

SEPTEMBER 2022

LINCE LANE, KIRTLINGTON

DESIGN & ACCESS STATEMENT



It should be noted that the scale accuracy of images within this document cannot be guaranteed.

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1

INTRODUCTION

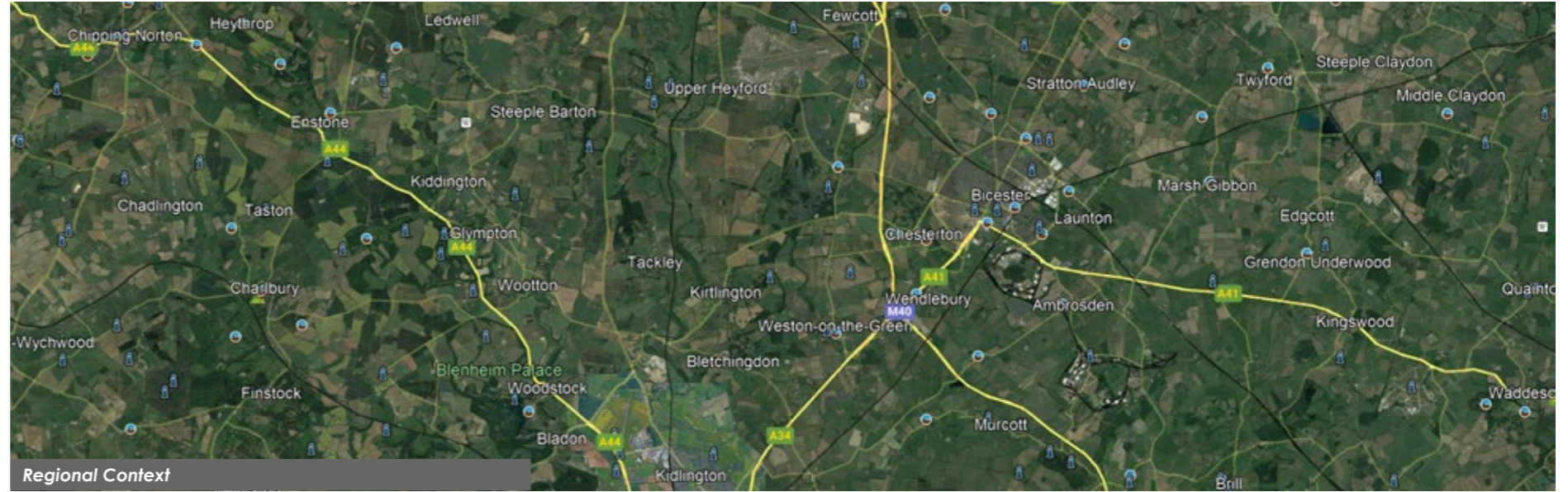
1 INTRODUCTION

APPOINTMENT AND BRIEF

- 1.1 This Statement has been prepared by Stephen Johns Design (SJD) in support of an Outline Planning Application on behalf of Manorwood Homes submitted by JCPC.
- 1.2 All Matters are Reserved except for Access and Layout.
- 1.3 This Application is accompanied by an illustrative scheme that is drawn from local precedents and in response to the mid Cherwell Neighbourhood Plan, Cherwell District Council (CDC) local planning policies and SPGs such as the Adopted Cherwell Design Guide 2018.
- 1.4 Our client's aspirations for this site are for its sensitive development and enduring high quality to form a legacy of good design inspired by its location within the village context.

PURPOSE OF THE DOCUMENT

- 1.5 The purpose of this Design and Access Statement is to set out the process of analysis and evaluation of the site, its opportunities and constraints together with its setting and how these have informed the design process.



VISION STATEMENT

PLACEMAKING

- 1.6 The village edge setting provides an opportunity to respond with appropriate built form in this rural location and provide complimentary new residential development for the village alongside existing properties. The aspiration through the design, scale and layout is to soften where possible, the relationship that currently exists between settlement edge and countryside'. This approach demonstrates that we have taken account of what the Inspector said in the last appeal decision that is highlighted in the accompanying planning statement prepared by JCPC.

IDENTITY

- 1.7 Clearly this will be a scheme with a design language that can be drawn from the local, traditional forms, a local materials palette and the rural location.
- 1.8 Through design responses to the Cherwell Design Guide 2018, the scheme can and will contribute to local distinctiveness.

LANDSCAPE

- 1.9 The scheme can retain existing landscape features where appropriate and introducing new tree and hedge planting can strengthen both the site's character and enhance biodiversity as a means of improving the existing interface between edge of settlement and the countryside

COMMUNITY

- 1.10 Development that will create a range of new, sustainable homes such that new residents will be able to contribute economically, socially and environmentally to the village; contribute to an inclusive community.



Village Photographs

THE PROPOSALS

- 1.11 The application will be for a modest scheme of eight new homes.
- 1.12 Local character, materials palette and the assets of the site will be drawn upon to provide a scheme with its own character, whilst contributing to local distinctiveness. This is highlighted in the Design Chapter of this Statement.
- 1.13 The proposals encompass an agenda of sustainable measures, socially, through strengthening the community with new households.
- 1.14 Economically, by using locally sourced materials and employing local people in the construction and process; supporting local enterprise. And environmentally, through reductions in both energy use and resources as well as enhancing local biodiversity.
- 1.15 At SJD we pride ourselves on adopting a unique and individual approach to each new project. We have great experience in designing schemes in sensitive locations, often requiring particular skills in dealing with Listed Buildings or buildings within a Conservation Area and Areas of Outstanding Natural Beauty.
- 1.16 Our experience has covered a broad range of projects in both scale and nature: from the redevelopment of brownfield urban sites to sensitive schemes in rural fringes and from strategic development sites to bespoke one-off houses.
- 1.17 Our philosophy of 'Contextual design' means that our architectural style will be derived from the specific site location and so will vary from the traditional to the contemporary as appropriate.
- 1.18 Each one of our commissions adopts a unique and intuitive approach, reflected in the diversity of our projects which span across the residential, leisure, and commercial sectors including conservation, listed buildings, new-builds and renovation.
- 1.19 Our projects demonstrate the versatility with which we work across multiple scales and typologies."

1 INTRODUCTION

CHAPTER 2: ASSESSMENT

A summary of the site as it sits today including environmental and urban design constraints as well as local character analysis

CHAPTER 3: EVALUATION

Presents conclusions established from the assessment of analysis and sets out a response framework for the design.

CHAPTER 4: DESIGN PARAMETERS

A series of parameter plans that have been developed to inform a mandatory structure for the proposals.

CHAPTER 5: DESIGN DETAIL

Presents conclusions established from assessment of analysis and sets out a response framework for the design.

CHAPTER 6: SECURITY AND WELLBEING

Covering the steps taken to ensure a secure and safe development.

CHAPTER 7: CONCLUSION

Concluding the application by analysing the key aspects of the development.



