

# Statement of Design Compliance/ Design & Access Statement

Land at Oxford Road, Bodicote

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## TEAM



Focus on Design

Urban Design



Tetlow King

Planning consultant & agent



Bridges Design Associates

Landscaping and Play



Focus Environmental  
Consultants

Ecology & Arboriculture



PHG

Flood risk and drainage

# Statement of Compliance

0737 Land at Oxford Road, Bodicote

Produced by Focus On Design

On behalf of Green Square

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# I. Introduction

## I.1 Purpose of the Document

This Statement of Compliance has been prepared to support an application for the approval of reserved matters for 46 new dwellings with associated roads, footways, parking, drainage, landscaping and open space; on Land at Oxford Road, Bodicote.

The land at Oxford Road has outline planning permission (by appeal decision) for up to 46 dwellings (Ref.APP/C3105/W/19/3222428) dated October 2019.

This statement provides a summary of the design proposals for the residential uses only and to demonstrate compliance with the relevant aspects of the approved outline application and provide justification for any instances where the proposals say differ.

This statement should also be read in conjunction with accompanying plans and technical reports.

## I.2 The identified site and location

The application site is located on the northern edge of Bodicote, which is immediately to the south of Banbury.

The site is bound to the immediate east by Oxford Road (A4260), a primary route that links Banbury in the north with Oxford (23 miles) to the south. The section of Oxford Road adjacent to the application site serves residential properties, comprising semi-detached and bungalow style dwellings. There is also a Petrol Filling Station (PFS) that contains a Spar convenience store, Starbucks, bakery and an ATM; and a car dealership.

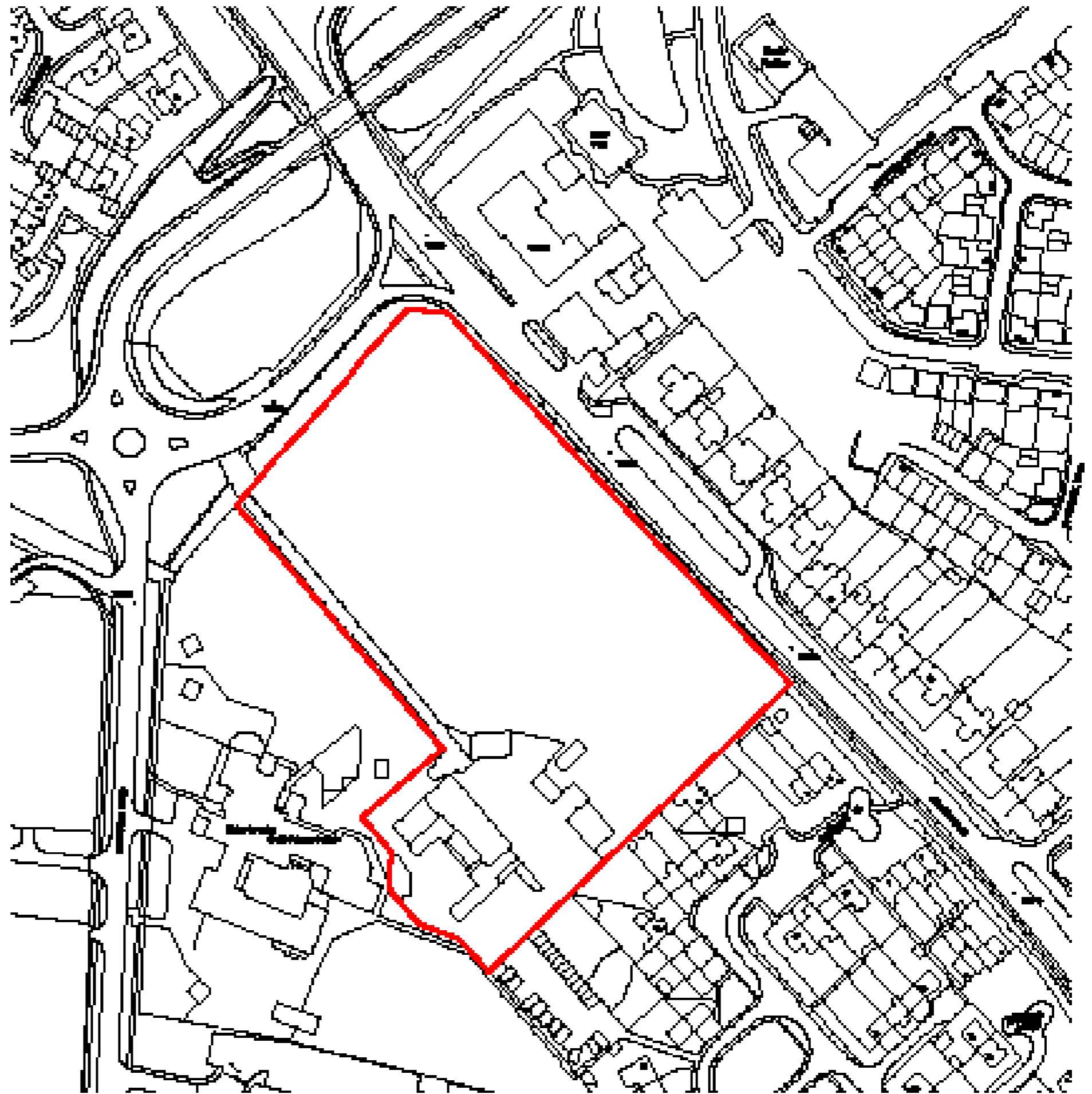
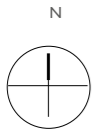
Residential properties along Park End Close border the site to the south, with Cherwell District Council's offices (Bodicote House) further to the south west. The Bodicote flyover is to the immediate north with intervening mature planting and level differences which provide a separation between Bodicote and Banbury.

