhere within allocated area
Allotments	0.37 ha per 1000 people	0.50ha	0.50ha
General green space (parks and gardens/ natural semi-natural/amenity green space)	2.74 ha per 1000 rural/urban edge dwellers	3.72ha	8.51ha (including retained and enhanced woodland)
<b>Total</b>		<b>6.86ha</b>	<b>10.11ha</b>

### Landscape zones

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### Key features

- Proposed tree groups/copses
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- Retained and enhanced hedgerow boundaries
- Retained and enhanced tree belts
- Retained and enhanced woodland
- Key locations for play
- Key locations for attenuation

# INDICATIVE LOCATIONS OF PLAY SPACE

## Approach to Play in the DAS

A play strategy has been designed that provides a policy compliant amount of play space, while also adhering to Fields in Trust guidance for minimum sizes for different types of play spaces, anticipated walking catchments for different types of play spaces and required offsets from houses/private spaces.

The play strategy has also been informed by the landscape context and sensitivity of existing features. For example, in the eastern site, parcel play areas are sensitively located to avoid interrupting views towards the Church. In the western site parcel, play areas have been kept out of the narrower buffer zones/green corridors where they may reduce connectivity or damage tree root protection areas. Where play spaces are located - such as along the western fringe and eastern green corridor - these are typical smaller features, including natural elements of play. The resulting play strategy is shown on the plan opposite. However, it should be noted that this represents only one way in which play may be delivered. Initial discussions with the Parish Council - who may adopt the play areas - have indicated

a preference for fewer, consolidated spaces to make management and maintenance more efficient.

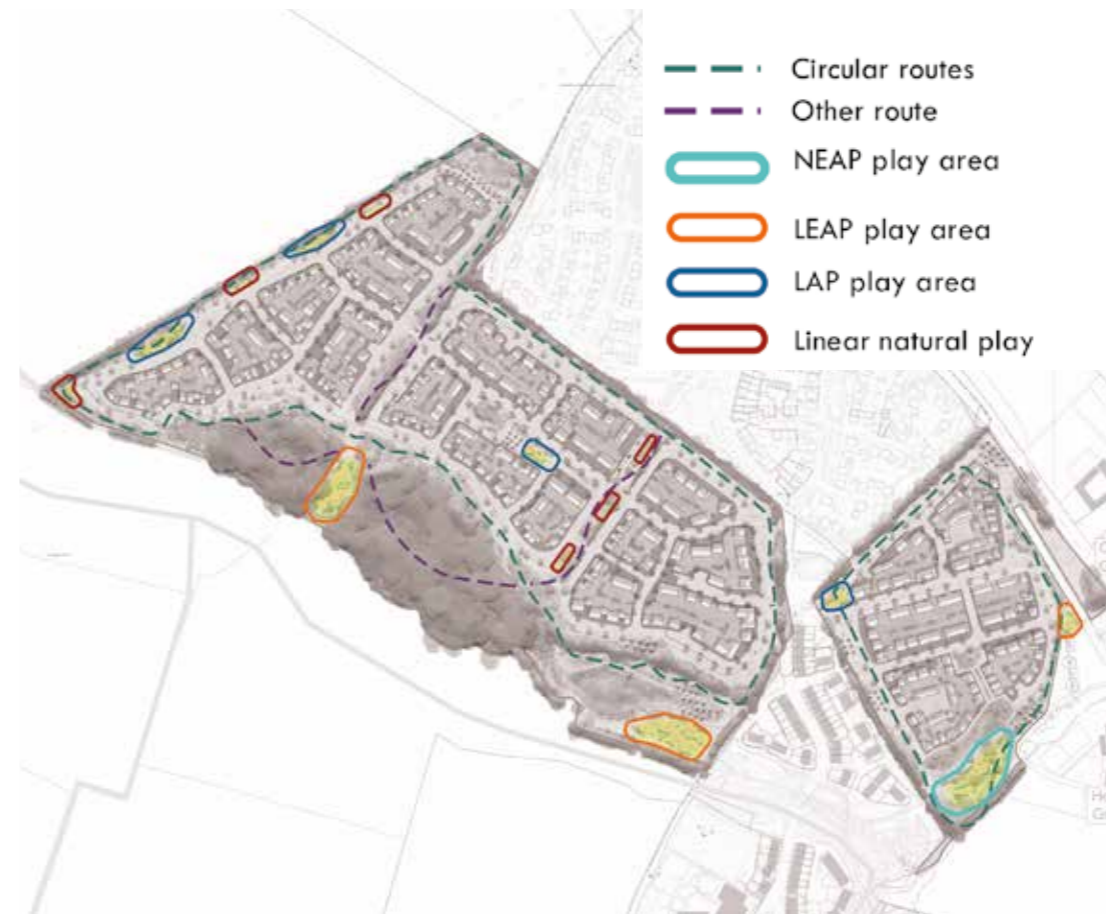
In addition to play areas and equipment, pedestrian routes are proposed throughout the landscape/GI network, providing opportunities for recreation and potential connectivity with surrounding spaces and routes.

