

Phase 2, Balmoral Avenue, Banbury, Banbury

Design & Access Statement
May 2023



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Our ability to design and deliver large scale housing development projects has seen us grow into one of the most reputable development consultants in the UK, working along some of the top housing developers both locally and nationally. We proudly specialise in large scale, bespoke, and affordable housing projects through our comprehensive professional team.

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1. Introduction



This document has been prepared by RDC on behalf of Orbit Homes in support of the Reserved Matters Planning Application relating to Land off of Balmoral Avenue, Banbury.

The Statement has been produced in accordance with Article 4 of Statutory Instrument 2013/1238, which sets out the legal requirements for Design and Access Statements, which requires the explanation of the following:

In particular, the statement:

- **Considers the site's context and identifies the physical characteristics that have influenced the design;**
- **sets out the design principles and concepts that have been applied to the scheme; and**
- **sets out the rationale and justification for the detailed access arrangements.**

It should be read with the accompanying documents

2. Proposal

The proposal is for Reserved Matters Planning Consent for 49no dwellings, this follows the grant of Outline Planning Consent in June 2022.

The site is currently vacant land and it extends to 2.4 hectares.

The scheme offers a spread of family accommodation from 1 bedroom to 4 bedroom dwellings and will be for Social Rent and Shared Ownership housing.

The scheme responds to the site's constraints. It is of high quality in terms of its layout and housetype design and is respectful of the existing dwellings in the local area as well as Phase, 1 adjacent to the site.