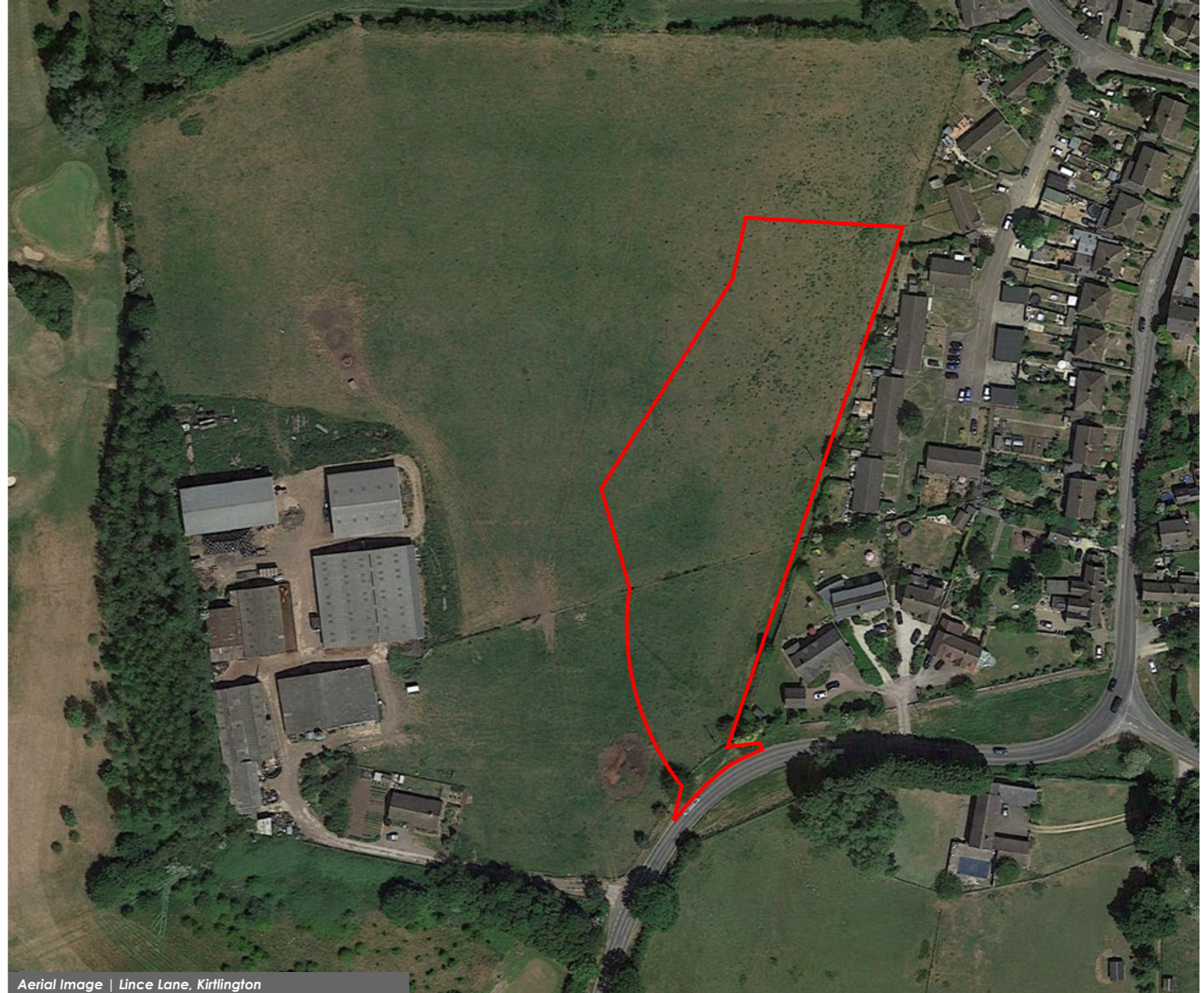
Village Photographs



Site Photograph



Village Photographs



Aerial Image | Lince Lane, Kirtlington

2

ASSESSMENT

2 ASSESSMENT

INTRODUCTION

- 2.1 The assessment of the site and context is vital in establishing the parameters for the new development.
- 2.2 Developing a full understanding of the area allows the site's potential and sensitivities to be appreciated.
- 2.3 The site and surrounding areas display a number of varying assets and characters that can be used to inform the design process, developing a unique sense of place. This will ensure that the new development will knit into the existing fabric and context of the area.
- 2.4 This chapter examines the site and its relationship with its surroundings. z

SITE LOCATION AND CONTEXT

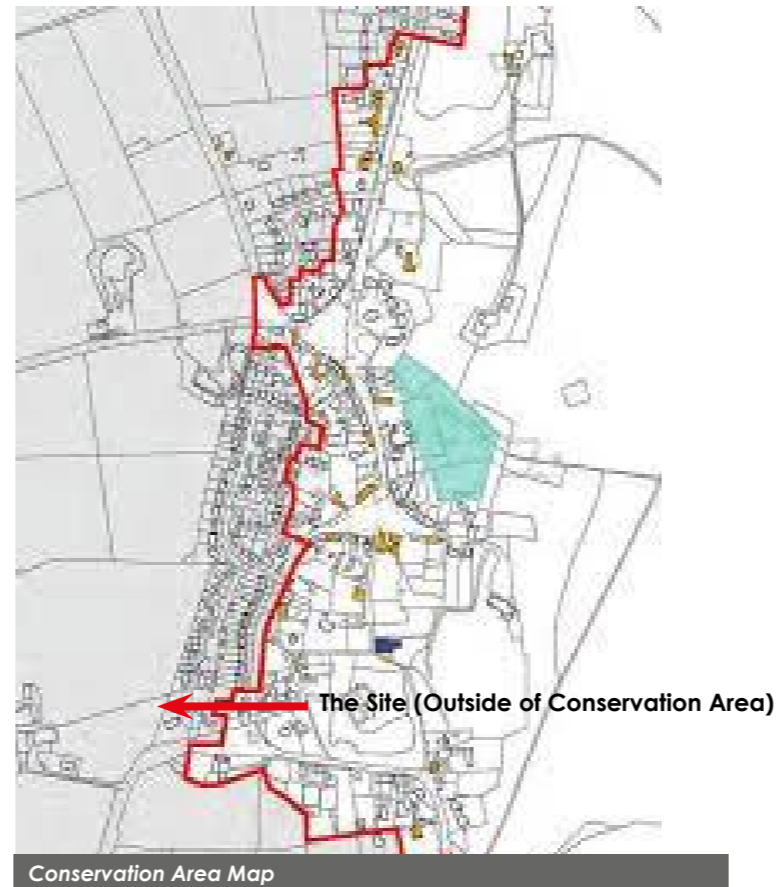
- 2.5 Kirtlington lies within the Cherwell Valley region of Oxfordshire, north of Oxford. It is a picturesque village set within an undulating, patchwork of fields, plantations and smaller settlements. It has a comprehensive history dating back as far as AD 945.
- 2.6 Progressively, newer development has infilled most of the gaps between historic isolated building clusters and over time this has led to a more definable settlement envelope. Given its current quantum, Cherwell District Council (CDC) classify Kirtlington as a "Category A village;" it is capable of some new development.
- 2.7 The village sits in open countryside, with the larger settlements of Kidlington (Category A Village) approximately 7.5km to the south, Bicester, approximately 7km to the east, Woodstock 5.3km to the south west.
- 2.8 The city of Oxford lies to 10km south, Banbury to the north and Milton Keynes to the north east.
- 2.9 Smaller satellite villages such as Tackley lie 1.5km north west, Bletchingdon 2 km south and Weston on the Green 3km to the south east.
- 2.10 Geologically, the village is situated upon areas of Oxford Clays and Cornbrash, a bluish grey limestone.
- 2.11 Cornbrash is widely employed in Oxfordshire for dry stone walling and is a familiar local vernacular building material.

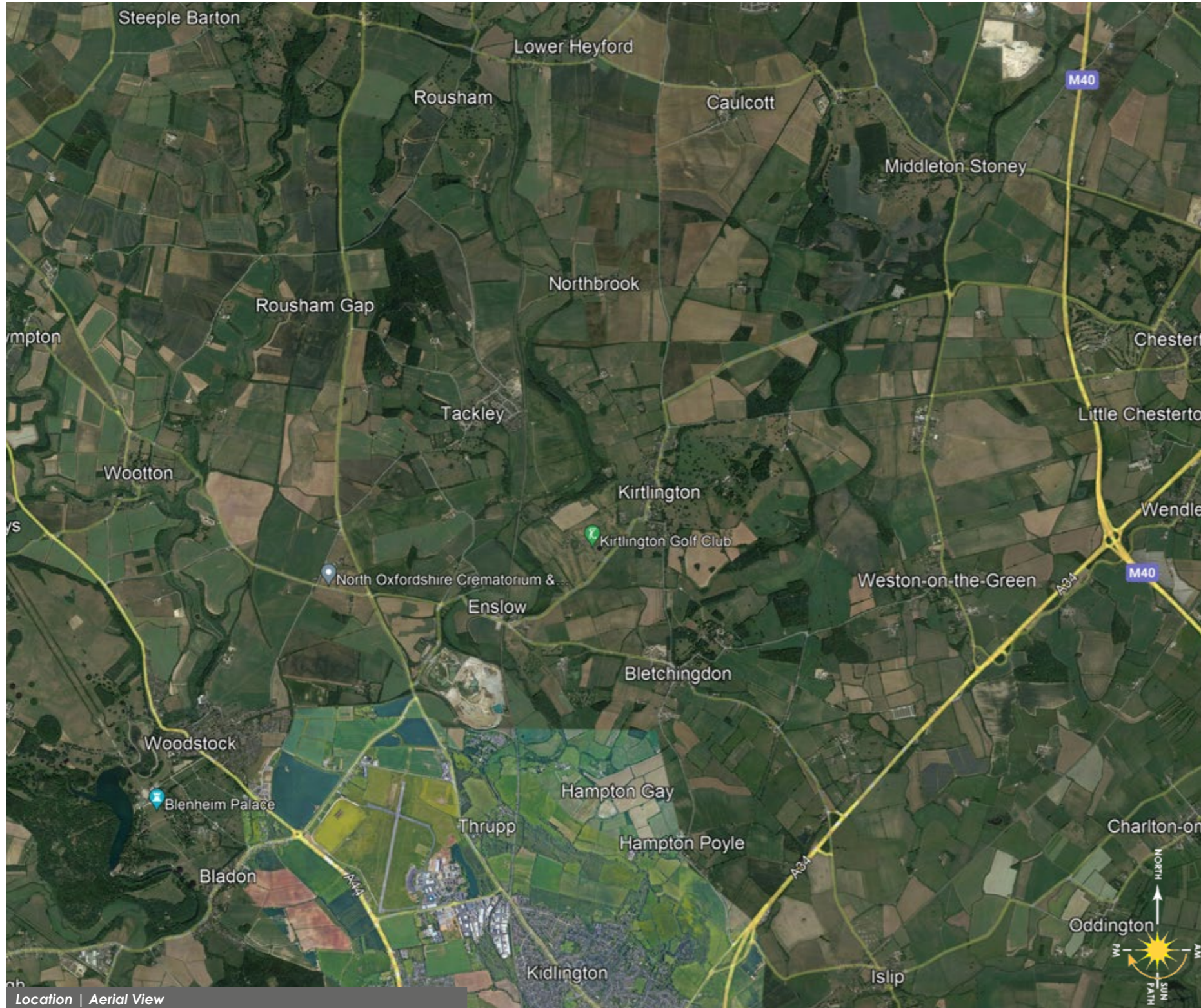
- 2.12 The village sits on a ridge, which runs from north to south. The area rises gradually from 70m in the east and west to the village at 100m above sea level. The result of this topography is that views out of the Conservation Area are plentiful.
- 2.13 Kirtlington is broadly a linear settlement, with built form on either side of the main route through the village, Heyford Lane, the A4095 (Lince Lane to the south of the village). Bletchingdon Road spurs off this and provides access to a separate area of development to the south of the main village area.
- 2.14 Whilst the settlement grain on the east side of the village has a consistent dense grain, the village has a much looser, less dense rural fringe to the west.
- 2.15 The Village contains a large Conservation Area that extends to encompass Kirtlington Hall. Much of the built up core of the village and western edge are within this as can be seen in the attached Conservation Area Map below.

