

# 04 SETTLEMENT ANALYSIS

## MATERIALS AND BOUNDARIES

### Materials

4.25 Woodstock is within the Cotswolds which is reflected in the yellow limestone building materials being frequently used. The frequent use of this creates a harmony to the character and unity to buildings, that may be of differing styles. This feature extends beyond the historic core of the town. Occasional use of render and red brick adds further visual richness.

4.26 Roofs frequently include dormers, and steep pitches. Within the historic core, stone and slate are predominant, with plain tiles and slate used within the wider areas of the town.



Colour palette

### Boundary treatments

4.27 The town core generally includes low stone walls with railings, where buildings are set back from the pavement. Other areas of Woodstock dry stone wall boundaries are prominent, including the boundary the Blenheim Palace grounds along Oxford Road. Some of the linear routes, Banbury Road, Hesington Road, dwellings are set back with large front gardens and boundary wall creating a unified but differing character.



# 04 SETTLEMENT ANALYSIS

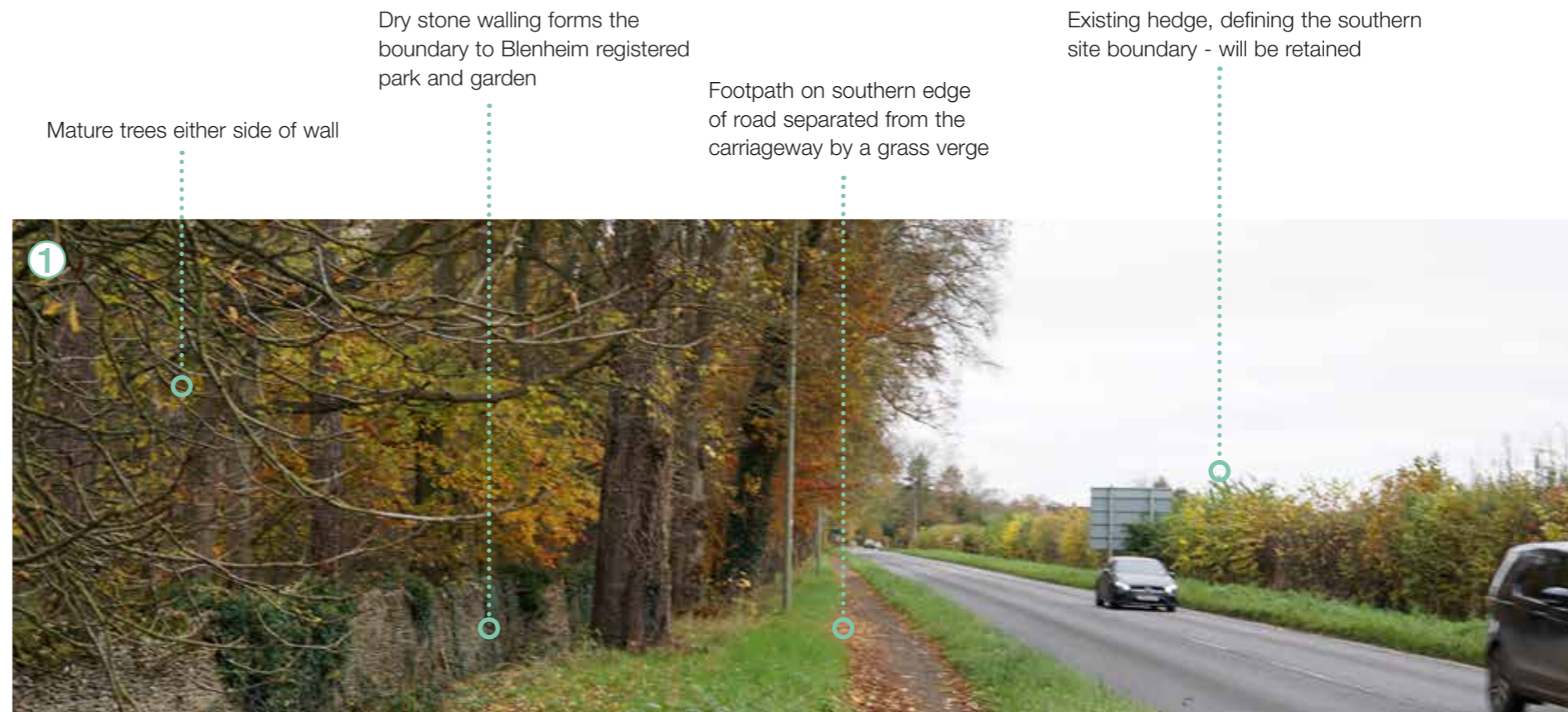
## OXFORD ROAD APPROACH

4.28 The A44 Oxford Road is the primary route from the south east into the historic town of Woodstock and to the Blenheim Palace WHS and it forms the southern edge of the site. It is considered an important gateway and approach into these important heritage assets. To the south, the WHS stone boundary walls and woodland / tree belts define the WHS boundary and are a distinctive feature. To the north, the character of the route changes from a largely open aspect over agricultural land, to the newly constructed development of Park view set back to provide a 'green' frontage, followed by housing set back behind a tree belt before you enter the dense built form of the town's historic core.

4.29 The analysis sets out the key features that could be repeated in order to retain and enhance the character on the approach into Woodstock.



View locations



Mature trees either side of wall

Dry stone walling forms the boundary to Blenheim registered park and garden

Footpath on southern edge of road separated from the carriageway by a grass verge

Existing hedge, defining the southern site boundary - will be retained



Mature trees either side of wall

Dry stone walling forms the boundary to Blenheim registered park and garden

Footpath both sides of road, adjacent to carriageway