3. Site Assessment



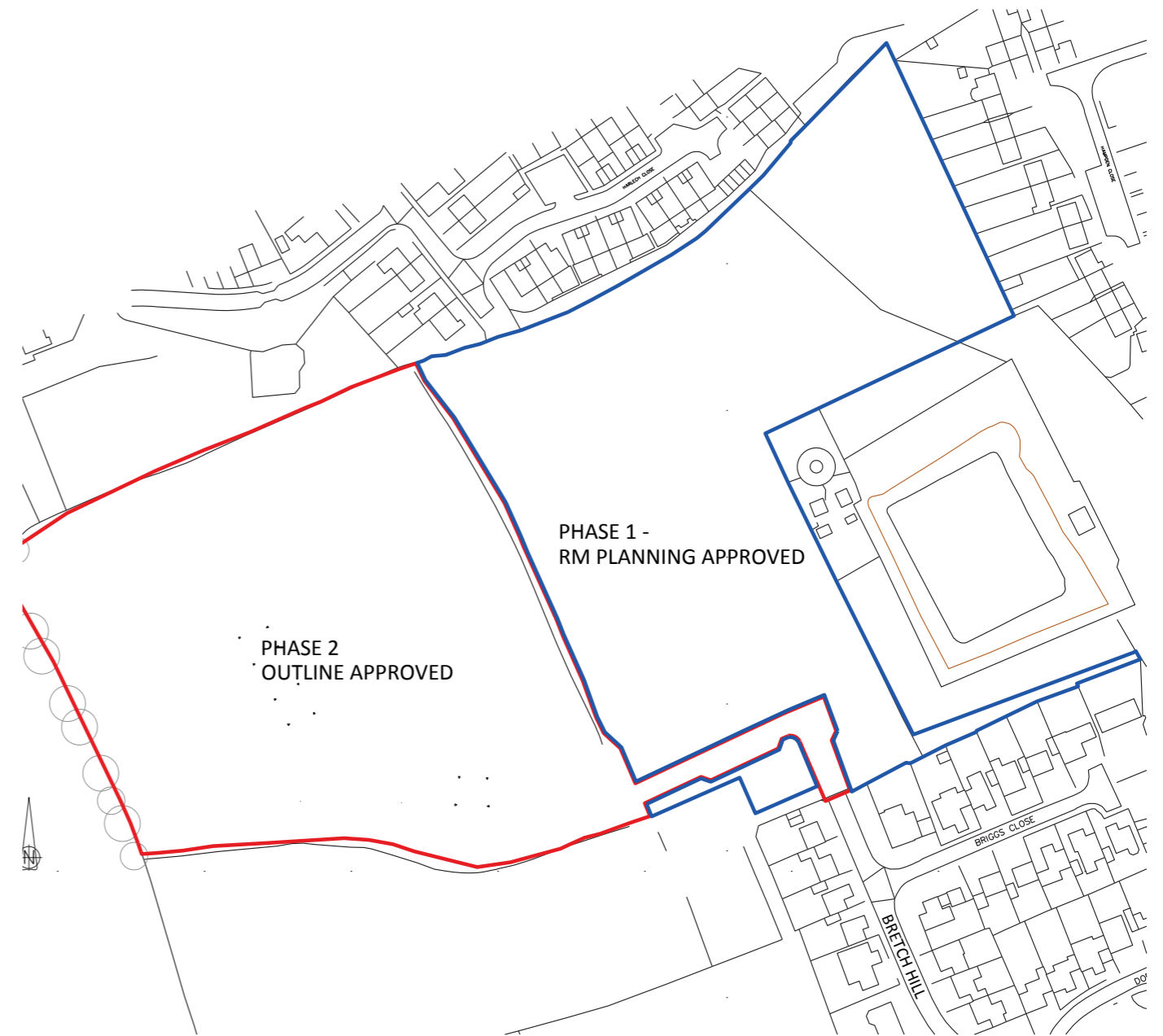
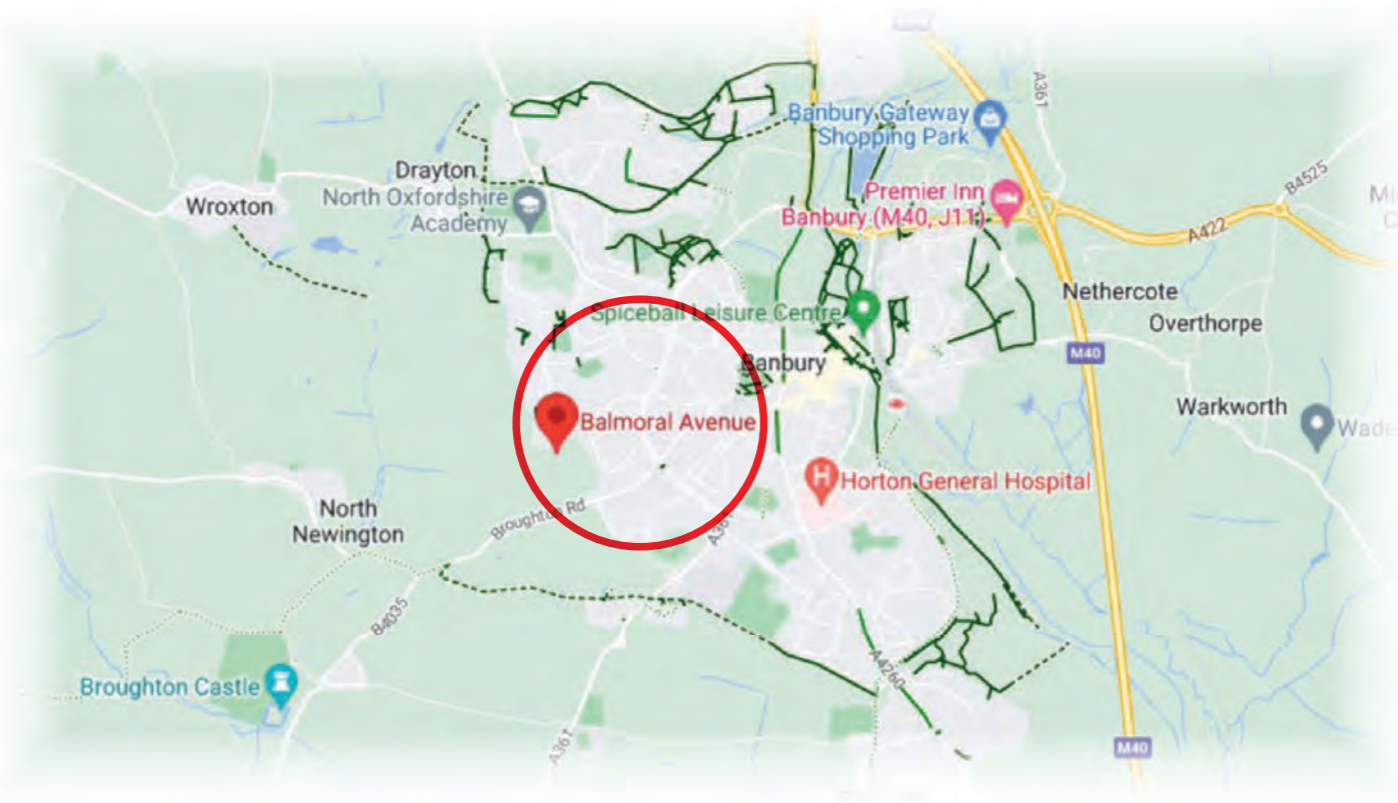
Banbury is a historic market town on the River Cherwell in Oxfordshire.