## I.3 Context and connectivity

The Lodge to Bodicote House (Grade II) approximately 130m to the south west and the Council offices at Bodicote House (Grade II) approximately 170m to the south are the closest designated heritage assets. Approximately 30 more listed buildings are found within the Bodicote Conservation Area, situated much further to the south west of the application site.

As acknowledged in the original outline application, whilst in close proximity, Bodicote House and its Lodge are well screened by mature planting ensuring there would be no impact on the heritage assets and their settings from any form of development proposed.

The site benefits from good cycle and pedestrian links to the services and facilities in Bodicote and will also have good access to the new services and facilities proposed at the Bankside development. Banbury is also easily accessible via Oxford Road and its associated footpath/cycleway. There are no public rights of way within the application site.



Site location plan



## 2. Character Analysis

### 2.1 Local Character

Bodicote has a wide and varied character synonymous with the periods at which each element had been developed, as with most historic settlements development started along key routes in and out of the place and has organically developed to the outer edges.

Church Street, High Street, East Street and Weeping Cross provide a good source of historic character and reference, outward of these streets historic buildings and building groups are evident, in-filled with period, post war and more modern development.

Densities vary widely across the settlement but generally are higher density to the core within the key routes through the principal village street and side streets and where modern infill development has taken place post war around the more historic elements, this then contributes largely to the variation in both density and built/urban form radiating to the edges.

External facing materials are again wide ranging but most prominent are reconstituted/natural stone and red/orange/brown brick. Render is more of a subservient material, observed in mute tones but on occasions, pastel shades. Painted stone and brick are also evident.

Roofing are equally as wide ranging, from simple plain and slate tiles, through to profiled (double roman and pantile typically) in a mix of grey and red/brown and sometimes red/orange in colour.

Boundary treatments range from none (where surfaced up to the building) through to low walls, railings, soft planting and timber fencing.

Urban Form, Scale & Massing



- Wide range of detached, semi detached and terraced buildings
- Two storey buildings dominate, however 1, 1.5, 2.5 and 3 storey are observed
- Primarily flush facades
- Mainly simple pitched roofs, some hipped and gabled roofs observed
- Medium densities dominate, varied mixture and on-specific to particular locations, generally lower density to edge locations
- Wide variety of set backs from none (edge of pavement) to small, medium and large, some larger scale buildings within their own grounds are observed
- Residential use buildings dominate

Materials Palette



- Local natural stone and reconstituted stone
- Smooth and roughcast painted render in light tones are occasional, some coloured
- Brick buildings in orange/red colour appear dominant, some buff brick
- Some mixes of stone and brick in the same facade(s), occasional brown tones
- Profiled and plain brown/red tile roofs are most common, some slate and plain tile
- Some chimneys in mixture of brick (primarily), stone and occasional stone/render
- Occasional parapet to front and gable walls
- Some ornamental timber work with render panel inserts