Footpaths will be typically surfaced for maximum usability, but will include mown routes in key areas, such as the eastern parkland and stream meadow. Overall, approximately 3.6km of routes could be delivered within the Site.

More detailed information on play can be found in pages 80-99 of the DAS.

Future Reserved Matters applications will deal with play in more detail.

## Recreation and play strategy



Type	Number	Size
LAP	4	0.15ha
LEAP	3	0.60ha
NEAP	1	0.30ha
Linear Play Feature	6	0.05ha
Total	14	1.10ha
Recreational Routes		3.6km

# INDICATIVE LOCATIONS OF TREE AND HEDGE LOSS



Whilst our application is outline and based on parameters, we have identified the potential areas of hedgerow/tree loss due to access and drainage arrangements. The areas identified are low quality hedgerow with trees. More detail on these locations will be provided at Reserved Matters stage. It is not possible to identify any hedgerow or tree loss internal to the site as the masterplan is illustrative at this stage.



Areas of potential hedge and tree loss

# REFLECTING LOCAL CHARACTER

## Character study, character areas and reflecting local character

To ensure design proposals for Land at North West Bicester are integrated, reflect local morphology and share characteristics with the local area, we have created a step by step analytical design process (see flow diagram to the right). This process demonstrates our understanding of local context and illustrates how we have interpreted and applied this to the design proposals.

The density study below from page 42 of the DAS illustrates the typical local densities of the area are between 32 to 44 d/ha. The overall density of North West Bicester is 43 d/ha - in line with local densities. The figure ground diagram also illustrates that the morphology of the proposals at North West Bicester reflect local morphology and development patterns of the Exemplar Site and nearby Home Farm. More details on our approach to character can be found on pages 112 to 131 in the DAS. An extract of the Eastern area character proposals is on the next page.

The SPD gives guidance on building heights as below@

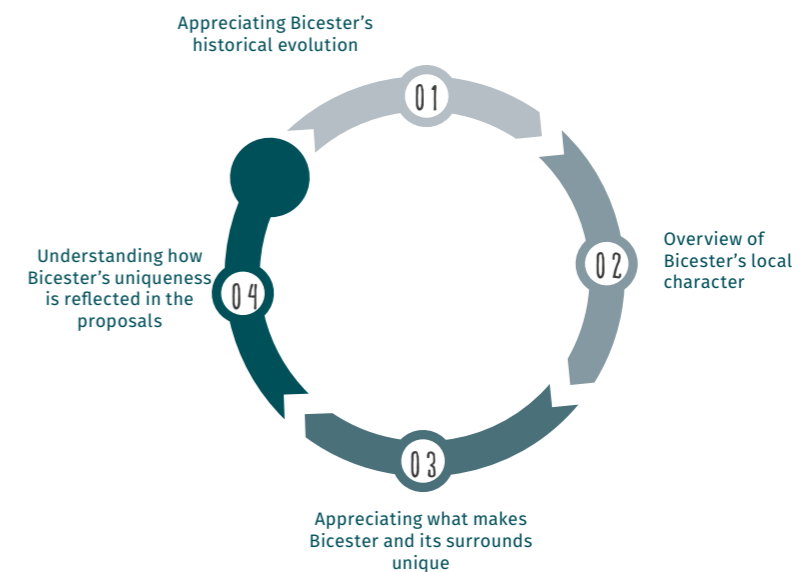
5.12 Generally the development proposals will be suburban in scale reflecting the location of the site and the Bicester context with two-storey buildings with pitch roofs up to a height of 12 metres. In the local centres and along the strategic route through the site, taller buildings with up to four storeys (heights up to 20 metres) will be considered in the context of the masterplan to increase density and meet the requirements of occupiers in these locations.