The site is located on the south-western side of the town within the residential area of Brech Hill. It is accessed from Balmoral Avenue and through the Phase 1 site to the east, which is also owned by Orbit Homes.

The site is roughly rectangular in shape and is surrounded on all boundaries by tree belts that are to be retained

To south and west of the site is open countryside. Due to the sites elevated position there are expansive views to the south, filtered through the tree belt.

To the north is Thornbury Rise on the other side of the northern tree belt with open countryside beyond. A public right of way runs along the northern boundary into Phase 1.





Topography

The main development area of the application site is broadly rectangular in shape and slopes in a north-west to south-east direction from a level of approximately 161m AOD in the north-west corner to 154m AOD in the south-east corner.

Landscape

A Landscape and Visual Appraisal was undertaken by Mood Landscape as part of the Outline Application.

The appraisal demonstrated that the Phase 2 site is well contained and enclosed with the established tree and hedge planting forming the boundaries of the development area and separating the site from the wider countryside to the south and west. The proposed development would therefore be seen in the context of the existing residential development to the north and east rather than the surrounding rural landscape to the west.

Drainage

The site is located within Flood Zone 1

Surface water drainage will be managed by a SuDS system and will comprise of swales and rain gardens, with the surface water ultimately outfalling to detention basins. Foul water drainage will be taken to the existing sewer in Balmoral Avenue

Biodiversity

An Ecological Management Plan was produced by EDP as part of the Outline Application which set out measures to avoid, mitigate or compensate for ecological impacts on the site.

These measures included:

- **Retention and buffering of the most valuable vegetation comprising woodland, mature trees and hedgerows**
- **Tree, shrub and hedgerow planting to strengthen and enhance habitat corridors and delineate private gardens, particularly along the northern and western boundaries;**
- **Creation of wildflower grassland margin around the boundaries of the retained vegetation**

Trees and Hedges

An Arboricultural report was produced by Ruskins Tree Consultancy as part of the Outline planning application.

The site is bounded by a mixture of trees and hedges along all boundaries, the majority of which are to be retained as part of the development proposals.

Access

A public right of way [PRoW 120/24] runs along the northern boundary of the site and connects with Bretch Hill to the east.

Vehicular and pedestrian access into the site to serve the proposed development will be from Balmoral Avenue that lies beyond the south-eastern corner of the site with the access passing through Phase 1 which has planning consent and is also owned by the applicant. The site access was approved at Outline stage.

Site Photographs





Neighbourhood Character Assessment

There are two main character areas adjacent to the site.

To the north east is an area of private housing and (ex) local authority housing. Within this, Thornbury Rise is closest to the site being located just to the north of the northern site boundary.

