

2nd
Draft

Masterplan and Design Code -
28.02.2012

Longford Park, Banbury

This Masterplan and Design Code document has been prepared in the context of the adopted Oxfordshire Structure Plan (2005), Cherwell Environmental Strategy (2002), the Cherwell Community Plan 2006-2016 and the supporting Urban Design Framework document (2005)

The production of this document has been co-ordinated by Gallagher Estates Ltd, Hallam Land Management Ltd and Paul Drew Design,

GALLAGHER ESTATES

Gallagher Estates
Gallagher House, Gallagher Way
Gallagher Business Park
Warwick CV34 6AF

Tel: 01926 339339
Fax: 01926 339222



Hallam Land Management Limited

Unit 3
Apex Court, Woodlands
Bradley Stoke
Bristol BS32 4JT

Tel: 01454 625532
Fax: 01454 625534



Paul Drew Design
23-25 Great Sutton Street
London EC1V 0DN

Tel: 020 7017 1785
E-mail: pdrew@pauldrewdesign.co.uk



Faulks Perry Culley & Rech
Lockington Hall
Lockington
Derby DE74 2RH

Tel: 01509 672772
Fax: 01509 674565

Contents

1.0 Introduction

- 1.1 The need for a Design Code
- 1.2 Purpose of the Design Code
- 1.3 Who will use the Design code

2.0 The Masterplan

- 2.1 Introduction
- 2.2 Assessment Plan
- 2.3 Movement hierarchy
- 2.4 Drainage
- 2.5 Landscape Plan
- 2.6 Code Parcel Plan
- 2.7 Masterplan

3.0 Character precedence

- 3.1 Introduction to character precedence appraisal
- 3.2 Banbury
- 3.3 Bodicote
- 3.4 Deddington

4.0 Vision and Principles

- 4.1 Vision
- 4.2 Development Principles

5.0 Character Areas

- 5.1 Main Distinctions
- 5.2 Parameters Plan - Plateau
- 5.3 Plateau Specification
- 5.5 Parameters Plan - Haynesbridge
- 5.6 Haynesbridge Specification

6.0 Key Locations

- 6.1 Introduction
- 6.2 Key Locations Plan
- 6.3 Main Street
- 6.4 Village Centre
- 6.5 Park Fringe
- 6.6 Canal Frontage
- 6.7 Hedgerow and Canal Lanes
- 6.8 Plateau Frontage with existing residential areas
- 6.9 Haynesbridge Frontage with existing residential area

7.0 The Community Park

- 7.1 Community Park Design Principles
- 7.2 Park Parameters Plan

8.0 Sustainable development

9.0 Delivery and Compliance

Technical Appendices

- A Highway Specification
- B Parking
- C Urban Landscape
- D Waste Management
- E Flood and Water Management
- F Consultation Process
- G Information and Advice Services

Amendments based on
comments from meeting
with Cherwell District
Council and Gallagher on
16.02.2012

1.0 INTRODUCTION

1.1 The need for a Design Code

In 2009, Cherwell District Council approved outline planning permission (Ref 05/01337/OUT) for College Fields, now referred to as Longford Park.

Conditions were attached requiring the submission and approval of further information regarding various matters, including design. The conditions state that a Design Code is required to guide the development and the consideration of Reserved Matters applications for the development of the site.

The document also explains the outcome of discussions held with stakeholders and statutory consultees, including Cherwell District Council, Oxfordshire County Council, and the Environment Agency. A series of consultation events has informed the production of the Masterplan and the Code including stakeholder workshops and public exhibitions.

Stakeholder workshops were held in March 2005. An exhibition illustrating the Masterplan and the Design Code was held in Castle Quay Shopping Centre, Banbury, on 16-18 July 2010. A summary of the results from these consultations can be found in Appendix F. A full explanation is available in the documents; "Draft Report on the Bankside Community Design Workshop" (2005) and the "Report on Design Code Public Consultation" (2010).

1.1 The need for a Masterplan and Design Code

1.2 Purpose of the Design Code

1.3 Who will use the Design Code



Fig. 1: The Longford Park assessment Plan (2005) as approved by Cherwell District Council

A Vision for Longford Park

Good planning is good knowledge transfer. This document is based on an understanding of what information is important to deliver a sustainable, high quality new neighbourhood at Longford Park. It is a masterplan and design code that provides clear briefing on how to achieve an urban area that is:-

- Respectful of its setting in the landscape
- Responsive to the local urban and rural context
- Flexible enough to ensure the masterplan can adapt to future economic and environmental demands
- A truly mixed neighbourhood, that will provide for all ages, economic situations and lifestyles
- Memorable, with distinctive buildings and public spaces.

This masterplan and design code provides an opportunity, one that will live up to the aspiration set by Cherwell District Council, and by the local communities of Bodicote and Cherwell Heights.

The masterplan and design code document will form one part of a broad pattern of briefing and design development.

There are a wide range of stake holders who are in charge of continuing design development in the public interest; highway performance and parking, security, recycling collection, utilities provision, nature conservation and building regulations, all of which have an impact on the detailed design of Longford Park.

When this document and stakeholders views are taken into account, a balanced value judgement will be made by Cherwell District Council in order to encourage proposals that work well in the round.

1.2 Purpose of the Design Code

1.3 Who will use the Design Code

This document will provide certainty and consistency for those preparing or commenting upon proposals for Longford Park by providing detailed design requirements on the key design factors relevant to the delivery of the master plan.

The Masterplan and the Code have been developed in consultation with Cherwell District Council and other key statutory and non-statutory stakeholders (including the Environment Agency and the general public). The Masterplan and the Code have also been developed in compliance with policy guidance and regulations (as identified within the Outline Application Planning Statement, November 2006), the emerging Local Development Framework (LDF), and other strategies and initiatives relevant to achieving sustainable growth.

Who will use the Design Code?

Once approved, Cherwell District Council will use this Masterplan and Code as a material consideration when determining Reserved Matters within Longford Park. As such it is expected that this Code should be used as the starting point for dialogue between developers and their designers, Cherwell District Council, Oxfordshire County Council and other statutory key stakeholders when developing proposals for Longford Park.

When applied by a good designer, the Code will provide all the elements required to produce a good result. Good use of the Code will assist the local authority in avoiding poor design – it should not be used as a checklist, but as a guide to creating a new community at Longford Park.

1.0 INTRODUCTION

1.2 Purpose of the Design Code

1.3 Who will use the Design Code?

This Design Code for Longford Park complies with the Department for Communities and Local Government's publication *Preparing Design Codes – A Practice Manual* (November 2006).

It states that Design Codes should “*decide which elements of the code will be mandatory or discretionary, but seek to balance prescription with flexibility across the design code and for each element within it*”.

Of particular relevance to Longford Park is the paring down of design codes to essential requirements.

Within this context this code presents all material as mandatory unless otherwise stated.

2.0 THE MASTERPLAN

2.1 Introduction

The Assessment Plan opposite formed part of the outline approval and was used within the Environmental Impact Assessment. It illustrates

- The extent of built development within the urban expansion area
- The broad distribution of land uses
- Those landscape constraints within the built development area that have a high degree of protection
- The areas requiring buffer planting to mitigate the visual impact of development and urban edges in general

The Assessment Plan is the base line for the development of the masterplan, in particular the proposals that meet planning Conditions 11&12 of the outline approval. The following sequence of plans illustrate:

- The main vehicular access and the strategic pedestrian and cycle routes across the site. These routes are elaborated further within the character areas section of this code (2.3).
- The broad principles for storm water drainage and foul water drainage, including balancing ponds and pump station location (2.4).
- A landscape plan which shows the distribution of formal and informal open space uses, planting and the integration of drainage balancing components (2.5)
- A parcel plan which illustrates the subdivisions referred to in the design code. They also dictate the areas for reserved matters applications (2.6)

The Assessment Plan, as granted permission by Cherwell District Council, outlines the permitted location and quantum of land uses. These locations are set and plans included in the Design Code document do not deviate from this.

All these plans form component parts of the coordinating masterplan. The masterplan is therefore the baseline data for the following explanation of character areas and parameters plans. There will be no variation between masterplan and parameters plans. However, it is expected that the parameters plans will elaborate further the same base line.

