

BERRY HILL ROAD ADDERBURY

DESIGN STATEMENT

PREPARED BY PEGASUS URBAN DESIGN
ON BEHALF OF HAYFIELD HOMES
AUGUST 2022 | P21-2984_10C

DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

“

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

(Para. 126, NPPF 2021)

”

CONTENTS

01.	INTRODUCTION	04
02.	OUTLINE SUPPORTING PLANS	10
03.	SITE LAYOUT	12
04.	SUMMARY	15

NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



Pegasus Design
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
GL7 1RT
www.pegasusgroup.co.uk | T 01285 641717
Prepared by Pegasus Design
Pegasus Design is part of Pegasus Group Ltd
Prepared on behalf of Bloor Homes
August 2022 Project code P21-2984

© Copyright. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Ltd.
Crown copyright. All rights reserved. Licence number 100042093.
Printed material produced by Pegasus Design Cirencester is printed on paper from sustainably managed sources and all parts are fully recyclable.

01 INTRODUCTION

PURPOSE OF THE STATEMENT

- 1.1 This statement has been prepared by Pegasus Urban Design on behalf of Hayfield Homes to support the Reserve Matters Application for the erection of 40 dwellings on land off Berry Hill Road, Adderbury.
- 1.2 This design Statement explains how a considered approach has been reached and identifies the key aspects of the detailed layout for the new dwellings, which are contextually appropriate and form part of a sustainable long-term solution for a successful community.
- 1.3 This statement should be read in conjunction with the other supporting documents also submitted with this Reserved Matters Application.

THE VISION

- 1.4 The proposed development has been inspired by and will reflect upon the design principles and character of Adderbury. These principles have provided a robust framework to provide a development that will be thriving, modern, viable and sustainable.

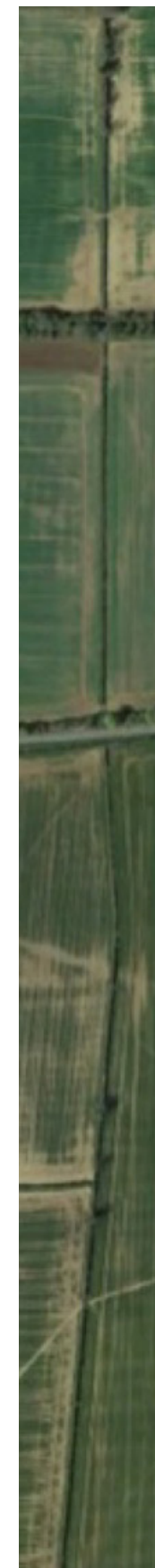
SITE INTRODUCTION

Planning

- 1.5 The application site is formed from the outline residential planning Application 19/00963/OUT, a re-submission of the former planning application 17/02394/OUT.

