



4192— The Poplars, Land South of Clifton Road, Deddington
Design and Access Statement
Development of 7 Retirement Dwellings



Front Cover Image: Plot 4 and 5 Front Elevation

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1.0 Introduction

This Design and Access Statement has been prepared by BBA Architects and Planners (BBA) in support of a full planning application in relation to land South of Clifton Road, Deddington on behalf of Blue Cedar Homes.

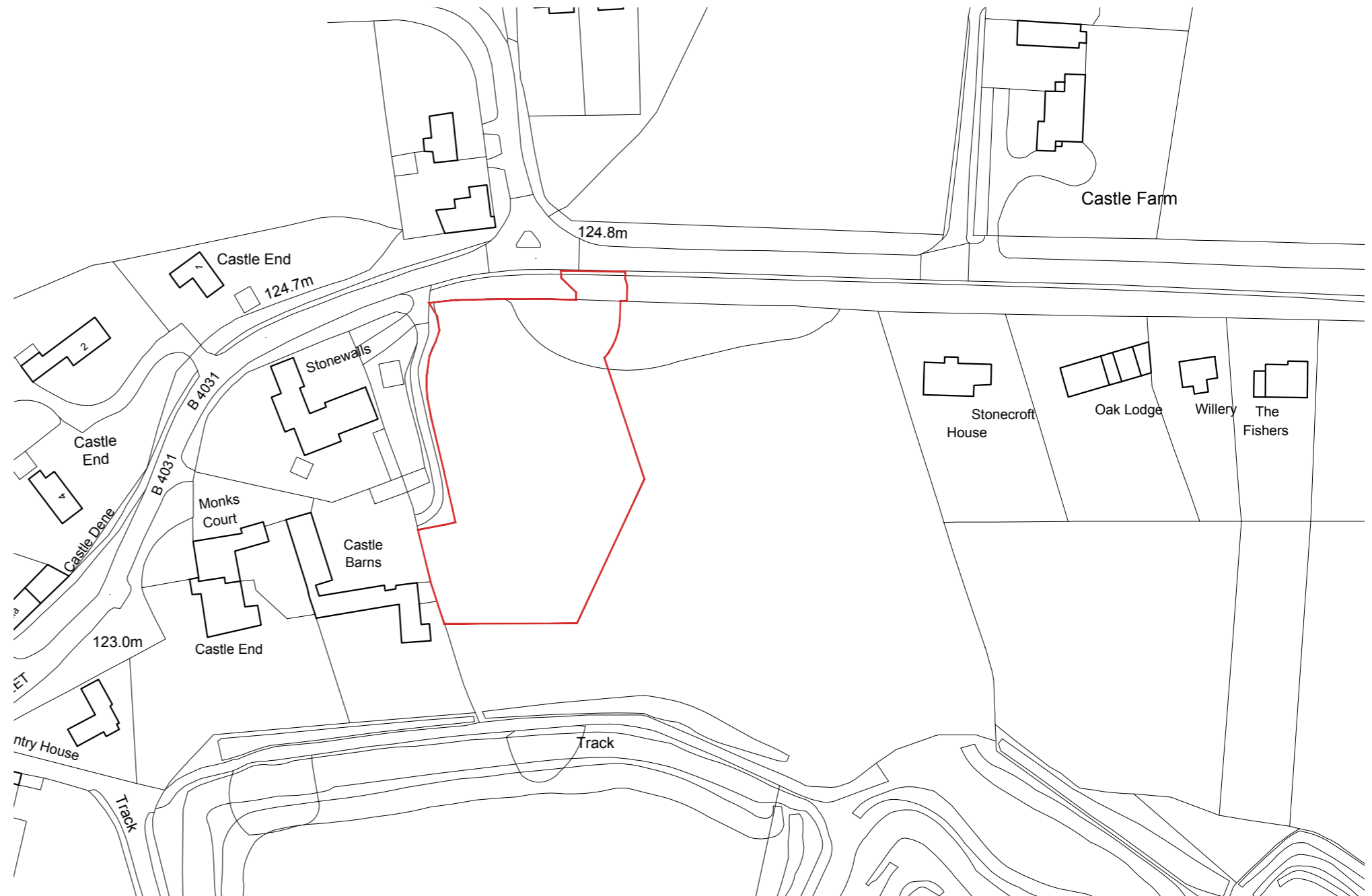
Blue Cedar Homes was established in 2008 and are specialist developers of age-exclusive bespoke new homes. Each Blue Cedar Homes development is designed to provide attractive and secure properties, set within landscaped gardens which are maintained by visiting Estate Managers employed by the Blue Cedar Homes Management Company. Blue Cedar therefore retain the responsibility for the ongoing management of its developments, ensuring that the quality of the scheme and services is maintained for the long-term.

