

# MGL DESIGN ASSOCIATES

Design Note To Accompany  
The Reserved Matters Application  
For 21 New Dwellings At Stone Pits,  
Hempton Road, Deddington,  
Oxfordshire, OX15 0QH

**The Reserved Matters Application is on behalf of the new site owners Burrington Estates and follows on from the outline planning consent previously granted by Cherwell District Council on 6 April 2020 under application reference 18/02147/OUT**

DECEMBER 2020

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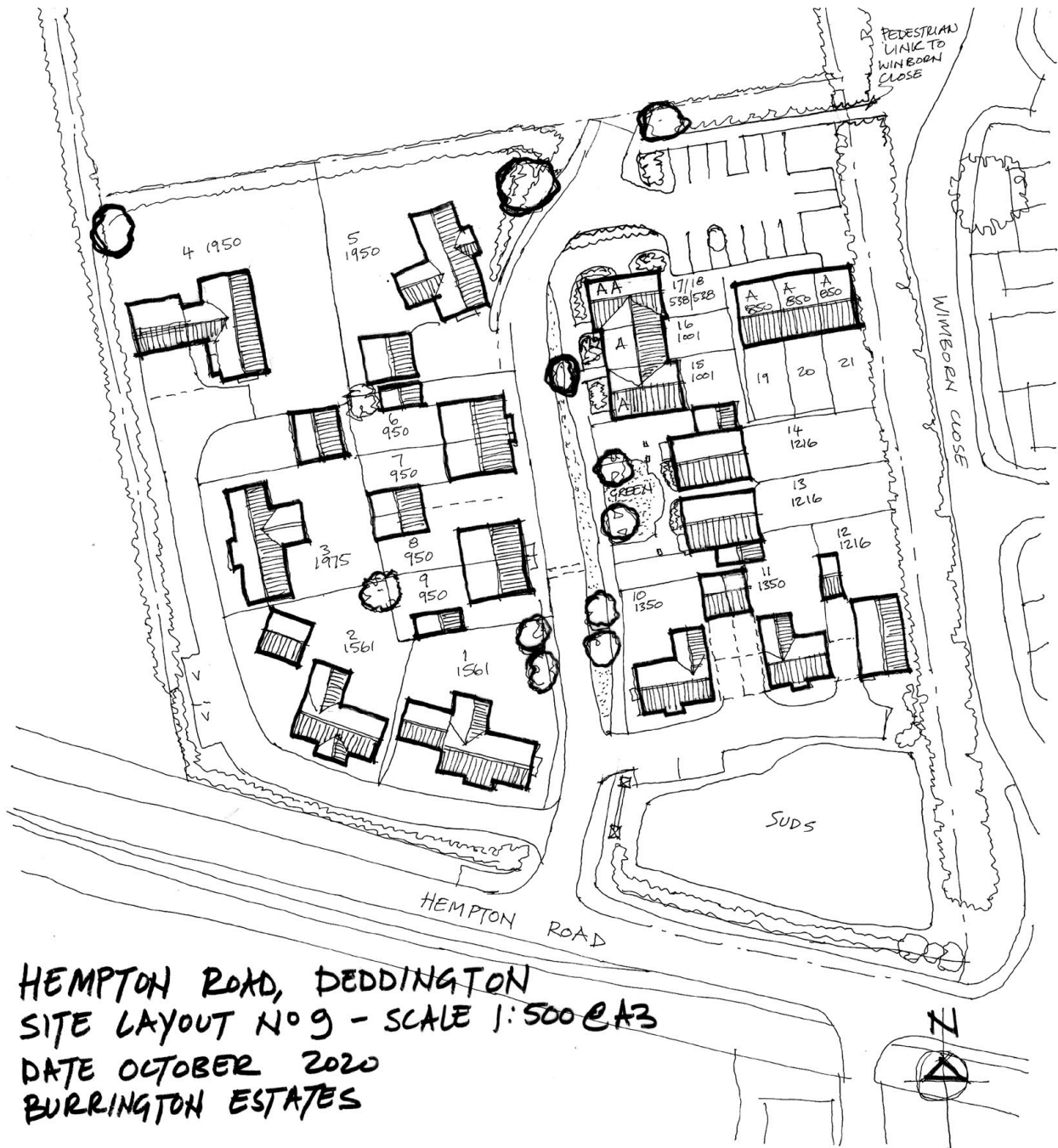
# 1. EXISTING CONSENT