- 2.16 The village benefits from a public transport service to surrounding settlements with a series of bus stops through the village.
- 2.17 There are rail stations at Nethercott and Long Hanborough.
- 2.18 The area has good connectivity to the wider area and higher order settlements through the M40, A34 and A44. Oxford Airport is 5km to the south west.
- 2.19 Within the Village there are a variety of local employment opportunities as well as Kirtlington Business Park situated at Slade Farm.
- 2.20 Kirtlington has a broad range of facilities and amenities including a primary school, Church, Village Hall, post office, pubs, and sports facilities as well as a central Village Green.
- 2.21 To the south west of the village is Kirtlington Golf Course and to the north west, Allotments. Polo is played at Kirtlington Hall, to the north east of the village.
- 2.22 The river Cherwell runs through Enslow to the south of the village and wraps around the western edge of the Golf Course.
- 2.23 Kirtlington has a proactive Parish Council and community, with a wide range of community groups, sports facilities and activities as evident on the Parish Council's website pages.
- 2.24 Kirtlington is one of twelve member villages forming part of the Mid Cherwell Neighbourhood Planning Forum (MCNPF). Their Neighbourhood Plan was made May 2019 and is now formally a part of the local CDC Planning Policies.

VISION STATEMENT:

- 2.25 "In 2031 our Neighbourhood will still comprise vibrant, individual villages connected by unspoiled countryside, and our community will feel that its wishes have been heard and its rural way of life maintained; small-scale affordable housing will have been sensitively added, heritage and conservation respected, and road traffic mitigated; public transport will be well-used; the major new community at Heyford Park will have been successfully integrated into the neighbourhood, and a combination of central and local amenities will better provide for our community's needs." - Mid Cherwell Neighbourhood Plan





Location | Aerial View

LOCAL CHARACTER ANALYSIS

- 2.26 The Village has a wide variety of differing architectural styles and built form of varying scales from many different eras – historic as well as more modern eras. Generally these are of traditional vernacular styles.
- 2.27 Cornbash is a familiar building material within Kirtlington and more recent development is a combination of stone and brick under slate and tile roofs.
- 2.28 Typically built form is of two storeys (there are limited examples of 3 storey buildings) and except for a few buildings, are residential in nature and scale.
- 2.29 Whilst the village has a wide range of differing styles created from newer development that do not suggest a singular village vernacular, Kirtlington is though characterised more by a familiar materials palette, that are typically stone and brick under tiled or slate roofs.



Village Photograph

2 ASSESSMENT



Site Location | Lince Lane, Kirtlington

THE SITE

- 2.30 The Application site is located in the south west of the village alongside existing residential development along its eastern boundary (Oxford Close). It currently forms part of paddock land adjacent to Corner Farm comprising a series of modern portal framed barns and a farmhouse west of the site which are accessed off of Lince Lane.
- 2.31 There are several trees along the eastern boundary and to the south along Lince Lane. Otherwise, there are few significant features on site.
- 2.32 The site is broadly a narrow rectangle in shape, running north to south and widening across its central section. Topographically, the land is gently undulating.
- 2.33 The site does not sit within the AONB, SSSI or Flood risk zone and is outside of the Conservation Area.
- 2.34 The site area measures 0.93 ha.



Site Photograph



2 ASSESSMENT

CHARACTER AREAS: SETTLEMENT ANALYSIS

Key Character Features:

- Medium-Low density, medium-large plots
- Typical frontage setback: 0 -4m
- Irregular, informal layout
- Boundary treatments: bricks, stone walls, railings, hedging and timber fences.
- Predominantly 1.5-2 storeys with limited examples of 2.5 – 3 storeys with dormers
- Mature natural landscape setting
- Distinct differences in development grain radiating from village core and through development ages.

Key Materials and Elements:

- Cornbrash Stone
- Render
- Red Brick (Chimneys)
- Clay tiles, natural slate and stone slates
- Sash or Casement fenestration
- Simple porches
- Brick Chimneys
- Limited projecting features to front elevations especially in older properties.

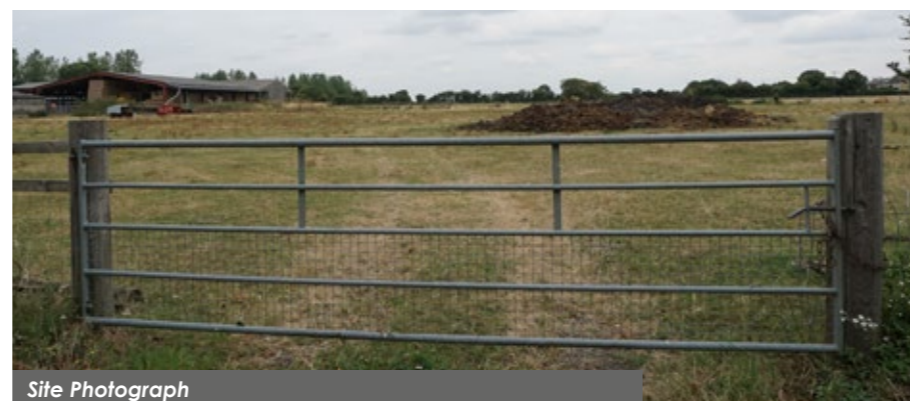
2.35 Adjacent images provide examples and street scenes of the village vernacular and how differing development phases have brought about diversity in the village's character.

Local Character Analysis Summary

- 2.36 The settlement pattern of existing development adjacent to the site is of a sub urban close, with consistent set backs and building forms.
- 2.37 The older core of the village itself is more varied in built form with a variety of terraced cottages and larger detached houses, with varying storey heights set in larger curtilages that create an informal character (s) both in streets and around the village green.
- 2.38 The village has strong connections to the landscape settings around it.
- 2.39 Traditional details for elements such as chimneys, bay windows and porches are characteristic of the area.
- 2.40 Key materials for walls are predominantly Cornbrash and some render. Roofs are generally slate or tiled.

Variety and character in the street is created through:

- Materiality – Cornbrash, render and brickwork
- Architectural styles Georgian, Victorian and more modern evolved vernaculars; some North Oxford detailing (brick around openings in stone faced elevations).
- Architectural detailing – fenestration, detailing around openings.
- Varied Building lines created by variety of house types and curtilage extents/ boundary treatments.
- Vegetation - street trees, boundary planting
- Street width - varies to create enclosure



Site Photograph



Though there is variety, there is also cohesion in the street scene, created by;

- Materiality - repetition of materials, colour and texture
- Architectural styles - with similar character
- Doors and windows create a street rhythm, similar fenestration
- Building heights are within a range – 1.5 – 3 storeys
- A village green that provides a focal space

A pedestrian scale is achieved by:

- Building scales and street section proportions
- Using front gardens and boundary treatments to add details and interest
- Smaller scale buildings that form part of the street scene.
- Spaces between buildings
- Reducing the dominance of vehicular accessibility.



LOCAL CONTEXT INFLUENCES SUMMARY

2.41 The analysis of the local context for the Site has established a number of characteristics that should inform the design process.

2.42 These can be summarised as principles for the development as follows:

- Reflect local vernacular in terms of character, density, material palette and forms of surrounding development, while meeting the planning policy aspirations (Cherwell Adopted Design Guide).
- Develop a landscape strategy that is contiguous with the surrounding landscape.
- Consider the wider views of the Site in the broader landscape context so that key vistas can be protected by the careful location of the built form.
- Use the landscape characteristics of the local area, such as focal centres, such as the village green and areas of informal open space to develop the local distinctiveness.
- Develop an architectural language that uses the traditional buildings forms and materials palette to reflect the vernacular of the village.