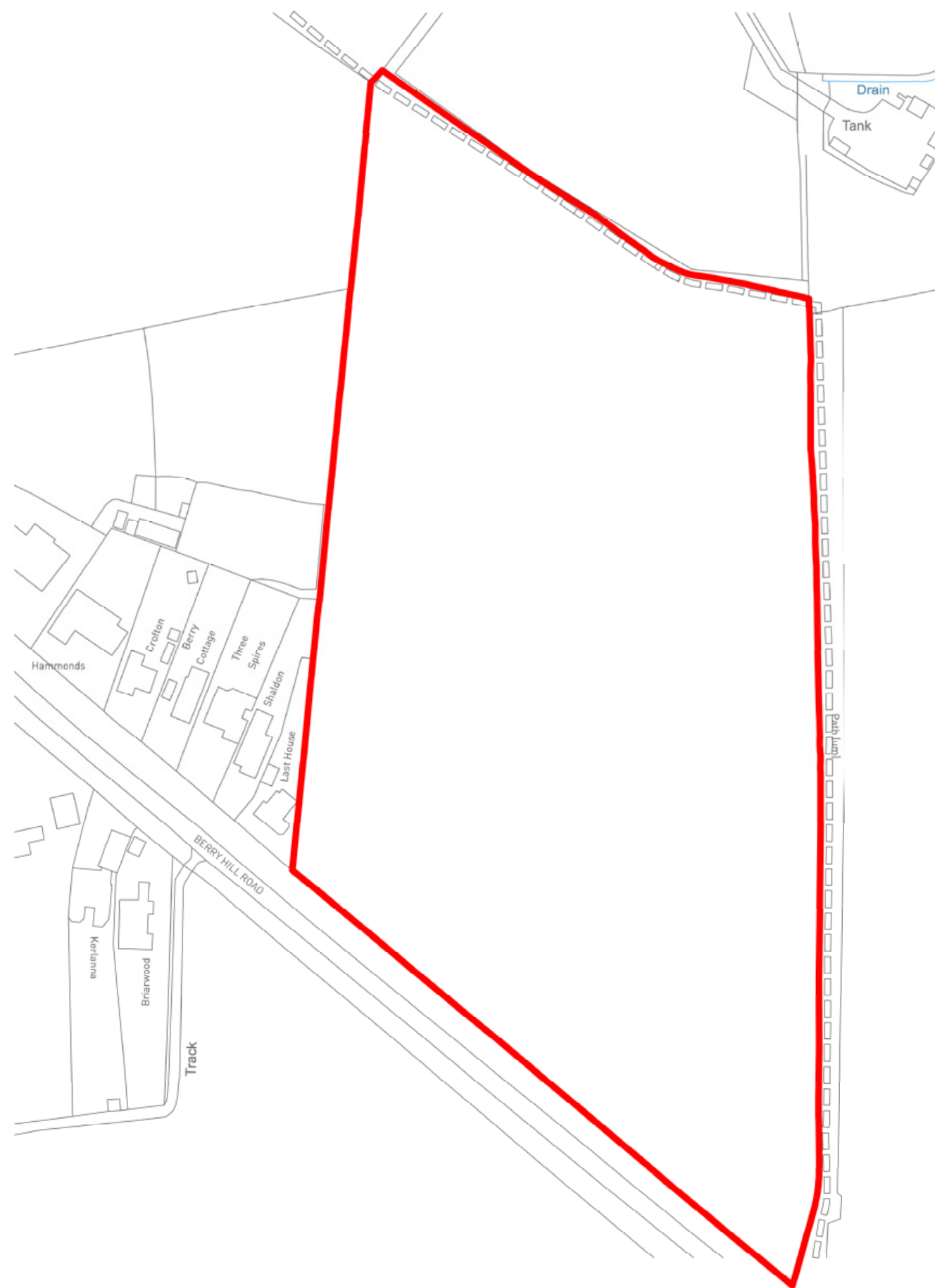
The Wider Site

- 1.6 The site is situated in the Village of Adderbury and sits adjacent to existing dwellings along Berry Hill Road. Adderbury is a winding linear village which has seen steading growth over the years.
- 1.7 The centre of the village is located north of the site with a good range of local amenities including local stores, post office, public houses, a library, a church and sports facilities.
- 1.8 The existing network of roads allows access to nearby villages and the Town of Banbury offering more facilities for existing and future residents.





SITE AERIAL PLAN



KEY



SITE LOCATION

SITE LOCATION PLAN

THE SITE

- 1.9 The development site consists of 4 Hectare area of land off Berry Hill Road, in the village of Adderbury, in the Adderbury, Bloxham and Bodicote ward. The site is rectangular in shape and slopes gently to the north.
- 1.10 The site currently is used for agricultural use, for grazing with areas of hardstanding and a stables and paddock to the east.
- 1.11 Further details can be found within the Outline Planning Application (Ref: 19/00963/OUT)









02 OUTLINE SUPPORTING PLANS

- 2.1 As part of the Outline Planning Application (Ref: 19/00963/OUT) the following plans set out the parameters for the site.