This planning application proposes the erection of seven retirement dwellings on the site and follows two consultations with Historic England in relation to the neighbouring Scheduled Monument and the sites location within Deddington Conservation Area; both of which have influenced the final scheme presented within this Design and Access Statement.

This statement provides an analysis of the site and the surrounding context which has informed the scheme design. The current scheme proposals are then assessed and explained under the following headings:

- Form
- Use
- Scale
- Amount
- Layout and Landscape
- Heritage
- Appearance
- Sustainability
- Access

This Design and Access Statement should be read in conjunction with the Architect's Drawing and the other consultant's information.



2.0 Site and Context



Grade 2* listed Monks court and Castle End to the west of the site



Driveway courtyard



More modern ironstone housing to outskirts of village



Ironstone terrace seen throughout Deddington



Deddington Village centre



Larger scale and brick buildings are seen occasionally within the village centre

The application site is located on the eastern side of the village of Deddington, Oxfordshire. The site occupies a 0.46ha area of green field within the Deddington Conservation Area.

2.1 Surrounding Context

Deddington is located between Banbury and Bicester and is characterised as a Service Village within the Cherwell Local Plan. Almost the entire village of Deddington is located within the Conservation Area. The village contains its own commercial centre made up of a small grocery shop and post office as well as various other shops, pubs and restaurants. This is less than a ten minute walk from the site.

The site itself is situated to the south of Clifton Road, the primary route into Deddington from the east. Clifton Road runs along the northern boundary of the site. To the east of the site are a series of large detached houses set back from Clifton Road by large driveways and front gardens. A series of historic barns, known as Stonewalls and Castle Barns, are situated to the west of the site, which have been converted for residential use. Beyond Castle Barns sit Monks Court and Castle End, both Grade II* listed buildings.

To the south of the site is the Scheduled Monument of Deddington Castle. The castle is not only historically significant but also provides valuable outdoor recreational space for the village. For more information see the Heritage Statement produced by Heritage Places.

The buildings in Deddington are predominantly constructed of the distinctive Ironstone that can be sourced locally. There are also buildings constructed using red brickwork; some of these are situated directly to the north of the application site.

2.0 Site and Context

2.2 Existing Site

The existing site is green field, predominantly made up of rough grassland. Situated near the southwest boundary of the site is a small agricultural shed.

The boundaries of the site are often marked with hedges or trees, these are combined with close-boarded and chain-link or barbed wire fences and stone walls. The trees surrounding the site vary from small shrubs to very large mature trees. The size and number of these trees gives the site a more enclosed feeling than would normally be characterised by agricultural land.



Deddington Castle open space to south of site



View onto site from Deddington Castle often obscured by trees



Footpath to south of site with views over the site



Existing converted Castle Barns to the west of the site



Castle barns and Stonewalls entrance and high ironstone boundary wall



Existing brick house to north west



Existing modern ironstone houses to north of site



Historic stone house to the west of the site



View from southeast boundary showing existing stone wall (left hand side)



Trees and chain link fence to southern boundary



On site trees and scrub to northern boundary



Panorama from southwest corner of the site in winter

2.3 Planning Context

The accompanying planning statement by D2 Planning provides a detailed planning context for the proposed development.

Cherwell District Council is currently undertaking consultation on their Local Plan for Deddington and its surrounding areas. The NPPF states that local plans should reflect the presumption in favour of sustainable development and provide guidance on how this can be applied locally. Deddington itself is categorised as a 'Category A' village under the Cherwell Local Plan, meaning that the village has been deemed suitable for small developments of less than 10 dwellings, such as is now proposed.

2.0 Site and Context

2.4 Site Analysis



— — — Conservation Area Boundary
 ■ Scheduled Monument- Deddington Castle
 ■ Listed Buildings



■ Existing Tree Canopy
 Existing Tree Root Protection Area
■ Local Plan- Existing Green Space



■ Ironstone
— — — Significant Stone Walls
■ Brick
— — — Significant Brick Walls
■ Render

2.4.1 Heritage

The site is situated at the eastern entrance to the Deddington Conservation Area and within the setting of the Deddington Castle Scheduled Monument. Both the site and Deddington Castle are part of the “setting” character area of the Deddington Conservation Area. A significant element of the Castle’s character is its separation from the village itself.

The development will be designed with sensitivity to both of these heritage assets, aiming to cause no material harm and potentially providing enhancements to improve the setting of the Conservation Area. The location of the development will also need to maintain the separation between the castle and the village.