Village Photographs



3

EVALUATION

3 EVALUATION

OPPORTUNITIES & CONSTRAINTS

- 3.1 There are a number of primary factors that will influence the development proposals including:
 - The use of local character to help inform a locally distinctive and attractive development that connects with existing development and responds to landscape and topography.
 - The visual amenity of the site, it's surroundings and neighbours.
 - The need to provide development in a sustainable and sensitive form.
- 3.2 The adjacent plan sets out these constraints and opportunities in a graphical form on the site and begins to identify the areas of the site most suited for development.
- 3.3 A number of other physical characteristics have also been identified which will inform the design proposals.
- 3.4 All these factors have been considered in the formulation of site specific opportunities and constraints as indicated on the Opportunities and Constraints Plan.



Site Photograph

Opportunities







- 3.5 The site represents a unique opportunity to create an attractive scheme reflecting local character and exploit the picturesque rural location.
- 3.6 Create a development with a 'sense of place and local distinctiveness' that will resonate with adjoining existing development.
- 3.7 Incorporation of an agenda of sustainable measures, the scheme will enhance the site's sustainability, for example, net biodiversity gains, new residents to support the local community, etc.
- 3.8 Provision of supplementary new planting will enhance both the site's ecological value through connectivity to the wider ecological context and visual amenity in creating attractive landscape.
- 3.9 These will also provide reinforcement of the site's physical boundaries in terms of containment and defining public and private spaces.
- 3.10 The nature of the site encourages a design that will sit comfortably and contiguously in the surroundings and create both a sense of place making and a quality, convivial environment.
- 3.11 Provision of high-quality landscaping and amenity space whilst providing an appropriate level of car parking.
- 3.12 The site is within walking distance of local amenities and facilities.
- 3.13 To provide a softer edge to the village, avoiding/removing back gardens extending up to the village edge, and affording a strong, well-landscaped western boundary.

Constraints

- 3.14 Potential visual impact of the proposals; site location against village edge.
- 3.15 The scale, materials palette and massing of the buildings in design terms should respect the locality context in terms of form and scale to ensure local distinctiveness is retained.
- 3.16 Address the expectations of the MCNP, wider CDC Planning Policies and SPGs, in particular the Adopted Cherwell Design Guide.
- 3.17 Topography and underground utilities to be taken into consideration.
- 3.18 Sensitive boundary: possible impact to adjacent curtilages and their amenity spaces in terms of overlooking and overbearing, ensure adequate separation distances between dwellings are maintained.
- 3.19 Highway safety in the site and access on to the public highway.
- 3.20 Protection of existing landscape features and ecology.



Village Photograph

- Key**
-  The Site
 -  Existing Adjacent Buildings
 -  Potential Overlooking
 -  Sensitive Boundary
 -  Views Across the Countryside
 -  Existing Farmyard
 -  Existing Tree Planting and Screening



Constraints and Opportunities Plan | Lince Lane, Kirtlington

4

DESIGN PARAMETERS

4 DESIGN PARAMETERS

FIGURE GROUND STUDY

- 4.1 The figure ground study illustrates that the scheme follows the existing line of adjacent built form and its inkeeping.

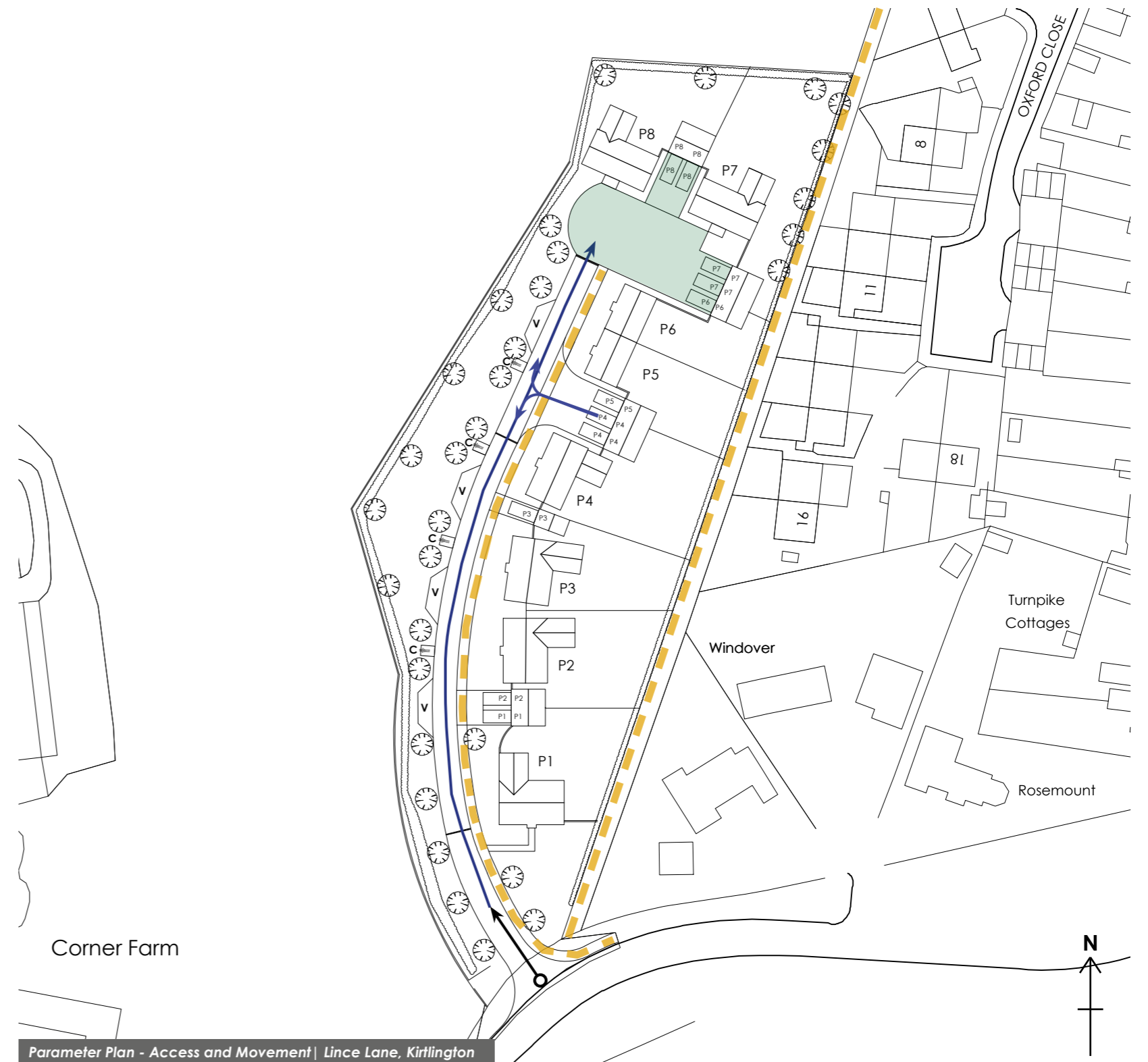




Parameter Plan - Land Use | Lince Lane, Kirtlington

4 DESIGN PARAMETERS

- Key**
-  Vehicle Access
 -  Primary Access Route
 -  Proposed Public Foot Path
 -  Turning head
 -  Courtyard
 -  Visitor Parking
 -  Visitor Cycle Parking