Mature trees and vegetation within private plots - dwellings set back

# 04 SETTLEMENT ANALYSIS

DC  
7

## CHARACTER SUMMARY

4.30 There are a number of key elements that can be drawn out from the local character analysis of Woodstock which will help inform the design:

- There is a unity of materials within the different areas. The same will be applied to the proposed scheme in order to be harmonious within the residential development as well as stay in character with the rest of Woodstock (high-quality materials reflect local vernacular). Boundary materials are predominately Cotswold stone walling
- Tighter grain and taller buildings in the town core, along key routes and within Park View which are then focussed at key spaces. This design style will be used around the local square(s) of the masterplan to help deliver a sense of enclosure at the main event space of the development. Building heights are generally 2 storey, but in some areas (Park View) 2 (and 3) storey units are significant in scale (height in metres), which may not be appropriate at the edge of the settlement
- Perimeter block structure is found in the historic core and most recent developments. The same approach will be used on this scheme; perimeter blocks will shape the urban fabric and enhance the street character with homes facing the public realm. Cul-de-sac structure is prominent in parts of the town, but these areas have poor permeability. These are to be avoided in the design as connectivity plays a vital part in the masterplan
- Key routes into Woodstock, Hesington Road, Banbury Road, Manor Road and Oxford Road include a variety of building styles and address the primary route. The scheme will look to keep a continuous aesthetic running along the primary road, potentially more formal in character
- The surrounding area has a strong wooded character with large blocks of ancient woodland and patches of coniferous and broadleaved woodland scattered through the landscape. Blenheim Palace Park is a distinctive and dominant feature that includes this wooded character. This helps to restrict long distance views and creates a more intimate setting - a key feature the proposal will seek to enhance

- Woodstock is not located within Cherwell District, although the edge of the eastern side of the town (Park View), does border both the district and the site boundary. Therefore, in addition to the localised character analysis, the proposal should also positively respond to the Cherwell Character Area analysis summarised on page 12.