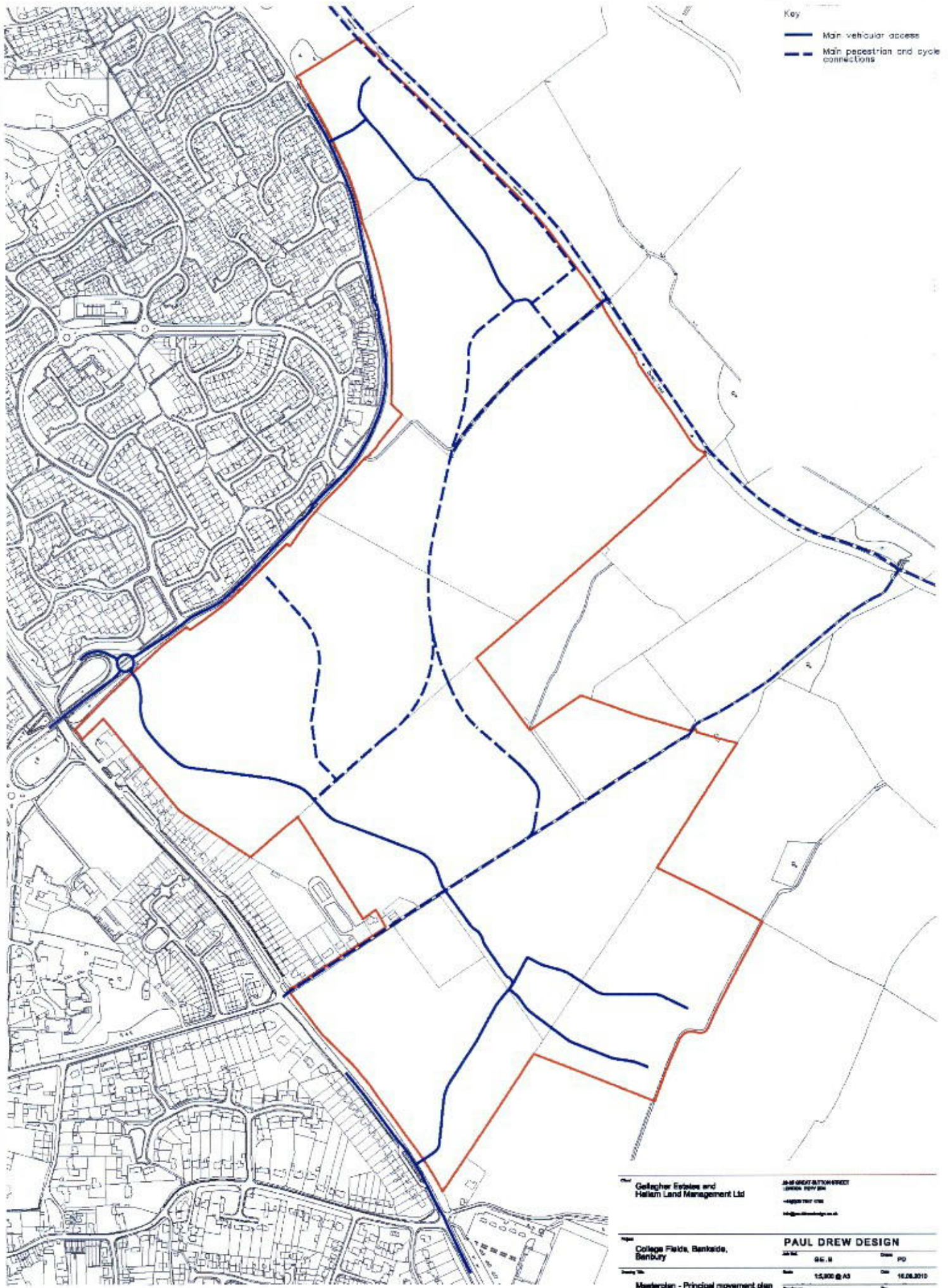
2.0 THE MASTERPLAN

2.3 Movement hierarchy

2.1 Introduction 2.2 Assessment Plan

2.3 Movement hierarchy 2.4 Drainage 2.5 Landscape Plan

2.6 Code Parcel Plan 2.7 Masterplan



Key
— Main vehicular access
- - - Main pedestrian and cycle connections

Client Gallagher Estates and Helm Land Management Ltd	24-25 GREAT BRITAIN STREET LONDON, W1P 0AA +44 (0)20 7183 1100 info@helandmanagement.co.uk
Project College Fields, Benbode, Benbury	PAUL DREW DESIGN 25 St. John's Street Cork, CO6, N
Drawing No Masterplan - Principal movement plan	Scale 1:5,000 @ A3
	Date 16.08.2010
	Author GDD