2.4.2 Trees and Landscape

The trees within the site are entirely situated along the boundaries of the field. This includes quite dense trees and planting within the site to the north and beyond the site boundary to the south. Many of the trees on the site are significant within the local landscape. As the site is within a Conservation Area these trees will automatically be protected. Deddington Castle is allocated as Green Space within the existing local planning policy.

The proposal will aim to retain as many trees as possible and these will be better managed which will benefit the health of the trees. As the site is partially enclosed by large trees this may enable any proposed development to reduce its impact on the openness of the site. In addition the proposal will provide significant additional tree planting.

2.4.3 Materials

Deddington’s local vernacular is characterised by its use of the distinctive ironstone that can still be sourced locally. While ironstone is dominant there are some examples of red brick building as well as more modern render, pebble-dashed or other stone buildings. The roofing within the village is a mixture of slate and tiled roofs.

The proposed development will take into account the local palette particularly as it will be marking the entrance to the Conservation Area, neighbouring some of the villages distinctive high ironstone walls.



■ View from Deddington Castle Battlement
■ View to Deddington Castle from Clifton Road
■ View across site from path along the south of the site

2.4.4 Views

There are multiple significant views across the site. Both towards Deddington Castle and from the castle itself, that will affect the setting of both the Conservation Area and Scheduled Monument.

The future development will maintain the views both to and from Deddington Castle as much as possible, potentially enhancing them by creating enhanced access to the site and providing additional landscape management.



■ 120.0m
 Level above sea level
■ 124.5m+

2.4.5 Topography

The application site slopes upwards towards the north of the site and Clifton Road.

The topography of the site creates constraints on the height and size of the proposal if views across the site are to be maintained.



■ 1 Storey
■ 1.5 Storey
■ 2 Storey
■ 2.5 Storey

2.4.6 Storey Heights

The buildings along Clifton Road to the north of the site are predominantly two-storeys. While the converted barns to the west are mostly one-storey with some accommodation within the roof space.

This variety of building heights surrounding the site creates the opportunity to create diversity within the proposed development. However, thought will be given to minimising the impact on the views over the site meaning lower lying buildings are preferable.

3.0 Design Development

3.1 Pre-application consultations

Following the initial stages of the project the design team undertook two separate discussions with the Local Planning Authority (LPA) on various iterations of the scheme. At the first of these it was suggested that additional pre-application advice should be sought from Historic England. In response, two submissions were made to Historic England from which formal feedback was received.

3.1.1 Local Planning Authority

At the first meeting with the Local Planning Authority, 10th May 2019, the primary advice was to seek additional guidance from Historic England due to the site's proximity to Deddington Castle and location within the Conservation Area. This initial scheme for nine dwellings had followed the form of development to the east of the site, a narrow pattern of development along Clifton Road, creating an entrance that aligned with an existing opening in the trees along the northern boundary. The main comments from the Local Planning Authority were on the layout of the scheme and the placement and form of the development on the site. The Local Planning Authority requested the view to Deddington Castle created by the break in the trees to the north east of the site to be retained.



Pre-App 1 Site Plan- submitted to LPA

Following this initial meeting a new scheme was put together that moved the development to one side of the entrance road and opened up the view to the castle. At a second meeting on 23rd July 2019 with the Local Planning Authority, the comments noted that the design had potentially become too formal and did not reflect the loose pattern of development that was characteristic of the outskirts of Deddington. An additional meeting with Local Planning Authority Highways Officer was undertaken 19th December 2019.

3.1.2 Historic England

The initial submission to Historic England contained sketch information on three potential 9 dwelling schemes; the first (Scheme 6a) was the same scheme discussed with the Local Planning Authority at the second meeting, while the second (Scheme 8) and third (Scheme 9) moved the development further to the west of the site, away from the opening in the trees and the view that the Local Planning Authority wished to retain to Deddington Castle. These schemes, although similar in overall concept, moved the access to the site closer to the existing junction and reduced the overall width of the development.