We suggest a small area of up to 16 m next to a public transport route and the rest of the development up to 12m.

The step by step analysis and design process involves:

- 1. Appreciating historical evolution**  
Understanding of Bicester's historic evolution.
- 2. Overview of local villages' character**  
Identification and appreciation of the character areas that comprise Bicester.
- 3. Appreciating what makes Bicester unique**  
This step identifies and appreciates what is unique about the character of Bicester.
- 4. Understanding how Bicester's uniqueness is reflected**  
Demonstrating how design proposals have drawn upon the positive and unique character of Bicester and its surrounding context.

Throughout the document, the flow chart to the right will appear to remind the reader where they are within the process.



## Density study of Exemplar and Bicester



Exemplar Site

39 dwellings per hectare



Bicester - Kings Avenue

31 dwellings per hectare



Bicester - Field Street

32 dwellings per hectare



Bicester - Ascot Way (south west site)

44 dwellings per hectare



Figure Ground Diagram

# DEVELOPMENT CHARACTER AREA: EASTERN

A farmstead inspired layout and architecture celebrates the historical setting of Home Farm House and St Laurence's Church.

The original farm house and farm buildings including a bull pen and are characterised by the use of:

- Enclosed spaces providing a courtyard for buildings
- Mix of employment and residential
- Quiet domestic gardens and allotments
- Stone
- Red and grey slate roofs
- Inset windows
- Low brick walls
- Back of foot way development
- Chimney stacks at roof ends
- Timber cladding on modern additions



Existing local context



Mood board of precedent images



Location of character area

The eastern area responds to its immediate heritage context through a framed view to the Church and close relationship to the Home Farm farmstead. The proposed homes will reflect the materials and built form typology seen at Home Farm. This character area has a park including play areas, edible landscapes, a trim trail, allotments and areas of biodiversity. Historic pathways to Home Farm are protected and additional pedestrian links provided so as to provide maximum connection to the Exemplar Scheme and Gagle Brook Primary School.



Eastern character area

# EASTERN CHARACTER AREA: VISUAL

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Eastern character area artists impression



Detailed layout character area

Key design principles that will be explored in more detail during the next stage of design and design coding include:

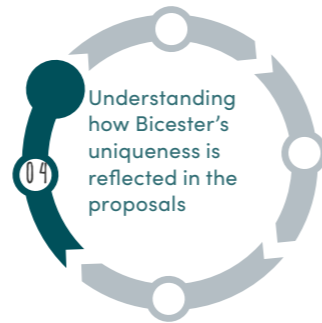
1. Trees carefully located so as not to obscure the sight-line to the Church. Use of ornamental pear, Pyrus Chanticleer, in street with view to Church. This tree is narrow and medium in size
2. Soft boundary interface with edge in Church view
3. Back of footway development/shallow gardens on main road in keeping with Exemplar Scheme and Home Farm buildings
4. Materials of brick and stone reflect local character of Home Farm and the Church
5. Elements of timber cladding similar to the Exemplar Scheme
6. Key buildings emphasise the style and scale of agricultural buildings
7. Built form should frame views to the Church tower and be simple in its geometry and form
8. Landscapes include community orchards, gardens, play, paths, trim trails and seating areas
9. Use of internal barn court arrangement to reflect the built form of Home Farm - this area can be used for parking
10. Parking predominantly on-plot, to the side of homes or located within parking barns. Occasional rear parking courts
11. Mixture of detached, semi-detached and terraced houses with some flats above parking barns
12. Road widths following OCC guidelines
13. Units that turn the corner
14. On street parking
15. Sustainable Urban Drainage



# UNDERSTANDING HOW BICESTER'S UNIQUENESS IS REFLECTED

The following analysis demonstrates how the identified placemaking ingredients that make Bicester and local settlements unique are reflected in the proposed masterplan.