OUTLINE PLAN - KEY ELEMENTS PLAN



OUTLINE PLAN - ILLUSTRATIVE MASTERPLAN

KEY

-  ACCESS TO DWELLINGS
-  DENOTES LOCATION OF AFFORDABLE RENTED DWELLINGS
-  DENOTES LOCATION OF AFFORDABLE SHARED OWNERSHIP DWELLINGS
-  GARDEN GATE ACCESS
-  VISITOR PARKING LOCATION



03

SITE LAYOUT

USE AND AMOUNT

- 4.1 The detailed site layout opposite shows how the proposed 40 dwelling sit within the site with the associated access and landscape design.
- 4.2 The development includes a mix of dwellings making the site suitable for all needs, the mix can be seen below:

TOTAL OPEN MARKET MIX

2 Bed Dwelling	5
3 Bed Dwelling	4
4 Bed Dwelling	6
5 Bed Dwelling	11
Total	26 Dwellings

- 4.3 Affordable housing will be well integrated in the site with a tenure blind approach with no discernible differences between private and affordable dwellings, with 35% of the development being affordable units, mix below:

AFFORDABLE MIX

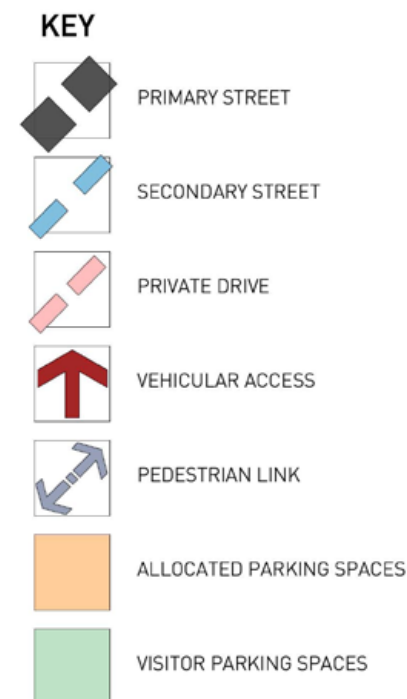
1 Bed Dwelling	4
2 Bed Dwelling	7
3 Bed Dwelling	3
Total	14 Dwellings

SITE LAYOUT

- 4.4 The layout has been designed to incorporate numerous principles set on a local and national level, specifically focusing on the Identity, Built Form, Movement and Nature within the scheme.
- 4.5 The design has been informed by the findings of technical surveys and assessments that accompany the Outline Planning Application. Recommendations for biodiversity and landscaping enhancements and known constraints have been considered and have informed the final site layout.
- 4.6 All routes within the site are necessary and serve a specific function or destination with natural surveillance promoted where possible. Dwellings have also been designed with architectural details which promote natural surveillance, and the active overlooking of spaces are included within the design. This has not been done through window positioning alone but also through the use of bay windows in key locations, offering further angles of surveillance.