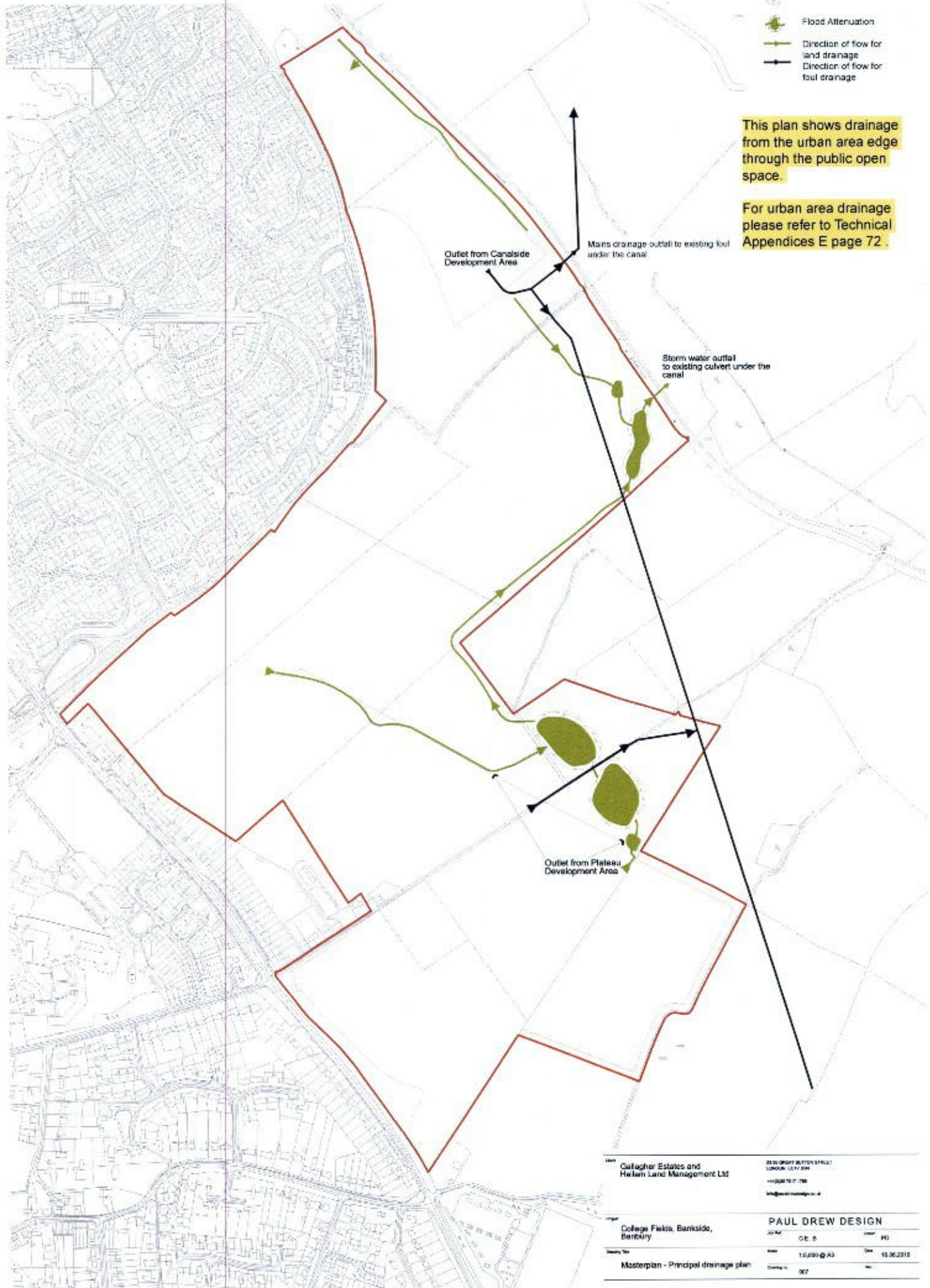


Fig 4: Principle Drainage Plan

2.0 THE MASTERPLAN

2.5 Landscape Plan



Fig. 5. Landscape Plan

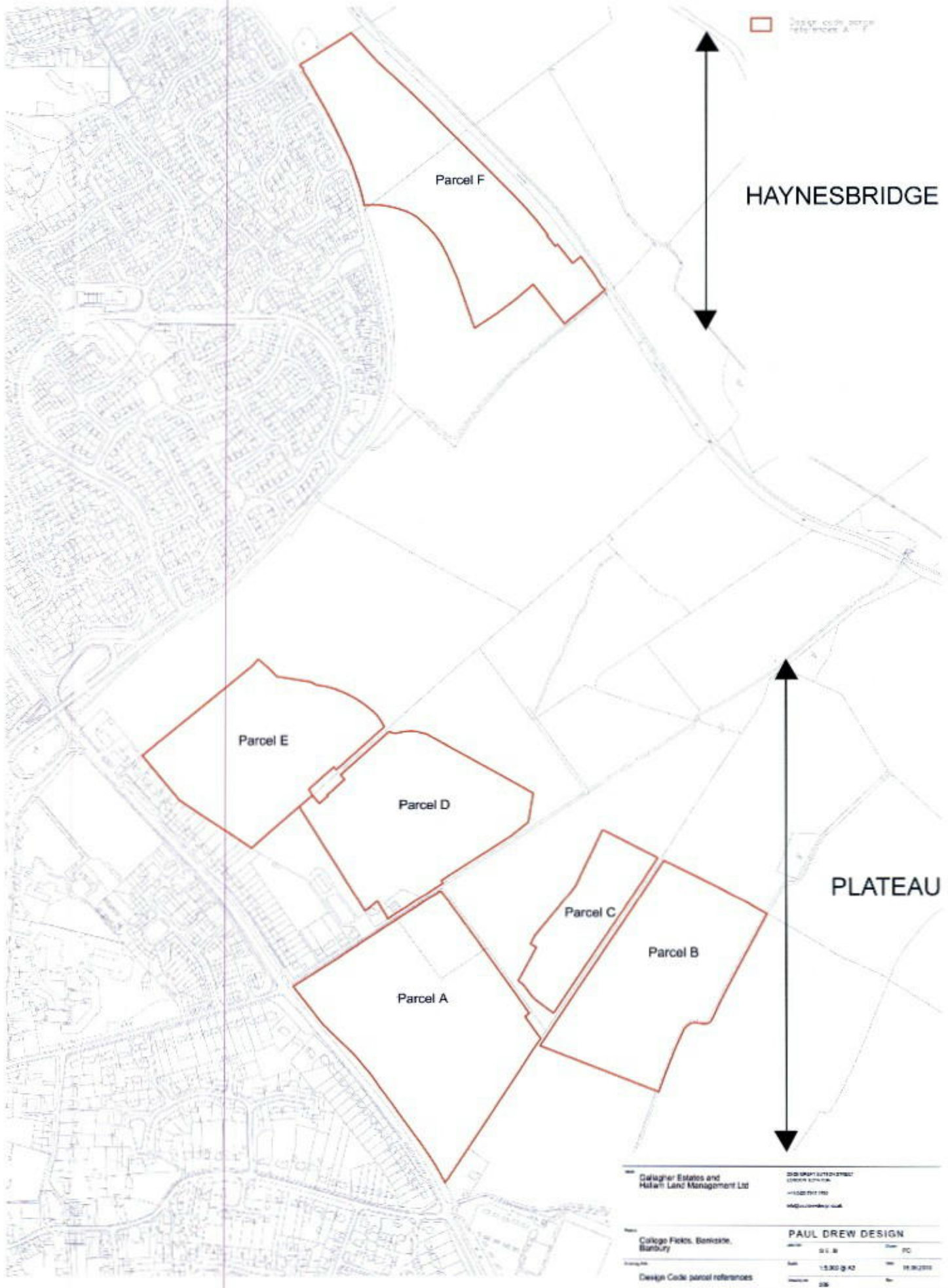


Fig. 6: Principle Drainage Plan



Fig. 7. Masterplan Key

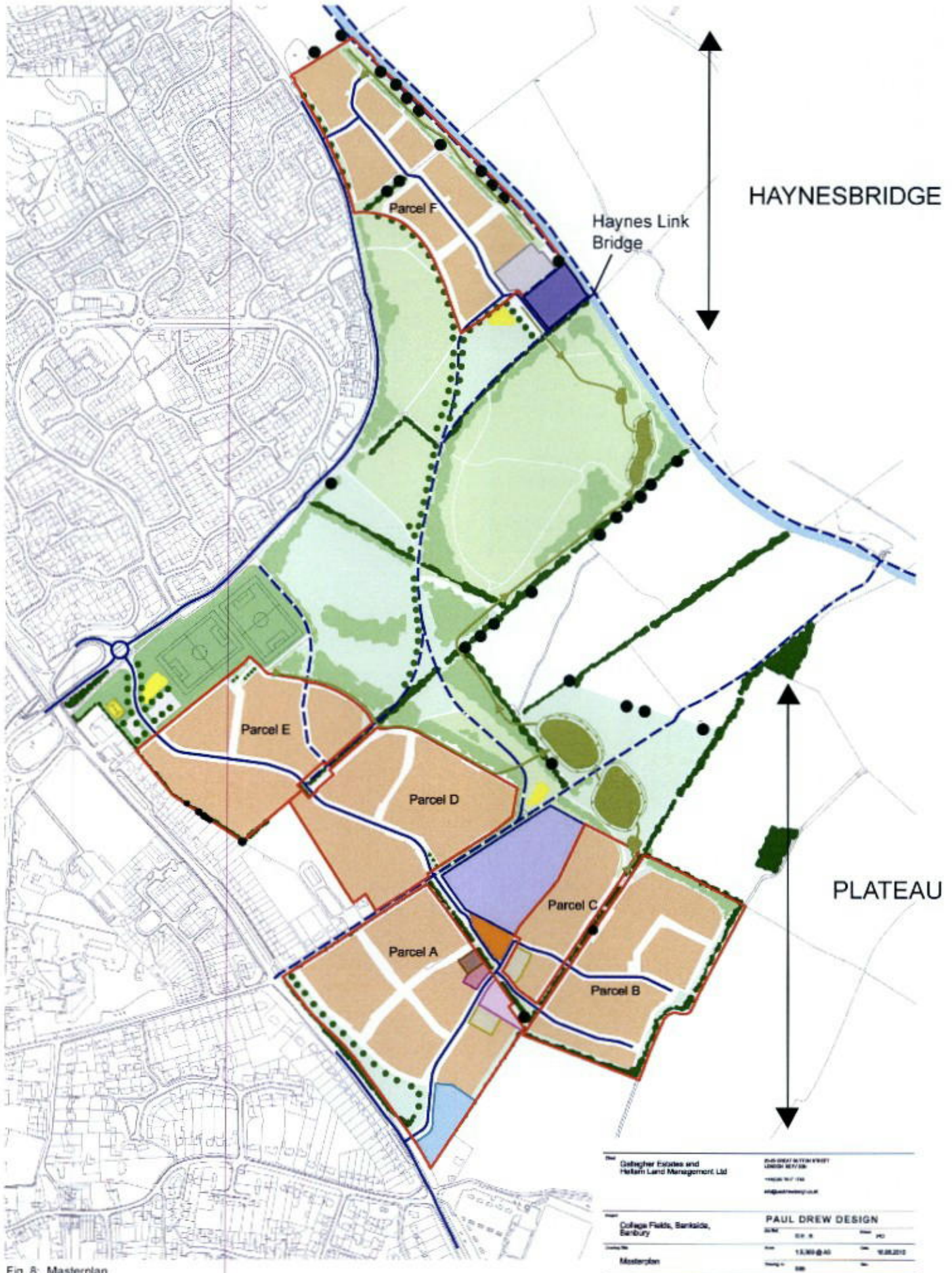


Fig. 8: Masterplan

3.0 CHARACTER PRECEDENCE

3.1 Introduction to character precedence appraisal

3.1 Introduction to character precedence appraisal

3.2 Banbury 3.3 Bodicote

3.4 Deddington

The following chapter examines the surrounding local area in order to understand the local vernacular and to be able to apply any relevant characteristics to the proposed development at Longford Park.

The Character Precedence study has considered Banbury and adjacent villages. This chapter looks closely at both the streetscape and the typical architectural details of the different settlements.

Due to the historic nature of Banbury and the surrounding villages there is a strong local vernacular which should be considered. Where possible and appropriate this should be interpreted within the design code for Longford Park. The design principles identified in the following pages should be used as guidance only and it is not the intention to create pastiche architecture.

This chapter considers the following points:

- How the character of new development should be developed from an understanding of the context of the surrounding built and natural form.
- How positive features of the local area should be used as design cues which can then be interpreted in a contemporary manner.
- How local materials and colour palettes are another method of reinforcing distinctiveness.
- On how important streets and prominent locations are considered.
- How new development can incorporate landscape features and provide a mature setting.

The character study has identified that despite the relatively close location of the different settlements, each town/ village has its own set of key characteristics.

3.1 Introduction to character precedence appraisal

3.2 Banbury 3.3 Bodicote

3.4 Deddington

3.0 CHARACTER PRECEDENCE

3.1 Introduction to character precedence appraisal

3.0 CHARACTER PRECEDENCE

3.2 Banbury

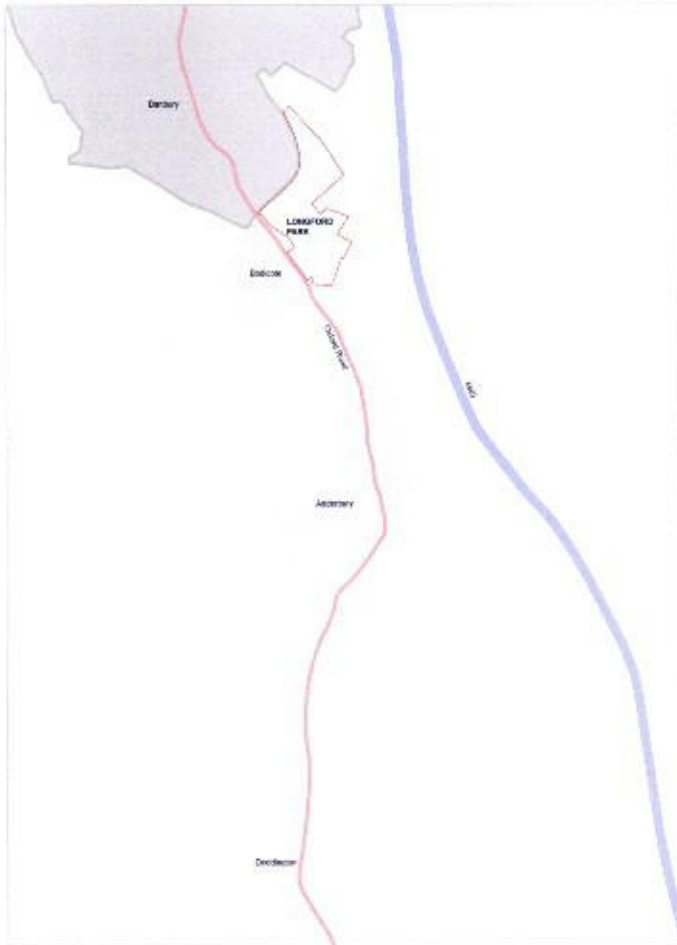


Fig. 9: Longford Park in relationship to Banbury



Fig. 10: Historic map of Banbury from 1898

The historic map identifies Banbury's market place, which is still the focal point of the town centre today. The market place brings together a central open space which is also used by pedestrians and vehicles.

Banbury has experienced a substantial amount of expansion in all directions and this is evident from the suburban road network in the west of the town, typical of late C20 developments. This is also particularly prominent in the north of the town which has a number of cul-de-sacs and unconnected spaces.



Fig. 11: Typical broad space for Banbury's market activity

The use of paving and shared surface areas contributes to a high quality public realm within the town centre.

The arrangement of merchant houses in the market area of Banbury show that office uses can adapt well to a domestic scale of building. In the town centre the building line, variations in scale and the proportion of fenestration reinforces a sense of place.



Fig. 12: Typical stringcourse features on workers cottage.



Fig. 13: Some frontages are formed of planting.



Fig. 14: Different brick types and colours create interesting facades.

Fig. 15: Key features found in Banbury



Fig. 16: Wide frontage type with corner feature to articulate streetscape.

Banbury is made up of a network of major and minor streets.

The historic plan opposite identifies the key urban space in the town centre. This open space is hard surfaced and part of it is currently used for car parking and a number of other uses, including the market.