The analysis revisits the contextual studies undertaken in earlier chapters of this document.



Our response:

Guidance:

## 1. Village greens

Our village green is bounded by housing on all sides and finishes the vista of a key movement route and connection to neighbouring Exemplar neighbourhoods.

The green will perform several functions, play, open space, growing space and provide attenuation in the form of a biodiversity positive drainage basin.

## 2. Recreational space

There are many spaces for recreation provided throughout the Site. Some are overlooked by houses and some are not.

Most recreational space is overlooked by homes and provides formal and informal areas of play. A trim trail is proposed to link the space with nearby areas of open space.

## 3. Growing spaces

Growing spaces and edible landscapes are proposed throughout the Site in the form of allotments similar to those found in the Exemplar Scheme orchards and berry bushes.

## 4. Green corridors

Green corridors permeate the Site and are surrounded by trees and vegetation, include swales and will be used by people for walking and cycling. They connect neighbourhoods to green space.

### INTEGRATION AND CONTEXT



### DEVELOPMENT PRINCIPLE 7 HEALTHY LIFESTYLES



### DEVELOPMENT PRINCIPLE 9 GREEN INFRASTRUCTURE AND LANDSCAPE



### DEVELOPMENT PRINCIPLE 11 FLOOD RISK MANAGEMENT



### DEVELOPMENT PRINCIPLE 14 CULTURAL WELLBEING



Landscape character explained



Landscape character explained



Location of view

### 5. Historic farmsteads

The farmstead typology has been incorporated into the eastern area built form. This reflects the historic layout of Home Farm to the east.

### 6. Grid layout

The approach to the layout has been to reflect the rectilinear street layout of Bicester. Blocks are formed around a courtyard of private gardens maintaining active frontage, often shaped by a mix of terraces and semi-detached properties.

The western area has a more organic approach to blocks with the eastern and central areas using a more formal block structure.

### 7. Woodland copse

Areas of small woodland copse have been incorporated throughout the Site. In particular on the western edge, this helps soften views of houses from the countryside.

### 8. Density

Densities in Bicester vary. We have used a similar approach to local density as the Exemplar Scheme and recent development on Ascot Way. Our character areas reflect different densities throughout the masterplan.



Farmsteads in the built form



Variety of housing typologies and materials



Block character and use of woodland copse

### 9. Variety of housing typologies

A variety of typologies are found throughout the Site including detached properties on edges, terraces, semi detached, apartments and bungalows.

### 10. Variety of local materials

We propose a variety of materials and styles that reflect the rich heritage of Bicester and its surrounding villages. Below is a summary of local key material that will be explored at the Design Code stage:

- Predominantly stone, with some red brick, weatherboard and render
- Flat porches and gable porches
- Steep pitched roof, often red and grey in tone
- Simple geometry for windows with lintel detailing
- Sash and casement windows