The first feedback received from Historic England commented that each of the options would read as housing rather than rural space and would reduce

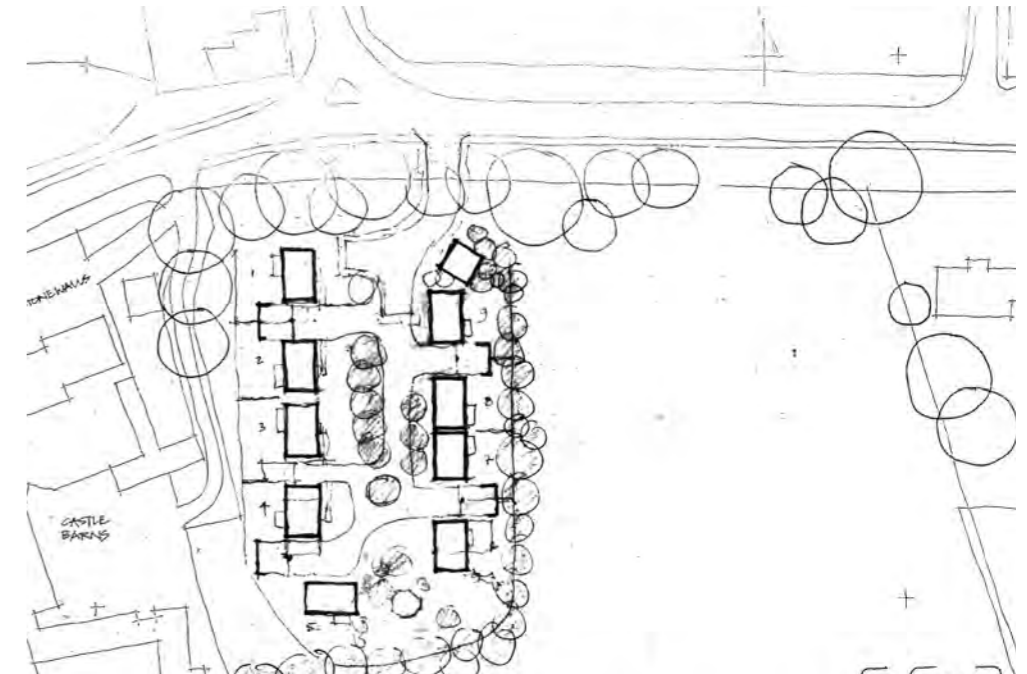


Pre-App 2 Site Plan- Submitting to LPA and Historic England (in first submission)

the amount of open agricultural setting around the castle and within the Conservation Area. It would also reduce the separation between the castle and the village development which is important to the setting of the castle. Several key views were identified in addition to that mentioned by the Local Planning Authority, including the view from the footpath to the south of the site and the view from the castle ramparts to the southeast of the site. Overall all three schemes were found to cause a moderate level of less than substantial harm.

The second submission to Historic England took into account their initial concerns and submitted a scheme very close to the final proposal submitted with this application. The feedback showed a marked improvement with the level of harm reduced to a minor level of less than substantial harm in relation to Deddington Castle and a minor to moderate level of less than substantial harm to the Conservation Area. The feedback noted that the level of harm would be improved by careful design and materials selection. Importance was given to the entrance to the Conservation Area that the site would create and Historic England encouraged enhancement of this.

The feedback from all consultations has fed into a heritage led final proposal for both the architectural and landscape design.



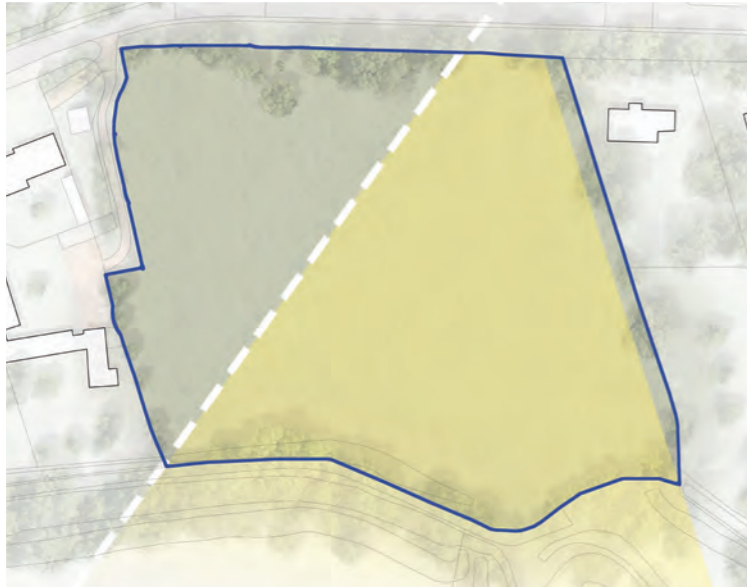
Scheme 9 Site Plan- Submitting to Historic England (in first submission)