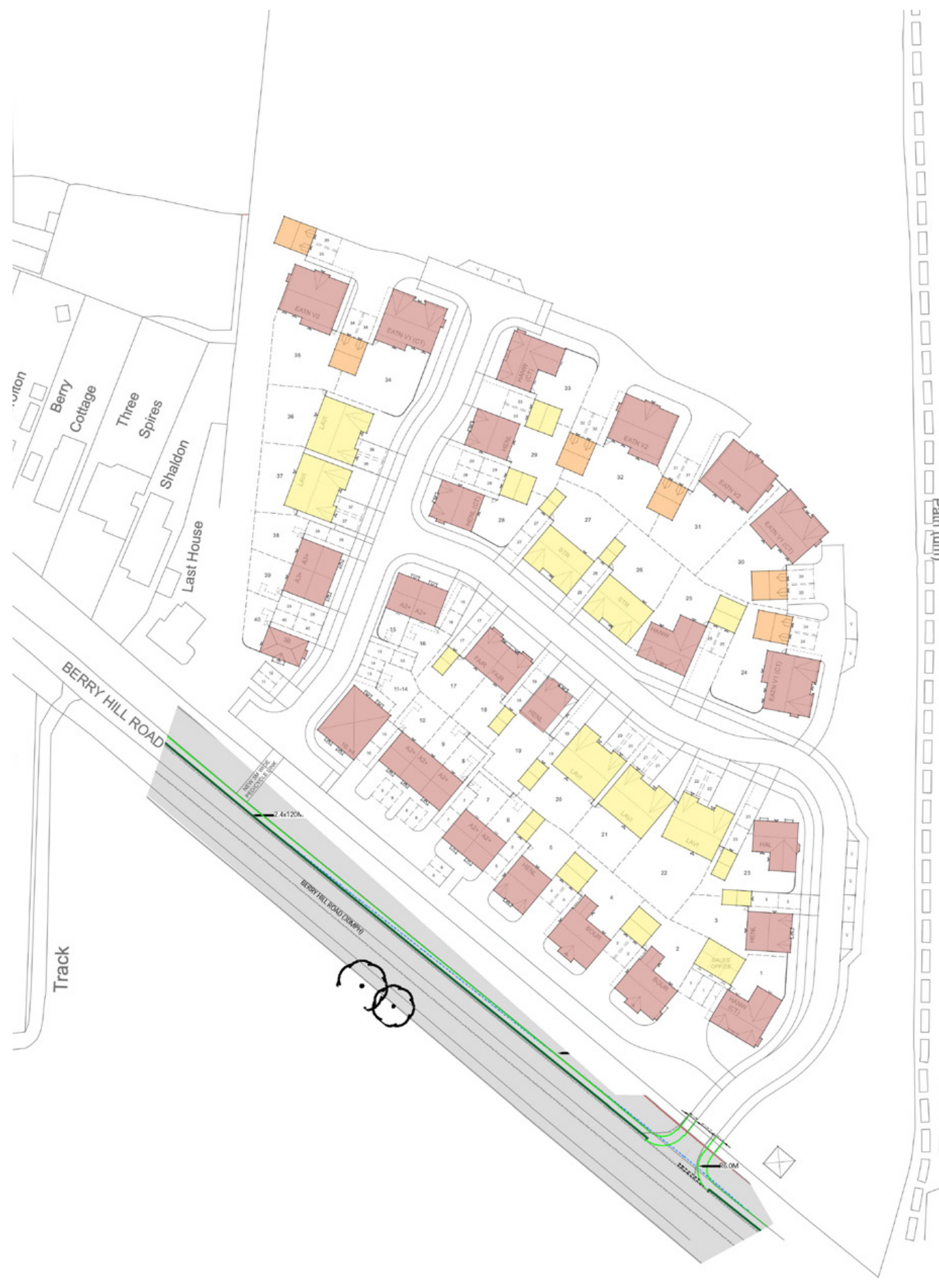


ACCESS, MOVEMENT & PARKING PLAN



ACCESS, MOVEMENT & PARKING

- 4.7 Main access into the site is proposed off Berry Hill Road, this will provide access to all 40 dwellings. A well connected and easily navigated movement network within the site allows every aspect to be accessible by all users.
- 4.8 The primary street through the site continues on from the access off Berry Hill Road, a main route into Adderbury. The primary street has 5.5m carriageways and 2m footpaths to both sides. Not only does this allow for easy access and movement but reflects that of existing routes in the village. Landscaping along one side of the primary routes allows the development to blend effortlessly with its green surroundings. Private drives lead off from the primary street and secondary street providing access to dwellings with private parking.
- 4.9 Visitor parking spaces can be found throughout the site.
- 4.10 Internal streets have been defined by the building layout with more organic compositions again reflecting the surrounding context. These forms encourage low vehicular speeds with a design that promotes safe walking and cycling. New pedestrian routes through the proposed open space have been provided creating further permeability through the site.



