

Bunkers Hill Kidlington

Proposed Development:
Bunkers Hill
Kidlington
Oxfordshire OX5 3BA

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Bunkers Hill, Kidlington

1. Introduction

1.1 Development Team

Site Address:

Bunkers Hill
Kidlington
Oxfordshire, OX5 3BA

The Applicant:

Keble Homes Ltd
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Planning Consultants

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High Cogges
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Architectural Designers:

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Landscape Architects:

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Oxfordshire OX13 6RR

Ecologist:

Cotswold Wildlife Surveys
Withy Way,
Charingworth,
Chipping Campden
Glos GL55 6NU

1. Introduction

1.2 Introduction

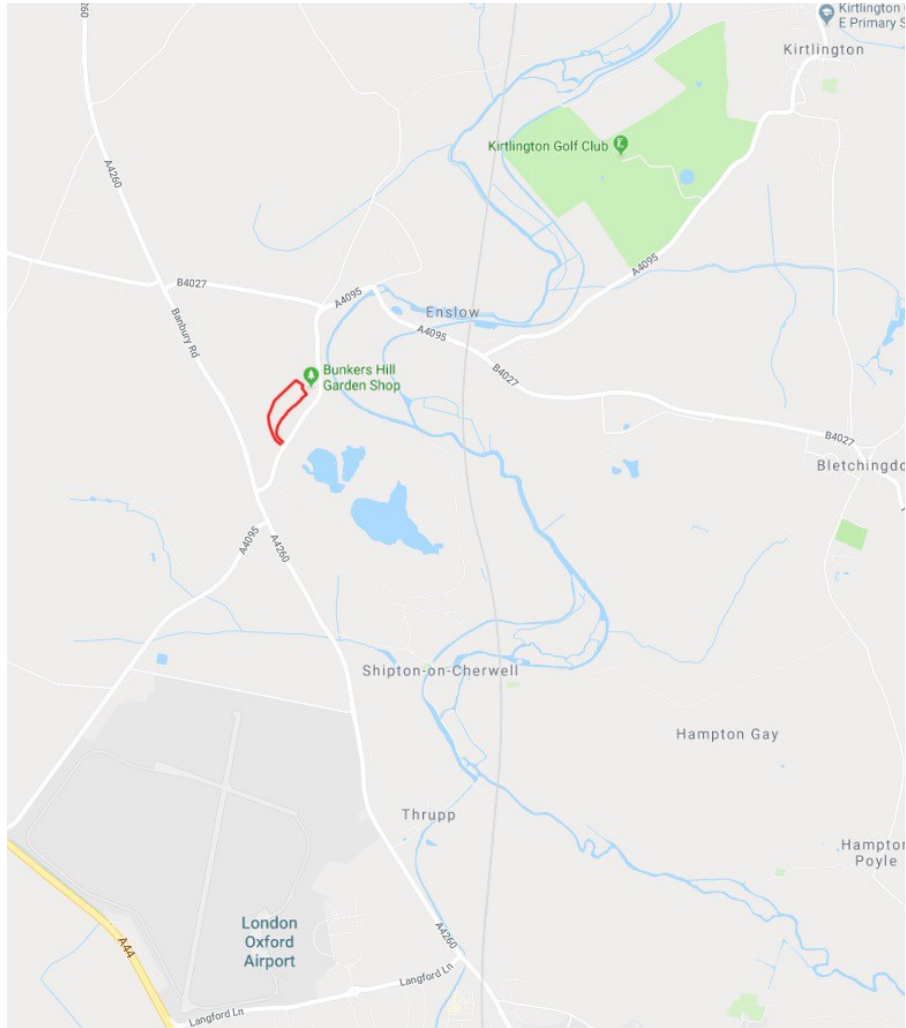
This statement has been prepared by Ashby Design Ltd on behalf of Keble Homes to support the Reserved Matters application for a development to the land currently owned by Keble Homes and the Bunkers Hill Management Company for 10 dwellings together with a new improved vehicular and pedestrian access (approved at the outline application), associated car parking and landscaping.

This document should be read in conjunction with the drawings prepared and submitted by Ashby Design Ltd.

This design and access statement sets out to cover the architectural aspects of the proposal in terms of use, scale, layout, amount, design, appearance and access elements.