1.1. The plan which accompanied the Outline Planning Application was 'A-1807 P100 revision D' prepared by AT Architecture as shown below. On the Approval Notice the council confirm: *'The illustrative layout and design and access statement accompanying the application are considered not to create an appropriate, locally distinctive or high quality development for the site. The applicant is advised to have regard to the Council's New Residential Design Guide and engage in pre-application discussions with the Council regarding reserved matters.'*



Outline Planning Application site layout A-1807 P100 revision D prepared by AT Architecture

1.2. Based on the starting point of the Outline Consent it was clear that the Council were happy for the site to be developed for 21 new dwellings but there were clear short comings with the application design analysis and approach. The Reserved Matters Application which deals with the detailed site layout and the house detail design has taken a full re-examination of the site, its location and its constraints and a completely new layout has been prepared. New layout seeks to respond to the sites location in Deddington, follows the Council's residential guidelines recognizing the site falls within Cherwell's Special Character Area of the Ironstone Downs.



Sketch site layout for pre application consultations

## 2. IRONSTONE DOWNS

- 2.1. Cherwell Council’s Residential Design Guide adopted in 2018 confirms Deddington is located in the Ironstone Downs in the norther half of the District and to the west of the Cherwell Valley. The area is described as an upland plateau like landscape of mixed farmland with steep and narrow valleys to the north and steep sided convoluted valleys with narrow valley floors and rolling rounded hill lines in the south.
- 2.2. The settlement patterns are noted as numerous small closely spaced settlements of agricultural origin and with larger villages to the south.

### 3. BUILDINGS

- 3.1. The Design Guide notes that in this area the buildings are mainly two storey terraced and detached houses with the majority facing the street. Roof pitches tend to be steep with brick chimney stacks on the ridge line. Often buildings are located at the back of pavement or set behind ironstone walls. The guide also notes that trees and hedgerows are important features of the streetscape.

### 4. MATERIALS

- 4.1. The guide notes there is a mixture of ironstone walling and brick buildings with originally thatch or stone slate roofs which have often been replaced with plain grey slates, tiles and welsh slate.