These are mainly semi detached dwellings of neat appearance set back from the road behind hedges and front gardens. They were most likely constructed in the 1990's

They are simply detailed as follows:

- **Brick soldier courses to the window heads and cills**
- **White upvc windows**
- **Mainly eaves fronted with some gable fronted**
- **Light red brick with grey flat concrete roof tiles**

Parking is generally to the side of the plots, with driveways providing 2 spaces per dwelling.

There are also a small number of plots with parking accommodated in a rear court. Overflow parking is on-street.



Thornbury Rise

To the south east is Balmoral Avenue, which gives access to the site. The dwellings here are detached and semi detached dwellings most likely constructed in the 1970's. They have generous front and rear gardens and most dwellings have driveways. Balmoral Avenue generally has a neat, cared for appearance.

- Typical features
- Wide landscape proportion windows
- Shallow roof pitch
- Tile hung panels between ground and first floor
- Light buff or red bricks
- Grey/brown profiled roof tiles
- White fascia/bargeboard

In general the dwellings in the local area are mainly from the 1970's – 90's. There are no typical traditional Cherwell vernacular dwellings close to the site.

Parking is generally to the side of the plot, with most plots having garages with a space to the front of them.



Balmoral Avenue

4. Opportunities and Constraints



The site has been assessed in terms of its opportunities and constraints. These have been identified and have been used to inform the layout.

Opportunities

- To deliver 49no Affordable Homes
- To provide local jobs through the construction phase.
- To increase the biodiversity of the site over and above the existing
- To provide a green wildlife corridor around the perimeter of the site allowing wildlife to continue to be able to move through the site to the surrounding countryside.
- To provide filtered views through existing trees to the surrounding countryside

Constraints

- Fixed access position as approved at Outline
- Limited drainage options with a detention basin being the preferred option
- Requirement to achieve 10% biodiversity net gain may limit landscaping opportunities
- Retention of existing landscaping determines an outward facing layout



5. Design

The Planning Layout shows the arrangement of the 49no proposed dwellings can be accommodated on site in accordance with the outline planning permission. It is proposed that the site will deliver 100% affordable housing. Overall there are 27no shared ownership and 22 social rented dwellings. All dwellings comply with National Space standards and the S106 housing complies with M4(2) of the building regulations.

Use

The development will provide social rent and shared ownership affordable residential dwellings.

Amount

The overall gross site area is 2.4 ha (5.93 acres) and the net area is 1.45 ha (3.58 acres)

The Planning Layout shows the arrangement of the 49no proposed dwellings can be accommodated on site. It is proposed that the site will deliver 100% affordable housing. Overall there are 27no shared ownership and 22 social rented dwellings.

This equates to a net density of 34no dwellings per hectare. The residential mix will provide a range of dwelling sizes from 1 bedroom to 4. The types of dwelling are a mixture of bungalows, 2 storey houses and maisonettes.

A breakdown of the proposed housing is shown opposite.

Balmoral Avenue, Banbury - Accommodation Schedule							
Type/Tenure	Beds	Bedspaces	Classification	sqft	sqm	no.	total sqft
S106 Shared Ownership							
Rowan	2	4	2B4P	861	80	2	1722
Fem	2	3	2B3P	775	72	2	1550
Huckleberry	3	5	3B5P	1076	100	2	2153
Poplar V1	3	4	3B4P	1023	95	1	1023
Poplar V2	3	4	3B4P	1023	95	3	3069
Total						10	9517
S106 Social Rent							
Fir M4(2)	1	2	1B2P	538	50	1	538
Teak	1	2	1B2P	635	59	1	635
Gorse M4(2)	1	2	1B2P	538	50	1	538
Rowan M4(2)	2	4	2B4P	861	80	2	1722
Total						5	3433
Additional Shared Ownership							
Fem	2	3	2B3P	775	72	6	4650
Cypress	3	4	3B4P	933	86	6	5598
Elder	3	4	3B4P	954	88	2	1908
Huckleberry	3	5	3B5P	1076	100	1	1076
Roseberry	3	4	3B4P	1109	103	2	2217
Total						17	15450
Additional Social Rent							
Oleander	1	2	1B2P	624	58	2	1248
Rowan	2	4	2B4P	861	80	3	2583
Elder	3	4	3B4P	947	88	8	7578
Gorse	1	2	1B2P	538	50	1	538
Huckleberry	3	5	3B5P	1076	100	2	2153
Elm	4	7	4B7P	1240	115	1	1240
Total						17	15340
Overall Total						49	43741