Within this space there are a number of key buildings including the Town Hall. The built form provides a "framework of edges" to the town square.

The majority of buildings within Banbury are brick. There is also render and stone dressing.

Terrace buildings were added as the town centre expanded to the new planned suburbs surrounding the town centre. These terraces typically had small front gardens.

The People's Park has a number of different areas, including a community nursery, bowling green, rose garden and an events lawn.

The People's Park should set a precedent for the proposed Community Park as part of the Longford Park development. Like the People's Park, it is surrounded by development and benefits from high levels of natural surveillance. The Community Park can use a similar management model set by the People's Park as this has been key to the success of the park.

Key lessons from Banbury

- Use of a range of building materials
- Different brick types and colours to create features on buildings and add interest to the streetscene
- Civic spaces often combine main routes, parking and landscape features

3.0 CHARACTER PRECEDENCE

3.2 Banbury

The existing residential character of Oxford Road shows styles from Georgian through to late twentieth century.

This diverse history illustrates that a wide range of materials other than brick and stone have been used. Of note are the stucco, or render, frontages to houses based on classical villa references. Further out towards Bodicote, render has continued to be used in a 'rough cast' manner. This, together with bay windows, timber gables, hip roofs and low pitch eaves are typical features of the garden city movement. Although the movement founded these ideas in the 1920 - 30s, the garden city style houses along Oxford Road were built after the Second World War, with typical features such as extensive verges and service roads. Later still along Oxford Road are houses that express the suburban aspirations of the 1960-70's. These tend to be one to one and a half storey in height and use a variety of pale orange and ochre bricks.

The majority of homes along Oxford Road are now obscured by mature hedgerow.

The neighbouring residential area of Cherwell Heights is laid out in a typical way for 1980s development, including a loop road with a series of culs-de-sacs and connecting footpaths. Its appearance on Bankside is distinguished by shallow pitch gables and wide fascia board that can be seen from a great distance.

The new character of Haynesbridge will avoid a repetition of those street layouts and avoid such striking facade details as white fascia board.



Fig. 17. Plan identifying Oxford Road where the following photos have been taken



Fig. 18: Simple proportioned houses with stucco 'render' and vertically balanced sash windows, typical classical architecture features.



Fig. 19: Post Second World War detached house with bay windows, timber gables and hip roofs



Fig.20: Post Second World War garden city inspired housing with large front gardens



Fig 21: Post Second World War garden city housing layouts on extensive verges and service road



Fig 22: Many housing frontages on Oxford Road are obscured by mature hedgerow.



Fig 23: 1960-70's suburban detached houses of one and a half storey in height and a variety of pale orange and ochre bricks.



Fig 24: White fascia board is a key feature of properties on Cherwell Heights

Key lessons from existing street character

- Simple proportioned houses with render
- Expression of bases, string courses and symmetry
- The use of pale orange and ochre brick
- The use of gables to express frontages
- Avoid repetition of typical 1980s design features, such as loop roads and fascia boards

3.0 CHARACTER PRECEDENCE

3.3 Bodicote

3.1 Introduction to character precedence appraisal

3.2 Banbury **3.3 Bodicote**

3.4 Deddington

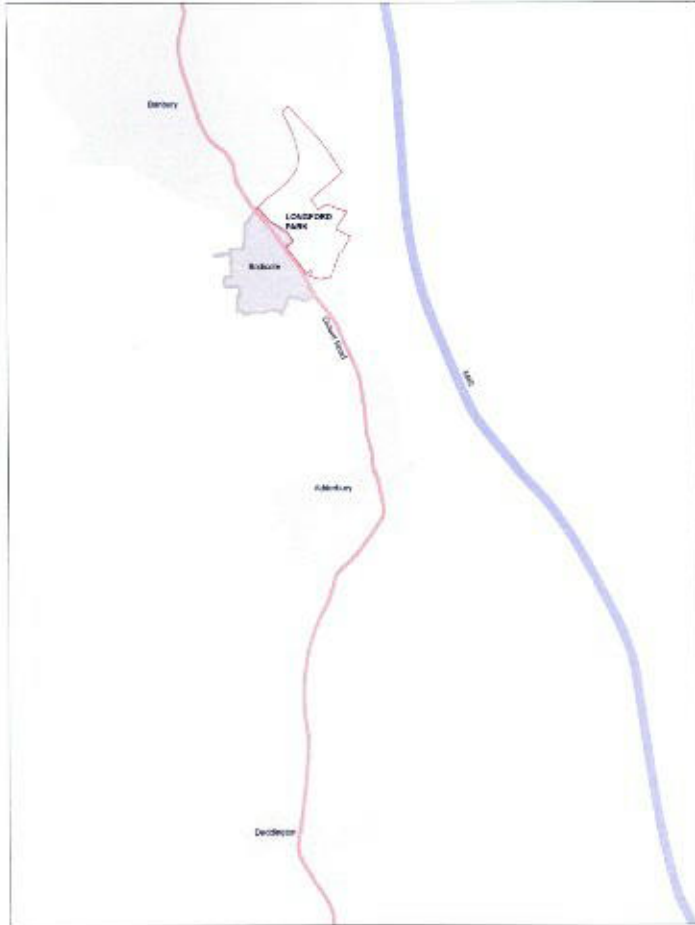


Fig. 25: Bodicote in relationship to the site.



Fig. 26: Aerial view of Bodicote

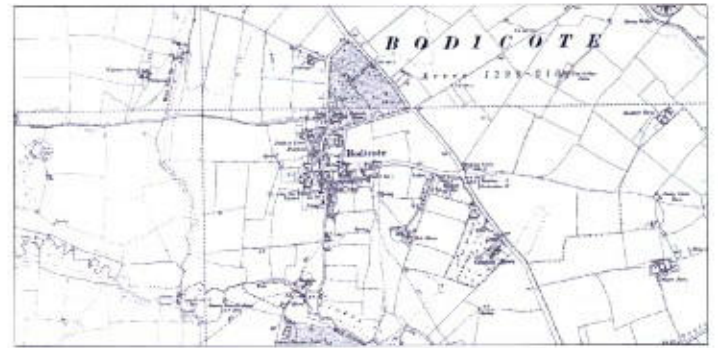


Fig. 27: Historic map of Bodicote from 1898



Fig 28: Bodicote expanded in 1920s/1930s and used Garden City design principles including housing centred around village greens.

3.0 CHARACTER PRECEDENCE

3.3 Bodicote



Fig.29: There are a diverse range of storey heights within Bodicote, with the higher storeys at the corner of the blocks. The range of materials used on the corner building adds interest to the streetscape.



Fig.30: Corners are punctuated with key buildings. The lack of porches and bay windows provide a flat frontage to the street, this is in contrast with the open space provided by the church yard.



Fig.31: A small amount of the buildings are whitewashed, which is in contrast to the local vernacular of honey coloured Hornton stone.

Fig.32: Key features found in Bodicote



Bodicote is located immediately to the south of Banbury and is bounded by Oxford Road to the east and fields to the west.

The oldest part of the village dates from 13th Century and development has occurred continually. The historic plan identifies the location of the original village centre along Church Street in the west of the village. Development and infill have occurred along the routes through the historic core including East Street / Weeping Cross and Broad Gap.

Modern development has occurred in the south of Bodicote and is typical late twentieth century with a number of culs-de-sac.

- Key lessons from Bodicote:**
- Varied building height and roofscape
 - Steep pitched roofs
 - Tall boundary walls
 - Winding routes
 - Informal lanes branching off the main routes
 - Soft landscaped edges
 - Building line defines the edge of the highway
 - Red brick and ironstone
 - Slate, tile roofs and thatch

3.0 CHARACTER PRECEDENCE

3.4 Deddington

3.1 Introduction to character precedence appraisal

3.2 Banbury 3.3 Bodicote

3.4 Deddington



Fig.33: Deddington in relationship to the site



Fig 34: Aerial view of Deddington

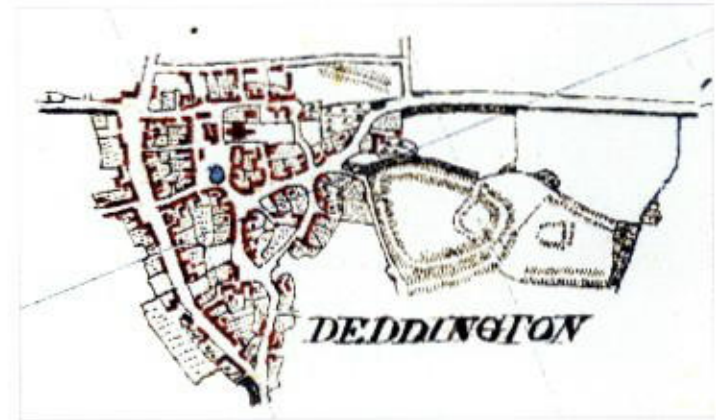


Fig 35: Historic map of Deddington from 1814 featuring Deddington Castle moat.



Fig 36: A typical street leading to Market Place. In the village centre buildings front directly onto the street, with narrow pavements. Again, variety of roofscape and building height is evident here. There are few examples of plinth features within the street as identified here on the right.



Fig 37: Deddington has a mixed use village centre with a number of shops and services. The ground level shops have slightly larger windows than the other uses above. Other window features include stone mullions and bay windows. Third storey windows are significantly smaller than at ground level.

Deddington is located approximately 7km south of Longford Park. Deddington was a key settlement along the Oxford Road toll road and developed both east and west of the road. The majority of development occurred to the east of Oxford Road; (which is identified as High Street and New Street within the village centre) towards the grounds of Deddington Castle.

There are a number of key routes within the village centre whose organic routes have created a range of varied shaped development blocks.

