

23/01586/REM Himley Village Phase 2A – Amended Submission
Urban Design Comments
Nick Thomas
18th October 2024

This note relates to an amended Reserved Matters Application for Himley Village Phase 2A (planning ref 23/01586/REM). This note should be read alongside:

- Urban design comments dated 8th August 2024 in relation to the original 23/01586/REM application
- Urban design comments dated 31st July 2024 in relation to the Design Code application 23/01496/DISC

Condition 8 of the Outline Application and subsequent Non-Material Amendment requires a Masterplan and Design Code to be submitted and approved prior to determination of the first reserved matters application, *'All reserved matters applications and the development thereafter shall be carried out in accordance with the principles of the approved Masterplan and Code'*

Holding Objection: It is understood that the Design Code is being updated by the applicant to respond to the comments received. Until the Design Code has been updated and agreed, it is not possible to assess, whether this application is in accordance with the principles of the code.

Advisory Comments: The following advisory comments are offered to help inform the updated code and any further revisions to this application:

House Type – Tulip Wood CT1 and Tulip Wood CT1 Key Corner

- A rooflight is proposed to the front elevation. Rooflights are not acceptable on the front or principal elevation (Design Guide SPD, p114).

Sections AA and BB – Plots 10,42, 37, 43, 49, 31, 26 (mark-up plan attached)

- Variation in brick colour/ texture should be used to provide legibility and interest.

Sections AA, BB, CC, DD – Boundary Walls (mark-up plan attached)

- Suggest natural stone boundary walls across the entire development to provide a traditional reference back to the surrounding landscape/townscape (see Design Guide SPD p99); a consistent character across the development in an otherwise contemporary development; and break up the monotony of brick.

Section BB – Plot 66 (mark-up plan attached)

- The exposed gable end would be visible from the wider countryside/proposed local centre. Exposed wide gable ends are uncommon in Cherwell and should be avoided (Design Code SPD, p.95)

Section CC – Plot 112 (mark-up plan attached)

- Suggest the main house should be brick and the subservient corner turning wing should be weather boarded so that the main house/ subservient wing read as such from the adjacent open space. The use of cladding should be used honestly in the design rather than for superfluous decoration.

Public Realm Phase 2A Concept On-Plot (mark-up plan)

- Sections of landscaping between parking bays should be retained within the public realm to maintain an attractive and consistent public realm appearance – rather than being within the titles of individual plots. Please provide a plan to indicate public/private split.
- Remove short sections of hedge/shrub than un-necessarily break up these spaces and will be difficult to maintain. Suggest the spaces should be filled with single species, robust evergreen ground cover.
- Consider measures to prevent irregular parking on landscape areas i.e. robust planting and strategically located bollards.
- Remove narrow planting beds alongside boundary walls – too narrow for any meaningful planting to thrive and be maintained long-term.

- ① VARIATION IN TONE OF BRICK TO MARK GATEWAYS.
- ② SUGGEST STONE BOUNDARY WALLS TO REFLECT LOCAL CHARACTER/ VARIATION & INTEREST.



CT1: Spine Road
Section AA

- ③ EXPOSED WIDE GABLE ENDS NOT ACCEPTABLE - SEE DESIGN GUIDE SPD. AMEND ROOF ORIENTATION + FENESTRATION + DETAILING.



CT3: Core Housing South
Section BB

- ④ WHAT IS THE CLADDING MATERIAL? SUGGEST NATURAL TIMBER AS PER ELMSBROOK.
- ⑤ SUGGEST MIRRORING THESE FOR SYMMETRY.
- ⑥ SWAP CLADDING - SO MAIN HOUSE IN BRICK & CORNER TURNING GABLE CLAD.



CT2: Himley Edge
Section CC



CT2: Himley Edge & Spine Road
Section DD



CT4: Central Green
Section EE IS THIS CORRECT?

- ⑦ GENERAL COMMENT - SUGGEST DOOR COLOUR VARIATION FOR CHARACTER/ INDIVIDUALITY.



Street Scene Navigation Plan (NTS)

CDC URBAN DESIGN COMMENTS
NT ~ 16/10/24.

HIMLEY VILLAGE, BICESTER - STREET SCENES



CA1 - Spine Road

Species	Height	Specification	Plant Size	Density
<i>Amelanchier canadensis</i>	12-14	150-200	150-200cm	1/2
<i>Coronilla varia</i>	12-14	150-200	150-200cm	1/2
<i>Malus domestica</i>	12-14	150-200	150-200cm	1/2

Onamental Hedgerow

Species	Height	Specification	Plant Size	Density
<i>Ulmus glaberrimus</i>	12-14	150-200	150-200cm	1/2
<i>Ulmus glaberrimus</i>	12-14	150-200	150-200cm	1/2

Specimen Shrubs

Species	Height	Specification	Plant Size	Density
<i>Hydrangea macrophylla</i>	12-14	150-200	150-200cm	1/2
<i>Hydrangea macrophylla</i>	12-14	150-200	150-200cm	1/2

Climbers

Species	Specification	Plant Size	Density
<i>Clematis integriflora</i>	Several Shoots Framed 10L	Counted	Counted

Onamental Shrub/Herbaceous Planting

Species	Specification	Height	Plant Size	Density
<i>Androsace</i>	C	10-15cm	10-15cm	1/2
<i>Androsace</i>	C	10-15cm	10-15cm	1/2

CA2 - Core Edge

Species	Height	Specification	Plant Size	Density
<i>Amelanchier canadensis</i>	12-14	150-200	150-200cm	1/2
<i>Coronilla varia</i>	12-14	150-200	150-200cm	1/2