- Key:**
- S106 Shared Ownership ■
 - S106 Social Rent ■
 - Additional Shared Ownership ■
 - Additional Social Rent ■



Affordable Housing Plan



Design Concept

The design concept has been generated through analysis of the site constraints and opportunities, approved Phase 1 site and the local area.

There are no examples of traditional Cherwell vernacular architecture within the local area. Therefore the architectural style of the scheme has been developed to compliment Phase 1 and the local area.

Through the application of traditional detailing and contemporary features the scheme will very much form its own identity whilst being appropriate to its mature setting on the town edge.





Layout

The Illustrative Masterplan has been used as a starting point for the Reserved Matters layout. Alternative layout forms were investigated but it was felt that the Masterplan was a good base to work from in being able to create a central feature area and general interest within the layout.

The site is accessed at the south eastern corner of the site, via Balmoral Avenue and through the Phase 1 site. The site access was approved at Outline stage.

The access road follows the southern boundary from where it turns north at a junction to provide access to the centre of the site and the perimeter dwellings that are accessed via informal private drives.

The layout follows a perimeter block approach in order to provide surveillance over the retained tree belts and public open space and also to set the dwellings away from the trees, allowing for ease of management and maintenance. The retained trees will provide a mature green backdrop to the site, giving the development an established feel from the outset.

The dwellings are grouped into three blocks with each dwelling fronting onto the public realm to encourage interaction and improve surveillance. Each block has been spaced accordingly to achieve suitable back-to-back and back-to-side distances of 22m and 14m respectively to ensure good levels of privacy, sunlight and external amenity are achieved in accordance with residential design policies and guidance.





At the entrance to the site, plot 3 is a feature building that will also be picked out in an alternative brick. It is gable fronted with a side bay to provide active frontage to the access road and also to give occupants a view of the mature trees.

At a point mid-way along the southern boundary the access road leads to the central area of the development where there is a feature area that is defined by plots 24-27, 35-37 and 30, 31. This will engender a sense of enclosure at this node point within the site. These 3 blocks of dwellings all front areas of landscaping that have the dual purpose of also acting as rain gardens.

Plots 35-37, a short terrace of 3 dwellings acts as a feature building and stop end when travelling north along the access road. These plots will also benefit from long reaching filtered views through the tree belt.

Plots 24-26 act as a stop end when travelling west from the perimeter dwellings on the eastern edge. These will benefit from views to the east towards the mature trees.

Plots 30,31 are corner turning dwellings that add interest to the layout and help to define the feature area.

To aid legibility the central feature area will be constructed in an alternative brick with a common roof tile, to visually tie the area together.

Plots 7 and 8 are arranged symmetrically on either side of the access road leading to the centre of the site. These plots will also be in an alternative brick to aid legibility and denote the entrance to the central area of the site. Bays are proposed to the side elevations to provide active frontage to the gable ends.

Footpaths are located around the perimeter to provide pedestrian access into and around the site. A connection is made to the Public Right of Way that runs along the northern boundary of the site, this will allow residents access to the countryside and wider residential area.

A soft landscaping scheme has been prepared to maximise the potential of spaces, to improve the appearance of the development and to enhance the biodiversity of the site.

The layout has been designed to include sufficient space to allow for the provision of swales and rain gardens. These will reduce flood risk and to minimise surface water run-off.