### Architectural Detailing



- Dominance of sash and casement windows of a mixture of vertical and horizontal emphasis. Where sash - Georgian proportions apply with varying pane splits.
- 4 panel & cottage doors dominate and multi-pane doors also observed (variety of colours), occasional 6 panel
- Occasional square or splayed bays evident, predominantly to ground floors
- Lintels include none, brick stone, bell cast render or clean edge render with some evidence of stone jambs and mullions and jamb quoins
- Cills include none, concrete, stone (some painted), occasional tile/brick.
- Eaves treatments clipped and un-clipped, verges mix of barge (decorative and plain), mortared primarily and some cloaked. Occasional brick or stone quoins/corbels
- Canopies, flat and gabled primarily, pitched and portico's. Some with no canopy.

### Boundary Treatments & Landscaping



- Short and medium height stone walls with and without coping detail/finish
- No boundary (buildings to back edge)
- Brick low and high boundary walls with mixture of capping finish
- Some brick or stone piers to identify entrances occasionally
- Metal railings, mixture of styles (vertical bar dominate) all principally back in colour
- Timber and metal entrance gates for drives & access path frontages
- Hedges, box hedges and shrubs a common front boundary treatment across all periods.

### Parking



- On street un-allocated
- On curtilage or close to plot
- Private driveway, some gated
- Small areas of shared communal courtyards
- Garages often detached and occasionally integral to buildings



## 2.2 Conclusions

From the analysis work undertaken and in consideration of all the constraints and opportunities, the following principles are considered appropriate to help shape the scheme design.

### Urban & Built Form

- Primarily detached & semi detached, occasional terraces
- Two storey buildings and single storey ancillary buildings
- Primarily flush facades, occasional projections (i.e gabled)
- Simple pitched roofs with occasional hips and gables
- Generally medium density development
- Small and medium frontage set backs, occasional increased set back where parking and larger buildings occur.

### Materials Palette

- Reconstituted stone in key groups and way finder locations
- Brick (red/orange) facades and detailing
- Mixture of brown/red profiled and plain tiles. Grey flat tiles to some key buildings and building groups

### Architectural detailing

- Casement windows in greys and white colour; cottage proportions, heritage bars
- Sash style windows multi-pane Georgian style, occasional bay windows to ground and first floor level
- Cottage and multi- pane doors occasionally
- Lintels primarily brick and occasional stone
- Architectural masonry to variable facades.
- Simple, clean boxed or open eaves colour to match windows (white), simple verges, clipped/cloaked or mortared., brick corbels
- Canopies primarily flat type and pitched type, some with no embellishment



### Boundary treatments & landscaping

- Mainly soft planting, shrubs, native hedgerows
- Timber knee rails to border open and green spaces
- Green verges to road edges in shared surfaces to soften the public realm

### Parking

- On curtilage or close to plot primarily
- Private driveways
- Mews courtyards, overlooked by sentry buildings
- Where garages occur, mainly detached from the building they serve and set back from the building line

Careful use and of facing materials, boundary treatments and landscaping that complement each other will assist in creating interesting street scenes.

Refer to the design section for further details on how the above principles have been successfully incorporated into the proposals.





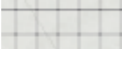




# 3. The outline parameter plan

## 3.1 The Outline Parameter Plan

The plan shown here is the outline parameter plan which provides guidance, from of the constraints identified in the original application, how the general development areas, retained mature trees, public open space and linkages were envisaged to be developed.

Access was approved to the site which fixes the position along the northern boundary (ref 1608/01).

- Site boundary 
- Existing trees and vegetation 
- Amenity open space 
- Vehicle Access 
- General development areas 
- Pedestrian links 
- Attenuation Basin 



Outline Parameter Plan



### 3.2 The Outline Illustrative Master Plan

The plan shown here is the outline illustrative master plan that demonstrated a way that 46 dwellings could appear to be developed.

With the constraints, opportunities and outline parameter plan that presented themselves; clearly the significant constraints of existing mature trees had largely shaped how the site could be developed in distribution of green spaces, linkages and general route hierarchy.