Onamental Hedgerow

Species	Height	Specification	Plant Size	Density
<i>Ulmus glaberrimus</i>	12-14	150-200	150-200cm	1/2
<i>Ulmus glaberrimus</i>	12-14	150-200	150-200cm	1/2

Specimen Shrubs

Species	Height	Specification	Plant Size	Density
<i>Hydrangea macrophylla</i>	12-14	150-200	150-200cm	1/2
<i>Hydrangea macrophylla</i>	12-14	150-200	150-200cm	1/2

Climbers

Species	Specification	Plant Size	Density
<i>Clematis integriflora</i>	Several Shoots Framed 10L	Counted	Counted

Onamental Shrub/Herbaceous Planting

Species	Specification	Height	Plant Size	Density
<i>Androsace</i>	C	10-15cm	10-15cm	1/2
<i>Androsace</i>	C	10-15cm	10-15cm	1/2

CA3 - Core Housing

Species	Height	Specification	Plant Size	Density
<i>Amelanchier canadensis</i>	12-14	150-200	150-200cm	1/2
<i>Coronilla varia</i>	12-14	150-200	150-200cm	1/2

Onamental Hedgerow

Species	Height	Specification	Plant Size	Density
<i>Ulmus glaberrimus</i>	12-14	150-200	150-200cm	1/2
<i>Ulmus glaberrimus</i>	12-14	150-200	150-200cm	1/2

Specimen Shrubs

Species	Height	Specification	Plant Size	Density
<i>Hydrangea macrophylla</i>	12-14	150-200	150-200cm	1/2
<i>Hydrangea macrophylla</i>	12-14	150-200	150-200cm	1/2

Climbers

Species	Specification	Plant Size	Density
<i>Clematis integriflora</i>	Several Shoots Framed 10L	Counted	Counted

Onamental Shrub/Herbaceous Planting

Species	Specification	Height	Plant Size	Density
<i>Androsace</i>	C	10-15cm	10-15cm	1/2
<i>Androsace</i>	C	10-15cm	10-15cm	1/2

CA4 - Himley Green

Species	Height	Specification	Plant Size	Density
<i>Amelanchier canadensis</i>	12-14	150-200	150-200cm	1/2
<i>Coronilla varia</i>	12-14	150-200	150-200cm	1/2

Onamental Hedgerow

Species	Height	Specification	Plant Size	Density
<i>Ulmus glaberrimus</i>	12-14	150-200	150-200cm	1/2
<i>Ulmus glaberrimus</i>	12-14	150-200	150-200cm	1/2

Specimen Shrubs

Species	Height	Specification	Plant Size	Density
<i>Hydrangea macrophylla</i>	12-14	150-200	150-200cm	1/2
<i>Hydrangea macrophylla</i>	12-14	150-200	150-200cm	1/2

Climbers

Species	Specification	Plant Size	Density
<i>Clematis integriflora</i>	Several Shoots Framed 10L	Counted	Counted

Onamental Shrub/Herbaceous Planting

Species	Specification	Height	Plant Size	Density
<i>Androsace</i>	C	10-15cm	10-15cm	1/2
<i>Androsace</i>	C	10-15cm	10-15cm	1/2

- KEY**
- Phase 2A Site boundary
 - Indicative Phase IB infrastructure boundary
 - Existing vegetation - to be retained
 - Existing vegetation - to be removed
 - Proposed tree planting - Secondary Street
 - Proposed tree planting - Shared Surface
 - Proposed multi-stem tree planting - Private Drive
 - Proposed tree planting - Green Links
 - Proposed tree planting - Feature Trees
 - Proposed tree planting - Public Open Space
 - Proposed shrub planting within public space
 - Proposed hedgerow planting - CA1 (spine road)
 - Proposed hedgerow planting - CA2 (green edge)
 - Proposed hedgerow planting - CA3 (core housing)
 - Proposed hedgerow planting - CA4 (himley green)
 - Proposed ornamental shrub/herbaceous planting - CA1 (spine road)
 - Proposed ornamental shrub/herbaceous planting - CA2 (green edge)
 - Proposed ornamental shrub/herbaceous planting - CA3 (core housing)
 - Proposed low level ornamental shrub/herbaceous planting - CA3 (core housing)
 - Proposed ornamental shrub/herbaceous planting - CA4 (himley green)
 - Retained scrub within public space
 - Proposed climber planting
 - Proposed grass planting
 - Amenity grass
 - Grass verge
 - Rear gardens
 - Long grassland within public space
 - Flowering lawn within public space
 - Proposed areas of ornamental gravel
 - Phase IB Infrastructure only - shown here for context
 - Proposed swale

CDC URBAN DESIGN COMMENTS
 NT-16/10/24



① REMOVE SHORT SECTIONS OF HEDGE / SHRUBS THAT UNNECESSARILY BREAK UP SPACE - FILL SPACES WITH SINGLE SPECIES OF ROBUST LOW GROUND COVER - CONSIDER MEASURES TO PREVENT PARKING, - THESE AREAS/NEED TO BE MANAGED WITHIN. PUBLIC REALM TREES!

② SUGGEST MEASURES NEED TO BE CONSIDERED TO PREVENT PARKING HERE - ROBUST PLANTING/ BOLLARDS?

③ REMOVE PLANTING BED- TOO NARROW FOR ANYTHING MEANINGFUL TO BE MAINTAINED.

* PLEASE SUBMIT PLAN INDICATING THOSE AREAS THAT WILL BE MANAGED BY HOME OWNERS/ TENANTS & THOSE BY MANAGEMENT COMPANY*