The layout incorporates a children's play space (LAP) towards the north-western corner of the site as part of the wider public open space provision and proposed landscaping scheme. The LAP is well overlooked by plots 15-18 as well as there being casual surveillance from other plots close by.

All plots are provided with a rear garden, that provides shared space for family activities and also provides space for bin and cycle storage. See Appendix 1 for the garden areas schedule and layout.

6. Outline Application – Indicative Masterplan



The Illustrative Masterplan has been used as a starting point for the Reserved Matters layout.

In developing the Reserved Matters Layout, there has been some design evolution from the Masterplan as follows:

- Central feature area formalised
- Parking courts eliminated
- Feature plot 3 orientated to face the site entrance
- Bin store removed from site entrance
- Less rigid layout form with more movement
- Rationalised road layout with less hard surfacing
- Neater resolution of the turning head at the northern boundary



7. Access and Movement



The access to the site was approved at Outline Stage and is taken through the phase 1 site.

The proposed development incorporates a clear and legible hierarchy of streets that are framed by buildings and landscaping in accordance with the requirements of the Cherwell Residential Design Guide.

The development will be served from a single access point from Balmoral Avenue and then through the recently approved adjacent development at its southern end before entering the site at the south-eastern corner.

Both pedestrian and cycle access will be an integral part of the new access arrangements together with a pedestrian link onto the existing Public Right of Way [PRoW 120/24] that is located along the northern boundary of the site.

The hierarchy of streets comprises of:

Primary Road – This is the main access road and comprises of a 5.5m road and 2no 2m footpaths

Secondary Road – This is a less formal road and is taken from the main access road, providing access to the periphery of the site

Private Drive – The private drives are sited fronting onto the public open space and provide informal access appropriate to the setting adjacent to the mature trees.

Parking

All dwellings are provided with allocated off street car parking spaces. Most dwellings have their allocated parking on plot, to the side of the dwelling. Where there are short terraces of 3 no. dwellings the middle plot has parking located as close to the plot as possible.

There are 18no visitors car parking spaces provided within the scheme, along with 8no motorcycle spaces. There are also 2 parking spaces with public EV charging points.

In addition, all dwellings are also provided with 2.4m x 1.8m secure sheds that can accommodate 2 no. cycles.



Scale

The scale and massing of the development seeks to make effective and efficient use of the site and to achieve an appropriate density. Furthermore, the amount of housing that the site can comfortably accommodate has largely been informed by its constraints; its context; and Cherwell's residential design policies and guidance.

The building heights are two storeys except for 2no bungalows





Appearance

The area surrounding the site to the east, north and south is residential in character. While these are of their time, the general design approach adopted is still reflected in the approach taken today and the detailed design is no exception.

The design however seeks to enhance local character and rightly incorporates modern construction techniques, modern materials, and elevational detailing, all of which will allow the scheme to establish its own identifiable character while respecting its context.

It is therefore considered that the design and appearance of the properties will create a positive character for the development and the wider area more generally.

The development's use of high quality and durable materials will also help to combat the effects of climate change.

The proposed housetypes have been designed to complement those approved on Phase 1.

Typical features of the proposed housetypes are:

- Simple detailing
- Solider courses to heads and cills
- Contemporary asymmetric windows, landscape proportion where possible
- 'Hedgehog' brick panels
- Gable to front elevations to add interest to the roofscape
- Clipped brick eaves and verge with rise and fall brackets to add an element of traditional detailing.
- 'cottage' style front doors to compliment the traditional eaves and detailing

The overall intention of the elevational style is that of a rural/contemporary feel that promotes traditional proportions and detailing with a contemporary twist.





Materials

The indicative materials palette is appropriate to the location in considering materials used on Phase 1 and within the immediate locality.

- Rainwater goods will be black
- Window frames to be grey
- Brick and roof materials manufacturer and colour to be confirmed, indicative examples below and shown on the materials plan:

Boundary treatments will be 1.8m high close boarded fencing to rear gardens. Exposed boundaries will have 1.8m high brick screen walling to the public side.