3.2 Site location Selection

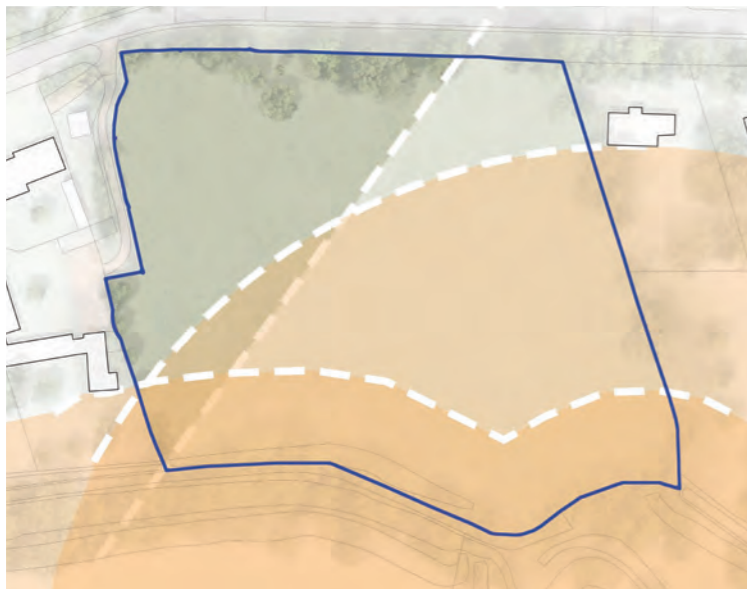
The final location of the development came from analysing the site as well as the pre-application advice from both the Local Planning Authority and Historic England that identified constraints and opportunities for the site.

The location and extent of the development was influenced by the desire to retain the view from Clifton Road as well as to maintain the characteristic distance between the castle and the village development. This led to the positioning of the development in the north west corner of the site.

Additionally, the northern boundary is home to the most significant area of trees within the site and the gaps within these trees defined the location of the new site access. The root protection areas define the limits of the areas of the site that could be developed with the aim to retain the largest number of trees possible.



1. Retain clear view from Clifton Road to Deddington Castle



2. Maintain villages separation from Deddington Castle



3. Avoid damage to existing trees

3.0 Design Development

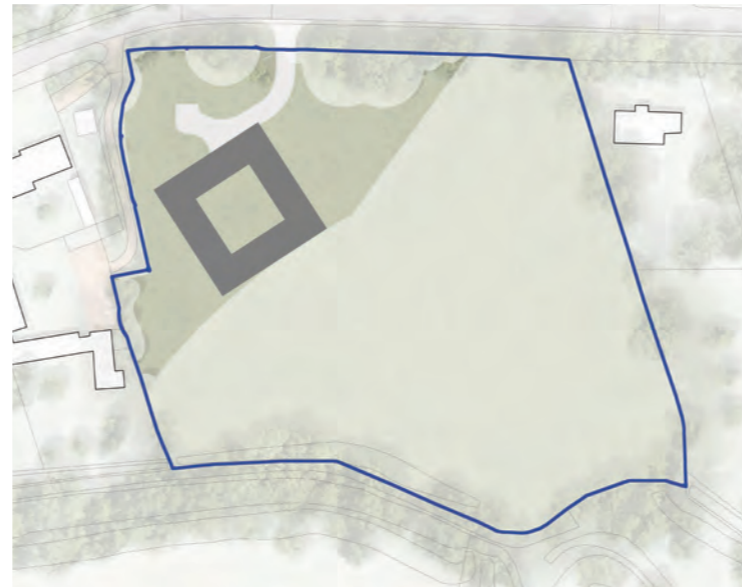
3.3 Form and Layout Development

Once the location of the development on the site was determined, the concept of an agricultural courtyard was investigated. The style and form of this would reflect not only the current use of the site, but also the language of development to the east of the site. The courtyard form was then broken down, to both minimise the impact on the view from the castle ramparts and align with the neighbouring buildings to create a more informal courtyard. The number of dwellings was also reduced from the initial proposals presented to the Local Planning Authority and Historic England from nine dwellings down to seven.