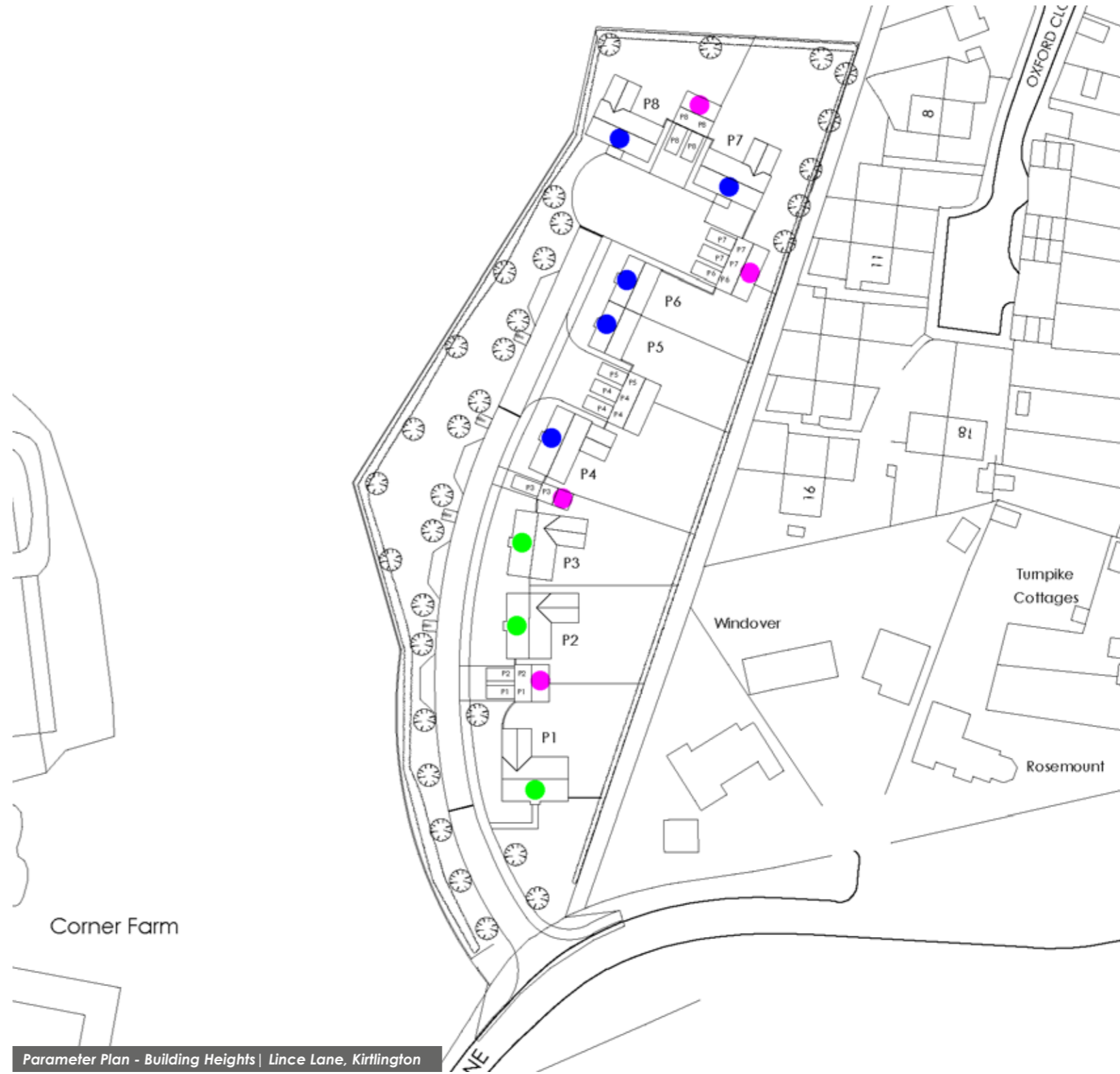


Parameter Plan - Access and Movement | Lince Lane, Kirlington



4 DESIGN PARAMETERS

- Key**
- Single Storey Bungalow Up To 6.5m (Ridge)
 - Two Storey House Up To 8.5m (Ridge)
 - Single Storey Garage Up To 5.5m (Ridge)



Parameter Plan - Building Heights | Lince Lane, Kirlington

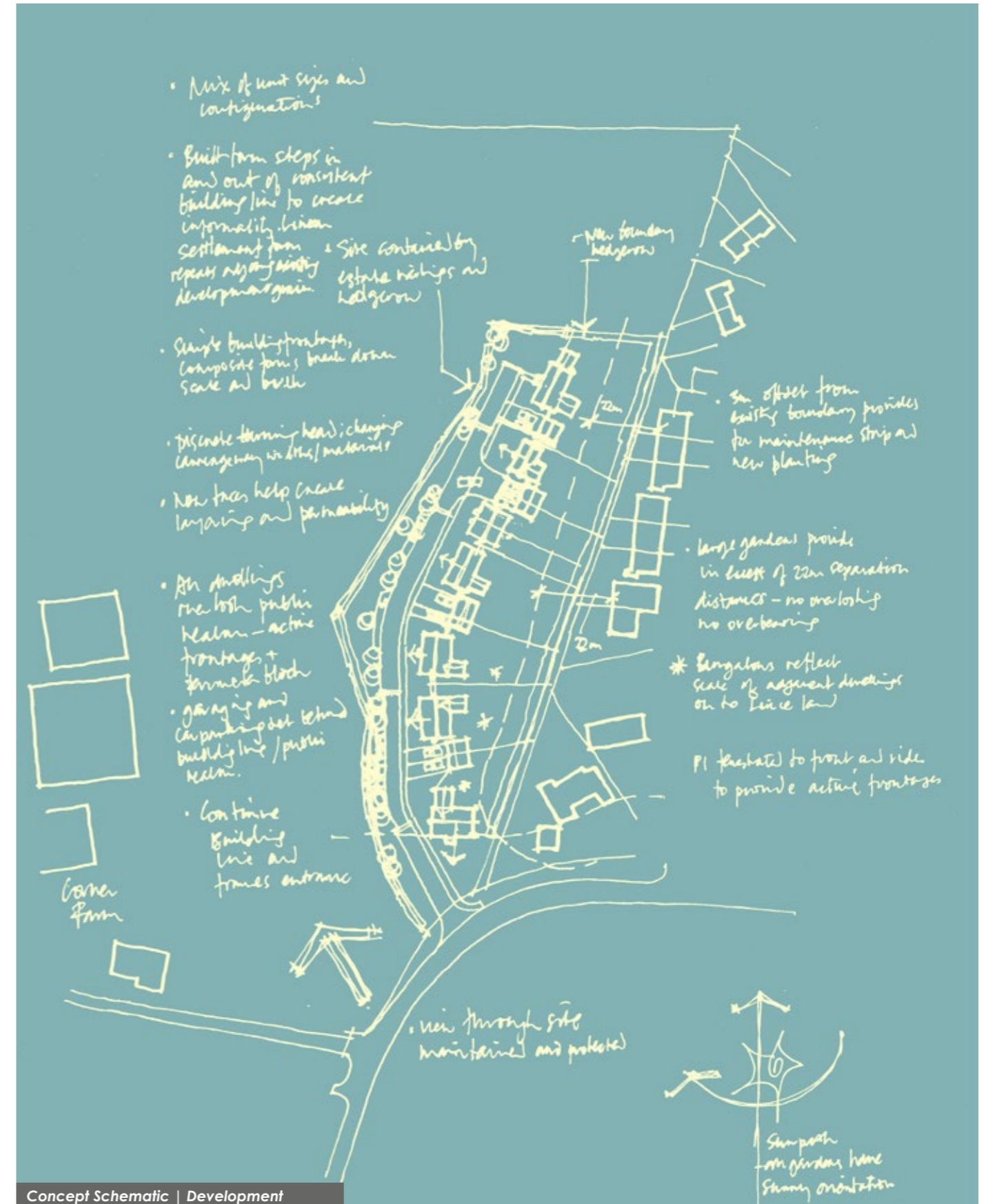
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DESIGN DETAIL

5 DESIGN DETAIL

INTRODUCTION

- 5.1 The proposals for the site have been developed from the principles set out in the previous Constraints and Opportunities and Parameter Plan statement sections.
- 5.2 The scheme accompanying the Application is for illustrative purposes as the Application is for Outline Planning, all matters reserved except for Access and Layout.
- 5.3 This information is provided for illustrative purposes, expanding on the design principles set out earlier in this statement and demonstrating how the application of these can inform the emerging detailed design for the development.
- 5.4 This chapter sets out the information in the following sections:
 - Layout and Structure -
 - Accommodation mix and density, parking provisions
 - Access
 - Appearance and Design Language
 - Scale (illustrative)
 - Landscape framework strategy
 - Boundary Treatments
 - External Lighting
- 5.5 The following includes both illustrative drawings setting out the design framework and Parameter Plans to define the extents of built form, scale, height and layout as well as the housing mix, land management and access.
- 5.6 These reflect the guidance as set out in the CDC Design Guide, in particular, chapter 6 and 7.
- 5.7 Furthermore, the scheme is informed by the MCNHP housing policies, in particular, objective H1:
- 5.8 "H1 To ensure that any new housing required is small-scale, on suitable sites, and with an approved mix of proposed types and sizes of homes, form and density of development, and quality of design."
- 5.9 With reference to the National Design Guide, we have also sought to develop the scheme in response to the ten characteristics of well designed places:



- 5.10 "Well-designed places have individual characteristics which work together to create its physical Character.
- 5.11 The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.
- 5.12 The ten characteristics as set out are:
- Enhances the surroundings.
 - Attractive and distinctive.
 - A coherent pattern of development.
 - Accessible and easy to move around.
 - Enhanced and optimised.
 - Safe, social and inclusive.
 - Mixed and integrated.
 - Functional, healthy, and sustainable.
 - Efficient and resilient.
 - Made to last."
- 5.13 The design language will be an "Evolved vernacular" drawn from elements found locally so as to contribute harmoniously to local distinctiveness and place making; In terms of form and scale as well as incorporating a palette of local materials as indicated in the accompanying illustrative scheme.
- 5.14 The dwellings will be orientated to both benefit from solar gains as well as provide views beyond the curtilage of the site.
- 5.15 Plot curtilages provide for adequate private amenity spaces and, clearly separated, public spaces will be appropriately defined and landscaped.
- 5.16 Where possible and where appropriate materials will be specified for their environmental impact such as low embedded energy, low toxicity, and potential recycling to encourage well-beingness.