Aerial photo of the site with the site outlined by a dotted red line.



Map of the Area

2. The Site

2.1 The Site & Location

The site is located 3 miles from Kidlington, 8 miles from Oxford City Centre, and 2.8 miles and 4.6 miles from Tackley and Oxford Parkway Railway Stations respectively. Regular bus services are available on the A4260, within a 250 metres walk.

The site, shown in red, is approximately 0.9 hectares, largely level and approached from the A4095 Bunkers Hill via a single lane driveway.

The River Cherwell sits a few minutes away from the site and offers a number of pleasant walks and the Kirtlington Golf Club is only a 5 minutes drive.

2.2 Site Background

The site used to house the Cotswold Country House and Bowling Club Pavilion before its closure.

Outline Planning Permission 18/01491/OUT for 10no. Dwellings with approval of access details was granted in June 2019.

All comments were taken into consideration and a new application was submitted in August 2018 and was recommended for approval subject to conditions.

2.3 Adjacent Uses

The site is behind a row of terraced and semi-detached dwellings on Bunkers Hill. These dwellings are 2 and a half storeys and are approximately between 8.5 - 9.3m in height.

To the north east of the application site is the Bunkers Hill Garden Shop, and to the east on the opposite side of Bunkers Hill is Shipton Quarry.

These dwellings along Bunkers Hill are all red brick, and have gable ends or hipped roof designs. UPVC casement windows and doors with canopies are also a common feature. The large front gardens and parking to the rear retains a more rural street scene.



Aerial photo of the site with the site outlined by red line and the surrounding roads and river visible.



Street view towards of the site access road and neighbouring dwellings.

3. Site Analysis

3.1 Site Transport Links

Within a 10-mile radius, Bunkers Hill neighbours the London Oxford Airport (Largest Air Training School in Europe), Blenheim Palace, the market town of Woodstock, the River Cherwell, Kirtlington village, and a number of other small villages. The A4095 provides good connections to the A4260 towards Oxford as well as the M40.

There is a bus services that utilises the A4260 with frequent services throughout the day, including on weekends. This along with the Great Western Railway service from Tackley station service (2.9miles away) provides good links to Oxford and Banbury.

3.2 Key Considerations

The main access to the site is from Bunkers Hill road (A4095) for vehicles and pedestrians. Secondary access point is the public path to the left hand side of Plot 1 and it will be joining the main access.

The application site is extremely well defined by the existing residential development to the South and the existing bowling club tot the North. It also has strong visual boundaries with significant trees that are to be retained.

Good connections to Oxford and the surrounding villages provides a sustainable development.

The site can retain the important features including mature trees and enables efficient and effective use of adjacent green infrastructure routes. It has been clearly demonstrated that the development can be undertaken without detriment to its surroundings and in full integration with them. The development is acceptable in terms of ecology, arboriculture, surface water drainage management and transport impact.

3. Site Analysis

3.2 Surrounding Influences

The residential area at the front of the site features a traditional architectural style by using red brick, gable ends or hipped roofs.



View from the A4095



View from the A4095



Key plan showing the proposed development site in red and character study area in a red dashed line the photos are identified by red dots.