Market Place forms the focal point of the village and includes two village greens and a four storey mixed use block. The significance of the village green has been reduced with the introduction of Market Place road going through it. The historic market place is fronted by a number of commercial buildings in front of the church. The central market area is still clearly defined by the building line, despite there being a number of routes that distract it from it.

Commercial uses have fitted into the street frontage in a way where the transition between commercial and residential frontage appear seamless.

Later development occurred to the west of the High Street along Hempton Road. This area has a more formal development pattern with large front and back gardens off a number of culs-de-sacs and loop roads.

The main Oxford - Banbury Road now by-passes the historic town centre.

Fig 38: Key features found in Deddington



Key lessons from Deddington:

- Mixed use centre and a range of uses over different floors
- Steep pitched roofs
- The existing routes within the village have shaped development blocks
- Buildings are developed up to street line to create hard edges
- Wide frontages and narrow plan plots.
- Vistas are stopped with individual buildings at the end, to create views
- Hard and soft central spaces
- Buildings are a range of scales

4.0 VISION AND PRINCIPLES

4.1 Vision

Longford Park will be a place with a distinct character, which has well laid out streets and buildings, and is responsive to the local landscape and architectural setting. It will be a new environment in which people will want to live and play.

Longford Park is primarily to accommodate the need for new homes, but in so doing it will also provide a wide range of important local amenities. Some of these amenities have a wide geographic spread, such as the community park and play spaces. However, many are clustered in the core of the development to provide vitality at its heart. This group of amenities includes shops, offices, a school, civic uses such as a hall, a nursery, and possibly a health practice and place of worship; all of these uses will integrate into housing of different tenures and types.

There are two main neighbourhood groups; The Plateau is located to the north eastern side of the Oxford Road and Haynesbridge is located to the south western side of the Oxford Union Canal. Each of these areas contains specific landscape features such as mature trees, hedgerows and lanes, all of which have been designed into the urban areas in a way that respects and enhances their setting.

The Design Codes for Longford Park will adhere to guidance provided in PPS3; Housing. The guidance identifies that

"Matters to consider when assessing design quality include the extent to which the proposed development: 'Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.'

PPS 3 explains that local authorities should work together with communities in establishing design policies for new developments within their area. These should particularly concentrate on

'places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.'



Fig.39. Potential character of place.

The following pages provide guidance on the detailed design principles that are included in the design code.

Fronts and backs

Dwellings will provide a clear definition between the private space of the interior of the house, the rear external space and the public space of the street. The majority of dwellings will follow this pattern. Therefore there will be minimal pavilion buildings within the Longford Park development.

In the majority of cases, layouts will form continuous fronts and backs in order to generate a consistent level of privacy.

Windows should ensure privacy with the dwelling but enable surveillance of the street by occupants.

Active Frontage

The treatment of the ground level frontages will be central to the creation of vibrant streets particularly in the mixed use areas. In order to ensure that these frontages are 'active', they require frequent doors and windows and few blank walls. Typically, for housing, the active frontages will be the most sociable rooms of the house.

No blank walls will be set out around the village centre.

All ground floor flats should have a principle access facing onto the street. This includes development with rear parking, where the main access should still front onto the street.



Fig.40: Section illustrating fronts and backs

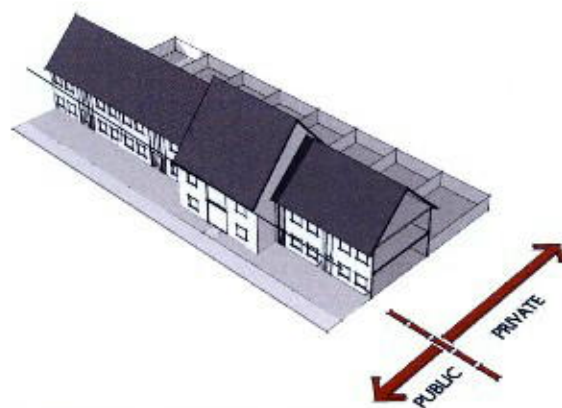


Fig.41: Axonometric of front and back treatment

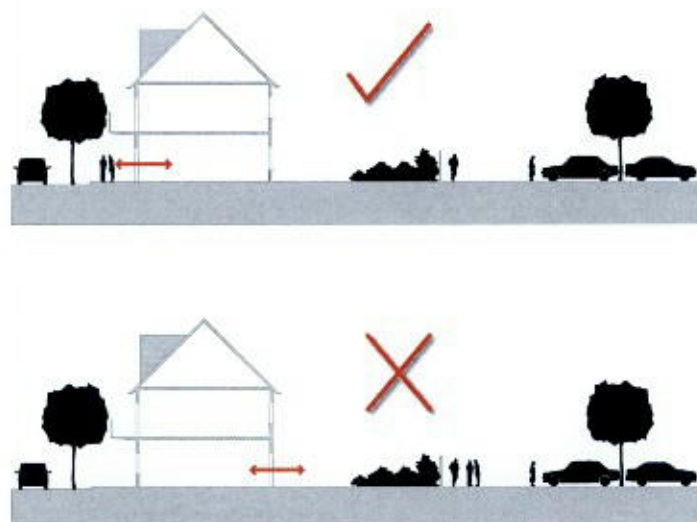


Fig.42: Correct front and back treatment

Privacy and Outlook

Care should be taken when detailing the privacy distance between habitable rooms at the rear of the properties across gardens. Cherwell District Council guidance outlines the importance of privacy and outlook when deciding the required distances between buildings. In general, Cherwell District Council requests the distance between back to back housing is 22m and 14 to the gable wall. These distances can be finalised at the Reserved Matters stage.

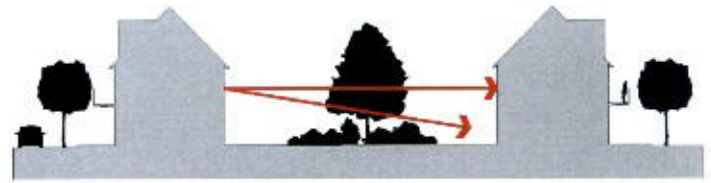


Fig 43: Privacy distances between dwellings

There are a range of imaginative design solutions that can reduce distances between buildings, including single storey or single aspect development. In these situations alternative design solutions must be applied such as screening. These alternatives will be subject to the merits of the individual schemes.

Corner Buildings

Corner sites are visually prominent, and have two frontages facing the street. Therefore additional care is needed in design and layout. Design for corner buildings must ensure that they address both the primary and secondary routes.

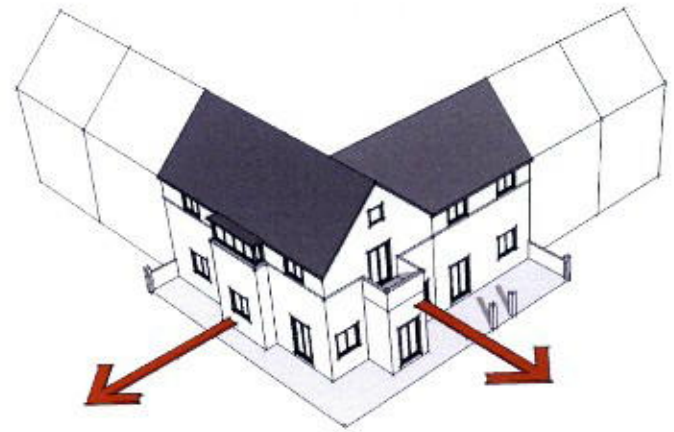


Fig 44: Treatment for corner buildings

Where corner buildings occur in a mixed-use setting, frontage access will be required for upper floor uses. These are to be integrated into the ground floor active frontage with minimal blank walls. This will ensure that even upper floors have their own front door, and will not be accessed from the back.

All facades facing public space will require additional windows to enhance the setting of the whole.

Building Heights

The approach is to respond to the local setting. Storey heights will be lower close to existing residential neighbours to the west, and along the rural edge to the south. These will be up to two storeys. Building heights may increase up to three storeys in the village centre and at the canal frontage.



Fig.45: Maximum heights

A varied roofline adds interest to the overall streetscape and can help demonstrate key buildings. At corners, deep plan buildings should not give the appearance of extensive pitched roofs. These plan types can be disguised with other roof forms.

The alignment of the roof pitch at corner buildings can determine how it fronts onto the primary and secondary streets.

Dormer windows are a typical feature of the Banbury area but should not be used on roof slopes of less than 45 degrees (see Fig. 69) pg 39.

Key Buildings

Key Buildings are exemplars that stand out from their neighbours. As such, they bring focus and identity. They are often used to terminate vistas, define edges or enhance corners. In gateway locations, such as those identified in the Key Groupings, they are used to mark areas of different character or the entrance to the development.

The set of parameter plans (pages 32 and 40) indicate the most appropriate locations for Key Buildings. These locations have been selected in line with the following principles:

- They are in highly visible locations built in distinct materials
- They would be appropriate landmarks for navigation
- They hold a commanding position that is not shared by other buildings
- They are distributed throughout the plan in such a way that important pedestrian and vehicular nodes and routes become more memorable

In order to ensure Key Buildings become exemplars, innovative, bold and imaginative design responses are required that are appropriate to their settings. In order to achieve this, architectural considerations may include:

- Reinforcing the character of the Special and Memorable Place or Character Area in which the building is found
- Contemporary verandas
- Full height windows to provide a vertical proportion
- Implied double height proportions within the facade detailing
- Gables and roof details that imply a vertical emphasis
- Details that celebrate the corner of building
- Increased proportions of facade glazing
- Timber used to compliment other facade materials
- Bespoke balconies, porches and screens in metal, timber or glass

Proposals for key buildings are to be illustrated at not less than 1:10 scale.



Buildings as gateways are paired across a street or lane and signify a point of transition between areas of different character.



Often known as a 'vista stopper', these buildings are the end point of a street vista and prevent longer views. They will often announce the introduction of further streets and lead the eye towards the next path.