KEY



1 STOREY



1.5 STOREY



2 STOREY

BUILT FORM

- 4.11 The term build form refers to the three-dimensional pattern or arrangement of development blocks, streets, buildings and open space. When all these elements work well together it will create an attractive place to live, work and play.
- 4.12 The proposed development has been designed responding to the sites constraints, in a way that not only reflects its surroundings but adds to the character to the village, through attractive streets and spaces. This has been achieved through assessments and parameter plans set out in the Outline Planning Application.
- 4.13 The new development must not only sit well within its surrounds but act as natural growth to the village. By looking at existing built form and the way local spaces have evolved over time we have been able to get a strong sense of what will work within the site.
- 4.14 The design of the development proposal is based on the principles of perimeter blocks that enclose back gardens, providing a strong frontage to the public realm and ensuring active frontages overlook streets and spaces. Bungalows are proposed which creates variety to the streetscene through dwelling heights. This difference in height can be seen throughout Adderbury.
- 4.15 The development provides strong active frontages to proposed areas of open space and areas of high landscape planting, providing natural surveillance and opportunities for active overlooking. This will help deter acts of anti-social behaviour.



FACIAS - DARK GREY
WINDOWS - DARK GREY
RAINWATER PIPES - BLACK
PLEASE REFER TO HOUSE TYPE

MATERIALS & CHARACTER

- 4.16 The design proposal creates a distinctive character and strong sense of place, taking inspiration from important local features, materials and architectural details in the surrounding context.
- 4.17 The proposal aims to create a new space that is healthy, comfortable and safe. Houses have been carefully designed with the surrounding context in mind. The use of red brick and locally used stone link the development with its surroundings effortlessly.

KEY

WALL MATERIALS

- RED BRICK - RICHMOND SMOKED RED
- STONE - BEKSTONE - IRONSTONE TUMBLED
- BLACK WEATHER BOARDING
- STONE FACADE - BEKSTONE - IRONSTONE TUMBLED
- BLACK WEATHER BOARDING

ROOF MATERIALS

- MARLEY ASHMORE - SMOOTH GREY
- MARLEY ASHMORE - OLD ENGLISH DARK RED

FACIAS - DARK GREY
WINDOWS - DARK GREY
RAINWATER PIPES - BLACK
PLEASE REFER TO HOUSE TYPE PACK FOR FURTHER DETAILS

4.18 The relationship between the new development and its surroundings, especially the adjacent Berry Hill Road needs to be positive. Key features within Adderbury identified that have influenced the proposed design are as follows:

- Material use – The use of both red brick and stone. With both materials used together and separately;
- Building heights – A mix of building heights within a single street scene from single storey bungalows to large two storey houses;
- Built form – Variety in size of dwellings, a mixture of narrow and wide fronted houses, with bungalows being predominantly wide fronted which helps balance the streetscene;
- Architectural detailing – The use of stone detailing on red brick units adds interest and character. Traditional window positions, with use of symmetry on larger dwellings; and
- Landscaping – Use of trees and planting within the streetscene, with landscaped setbacks.



IMAGES OF SURROUNDING INFLUENCE

“

The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.

”

(Para. 50, NDG 2021)