Red Brick






Buff Brick

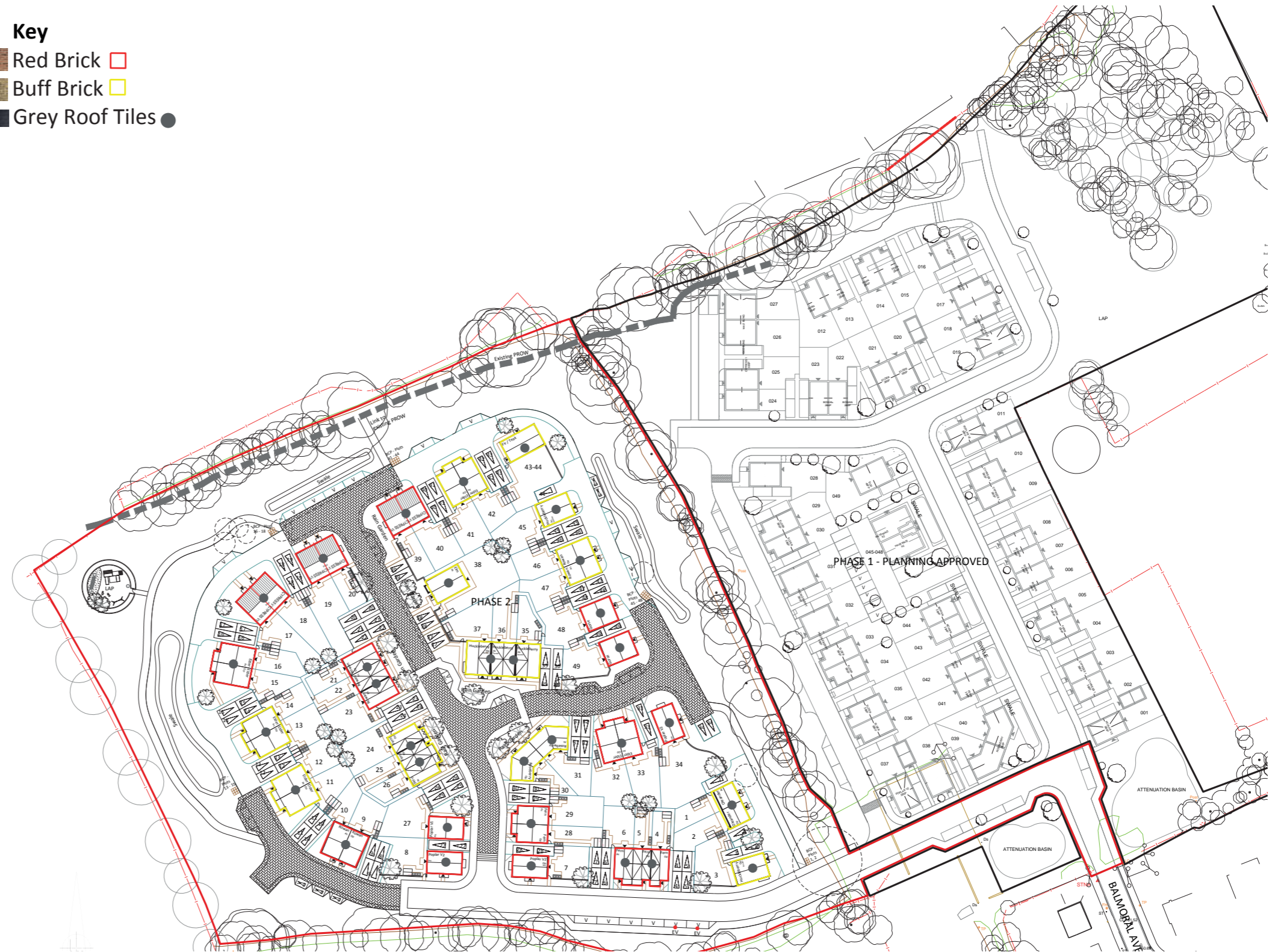


Grey Roof Tile



Key

- Red Brick 
- Buff Brick 
- Grey Roof Tiles 

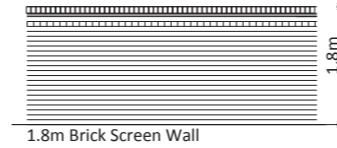
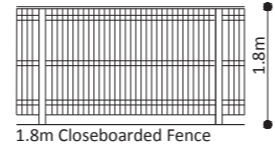


Key

1.8m Closeboarded Fence



1.8m Brick Screen Wall





Landscaping

The proposals have sought to ensure that the development can be integrated into the setting without harm.

The submission includes a detailed soft landscaping scheme which will enhance the overall quality of the living environment; create opportunities for passive and active recreation; enhance the appearance of the site, and its ecological value.

Where possible the existing trees and vegetation which defines the site boundaries has been retained within the proposals. It is considered that the landscape proposals will more than compensate for any lost vegetation and help to achieve a biodiversity net gain.

The children's play space in the northwest corner of the site is 100m² and is overlooked by residential properties to improve surveillance yet is set back from vehicular routes to ensure that it can be accessed and used safely.

Drainage

Foul water drainage will be taken to the drainage system within Phase 1, which discharges to Balmoral Avenue. check

Surface Water drainage will be taken to a detention basin before discharging to the existing surface sewer network at greenfield run off rates.

Refuse/Recycling/Servicing

The scheme design caters for the types of vehicle that will need to use and access the site such as refuse collection vehicles and delivery vehicles. Swept path analysis has been submitted.

Space will be available within garden areas for the storage of wheelie bins. This will be on slabbed areas at convenient locations located within garden areas.

Secure by Design

Secured by Design (SBD) is a police initiative which seeks to encourage new developments to adopt crime prevention measures in their desire to reduce the opportunity for crime and the fear of crime, creating a safer and more secure environment for all users.