Corner buildings are visually prominent as they have frontages on two sides and occur at the confluence of two streets or lanes. Both fronts require articulation with windows and on one side will be the main entrance.

Fig.46: Types of key buildings

4.0 VISION AND PRINCIPLES

4.2 Development Principles

Street trees

Trees and plant form a key part of any streetscene and greatly assist in creating an area's character. The Design Code for Longford Park provides guidance concerning street tree and landscape requirements for Longford Park

There are many benefits of having street trees, which are listed below:

- They help create informal "natural" environments
- They can create a rural interface
- Can create high quality tree lined boulevards
- Trees and planting help humanise the street scape
- They provide ecological refuge and habitat for species within the built environment
- They provide obvious aesthetic benefit
- They assist with climatic moderation.

Tree planting within the streetscape is required to enhance, and be consistent with, the required character of the Plateau and Haynesbridge character areas. Street trees are to be designed in a holistic manner along side the policy and technical requirements of street design, and not just to occupy the remaining space after the technical resolution is agreed.

Street planting will adhere to the following principles:

- Planting opportunities to be assessed in the context of the adjacent buildings.
- Planting is to be designed in such a way that it incorporates and functions alongside the construction of footways and buried services.
- Clear pedestrian sight lines and bus stop sight lines are to be retained.
- The effect of vegetation on forward visibility is to be taken account of in order to ensure safety and contribute to traffic calming.
- Ongoing maintenance and replacement costs are to be minimised.

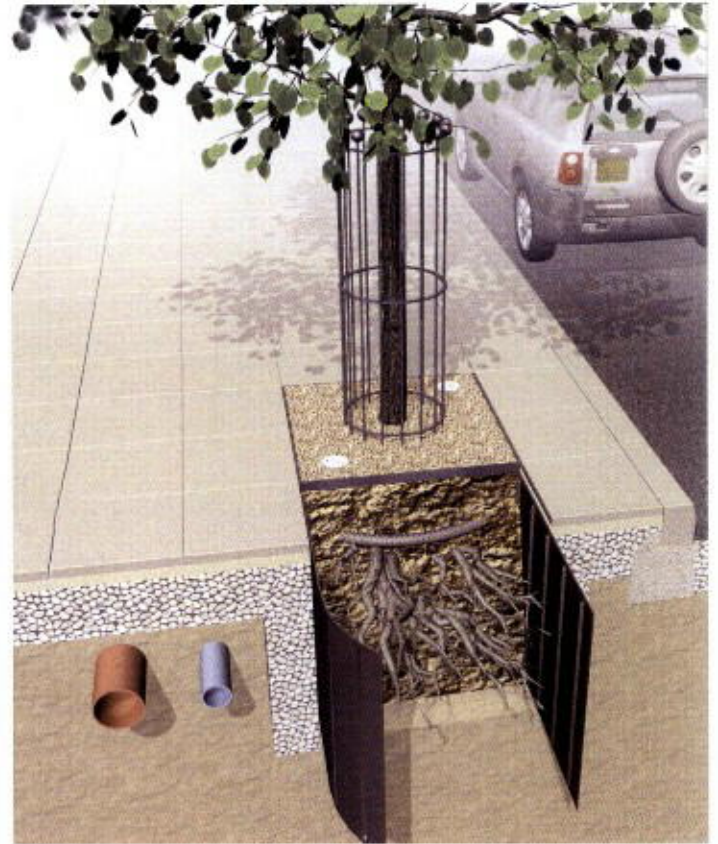


Fig 47: Tree planting within the street at Longford Park

- Tree spacing will be subject to local context, with the potential to include regular groupings.
- Tree pits are lined vertically with root protection barriers.
- Below ground tree anchors are used for stability.
- Back-fills are approved urban tree soils.

Landscape specification has been designed in accordance with Oxfordshire County Council's *"Residential Road Design Guide"*. Whilst it is acknowledged that this document was published in 2001, it contains relevant technical information which has been useful in helping guide decisions, especially concerning landscape treatment features.

However, Oxfordshire County Council Officers will have a current understanding of specialist landscape issues and should be consulted in the first instance

Longford Park is divided into two character areas due to the key differences in location, environment and topography. The two separate character areas are called Plateau and Haynesbridge.

The Plateau area is at high level to the south of Banbury and is better related to the Oxford Road and the villages that occur along this route. The "Plateau" area has therefore been considered to have more of a "village" character. The Plateau benefits from long views of open countryside.

Haynesbridge is being developed as an extension to Banbury Town Centre. The adjacent plan clearly demonstrates the Haynesbridge's close proximity to Banbury, with a number of surrounding local facilities which are within 10 minutes walk.

The Haynesbridge development form has a low lying form and has been set back from Bankside, ensuring that much of the views from existing residents will be maintained. This has been achieved by keeping the Haynesbridge development form relatively compact.

The rest of chapter 5 describes the proposed character of Plateau and Haynesbridge. Information is provided on layout, scale, form, means of enclosure and key features within each character area.

The guidance provided here will inform any Design and Access Statements that come forward at a later stage of development.

Future Design and Access Statements will identify more detailed design elements such as the specific height, width and length of each individual buildings. This part of the process is explained further in Section 9.



Fig. 48: Plan identifying walking distances to local facilities from the Plateau and Haynesbridge area



5.0 CHARACTER AREAS

5.1 Main distinctions

5.1 Main distinctions 5.2 Parameters Plan -Plateau

5.3 Plateau Specification 5.4 Parameters Plan - Haynesbridge

5.5 Haynesbridge Specification

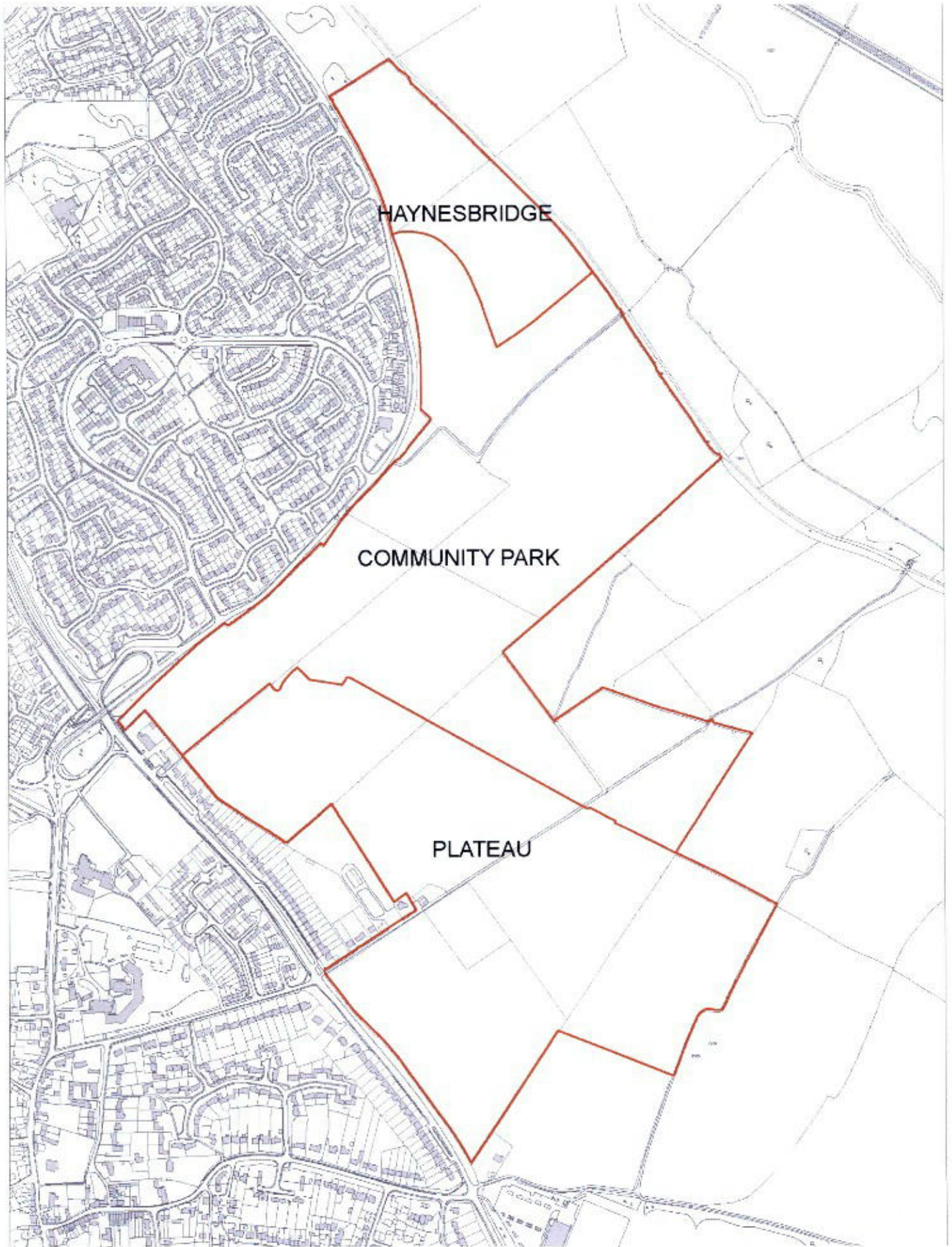


Fig.49: Plan identifying Plateau and Haynesbridge in Longford Park

A range of information has been provided on the character of Plateau and Haynesbridge and this is outlined in the table below. This includes:-

- Parameter Plans; which indicate density, movement, storey heights, land uses and places known as Key Locations
- Specification Tables for each Key Location, including an explanation of street form and street materials, building form, and building materials
- It concludes with samples of materials and some building features

This chart is a colour summary of the different materials used by quantity in the Plateau and Haynesbridge character areas. Further details are found in the specification tables. It illustrates the main distinctions of the two areas namely the warmer tones and village character in the Plateau and the cooler tones and town character used in Haynesbridge.