STREET SCENES








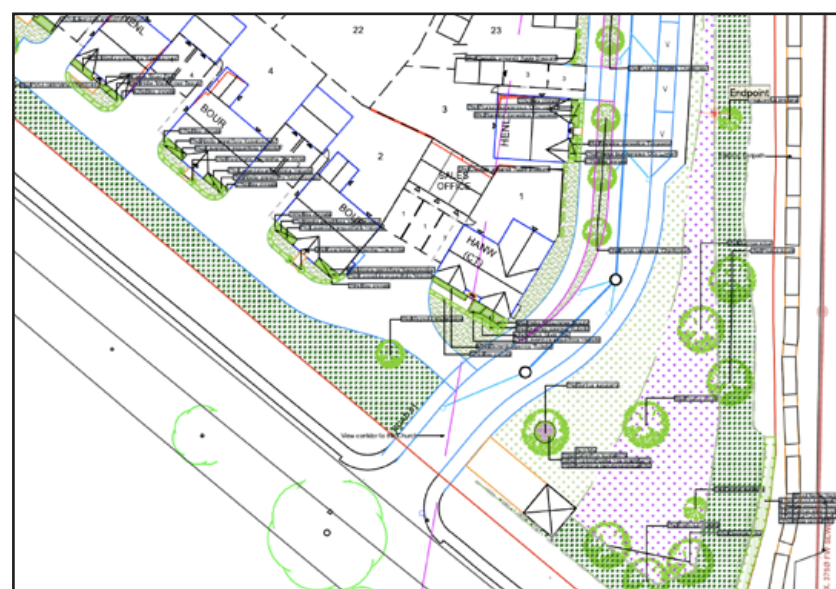
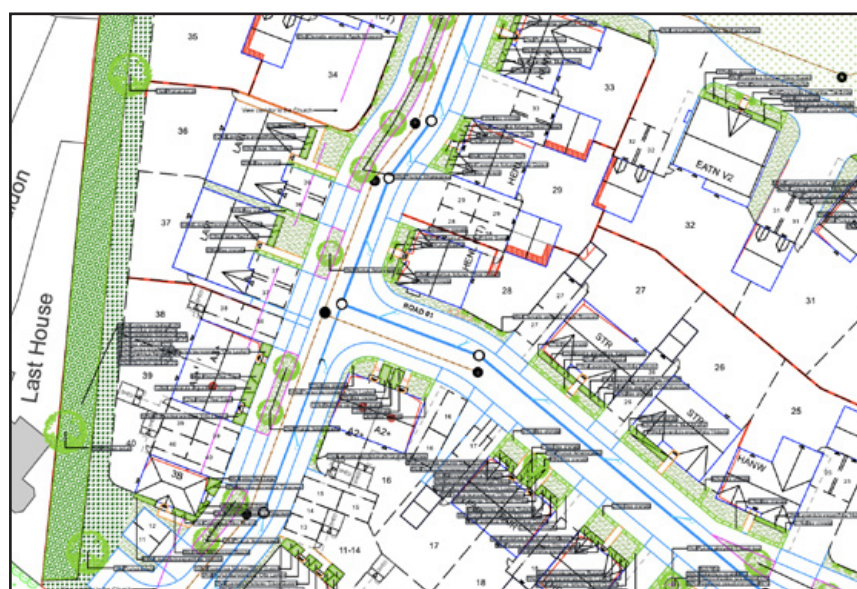