Early Concept Schematic | Development

5 DESIGN DETAIL

LAYOUT AND STRUCTURE

- 5.17 The scheme has been developed from various initial ideas, to create a simple ribbon of linear development with an outlook on to a communal open space: a "Village Green."
- 5.18 The figure ground study (shown adjacent) demonstrates that the scheme reflects the existing linear development grain adjacent and elsewhere within the village.
- 5.19 The built form has been positioned to ensure continuous "Village Green" active frontages and passive surveillance of all public realm areas create a safe environment.
- 5.20 Given the rural location the use of simply formed flat fronted detached units creates a less formal, attractive village character with permeability and with buildings allowing views out to the wider landscape.
- 5.21 Building setbacks used within the development reflect the lower density nature of the village and are typically between 2 and 4 metres from the edge of public footpath or driveway.
- 5.22 Built form will provide containment and screening to car parking areas, so they do not become dominant in wider views of the site.
- 5.23 Hedging and planting creates and defines defensible space to the front of dwellings, while boundary walls protect side and rear boundaries onto public areas.
- 5.24 This creates a coherent and legible layout.
- 5.25 Continuous passive surveillance, perimeter block arrangement and active frontages help to design out crime and create a sense of well-being and safety.
- 5.26 Clear demarcation between public and private spaces with "Robust" boundary treatments: public fronts and private backs.
- 5.27 Minimum 32m back to back separation to existing adjacent housing in Oxford Close. Generous curtilage to building footprint ratios create generous private amenity spaces, benefiting of an edge of village location, that are not overlooked.
- 5.28 The driveway design has been designed so as not to be dominant but to provide convenient and safe access to all plots as well as incorporate discretely, an on-site turning head.



Concept Schematic | Development

- 5.29 The entrance on to Lince Lane will accommodate a visibility splay appropriate for the A4095 Road classification as set out in TPA's accompanying Transport Statement and their design drawing reference 2207-015 Proposed Site Access Visibility Splays.
- 5.30 The layout will provide conveniently located allocated car parking in on-plot garages, carports, and driveways as well as in visitor car parking bays across the site.
- 5.31 Garaging set back from building line to reduce impact of parking within the street scene, allows for occasional on plot visitor parking; visitor car parking has been integrated into the scheme along with visitor parking.
- 5.32 Hedgerows in combination with estate style railings to provide appropriate forms of enclosure. New tree planting can enhance the village edge character setting.
- 5.33 New planting will enhance views into the site; being seen as character features; native species planting can encourage biodiversity. New planting will help to create new physical containment across all boundaries.
- 5.34 Refuse and recycling bins will be stored in rear gardens and taken to the kerbside for collection.



5 DESIGN DETAIL

ACCOMMODATION

Mix and Density

5.35 The scheme is a modest scheme for up to eight new dwellings in a range of sizes in accordance with CDC and MCNHP preferences.

Type	Percent mix	Allocated Parking provision
5 No. 2 - 3 bedroom dwellings	62.5%	2 spaces
1 No. 3 bedroom dwellings	12.5%	3 spaces
2 No. 4 bedroom dwellings	25%	3 spaces

5.36 Dwellings will be capable of adaptation to suit changing future needs of residents in response to MCNHP policy PH3.

5.37 Some will be single storey and be fully capable of meeting future changing needs of residents:

5.38 "POLICY PH3: ADAPTABLE HOUSING

Housing development will be favoured that is designed with features that enable residents to live there throughout different phases of their lives, and be capable of internal and external adaptation to help achieve this aim. Such housing should be built amongst other homes to mitigate isolation and loneliness.

Support will be given to new houses being constructed to Building Regulations Part M (4) as amended). In addition, where possible, dwellings that are on one level should be included, to meet the need for such accommodation in particular for older people and those with disabilities."

5.39 The illustrative scheme identifies 3 No. single storey dwellings, these will be capable of meeting Lifetime Homes requirements.



Colour Visual | Design

Car Parking Provision

5.40 Parking provision will be at two spaces per 2 or 3 bedroom dwelling and up to 4 spaces per 4 bedroom dwelling in response to MCNHP policy PH5:

5.41 POLICY PH5: PARKING, GARAGING AND WASTE STORAGE PROVISION

"Unless it is clearly impractical, garages, covered or open parking areas should be built in direct association with the houses whose inhabitants may be expected to use them. These are preferred to rear or separate parking courts. They must be spacious enough to accommodate modern cars and bicycles."

All dwellings should have well-designed and adequate facilities for the storage of waste bins to avoid less able residents having to haul heavy bins from unsuitable locations to the front of properties."

NOTE: This policy does not apply to development within the area covered by CDC's policy Villages 5, where site-specific design and place-shaping standards are already set out."

5.42 There are 4 No. visitor parking spaces in convenient locations throughout the site.

5.43 Car parking bays are a minimum of 2.8m x 5.5m to cater for larger vehicles.

5.44 Garage spaces will be a minimum of 3m x 6m.

5.45 All garages contain Electric vehicle charging points (EVCPs)

Cycle Parking

5.46 The scheme can provide for visitor cycle parking (Sheffield cycle stands) – 4 No. Sheffield Stands – 8 spaces are provided for visitors.

5.47 Cycle storage can be provided for residents in either garages or rear garden sheds.



Colour Visual | Design



Village Photographs



APPEARANCE AND DESIGN LANGUAGE

Character

- 5.48 Successful design creates an identity for new development that reflects the character of the existing local areas while establishing its own sense of place. The use of distinctive patterns of development, landscape, building forms and materials will help the new dwellings fit comfortably within their surroundings. The sense of place for the development will be generated by a mix of the site's natural features and the appropriate introduction of landscaping features as part of the proposed scheme.
- 5.49 A mix of housing types and scale will further contribute to the generation of character by creating a variety of densities and massing and therefore a varied and interesting street scene.
- 5.50 The traditional materials and detailing of the area will be appropriate for use for the sensitive edge of the development where new dwellings create a 'rural edge'.
- 5.51 The illustrative scheme is to be constructed from a palette of local materials so as to integrate into the locality and maintain a clear sense of local distinctiveness, as highlighted the CDC Adopted Design Guidance.
- 5.52 Wide frontages, changing roof pitches, eaves and ridge heights, and simple canopies can help to sustain an attractive rural "village green" character as indicated the accompanying illustrative drawings.
- 5.53 Local forms and vernaculars will inform the design language, including primary and secondary elements such as porches, chimneys, fenestration, eaves details, rainwater goods and boundary treatments:
- There will be a more solid to void ratio of wall and fenestration so as to reflect traditional village properties and their elevational treatments.
 - The illustrative scheme is informed from by local buildings, an overall composition; but with variety in built forms that animate the simple building line.
 - Simple uncluttered façades, well proportioned, flat fronted without projections. Clear, welcoming entrances
 - Roof pitches typically 35° - 40°, simple uncluttered roof forms with simple spans; hipped roofs to be avoided.
 - Roof detailing to be simple at ridge and eaves.
 - Black rainwater goods throughout the scheme.
 - Fenestration openings diminish with height, with a vertical emphasis of window proportions.
 - Side hung casements or vertical sash windows, flush with elevations/ with minimal setbacks/ reveals.
 - Front Doors will be either 4 or 6 panel, painted, without sidelights.
 - Porches to be proportional to front door and to scale of property, either simple canopies or open pitched gabled or lean to porches, slates and tiles to match main roof.
 - Palette of familiar local robust traditional materials,
 - Local detailing where appropriate and stone coursing to be based on local construction methods too.
 - Brick Chimneys to punctuate skyline, set on ridge lines.
 - One and two storeys to break up forms and massing.
 - Rectangular plan forms: Wide frontage narrow plan, composite forms with rear extensions rather than front projections.
 - Fenestrate all elevations, no ornamental decoration.
 - Service provisions will be located to secondary elevations, incoming service boxes will match walls or be black.



Village Photographs

Scale

- 5.54 The scheme provides up to eight new homes that are one and two storey composite, rural forms containing both primary (dominant) and secondary elements that reflect the scale and proportions of local architecture.
- 5.55 Traditional proportions are in response to those found in the village and reflect local Vernaculars.
- 5.56 Proposed storey heights are identified in the accompanying parameter plans.
- 5.57 The built form will comprise of 1 and 2 storey homes with single storey car ports and garages.
- 5.58 A variety of storey heights creates a lively roof-scape.
- 5.59 Given the rural nature of the site, it is not deemed appropriate to have any 2.5+ storey dwellings on the site.

Landscaping

- 5.60 Landscaping will be a Reserved Matter.
- 5.61 An illustrative Land Management Plan is included within the Parameter Plans Section.
- 5.62 It is intended that the proposals will retain the majority of existing landscape elements and introduce new native planting that will enhance the scheme's character, physical containment and provide soft rural edge integrating the scheme into the landscape.
- 5.63 Boundary treatments will be a combination of estate railings and planting (hedges and trees) across the site frontage to provide permeability and to establish a more rural village outlook.