# 04 CHAPTERS 03 AND 04 SUMMARY

## SUMMARY TABLE

4.31 The table below highlights the key points from chapters 3 and 4 that create design cues for the emerging masterplan at Woodstock

	Analysis	Key points	Design cue
DC 1	<p>Chapter 03 Cherwell District character areas</p> 	<p>The site is within the Clay Vale of Otmoor character area</p>	<p>Settlement form varies, but some examples of linear form. Majority of buildings are 2 storey, detached or terraced. Some irregular street frontages in places. Steep roof pitches and chimneys on rooflines. Limestone and some red brick walling. Plain dark tone roof slates and plain red clay roof tiles</p>
DC 2	<p>Chapter 03 Designations</p> 	<p>The site is bounded by the greenbelt to the east and Wood pasture and Parkland BAP Ancient Woodland to the south west</p>	<p>Development area set back from site boundary to give enough buffer for the two designations</p>
DC 3	<p>Chapter 03 Landscape context</p> 	<p>There are no landscape designations within the site; although is considered within the setting of the World Heritage Site (WHS)</p>	<p>Retaining views towards the WHS and protecting them from any visual harm the development might cause</p>
DC 4	<p>Chapter 03 Heritage</p> 	<p>Blenheim Roman Villa scheduled monument (SAM) is located on the western area of the site. Some areas of archaeological interest have been identified to the west and to the north-east corner</p>	<p>Safeguard the SAM with no proposed development in proximity. The other areas of archaeological interest will be protected under green landscaping</p>
DC 5	<p>Chapter 04 Movement</p> 	<p>The site has a historic route (Heh Street) running north-south along the western boundary of the site. A wider network of PRow is accessible. National Cycle Route 5 runs to the south along Oxford Road</p>	<p>Enhancing the historic route and integrating it to the proposal's footpath and cycle network. Opportunity to link into cycle route to the south. Notable access points into Park View for pedestrian and cycle connections</p>
DC 6	<p>Chapter 04 Building heights</p> 	<p>The majority of Woodstock is 2 storeys in height with 3 storey buildings located at its centre and within the core of Park View. Park View features significant building heights, even for lower storey units</p>	<p>The masterplan to feature up to 2.5 storey homes across development area with 3 storey focused around central square. Overall storey heights to be lower than the adjacent Park View development, in keeping with the landscape setting and edge of town location</p>
DC 7	<p>Chapter 04 Existing character</p> 	<p>Woodstock has a number of notable character areas that are designed differently to one another. These help inform the detailing of the masterplan</p>	<p>The masterplan will use traditional materials including limestone and brick, similar to Woodstock and notably Park View. Variation in densities will be used to highlight key areas in the design, with perimeter blocks giving the optimum urban form for the site</p>



View from site looking west towards Park View

# 05 THE SITE

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8

## INTRODUCTION

5.1 The Cherwell Residential Design Guide sets out that a robust masterplan structure is grounded in a solid understanding of the constraints and opportunities of the site and its setting.

## SITE DESCRIPTION

5.2 The site area is located to the north of Oxford Road/A44 on the eastern edge of Woodstock, and extends to approximately 48.6 hectares. The site is bounded by the partially constructed Park View residential development to the west and the A4095 Upper Campsfield Road to the east. Oxford International Airport is located further east of this road. The southern boundary is formed by the A44 Oxford Road, adjacent to which lies a small cluster of woodland and a caravan site. Beyond the caravan site and to the south west lies Blenheim Palace WHS. To its north, the site is bound by Shipton Road, with open farmland further north.

5.3 The site is relatively flat topographically, rising slightly toward the north west. See topography plan page 32.

5.4 The existing site consists of arable farmland devoid of any defining features, surrounded by existing trees and hedgerows, including larger woodland belts on the northern and eastern boundaries.

5.5 Park View, as previously mentioned, is a recent development of 300 dwellings, currently under construction to the west of the site. Cowells Road is the entrance to the development, located off Oxford Road/A44.

5.6 Please refer to page 10 for the draft PR10 allocation plan, which indicates the broad location of proposed development within the site area, which intends to create a gradual transition to the wider landscape, be sympathetic to the World Heritage Site setting, and respect the existing town approach.