### 5. LOCAL CHARACTER

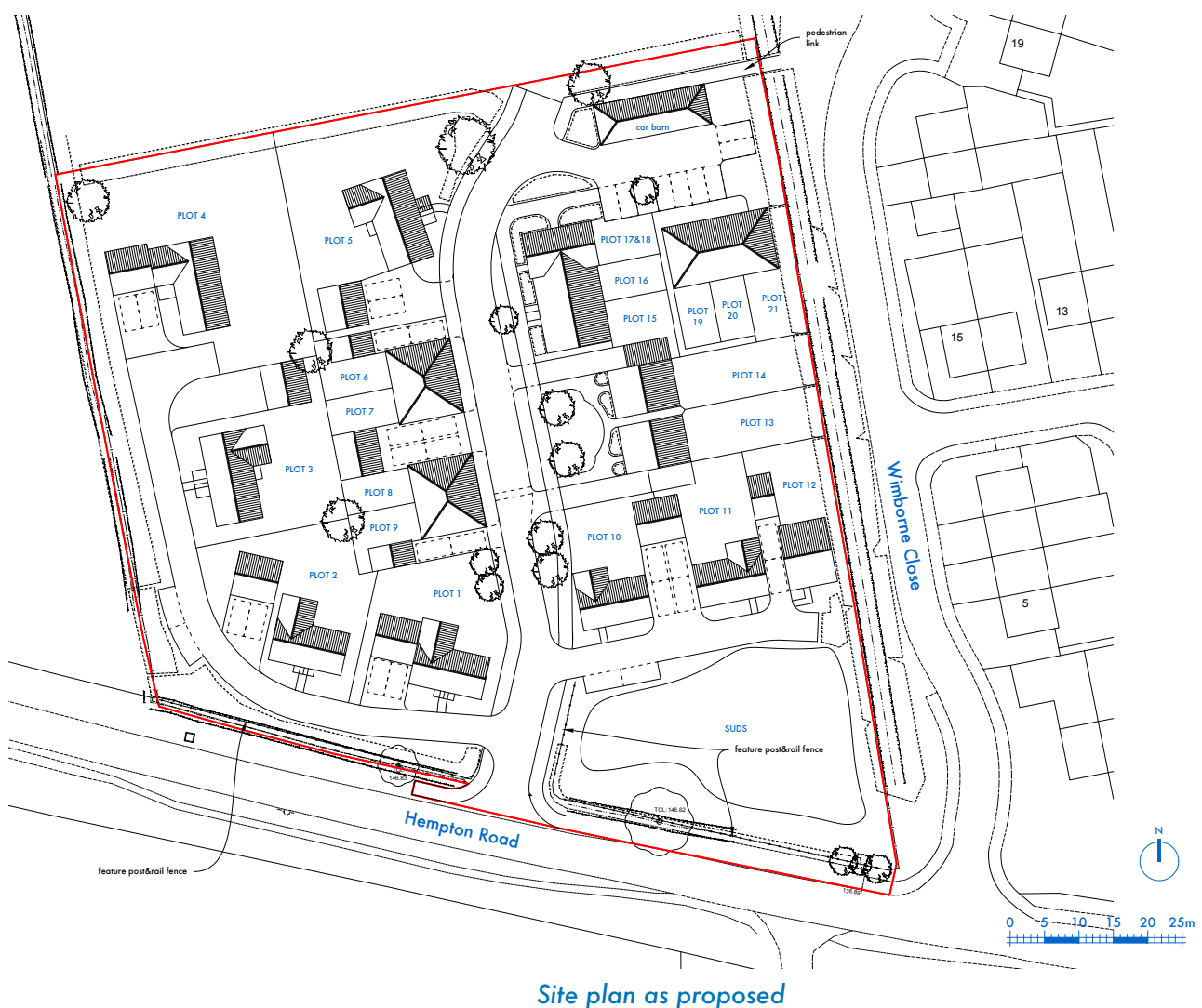
- 5.1. Our fresh look at the site layout and building design seeks to follow and reinforce the distinctive local character which is intended to be reflected in all aspects of the design from the layout, building typologies, materials and detailing.
- 5.2. The new development is intended to sit comfortably alongside the existing development within Deddington and at the same time emphasise and reinforce the local character and distinctiveness.



Site aerial view as existing

## 6. THE DESIGN

- 6.1. The proposed reserved matters design looks to incorporate and respond to the existing site constraints, details and features. This includes the backbone structure of the existing mature boundary hedges and the sites location adjacent to existing development. It will also use the existing agreed access location off Hempton Road (B4031), approved drawing ref.: '20172-01 rev D' prepared by David Tucker Associates.
- 6.2. A number of initial sketch layout options were prepared to see how we might best achieve a quality design solution reflecting the essential character of the Ironstone Downs and the existing settlement of Deddington. All of the option layouts included the approved access location into the site and the adopted drainage strategy incorporating a SUDS pond in the south eastern corner of the site.
- 6.3. The main internal access road runs northwards creating a main street with two smaller lanes running eastwards just north of the SUDS pond area and facing towards Hempton Road and westwards also facing towards Hempton Road set behind a hedge boundary and the turning northwards along the western site boundary.