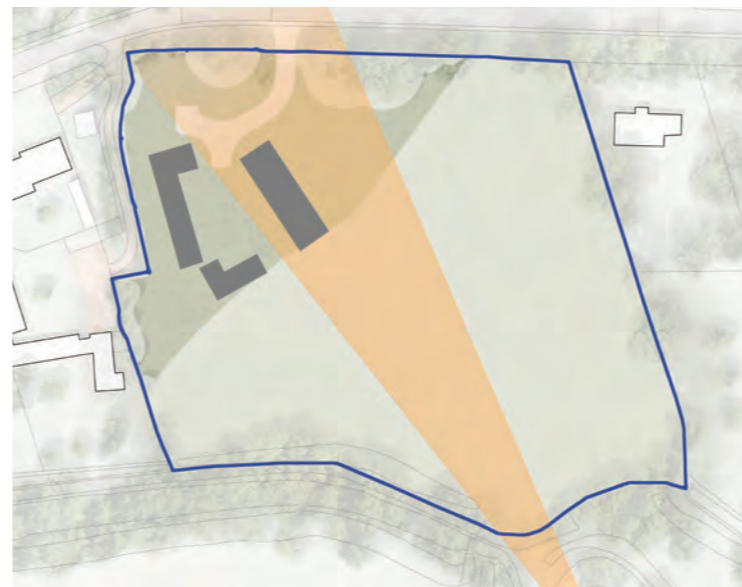
The form and style of the proposals reflect the neighbouring Castle Barns. Creating single-storey dwellings not only allowed the mass of development closest to the castle to be minimised, but also creates 'houses' suited for their proposed use as retirement dwellings. Towards the north of the site, 2no. two-storey dwellings are proposed outside the courtyard, one of which would form a feature "farmhouse" that would have a more domestic style and mark the entrance to the site.



1. Provide access to site through break in boundary trees
- single tree to be removed to provide access



2. Create agricultural style courtyard
- to reflect neighbouring Castle Barns



3. Minimise impact on view from deddington castle
- Breakdown to create more informal courtyard
- Orientate roofs to minimise visible development



3.0 Design Development

3.4 Use

The accompanying planning statement by D2 Planning looks in detail at the use of the site (and the following planning related issues) in planning terms, therefore this statement will consider this issue in design terms.

A residential use for part of this green field site is entirely appropriate for the area as the site is already set within a predominantly residential area. The site is sustainably located within short walking distance of the village centre amenities.

There is a proven need for retirement housing both within Deddington and Cherwell district as a whole. Dwellings designed and built specifically for an ageing population will create a greater range of choice for residents of Deddington. Within the village there are a large number historic dwellings that are likely to be relatively difficult to adapt for ageing residents and the proposal will provide an alternative to this.



Plot 1 and 2 Front Elevation

3.5 Amount

The 7no. dwellings proposed for the site reflects the low density housing characteristic of the outskirts of Deddington. Within the initial pre-app discussions a larger number of dwellings had been considered. However following the pre-app discussions and the further site analysis reducing the number to seven allowed the site to retain large amounts of open space. The large amount of shared landscaped space for the development and the return of the remaining site to pasture will ensure that the site still retains its rural character.



East Deddington Existing Nolliplan



East Deddington Proposed Nolliplan

3.0 Design Development

3.6 Scale

The scale of the development is in keeping with both the houses and converted barns that surround the site. The ridge heights, roof pitch and the orientation of the buildings have been designed to reduce the mass of the development when viewed from the Deddington Castle Ramparts.

The ridge heights of the single-storey plots (1-5) are all to be equal or below that of the neighbouring Castle Barns. The ridge heights of the two-storey plots (6-7) are all to be equal or below that of the two-storey house opposite them on Clifton Road. Keeping the height of the development level with or below the surrounding buildings ensures the scale of the development is in keeping with its context.

The dwellings within the development are predominantly two bedroom; plot 6 is the largest of the site and is the only three bedroom unit on the site. Each of the units are sized well above the national space standards, all with over 100sqm gross internal floor area. This creates spacious homes and allows the units to fulfil their purpose as retirement dwellings, with additional space for any adaptations that might be required.



Site Section through Neighbouring Properties

3.0 Design Development



3.7 Layout and Landscape

As discussed within section 3.3 the layout of the site was determined by the context, discussions with the Local Planning Authority and Historic England and the concept of an agricultural courtyard.

The access into the site is defined by new ironstone walls and timber 5-bar gates that are characteristic of the local area. The orientation of the access road allows for views towards Deddington Castle as you enter into the site. The feature two-storey building of the “farmhouse” is located at the entrance to the site and looks over the courtyard.

The courtyard is defined through the building form, changes in surface material and boundary treatment. This open space is overlooked by all but one of the proposed dwellings and creates a shared space at the centre the development. A break in the buildings opens the development to Deddington Castle and the remainder of the green field site, part of which is to become a shared landscape garden to the south of the development.

The gardens within the development will be maintained by a visiting estates manager and the communal garden will provide a shared amenity space for the residents of the development.

New tree planting will surround the proposal and provide screening of the buildings. This will soften and frame the view from Deddington Castle, and will also reinforce the separation between the Monument and the development.

For more information on the landscape design, refer to the information by the Landscape Architect.