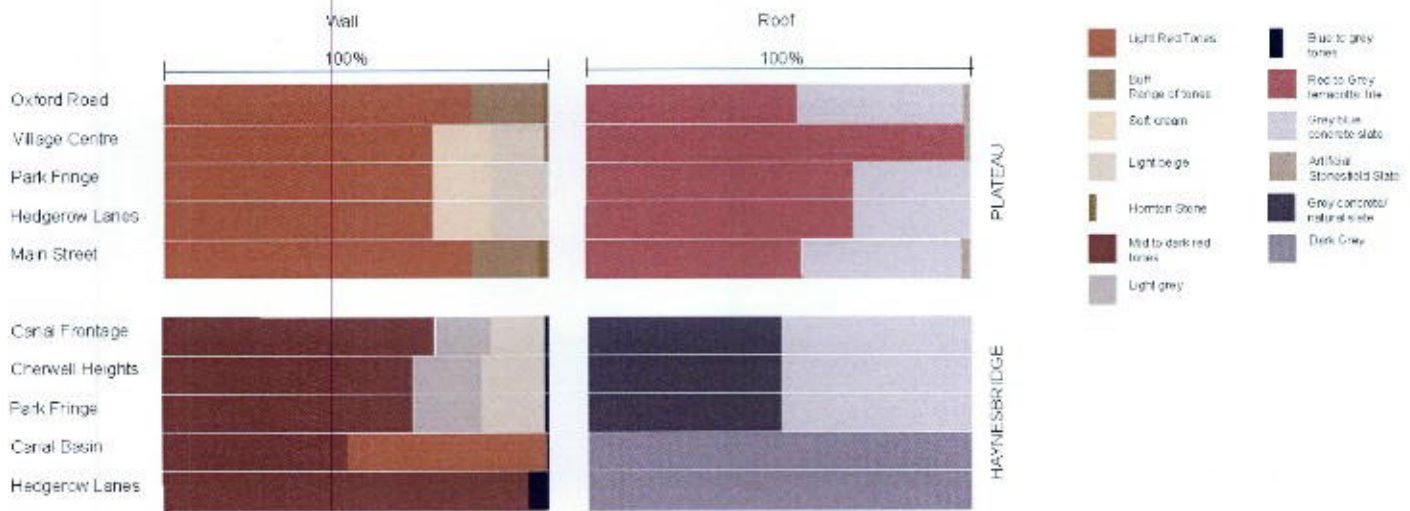


Fig.50: Colour summary chart for Plateau and Haynesbridge in Longford Park

Location	Page	Plan	Table	Examples
Plateau	32	Parameters Plan		
	33	Movement Parameters Plan		
	33	Building Heights Parameter Plan		
	33	Landscape Parameters Plan		
Plateau	34		Street Form	
	35		Highway - Street Materials	Landscape species
	36		Building Form	
	37		Building Materials	
	38			Wall
	39			Roof
	39			Building elements
Haynesbridge	40	Parameters Plan		
	41	Movement Parameters Plan		
	41	Building Heights Parameter Plan		
	41	Landscape Parameters Plan		
	42		Street Form	
	43		Highway - Street Materials	Landscape species
	44		Building Form	
	45		Building Materials	
	46			Wall
	46			Roof
47			Building elements	

The table above sets out the information provided in this chapter.

5.0 CHARACTER AREAS

5.2.Parameters plan

5.1 Main distinctions 5.2.Parameters Plan -Plateau
 5.3 Plateau Specification 5.4 Parameters Plan - Haynesbridge
 5.5 Haynesbridge Specification



Fig 51: Parameter Plan for Plateau Area

Land Parcel	Density
A	Up to 42d/ha
B	Up to 40d/ha Excluding nonresidential uses
C	Up to 40d/ha Excluding nonresidential uses
D	Up to 39 d/ha
E	Up to 38 d/ha

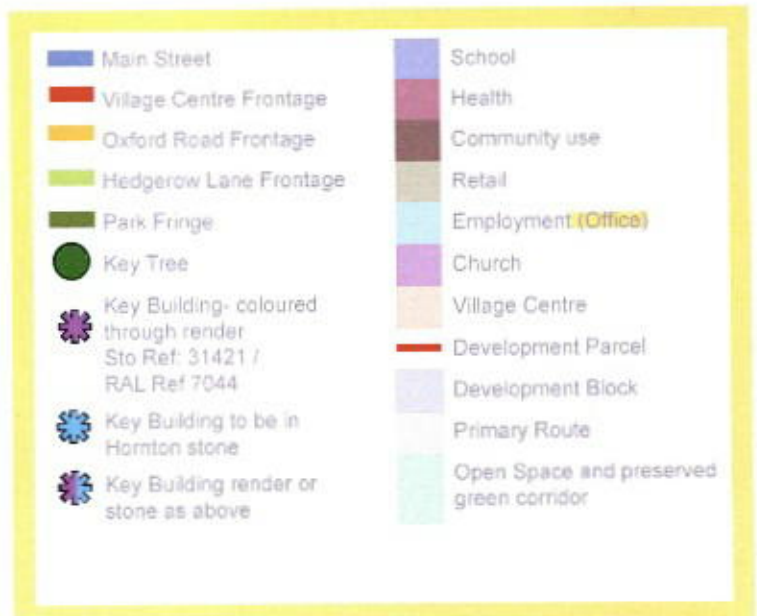




Fig. 52: Plateau Movement Parameter Plan

Where the periphery of the residential areas have no street type allocation, it is intended that a combination of private drives and/or connecting footpaths will be required so that houses would retain an outward frontage and aspect.

- Primary
- Secondary
- Side
- Lane and Minor Street

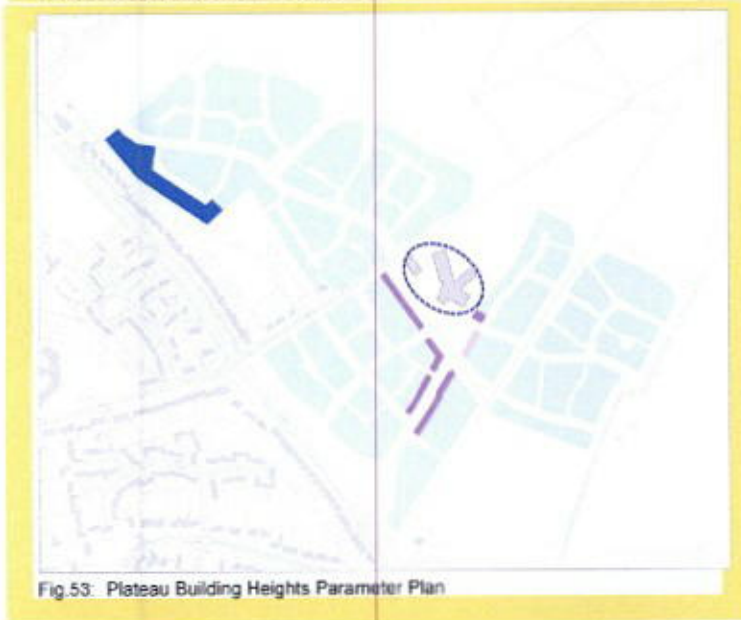


Fig. 53: Plateau Building Heights Parameter Plan

If market conditions will only allow for a single storey retail building, then additional design considerations will be given to increased scale and massing along the village centre frontage. This will be accompanied by architectural features that enhance the height of the building.

- Max 3 Storey
- Max 2.5 Storey
- Max 2 Storey
- Retail (1/2/3 Storey subject to market viability)
- - - School Height not Identified



Fig. 54: Plateau Landscape Parameter Plan

- Existing hedgerows to be retained
- New planting subject to street lighting and access points
- Key Tree

Plan to be read with the Appendix A- Highways specification table on pg 62 -63.



5.0 CHARACTER AREAS

5.3 Plateau Specification

5.1 Main distinctions 5.2.Parameters Plan -Plateau

5.3 Plateau Specification 5.4 Parameters Plan - Haynesbridge

5.5 Haynesbridge Specification

	STREET FORM			
	Townscape Experience	Street hierarchy	Landscape structure	Parking
Oxford Road Frontage- prominent location	A gradual widening open space with landmark frontage - Signify entrance to Longford Park - open aspect.	Primary street to cater for bus route. Dictated by engineering performance of main junction. Include Lane along open space behind the hedge.	Retain Oxford Road hedgerow where junction visibility allow. Re-plant new hedgerow behind junction visibility line.	No frontage parking close to Oxford Road junction. On-street and access drive permitted along lane/ minor street.
Village Centre - prominent location	Sense of community core created by mix of uses and three storey massing in all non-education uses. High proportion of continuous frontage - not less than 80% of terraced formation.	Provide through access for bus and minor access to east and north. Treat whole area as the village centre with shared visitor parking.	Removal of hedgerow around village centre. All new tree planting to be replaced by hard landscape with a formal arrangement of trees, as part of a comprehensive landscape design.	Non-allocated throughout on-street spaces and within the village centre. Allow for school bus drop off on carriageway.
Park Fringe - prominent location	Soft landscape setting for detached houses. Informal alignments of housing, and highway.	Lanes/ Minor street types of 3.5m - 6m width and no segregated footway. (Shared surface)	New landscape buffer planting to compliment existing landscape features.	Residential - combination of on-street, on plot, adjacent, car ports. No rear parking courts.
Hedgerow Lanes	Townscape determined by hedgerow including lane and minor streets, segregated footways and separated footways.	Lane/ Minor street types of 3.5m - 6m width and no segregated footway. (Shared surface)	Managed hedgerow as central feature of street. Set in grass verge not less than 10m wide. (Not Canal Lane, see pg 42, fig. 78).	On-street parking on Lane/ Minor street. On-plot parking behind building line.
Main Street	A variable width of street enclosure formed by building frontage and tree planting.	Primary Street to cater for bus route.	Predominantly hard landscape with street trees and feature intersections with hedgerows.	On-street parking and grouped access drives.