Variety of housing typologies and materials



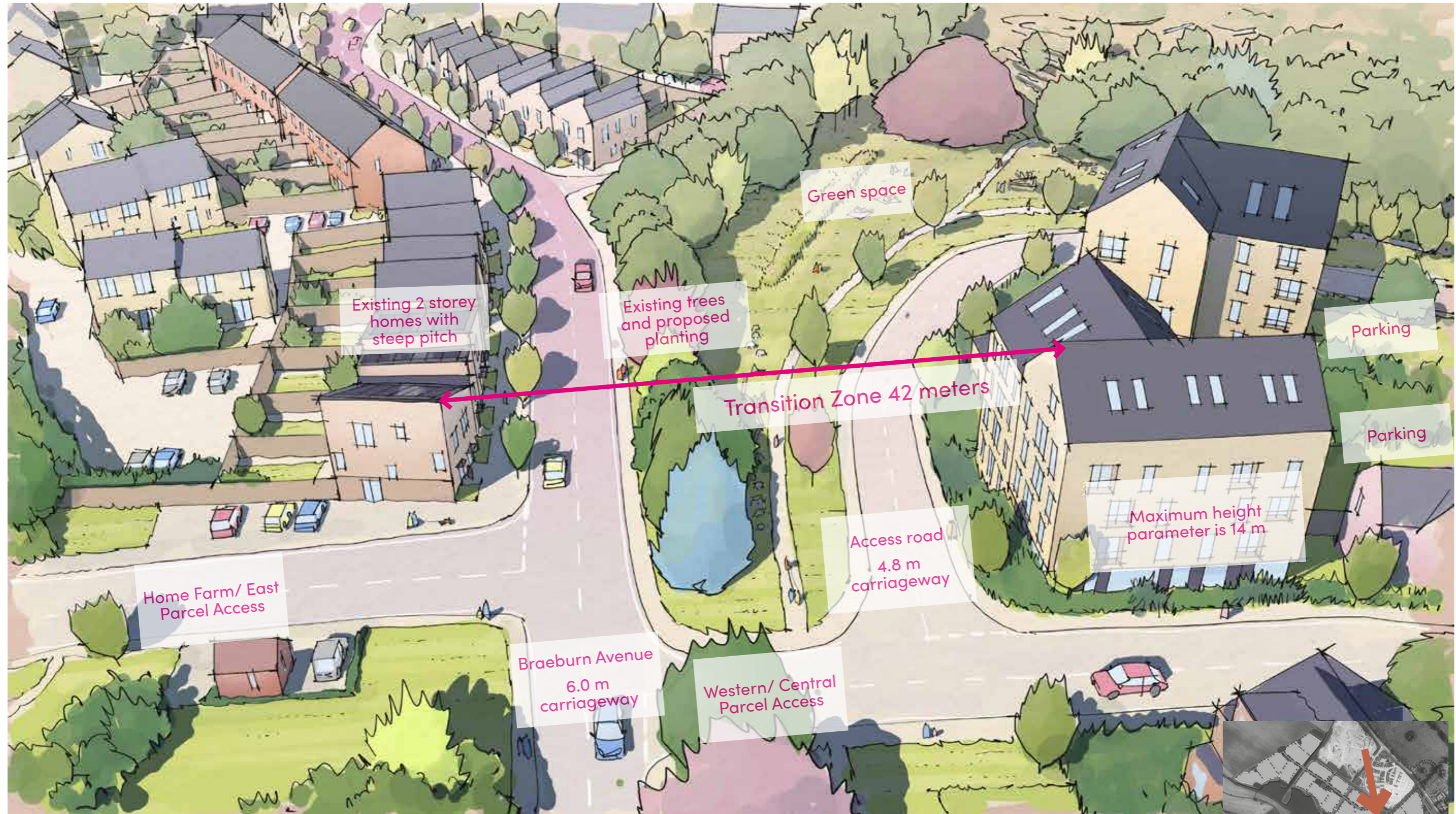
Examples of informal blocks in the western character area



Variety of housing typologies and materials area

Example of one way the 14m height parameter zone could be built out in context with the existing area