INTRODUCTION AND POLICY

- 5.64 The prime objective of the design proposal for the public realm is to create a safe, secure and welcoming residential environment whilst integrating the development within the existing landscape fabric.
- 5.65 The objectives for the landscape strategy for the development site are summarised as follows:
 - 5.66 Retention and management of existing vegetation: this will enhance the maturity of the landscape within the development, whilst also helping it to retain a locally distinctive character;
 - 5.67 Retention of green corridors; these will maintain the hedgerow/field patterns extending out within the rural landscape; the local landscape character;
 - 5.68 To provide contact with nature and biodiversity: new native habitats would be created through green spaces.

Strategic Planting

- 5.69 The intention is to provide both physical containment via planting to the scheme and to provide continuous green edges to the scheme.
- 5.70 Replace any trees and planting lost due to the construction of the new accessway and development generally.
- 5.71 Areas of species rich grassland, native trees, shrub planting and open areas will provide an attractive scheme context as well as a smooth transition between the Village Green landscape of the development and the open fields of its surroundings.

Landscape Management and Maintenance

- 5.72 The process by which the landscape is cared for and managed is just as important as the design. Therefore, we have acknowledged the importance of the future maintenance requirements and have considered them at the design stage.
- 5.73 requirements and have considered them at the design stage.
- 5.74 The appropriate management programs will be developed and will be put in place to ensure the maintenance will be carried out correctly.

- 5.75 Communal areas of open space, principally along the western boundary, will be maintained by a Management Company.
- 5.76 The cooperation of utility companies concerning the maintenance of the local public open space is also an important factor which has been considered when developing the maintenance programme.
- 5.77 Therefore, any work by utility companies should be reinstated to meet the specification of the original construction of all hard and soft landscaped areas in terms of materials and quality.
- 5.78 A consistent palette of landscape materials and products be maintained throughout the development.
- 5.79 Materials will be specified which are readily available locally.
- 5.80 A landscape management plan will also be prepared scheduling and programming maintenance operations of both hard and soft landscape elements.
- 5.81 The soft landscaping will be managed to support the local habitat creation and help sustain and create environments attractive to wildlife.
- 5.82 Grassed areas will have different management regimes to create a variety of habitats including amenity lawns and wildflower grasslands.
- 5.83 Natural surveillance is not compromised with planting maintained accordingly.
- 5.84 Existing established trees will be maintained by removing dead, diseased, decaying and damaged wood.

Landscape Enhancement proposals

- 5.85 The landscape mitigation proposals are designed to integrate the proposed development into the landscape and bring benefits to the wider landscape:
- 5.86 To retain existing trees and hedgerows, wherever practical, beneficial and appropriate;
- 5.87 To incorporate a mix of additional native planting to enhance the character of the scheme and for benefit of the residents, to provide an improved and softer transition to the developed edge of the village.

Lighting Strategy

- 5.88 The development will have adequate lighting in accordance with adoptable standards and to the relevant British Standard with the potential for higher levels of lighting provided in more vulnerable areas.
- 5.89 The lighting will be sensitive to the needs of residents and users, providing security without glare and without impacting on their privacy.
- 5.90 Lighting levels will be matched with a high degree of natural surveillance from neighbouring buildings.
- 5.91 Lighting will not conflict with existing and proposed trees / tree canopies and will aim to ensure light spill is minimised.
- 5.92 Lighting levels will be achieved through a combination of bollards and low level luminaries.

Boundary Treatments & Edge Treatments

- 5.93 The landscape character and the palette of surface materials for the site have been carefully considered, to ensure the physical boundaries / edge treatments maintain the uniform, coherent appearance throughout the development.
- 5.94 A restricted 'boundary palette' is proposed which will offer sufficient flexibility to provide
- 5.95 appropriate levels of privacy, establish clearly defined public-private boundaries and complement the general landscape character of the local environment.



Colour Visual | Design

5 DESIGN DETAIL



Illustrative Street Scene



6

SECURITY AND WELL BEING

6 SECURITY AND WELLBEING

SECURITY AND WELL BEING

6.1 The ODPM document 'Safer Places – The Planning System and Crime Prevention' sets out seven attributes of sustainable communities that are particularly relevant to crime prevention and we have addressed these attributes as follows:

Access and Movement

- “Places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.”
- The movement structure for this site is simple and legible with continuous natural surveillance.
- Proposed frontages look directly out onto the movement routes and open spaces to create a safe environment.
- There will be continuous active frontages across the public realm.

Structure

- “Places that are structured so that different uses do not cause conflict.”
- The scheme is for residential use and so is compatible and continuous with adjoining existing (Residential) uses.
- Surveillance
- “Places where all publicly accessed spaces are overlooked.”
- Active frontages have been provided to the “public realm” that provide continuous surveillance.
- Care will be taken to introduce windows to elevations to provide passive surveillance to all areas.

Ownership

- “Places that promote a sense of ownership, respect, territorial responsibility and community.”
- Demarcation of boundaries between plots is clearly defined, and where appropriate, incorporate new planting to frontages to define and create defensive spaces. Boundary treatments clearly separate private amenity spaces from the public realm.

Physical Protection

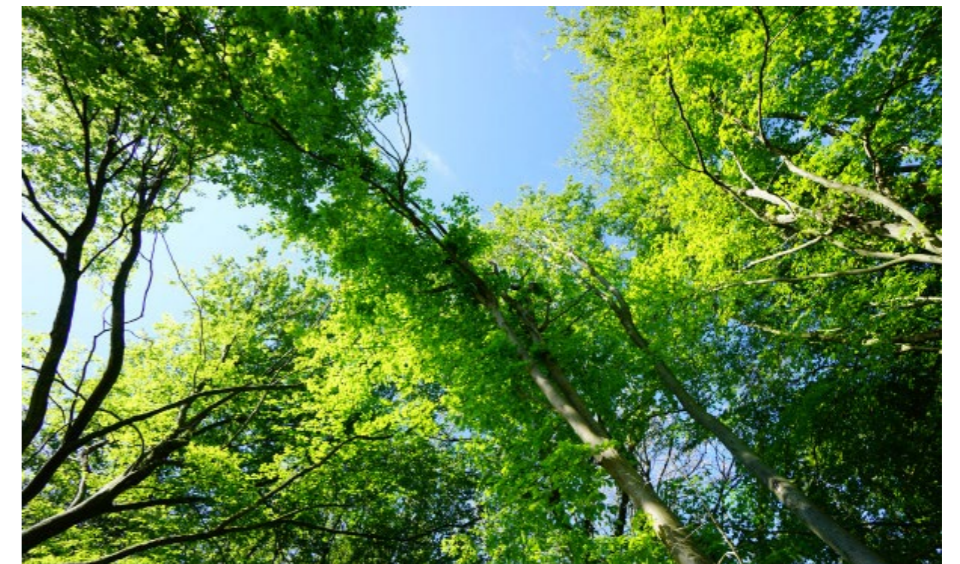
- “Places that include necessary well-designed security features.”
- The physical security of the dwellings will be designed and specified to comply with the Principles of the Secure by Design security and performance standards as well as the principles of good urban design.

Activity

- “Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.”
- The provision of a range of housing types with flexible accommodation will ensure that the residents will comprise a mix of people of different ages, and lifestyles.
- This approach will ensure a vibrant, inclusive and mixed community.

Management and Maintenance

- “Places that are designed with management and maintenance in mind, to discourage crime in the present and the future.”
- Care has been taken to create a good quality public realm which can be readily managed and maintained.
- Care has been taken to clearly define the boundaries between public and private areas.
- The management company responsible for the public areas and incidental landscape areas will ensure that a high quality of environment is maintained which will help to deter crime and anti-social behaviour.



BUILDING FOR LIFE

6.2 Building for Life 12 comprises twelve questions that reflect BfL 12's vision of what new housing should be: attractive, functional and sustainable places. The scheme has been assessed against these questions as follows:

Integrating into the Neighbourhood

1. Connections: "Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?"

The scheme integrates well into the existing landscape with built form arranged to reflect existing village development patterns.

It compliments existing development creating a coherent and logical addition.

The scheme retains existing planting and introduces new, native planting to enhance its character.

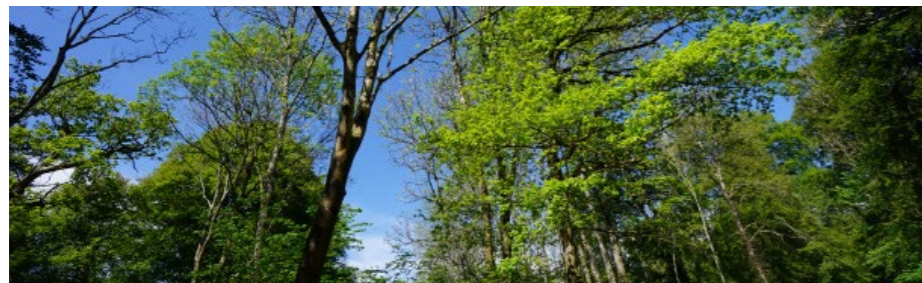
The access point has been designed to accommodate a safe entrance and egress from the site.

2. Facilities and services: "Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?"

The site is within walking distance of all local amenities and facilities.