The layout of each of the homes provides living spaces that open into their own private gardens. The gardens will also be enjoyed from many of the main bedrooms throughout the development by virtue of the large windows or patio doors incorporated into the design. These provide ample amounts of natural daylight as well as reinforce the agricultural style with simple large openings in façades.

3.0 Design Development

3.8 Heritage

In addition to the form, materials and detailing of the development (discussed in section 3.9) reflecting the historic context of the site there will be several elements of the proposal that will create an enhancement to the Conservation Area, something that is supported within the Previously Published Neighbourhood Plan. These enhancements include:

1- Returning the remaining site to pasture

The remaining site will be restored to the pasture of animals and a grazing regime re-established.

2- Existing wall repaired

The existing stone wall that forms the boundary with Deddington Castle is to be restored and repaired.

3- Existing Shed Demolished

The existing derelict shed to the south-west of the site is to be removed. This will enhance the outlook over the site from the path running along the southern boundary of the site within Deddington Castle.

4- Proposed Tree and Hedge Planting

Tree and hedge planting around the perimeter of the site will provide screening of the new development

5- Proposed Stone Wall and Planter

A stone wall marks the entrance to the site and creates a planter marking the entrance into the Conservation Area and village which will also be duplicated on the opposite side of the road to create an entrance gateway.

6- Proposed Enhancement of Verge

The streetscape at the entrance into Deddington is characterised by mown verges, footpaths and high ironstone walls. The existing verge of the site is currently unmanaged and out of keeping with those either side of it. As part of the development the verges will be managed to reflect those surrounding it.

7-View Retained from Clifton Road

The view over the site towards Deddington Castle is retained and enhanced with a new access gate and boundary hedges.

8- Separation between Deddington Castle and Built Up Area Retained

The distance between the existing development and the castle is maintained and softened further with tree planting. This will also screen the development and frame the view of the Castle.



3.0 Design Development



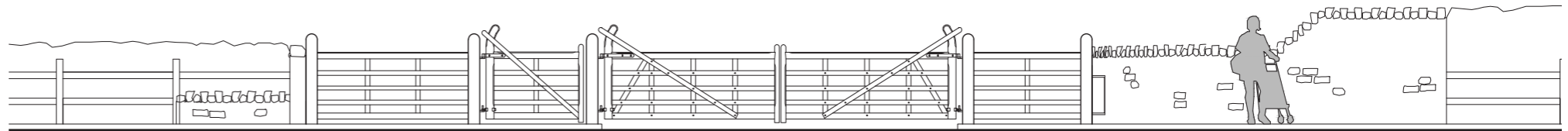
Existing verge along northern site boundary to be enhanced



Timber 5-bar gates and stone-on-edge coping are common within the context



Examples of Village Signs



Proposed new entrance gate to site and planters within verge either side of the road to mark the entrance to the Conservation Area



Existing view into Deddington along Clifton Road before reaching the site



Existing stone wall running along Castle Street



Existing stone wall along southern boundary to be repaired

3.0 Design Development

3.9 Appearance

The appearance of the development has been carefully considered to ensure it reflects a historic agricultural style as well as the local materiality and detailing.

3.9.1 Materials

As stated in Section 2.1 (Surrounding Context) Deddington is distinctive in that its materials palette is dominated by its use of local ironstone, with additional materials such as red brick and occasionally timber cladding creating features within the village.

The proposed materials palette for the housing is also largely ironstone, with slate roofs and some use of timber cladding to create some variation.

The hard surfaces within the development are also reflective of those found within the village: footpaths will be made of blue/grey patterned pavers, whilst cobbles and resin bound gravel will emulate the gravel used in nearby courtyards and driveways.

The boundary treatments proposed are also reflective of the local area and characteristic of the agricultural style of the development. These include simple ironstone walls, hedging and timber post and rail fencing.



- Ironstone

- Black Painted Vertical Timber Cladding

- High Quality, Blue/Black, Natural Slate



Example of this materials palette used within existing village



Materials Plan



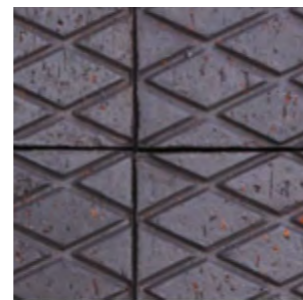
Hard Surfaces Plan



Resin Bound Gravel



Granite Setts



Blue/Grey Diamond Pattern Pavers



Tegula Paving



Examples of this hard surface palette used within existing village

3.0 Design Development



Examples of this boundary treatment palette used within existing village



-  Post and Rail Fencing
-  Native Hedge Planting
-  Ironstone Walling with Stone-on-Edge Coping
-  Close-boarded Fencing
-  Black Painted Tongue-and-Groove Fencing



Boundary Treatment Plan

3.9.2 Detailing

The agricultural style of the development and barn like architecture of the buildings reflects both the current use of the site and the style of many of the neighbouring buildings. Plot 7, the “farmhouse”, is of a more domestic style, a single building in this style is often found within a farm courtyard and would have acted as a home for the farmer and thier family.

