DESIGN AND ACCESS STATEMENT







Local History & Character

The history of Caversfield dates back to the time of the Roman occupation. It is thought that the name was derived from 'Cafer' (signifying an enclosure or a protected place) and 'feld' (the origin of the modern word 'field').

At the time of the Norman survey, Cafer-feld was included as 'Rovelai' in the 'Buckinghamshire Hundreds' (geographical areas calculated for taxation). Thus, the parish of Caversfield - although entirely surrounded by Oxfordshire - was included in the county of Buckinghamshire until the 19th century, when it was transferred to Oxfordshire by the Acts of 1832 and 1844.

Saint Laurence Church in Caversfield was originally built in the Saxon times, however, over time it fell into decay and has had to be rebuilt and restructured numerous times over the centuries. The Church was granted Grade II* Listed status in 1996, and forms a significant local landmark which can be seen when travelling along the B4100.

The architect C.R. Cockerell designed Caversfield House, which was built in the 1840's on the site of the former manor house and upon the grounds of the Church. It is now divided into apartments and is partly available to be hired for events and functions.

Caversfield itself is a fairly contemporary settlement, which grew alongside the former RAF base to the east of the A4421. This base was originally Bicester Airfield, which was constructed in 1916 to train Royal Flying Corps. The Airfield has since experienced numerous uses and ownerships such as the RAF Bomber Training in World War II, and the formation of 'The Windrushers Soaring and Gliding Club' in 1956 which still exists today.









During the Cold War in the 1960s, RAF Bicester transformed into a busy maintenance unit dealing with both aeroplanes and motor transport. Expansion of the base lead to the rapid development of new residential estates around Bicester, which continued to infill towards to the upgraded 'ring road' (including the A4095 and A4421) right into the 21st century.

Most of the Airfield is now in use as 'Bicester Heritage', accomodating 40+ specialist businesses, with the community being famous for its 'historic motoring excellence'. The remainder of the original RAF base across the A4421 has now been transformed into the 'Garden Quarter'. This sought-after community integrates the redeveloped military buildings with sensitively-designed new homes, united by landscape enhancements.

The remainder of Caversfield today is comprised of mid and late 20th century housing estates. The industrial and commercial growth of Bicester such as the development of Bicester Village, Bicester Avenue and Bicester Heritage have strengthened the desirability of the district - particularly with such convenient national rail and road connectivity.

Bicester was awarded Garden Town status in 2014, receiving central government funding to provide a range of 'desirable and innovative new homes, located in well planned, healthy communities' (Cherwell District Council). All of these factors make the Site a highly attractive, sustainable, and logical extension of Caversfield.











In Summary

There are several development patterns in Caversfield, contributing to its character. The patterns reflect the village's growth, with the historic core typically having a different pattern and character to the newer residential areas.

More recent developments in Caversfield are characteristic for offering a variety of housing sizes and densities and sufficient green space for recreation. The proposed new development should follow this trend, offering something new as well as respecting the overall character of the place.

B4095

A number of key design considerations have emerged through the local history and character analysis. These are summarised below:

- Placemaking is an important first step in considering the Site's potential;
- A landscape-led approach will ensure that the place has a strong sense of identity and community spirit;
- The creation of a new place that fits with the desire to provide sustainable development is important.



Detached and semidetached properties;

- 2 storeys;
- Warm brick and porches;
- Parking in garages or on driveways;
- Large front gardens;
- Singular, large public park for mixed activities.

Carden Quarter.

Terraced plots;

- Shallow but heavily landscaped front gardens; Flat roofs:
- Red brick;
- Parking in communal courts;
- Formal public spaces
- structured around the streets.



- Mixed terraced, semi and detached homes; Warm brick and render:
- Warm brick and
- 2 storeys; Gable frontage and
- porches; Parking in garages or on
- driveways; Large parks connected via green corridors.