- 6.4. The layout includes a wide range of dwelling types from one bedroom apartments to four bedroom houses. Out of the 21 new dwellings 7 are affordable and 14 are private.
- 6.5. The affordable houses are designed as tenure blind and will incorporate the same quality of materials and details as seen on the entire new development. To this end plots 17 and 18 the smallest on the site are proposed within a feature building with stone walls with the remaining affordable houses in brick. Three affordable houses are designed in a short terrace with south facing gardens. The two one bedroom apartments as already mentioned will be within a stone building with two attached larger houses facing the main street. The two larger houses will have a lower ridge and eaves with feature dormer windows to enliven the design and street view. Parking for the affordable houses is located in the northeastern corner of the site and will be part screened from view by existing and new landscaping. There will also be good surveillance available from all of the affordable houses and six of the parking spaces will be located within a timber clad car barn.
- 6.6. All of the houses are designed in a range of simple traditional forms and will give a good range of accommodation and is generally two storey facing onto the main street or lanes which serve them.
- 6.7. Four key plots 1, 4, 5 and 10 have been identified to be built in stone and the boundary of plots 1 and 10 facing the main road will be enclosed by a 1.8m high stone wall. The specific type of stone is yet to be agreed.

## **6.8. WESTERN LANE**

- 6.8.1. As already noted plot 1 will be built in stone with an attached timber clad garage with plot 2 in brick with brickwork detailing with a detached double timber clad garage. Plot 3 is a larger house type which will be in brick with a detached timber clad double garage and plot 4 is an L shaped two storey dwelling in stone with an attached single storey stone garage.

## **6.9. EASTERN LANE**

- 6.9.1. The eastern lane includes three dwellings fronting Hempton Road and the SUDS pond area. Plots 11 and 12 will be in brick. The garages for plots 10 and 11 will be a shared timber clad double garage and plot 12 will include a single double pitched roof brick garage. All of these houses which are different designs /different materials will combine together to create an interesting streetscape to complement the street view on the western lane and the main street.

## **6.10. MAIN STREET**

- 6.10.1. The main street will be lined with new dwellings arranged with a variety of design and detail and landscaping to add to the visual interest and the local distinctiveness and character. As already noted plots 1 and 10 will be in stone with stone boundary walls

to the rear gardens set behind grass verges and pavements. On the western side beyond plot 1 plots 6,7,8 and 9 are designed to create a stage set arrangement of two pairs of semi detached houses set to the back of pavement with garaging set back further behind the back face of the dwellings all offering a good parking provision. The houses are designed in brick in a style which deliberately contrasts with the other street houses and they will have hipped lower pitched grey slate clad roofs. These houses all have west facing rear gardens and at first floor level there should be a good view over neighbouring fields. The fronts of the four houses will face towards a small village green which has been incorporated as a further feature to create visual interest set in front of plots 13 and 14 which have east facing gardens. Plots 13 and 14 are detached houses and have single garages which have lean to roofs to the outer side elevations with the two plots combining with the green enhancing the green and balancing with the grouping of houses on the western side of the road. At the northern end of the main road on the west side is a larger detached stone dwelling with a detached double timber clad garage. On the east side of the road is the terrace of affordable housing as previously described.

## **6.11. LANDSCAPING**

6.11.1. A separate landscaping scheme shown on drawing '20\_218\_D01' latest revision has been prepared by Clews Landscape Architecture Ltd and this will form part of the application and it has been informed by our original sketch plan layouts. It will include grass verges planting and feature trees. All helping to reinforce the rural location and the rural feel of the new development.

## **6.12. CONNECTIVITY**

6.12.1. All houses will benefit from good connectivity informed by the layout all giving a good sense of place. A footpath has been included to both sides of the main street and a further new footpath will connect through to the neighbouring Wimborne Close. The existing footpath on Hempton Road which currently only serves up to Wimborne Close will be extended to the site entrance to the new development.

## **6.13. ONGOING CONSULTATION WITH CHERWELL DISTRICT COUNCIL**

6.13.1. Strongly recommended in the Outline Planning Consent was ongoing discussion with the Council. After preparing the initial sketch layout we consulted with Nathanael Stock at the Council via a Teams meeting on 6 October 2020. The meeting discussed the design approach, layout and there were some indicative examples of elevational treatments and details that were proposed. All of these were well received by the Council and since then designs based on those discussions have been worked up and refined leading to the high quality and sensitive layout now proposed and submitted with the Reserved Matters Application. We would now ask the Council to review the application information and grant consent as soon as possible so the proposed development can be delivered.