To create a new development that fits within its context, the details of the proposed development take much of their precedent from the village of Deddington. This is particularly true of the housetype fenestration.

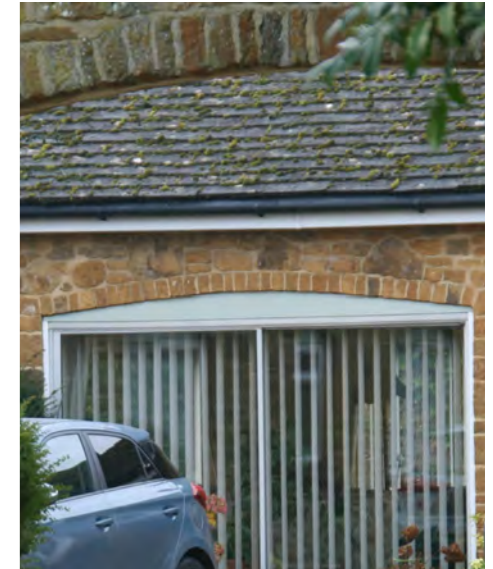
The images below show proposals along side existing examples from Deddington itself.



Natural Timber Lintels



Arched Soldier Course Stone Lintels



Black Metal Balcony



Painted Timber Infill



Traditional Black Metal Wall Ties



Large Format Stone Quoins



Full Height Openings



Ventilation Slot Windows



3.0 Design Development

3.10 Sustainability

The principles behind Blue Cedar Homes housing, to create bespoke easily adaptable housing for the ageing population, creates a sustainable concept. This is because the inclusion of features such as openings for future lifts and reinforcement of ceilings for hoists reduces the waste that would be produced during a conversion of a non-purpose built home. The proposal will enable people to “right-size” to purpose built housing which meets their needs and requirements, delivering much needed retirement housing.

In addition, the location of the proposal is sustainable in itself within a short walking distance of the villages amenities which will help to reduce car use.

The homes themselves will be constructed to meet or exceed the part L requirements in relation to thermal performance and fuel consumption.



Plot 3 Front Elevation



4.1 Transport

4.1.1 Pedestrian

The site is a less than 10 minute walk from the centre of Deddington and the shops, post office and other services located there. The site is also within short walking distance of Deddington Castle which provides public outdoor space.

4.1.2 Public Transport

Bus Stops which provide hourly services to Oxford and Banbury can be found in the centre of the village.

4.1.3 Cycling

Each dwelling has provision for the storage of 2-3 bikes either in the form of a cycle shed or within their garage.

4.1.4 Cars

The parking for each dwelling is provided in a variety of forms; either with an external space, or within integrated carports, or within detached garages. Each home has two parking spaces arranged in tandem. Two visitor parking spaces are located within the courtyard.

4.0 Access

4.2 Inclusive Design

Blue Cedar Homes concept of adaptable homes creates homes that allow for ageing residents to stay within their home and community as they grow old. Within the development there are five proposed single storey dwellings and the remaining two storey dwellings will include provision for through floor lifts to be installed at a later date if required. All houses include a ground floor WC and allow for this to be adapted into an accessible shower if required. There is also additional reinforcement provided within the roof structure to allow for the provision of hoists if needed. Level access is to be provided throughout the site and the enhancement of the verge to the north of the site will create a wider, and more accessible pavement.

4.3 Waste and Recycling

The Estate Manager will be responsible for ensuring that the bins, stored on an area of hard-standing within the gardens of each of the properties, are moved to the kerbside for collection. The entrance road to the north of the site has been tracked to ensure that a refuse vehicle can safely manoeuvre in and out of the development.



Plot 7 Front Elevation

5.0 Summary

This full Planning application for 7no. residential dwellings and the associated works have been developed through discussion and consultation with the Local Planning Authority as well as Historic England and based on observations of the sites physical and historic context.

The development provides adaptable retirement housing at a low density that reflects that of the surrounding area. It has been designed to be in keeping with the village of Deddington's local vernacular style, and it's scale has been minimised to ensure that it does not cause harm to the Conservation Area or the neighbouring Scheduled Monument. The scheme also providing several enhancements to these heritage assets.



Site Section along view from Deddington Castle Ramparts