Nurseries Road, Kidlington



Crown Road, Kidlington

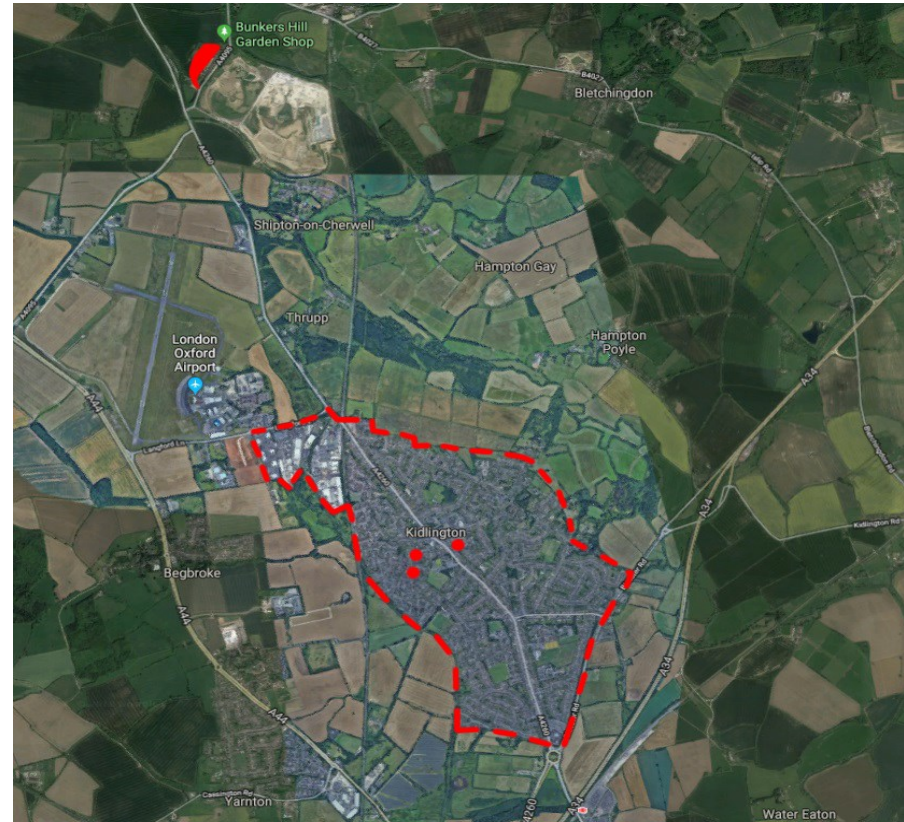


Oxford Road, Kidlington

3. Site Analysis

3.2 Surrounding Influences

The neighbouring village of Kidlington follows different style influences and uses a mix of material from brick to weather boarding as well as some Cotswold Stone Buildings. A new development has been granted planning permission on Oxford Road in Kidlington and will consist of 10 flats.



Key plan showing the proposed development site in red and character study area in a red dashed line the photos are identified by red dots.



Proposed site plan with additional annotation to illustrate the development details.

4. Proposed Design

4.1 Use and Amount

The proposal is to provide quality dwellings to Bunkers Hill, community open space and an improved access road to the site and the existing dwellings.

The layout brings 10 dwellings with the associated parking and private amenity. The number of units on site delivers a sensible layout supporting an appropriate quantum of residential/visitors parking, refuse, cycle storage and amenity area.

4no. Five Bedroom (9 person) Houses - 3 parking spaces each

6no. Five Bedroom (10 person) Houses - 3 parking spaces each

An additional 6 visitors parking spaces will be allocated to the site.

4.2 Layout

Upon entering the site, rows of existing trees will surround the access road. The proposed dwellings have been set back with large front gardens to preserve the privacy of the existing dwellings and carry the design feature that is common on Bunkers Hill. To the north of the site is the public open space that will serve the existing and future community here and give the cul-de-sac a pleasant end.

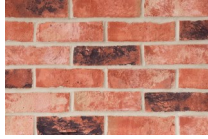
4.3 Scale

The density of the development is considered compatible with the site and the identified constraints. We are proposing a mix between 2 to 2½ storey properties.

Similarly to the existing properties along Bunkers Hill A4095. 40% as shown in the image are 2 storeys with the remaining are 2½ storeys. Given the location of the site we believe that the scale massing will not have a negative impact on the surrounding properties.