Site boundary

↑  
NORTH  
NOT TO SCALE

Site aerial plan

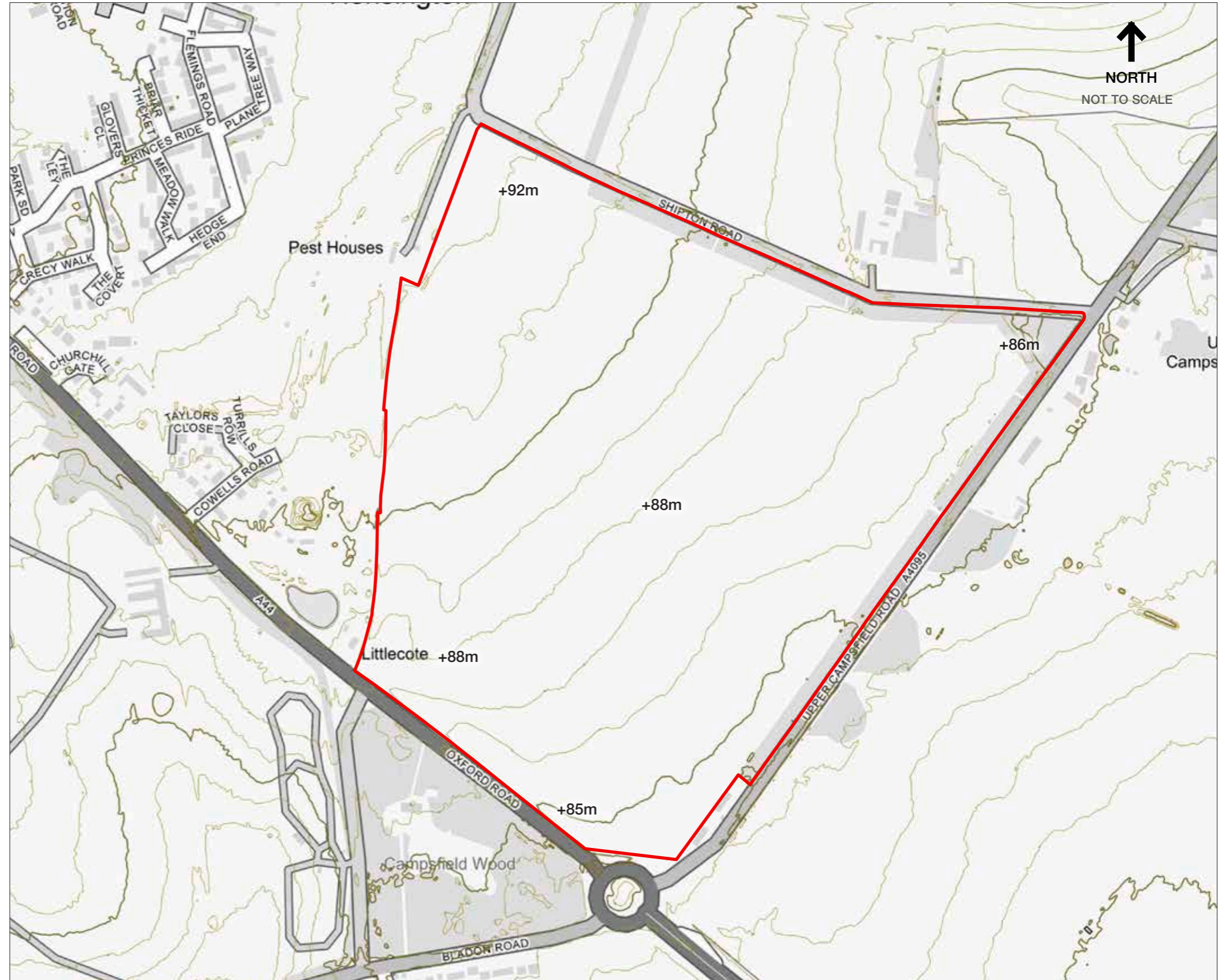
# 05 THE SITE

DC  
9

## TOPOGRAPHY

5.7 The site features a gradual fall across its extents from around +92m in the north (the highest part of the site), to +85m near its south eastern corner (the lowest part of the site).

5.8 Topographically there are no features of note and the site levels are considered to be suitable for residential development and will readily facilitate accessibility for all.



Site topography plan