- **Secure by Design organises its principles into 6 sections which are:-**
- **Integrated Approach**
- **Environmental Quality and sense of ownership**
- **Natural surveillance**
- **Access and footpaths**
- **Open space provision and management**
- **Lighting**

The scheme has been informed by the above guidance and it has been carefully considered to be attractive and well defined. The scheme follows the block perimeter principle, strongly defining the public and private realm and the streets in between. All the land contained within the parcel will be conveyed or adopted to ensure there are no left-over areas.

8. Conclusion



The scheme offers an opportunity to create a new development that will provide affordable housing for Banbury and will help to meet the current need.

The proposal respects the site's constraints and uses the existing tree belt as a mature green backdrop to the site. Together with fresh housetype designs the site will complement Phase 1 and the dwellings in the local area.

The site is available and ready to be developed and will provide both physical/environmental enhancement and economic/social benefits for the local community.

9. Appendix 1



GARDEN SIZE SCHEDULE

Plot	Garden size (sqm)	Garden Type
1	68	Private
2	84	Private
3	104	Private
4	50	Private
5	53	Private
6	93	Private
7	93	Private
8	120	Private
9	75	Private
10	64	Private
11	82	Private
12	98	Private
13	93	Private
14	69	Private
15	79	Private
16	81	Private
17	121	Private
18	119	Private
19	146	Private
20	61	Private
21	57	Private
22	61	Private
23	129	Private
24	127	Private
25	62	Private
26	70	Private
27	133	Private
28	77	Private
29	119	Private
30	53	Private
31	95	Private
32	129	Private
33	122	Private
34	221	Private
35	63	Private
36	99	Private
37	113	Private
38	223	Private
39	73	Private
40	113	Private
41	106	Private
42	84	Private
43-44	158	Communal
45	116	Private
46	91	Private
47	93	Private
48	112	Private
49	106	Private