Outline Illustrative Master Plan



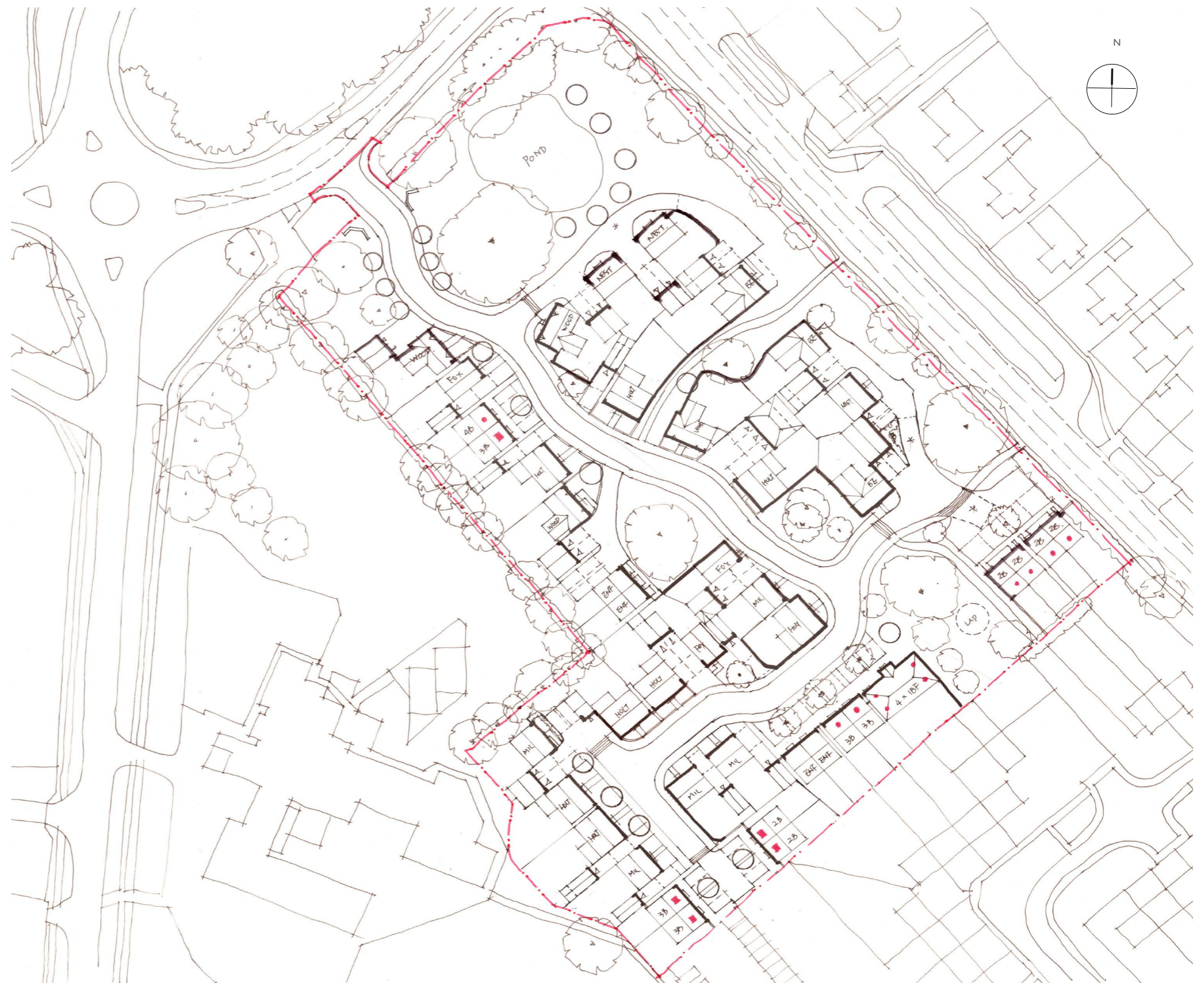
## 4. Design Evolution

### 4.1 Design Evolution #1

In evaluating the key constraints of the development and the sites particular setting, the opportunity exists to create a modest medium density extension to the village encompassing a unique and traditional character.

The layout shown here was developed to support early dialogue with the team and reflective of the outline parameter plan in terms of general structure, permeability (pedestrian priority) and key green spaces around the mature retained trees.

The scheme presented sought to develop the spirit of the outline parameter plan and master plan into a working solution following a site visit, context analysis (as shown earlier in this document) and also knowledge of trends and council policies on general design, amenity and highway characteristics.



Initial Development Proposals