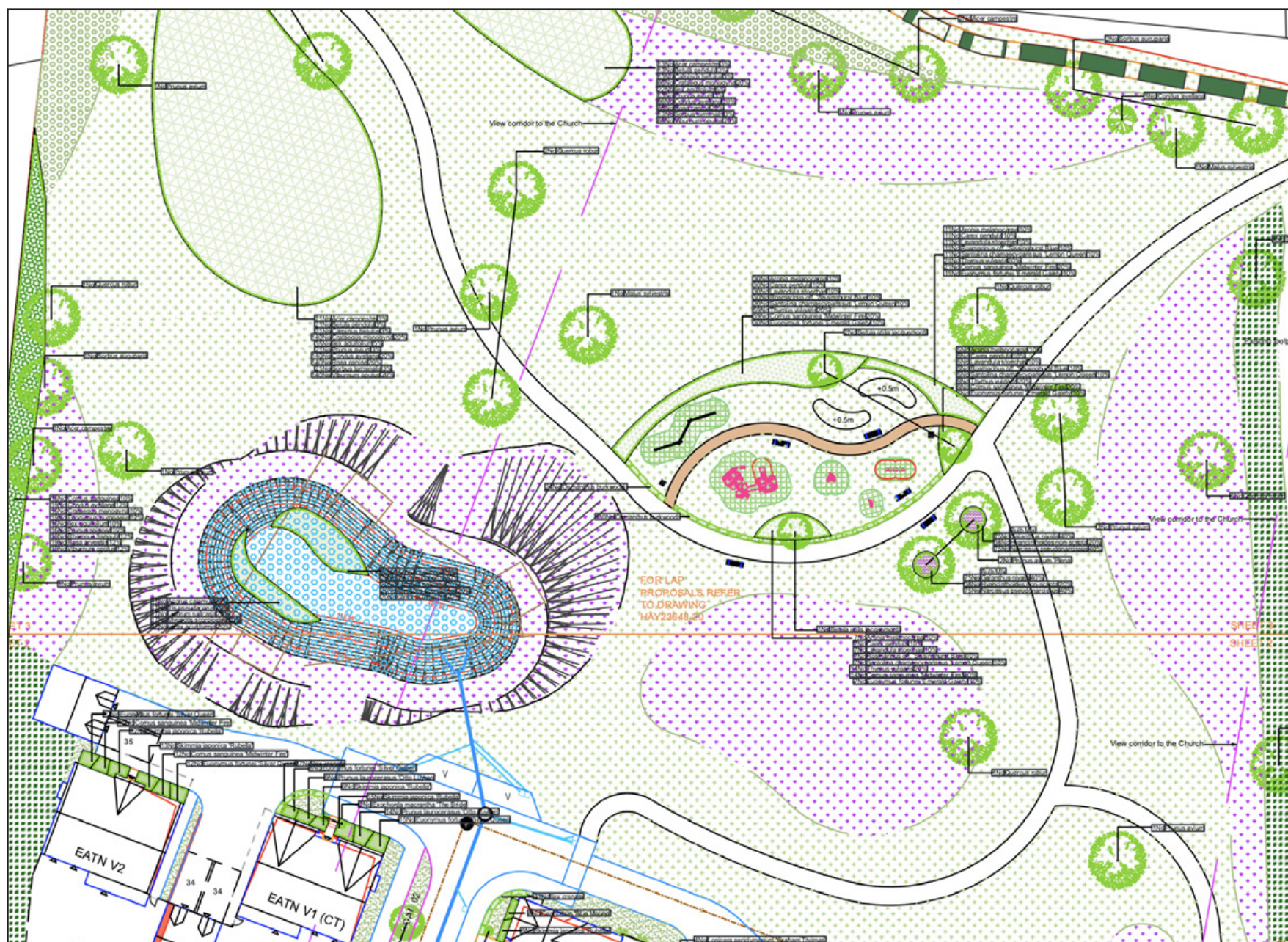
BOUNDARY TREATMENTS PLAN