# HEIGHT PARAMETER 3D

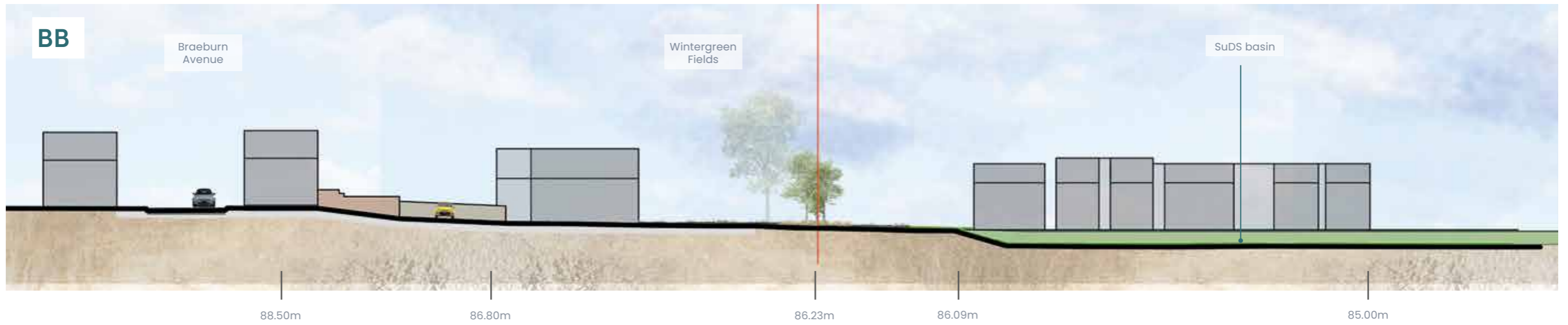


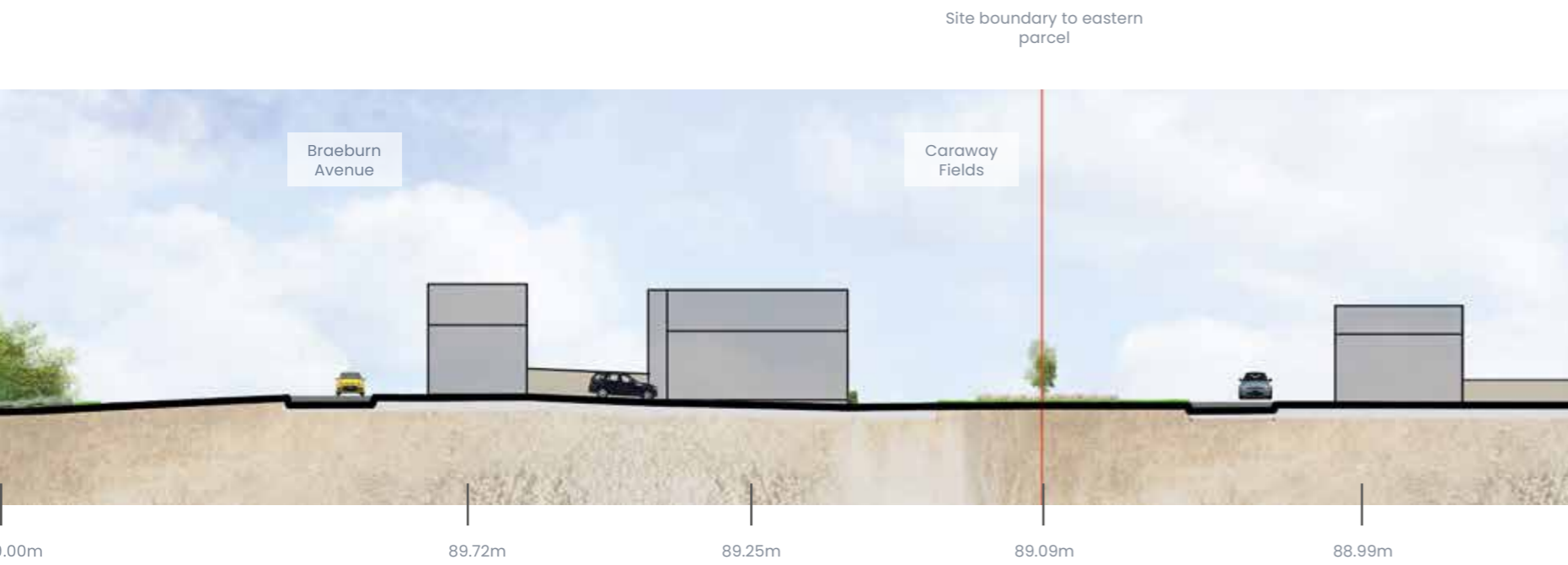
Location of view

# SITE CROSS SECTIONS



Site boundary to eastern parcel





The following 2 site sections illustrate the broad levels across the site and how they interplay with the built areas of Exemplar.



Location of site sections