Wakerley Multi Stock



Bamford Blend



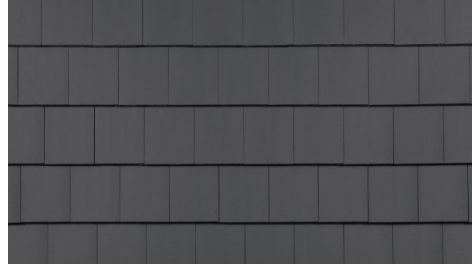
Grove Orange Multi



Oakthorpe Red Stock

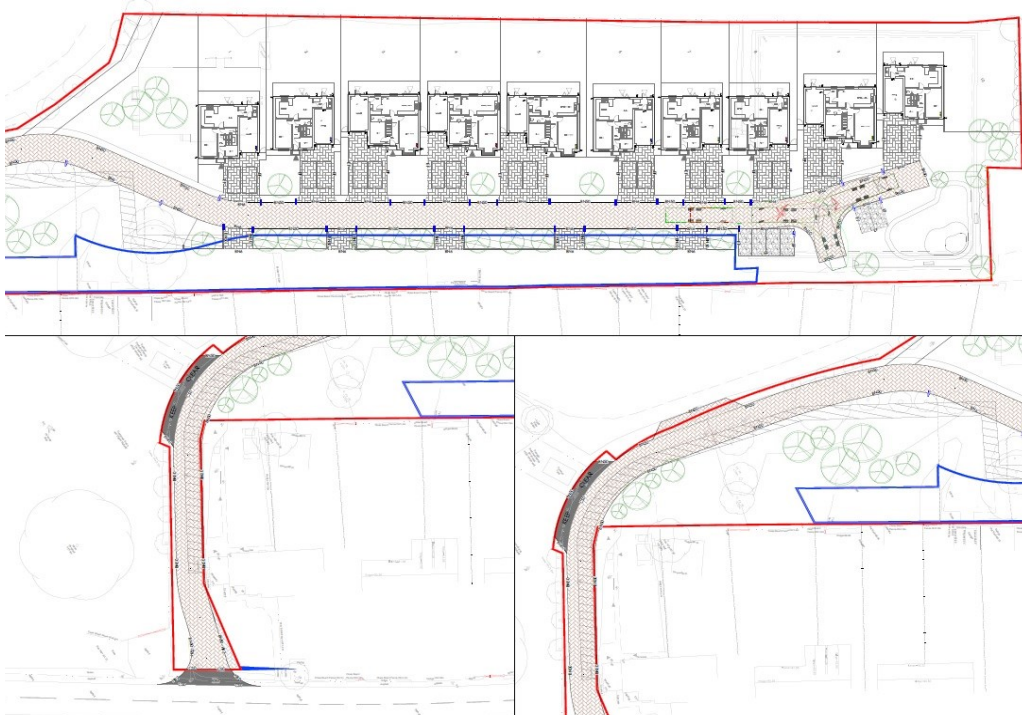


Gemini Brown Roof Tiles



Grey Concrete Roof Tiles

Proposed Materials



Extract from Engineers drawing no. 3287-BUNK-ICS-01-XX-DR-C-004-P4-S4_Surface Finishes and Kerb Specification

4. Proposed Design

4.4 Appearance

Following on from our analysis of the local surrounding we sought to produce a scheme that enhances the area and provide dwelling character. From the street scenes provided along with this application you will note the use of traditional materials and building features such as dormers, gable ends, chimneys and brick features. Swift boxes will be added to the side elevations at a rate of one per house, see drawings 392/19/PL10.00, 392/19/PL20.00 and 392/19/PL30.00 for locations.

4.5 Access

The access road which is existing will be widened and improved along the spine road to ensure 4.8m width is achieved at front of the dwellings and garages.

The existing vehicular access via Bunkers Hill will be retained, reconfigured and resurfaced. The reconfiguration will include provision for a turning head at the end of the road and the internal roadway at 4.8m wide. This would greatly improve the current residents garage access, which are located at the rear of the properties. KEEP CLEAR and passing bays will also be introduced at the entrance of the site.

4. Proposed Design

4.6 Landscaping

The application and the supporting documentation demonstrate that the site can accommodate the level of development whilst retaining the majority of the mature trees as well as a strategic drainage system that can form an integral part of the landscaping scheme. Further plants of specimen trees will also form an integral part of the arboricultural and landscaping approach to the site.



Proposed site plan extract from drawing no. 392_19_PL1001_Proposed Site Plan



Proposed Street Scenes

5. Conclusion

Our proposal provides the following:

- 10 new detached dwellings where we will seek to create an appearance, landscape and scale that complements Bunkers Hill.
- Existing residential parking and trees retained.
- All significant planting and trees retained.
- Approximately 41m minimum distance from the front of the proposed dwellings to the rear elevations of the existing.
- Existing access, parking and garaging to the existing dwellings to remain unchanged.
- New screen planting at rear of existing parking to Bunkers Hill properties.
- Provision of Local Area of Play to the north end of the site.
- Northern boundary planting to be retained.

The proposed design seeks to provide a quality residential scheme to enhance the local area by proposing family homes and to give a wide appeal to the site. Also, a selection of traditional quality external materials will be blended together to complement the house designs of Bunkers Hill.