BOUNDARY TREATMENTS PLAN

- 4.19 Boundary treatments are in place to enforce perimeter blocks and enhance the streetscene where possible.
- 4.20 Boundaries used within open spaces provide structure and purpose and can also add an element of safety when it comes to sustainable urban drainage systems, ensuring a distinction between that and the open space.
- 4.21 The site offers a range of boundary treatments all serving a specific purpose, from 1.8m high timber fences and brick walls/ stone walls through to timber knee rails. See plan opposite to locations.

KEY

-  1.8M HIGH TIMBER FENCE
-  1.8M HIGH CLOSE BOARD FENCE
-  1.8M HIGH BRICK WALL
-  1.8M HIGH STONE WALL
-  0.3M HIGH TIMBER KNEE RAIL

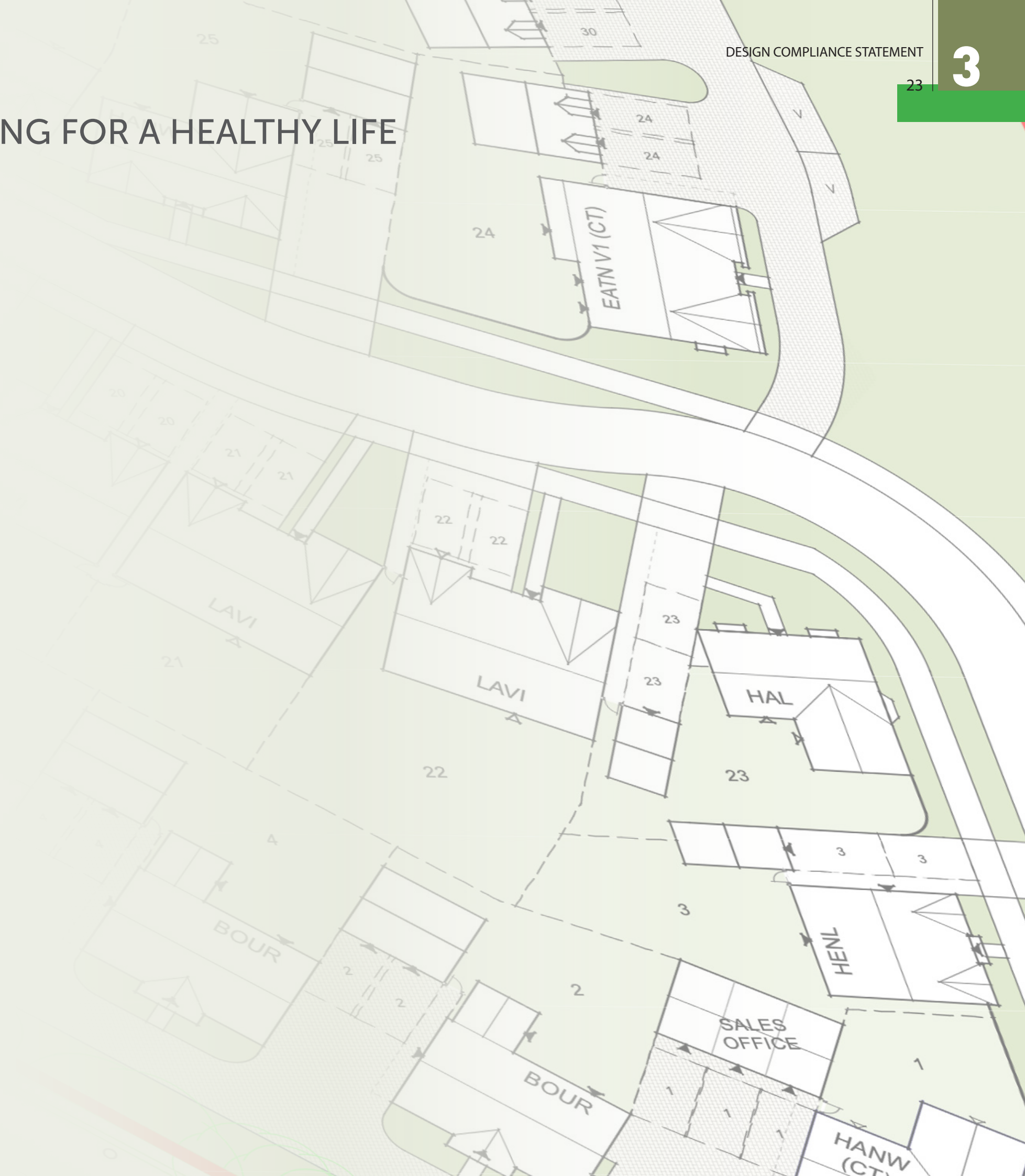


LANDSCAPING

- 4.22 Alongside well-designed public spaces the proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.
- 4.23 Planting within the scheme will be utilised to enrich biodiversity, assist in place making and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials and planting proposals will reinforce the character of the scheme and provide continual reference to the surrounding landscape.
- 4.24 The proposed new structure of planting forms important links as part of the green infrastructure network connecting into the existing landscape, hedgerows and tree.
- 4.25 The integration of a comprehensive Sustainable Drainage System (SuDs) has been considered from the outset and shaped the development. The aim of SuDs is to maximise the existing potential of the site to attenuate and clean water, while providing valuable amenity by creating and integrating well designed landscaped features and promoting a greater diversity of flora and fauna. SuDs manage surface water run-off rates by mimicking natural drainage characteristics to achieve a sustainable drainage solution that balances water quality, water quantity, amenity and biodiversity.
- 4.26 Further Details can be found in the Landscaping Plans submitted as part of the application.

05 SUMMARY & BUILDING FOR A HEALTHY LIFE

- 5.1 The proposed development will create housing choice and new amenity spaces for the new community whilst improving public access and use of the site. The scheme delivers a range of housing from 1 bedroom units through to larger 5 bedroom detached houses. The design and layout have been carefully considered to create a new built environment for the 21st century, that will accord with the principles of high-quality design and good practice.



www.pegasusgroup.co.uk



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

Pegasus Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Glos
GL7 1RT

Telephone: 01285 641717

COPYRIGHT The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group.

Crown copyright. All rights reserved, Licence number 100042093.