3. Public transport: "Does the scheme have good access to public transport to help car dependency?"

There are bus stops within the Village connecting Kirtlington to higher order settlements.



4. Meeting local housing requirements: "Does the development have a mix of housing types and tenures that suit local requirements?"

The scheme provides a range of dwellings in a range of sizes and configurations to contribute to local housing opportunities including 2, 3 and 4 bedroom units and both single and two storey homes.

Creating a Place

5. Character: "Does the scheme create a place with a locally inspired or otherwise distinctive character?"

The scheme is informed by local traditional vernacular building forms and local materials to create a strong, identifiable resonating character within the village environment.

6. Working with the site and its context: "Does the scheme take advantage of existing topography, landscape features (including water courses), tree and plants, wildlife habitats, existing buildings, site orientation and microclimate?"

The proposed layout has been designed in response to the site's physical character, constraints and opportunities including retention of boundary planting and a layout developed helping to integrate the scheme into the settlement grain.

7. Creating well defined streets and spaces: "Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?"

The scheme has been designed as a simple arrangement of dwellings with continuous active frontages that turn corners and help to define and differentiate different spaces.

The scheme will be a combination of a rural lane scene of village style built form with landscaping integrating with this.

8. Easy to find your way around: "Is the development designed to make it easy to find your way around?"

The design approach results in a highly legible, coherent, and permeable layout.

Streets and Home

9. Streets for all: "Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?"

The access to the site reduces vehicle speeds. Changes in roadway width, traffic calming, and sections of shared surfaces spaces encourage pedestrian priority.

10. Car Parking: "Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?"

Car parking has been incorporated into the development to provide adequate and convenient provision that is well integrated into the scheme, with parking screened from the wider public view in car ports and garages and visitor car and cycle parking is overlooked.

11. Public and private spaces

"Will public and private spaces be clearly defined and designed to have appropriate access and to be well managed and safe in use?"

Public and private spaces will be clearly defined and designed to be attractive, well managed and safe.

Care has been taken to deliberately introduce windows to all elevations to provide continuous passive surveillance across public and private realms.

The combination of continuous built form (perimeter blocks) and the use of secure boundary treatments will provide clear demarcation between public and private spaces around buildings.

To the front of the site, landscaping will create a pleasant aspect and a buffer zone between Lince Lane and new houses.

12. External storage and amenity space: "Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?"

The layout has been designed to incorporate refuse / recycling storage, secure cycle storage (in suitably sized garages) and car parking as indicated in the accompanying drawings.

6 SECURITY AND WELLBEING

SUSTAINABILITY

Introduction

6.3 The proposed design and construction of the scheme incorporates many sustainability initiatives that will make a valuable contribution to the quality of life of new residents, the wider local community and the wider environment; contributing to the three pillars of sustainability – Economic, Environmental and Social.

Economic sustainability

6.4 Supplying employment opportunities both to sites and in local supply chains.
6.5 New residents will help to financially support village enterprises.

Environmental Sustainability / Energy statement

6.6 Environmental sustainability means managing and minimising environmental impact from operations and delivering homes and communities that are environmentally sound, well designed and built to a high quality.
6.7 The cornerstone of this approach is to reduce the resources used at development, during construction and occupation phases and enhance the site's ecological features and assets.
6.8 Key aspects include:
6.9 Commitment to construction techniques that minimise energy and resource demands throughout manufacture, transportation and erection.
6.10 Improving the energy efficiency of all homes through a "Fabric first" approach which will see a more higher quality insulation as well as higher performance windows and doors. Thereby reducing the long term energy demands of the development and the carbon footprint of new homes.
6.11 In addition, water reduction methods will be implemented, such as dual flush WC's and flow regulated taps and showers.

6.12 Commitment to minimising the impact that development has on its surroundings. The construction site areas to be tidy, professionally run, helpful and safe.
6.13 As a continuation of this professional view in construction they aim, that during construction, waste can be recycled and re-used with a view to prevent any unnecessary waste during construction.
6.14 Encouraging all residents to reduce their environmental impacts by providing information on how to use water and energy as efficiently as possible, and outlining the recycling services both within the homes, the local community and other facilities.
6.15 Improving existing habitat features via supplementary new native species planting and introducing new habitat features, such as insect, bird and bat boxes.

Social Sustainability

6.16 High quality built form, good transport services, low environmental impact, safety and security, and a thriving local economy are all important.
6.17 However, people make communities happen and so helping to diversify local housing opportunities helps to make for more inclusive communities.
6.18 The vision for the scheme is for a well-designed development with its own sense of place, an identifiable place where people feel they belong and contribute to throughout the life of the development, which is itself an attractive and genteel place.



Health and Well Being

6.19 Excellent levels of daylighting can be provided by introducing fenestration to all elevations (where privacy is not affected). Fenestration provides natural, controllable ventilation.
6.20 The scheme layout helps to foster neighbourliness and encourage interaction.
6.21 Biodiversity gains will help bring about biophilic gains.

Energy Consumption

6.22 Solar gain – built form will benefit from solar gains due to orientation. The existing landscape features will provide some shelter from wind and reduce heat loss.
6.23 Roof forms have been designed to allow the provision of PV systems without adversely affecting the scheme's character.
6.24 Natural lighting - the dwellings will benefit from high amounts of natural lighting through larger windows to living spaces aligning with the sun path.
6.25 The scheme has been carefully designed with glazing and layout to maximise the level of natural lighting and exploit positive solar gains whilst screening against excessive gains in summer months.
6.26 Provide natural cross and stack ventilation through fenestration.
6.27 Energy efficient appliances – the careful choice of home appliances and fittings will further reduce energy demands.



Water Resource Management

- 6.28 The scheme could achieve a per capita consumption of potable water of 120 litres or less per day using water efficient fittings, rainwater attenuation and harvesting.
- 6.29 Hard standing areas will be porous creating opportunities for SUDS and elsewhere, extend areas of permeable surfaces. Rainwater attenuation will be incorporated into the scheme and floor levels can be set above the 1:100 year flood level.
- 6.30 The specification of efficient water-using appliances, such as washing machines and dishwashers, and the installation of flow regulated fittings such as taps and dual flush WCs will help to reduce water consumption.
- 6.31 The surface water drainage strategy will feature the use of Sustainable Urban Drainage Systems (SUDS).

Flood Risk

- 6.32 Hard standing areas will be porous creating opportunities for SUDS.
- 6.33 Rainwater attenuation will be incorporated into the scheme.

Waste, Recycling and Composting Facilities

- 6.34 On plot facilities for waste and recycling will be provided as well as a site wide strategy in respect of shared areas.

Biodiversity

- 6.35 The development can support biodiversity by appropriate new supplementary planting and the creation of habitats with the installation of nest boxes, bat boxes and insect bricks.
- 6.36 New planting will help extend/ create areas for the continuation of wildlife corridors.

Cyclist Facilities

- 6.37 Secure cycle storage will be provided throughout the site in garages and sheds to rear gardens.

Air, Noise and Light Pollution

- 6.38 Nuisances to the local community will be minimised by registering the site with, and implementing the requirements of, the Considerate Constructor's Scheme.

Waste, Recycling and Composting Facilities

- 6.39 Waste production during construction will be limited through a Site Waste Management Plan (in accordance with DTI guidance).
- 6.40 Provision in gardens will allow for the sorting and storage of recycling refuse and garden waste.

Materials

- 6.41 Material choices and material sourcing is a key issue of sustainable construction and has been an important consideration from the beginning of the design development process such that the scheme can be built in part from locally sourced materials and constructed using local skills where appropriate.
- 6.42 Sourcing of materials for construction will be carefully considered in terms of sustainability. For example, all timber will be sourced from sustainably managed forests and other components will be specified with reference to the Green Guide to Specification.
- 6.43 By using MMC, natural materials, using locally available materials and skills base (less than 25 miles from the construction site), material consumption can be reduced and limit vehicle trip generation.
- 6.44 Where possible recycle materials will be sourced locally.
- 6.45 Materials selection should focus on low embedded energy choices and there is opportunity to promote materials that can help reduce sick building syndrome.



7

CONCLUSION

7 CONCLUSION

CONCLUSION

- An Outline Planning Application with all Matters Reserved except for Access and Layout for a minor residential development of up to 8 new homes.
- Sustainable development.
- Provides a range of unit sizes that can help diversify local housing choices and create a more inclusive community.
- An attractive scheme informed by local vernaculars and by the village rural edge location.
- The development being modest in size balances the need for new housing whilst protecting the character of the village.
- The scheme will provide a softer transition between countryside and settlement edge location is adjoining existing residential development and abuts the settlement boundary.
- Does not encroach into the open countryside nor lead to coalescence with other settlements.
- Helping to secure the future of the village shop, Public Houses and facilities through community supporting new sustainable development.
- Enhancement of existing vegetation with new native planting to improve the site's ecological value.
- Accords with the guidance and aspirations set out in the CDC Adopted design guide and made MCNHP, and National Planning Policy Framework.