	Highway	STREET MATERIALS		
		Footway	Traffic Calming Features	Landscape specification
Oxford Road Frontage - prominent location	Porous construction hot rolled Asphalt (buff colour).	Macadam - buff coloured.	Shared surface of variable width - soft planted edge to houses.	Cherry (Prunus var.) Crab Apples (Malus var.).
Village Centre - prominent location	Permeable concrete block paving (buff colour) (tegarular or similar).	Permeable concrete block paving (buff colour) (tegarular or similar).	Comprehensive approach to central area.	Acer platanoides 'Emerald Queen'.
Park Fringe - prominent location	Permeable block paving or bound gravel (Addagrip or similar).	Integral to highway.	Shared surface of variable width - soft planted edge to houses.	Acer platanoides 'Emerald Queen'.
Hedgerow Lanes	Permeable block paving or bound gravel (Addagrip or similar).	Integral to highway.	Shared surface of variable width - soft planted edge to houses.	Native mix in consultation with Cherwell District Council.
Main Street	Hot rolled asphalt.	Impermeable concrete slabs.	As not less than 60m intervals – no change in vertical alignment.	Cherry Tree (distribution on conjunction with lighting and access design).

This table outlines suitable materials for the Plateau character area. This table is specific to street form and materials. Further information is provided on the highway specification (Appendix A pg 62-66).

It is noted that small variations in carriageway width may occur between the highway tables and the character tables. Under these circumstances selection is subject to the merits of an individual reserve matters proposal.

Landscape specifications



Fig.55: Cherry tree and crab apples to be used on prominent locations on Oxford Road.



Fig.56: Emerald Queen trees for prominent locations in the village centre



Fig.57: Stricta should be planted in prominent locations in the park fringe



5.0 CHARACTER AREAS

5.3 Plateau Specification

	BUILDING FORM			
	Plan types	Roof form	Composition elements	Frontage set-backs
Oxford Road Frontage-prominent location	Predominantly wide frontage, narrow plan types for housing frontage. For office frontage, see note below.	Predominantly eave line facing street. 45-50 degree gables in key locations emphasising narrow plan.	Parapet on key buildings.	Max 1m for housing frontage. 1-4m for office frontage.
Village Centre - prominent location	Occasional 3 storey - no bay windows.	Provide variation with lower eaves and dormers within the centre of the slope.	Large window area on mixed-use ground floors.	Max 1m hard landscaped to form part of the public realm.
Park Fringe - prominent location	Predominantly 2 storey - no bay windows. Detached and semi-detached types.	Min 30% chimneys in end gable locations. Varying pitch.	Functional balconies to exploit views over the Community Park.	4-7m soft landscaped boundaries.
Hedgerow Lanes	Wide frontage narrow plan or square types. Predominantly with integral car ports. Terraced formation for the majority of frontage.	No code.	Frontage with either large windows or bay windows to support overlooking of the street and hedgerow.	1-2m.
Main Street	Predominantly linked houses and semi detached.	Predominately eave line facing street.	Corner houses on every junction (see 4.2 Development Principles).	1-4m soft landscaping - distance subject to traffic calming design.

Office Frontage

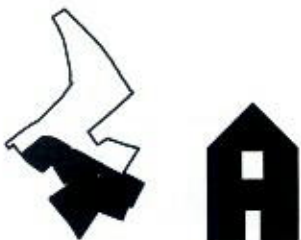
Following the character precedence set by Banbury and Deddington (Section 3.2), the form of employment uses will be;

- Of a domestic scale
- Using pitched roof forms to suite a domestic scale and to reflect the setting of the rest of the Oxford Road frontage
- Of a similar set-back and frontage arrangement to surrounding buildings
- Of a building pallet to suite the domestic setting.

Within these constraints there is the opportunity for developers to prepare design that are either traditional or contemporary in character.

Cherwell District Council will expect developers and their designers to produce a quality frontage in this prominent location as it is seen by those passing by on the Oxford Road.

Min - Minimum
 Max - Maximum



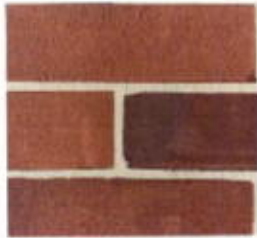
	BUILDING MATERIALS			
	Walls - primary	Walls - complementary	Roofs	Building elements
Oxford Road Frontage - prominent location	Brick 1 red type - max 80%. 1 Key building in Hornton Stone. 1 Key office building in coloured through render or Hornton Stone.	Brick 2 buff type - min 10%.Render 1 on key buildings.	Roofing 1 terracotta tile - min 55%. Roofing 2 concrete slate. Roofing 3 stonessfield slate on key buildings. Min 40 degree pitch with eaves forming the frontage.	Building element 1 and 2- dormers and well proportion windows. See Fig. 14 - Banbury
Village Centre - prominent location	Brick 1 red type - max- 70%. 2 key buildings in hornton stone. 2 key buildings in coloured through render.	Render 2 and 3 min - 30%.	Roofing 1 terracotta tile - min 55%. Roofing 3 stonessfield slate on key buildings. 45 degree pitch where gables are part of the frontage.	Building element 1 and 2- dormers and well proportion windows. See Fig 14 - Banbury
Park Fringe - prominent location	Brick 1 red type - max - 70%.	Render 2 and 3 min - 30%.	Roofing 1 terracotta tile - min 70% and 2 concrete slate. Varied roofline and pitch.	Building element 3 contemporary balcony features.
Hedgerow Lanes	Brick 1 red type - max - 70%.	Render 2 and 3 min - 30%.	Roofing 1 terracotta tile - min 70% and 2 concrete slate. Min 40 degree pitch with eaves forming the frontage.	Building element 3 contemporary balcony features.
Main Street	Brick 1 red type – max 80%. 4 key buildings in Hornton Stone.	Brick 2 buff type – min 10%. Render 1 on key buildings.	Roofing 1 terracotta tile – min 55%. Roofing 2 concrete slate. Roofing 3 stonessfield slate. on 4 key buildings 45 degree pitch where gables are part of the	Building element 1 and 2 dormers and well proportioned windows.

Min - Minimum
 Max- Maximum



5.0 CHARACTER AREAS

5.3 Plateau Specification



Brick 1

Light red tones
Variation of surface tones
Appearance of soft corners
See Banbury pg 17 - brick colour

Fig.58



Brick 2

Buff with range of tones
Only use in key locations
See Deddington pg23 - brick colour

Fig.59



Hornton Stone

Buff with a range of ochre tones
Only use in key buildings
See Deddington pg 23 - wall colour

Fig.60



Render & cast stone elements 1

Sto render ref: 31421 RAL ref: 7044

Light tan from warm colour base
Cast stone trims including string courses, lintels and sills
See Banbury pg 16- wall colour

Fig.61



Render & cast stone elements 2

Sto render ref: 31236 RAL Ref:1013

Light beige from warm colour base
Fully rendered frontages with string course relief
See Banbury pg 16 - wall colour

Fig.62



Render & cast stone elements 3

Sto render ref: 31227 RAL ref: 9001

Soft cream from warm colour base
Fully rendered frontages with string course (in render) relief
See Banbury pg 16 - wall colour

Fig.63





Fig.64

Roofing 1

Red to grey terracotta tile
Used to punctuate skyline for streetscape purposes
Soft colour variations across roof plain
Use only black rainwater goods
See Banbury pg 17 - roof colour

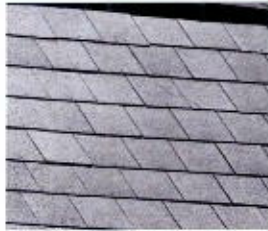


Fig.65

Roofing 2

Grey-blue concrete slate
Blue to grey variation
Ridge and hip tiles from same pallet
See Banbury pg 21 - roof colour



Fig.66

Roofing 3

Artificial stonessfield slate
In special locations and in conjunction with render and stone only
See Deddington pg 23 - roof colour

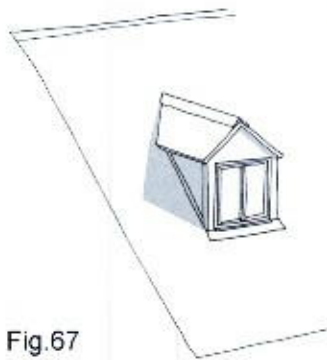


Fig.67

Building elements 1

Pitched roof dormer - see Banbury pg 21: Fig.32
Located centre of roof slope
Do not use on less than 45 degree slopes



Fig.68

Building Element 2

Emphasis on well proportioned windows that ensure an appearance of symmetry and balance.

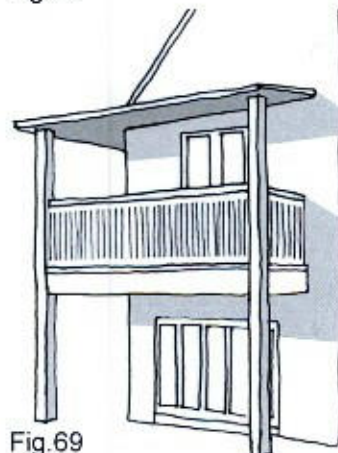


Fig.69

Building element 3

Contemporary balcony feature
Stained or natural finish



5.0 CHARACTER AREAS

5.4 Parameters Plan - Haynesbridge

5.1 Main distinctions 5.2.Parameters Plan -Plateau

5.3 Plateau Specification **5.4 Parameters Plan - Haynesbridge**

5.5 Haynesbridge Specification



Fig. 70: Parameter Plan for Haynesbridge

- Park Fringe
- Hedgerow Lane Frontage
- Cherwell Heights Frontage
- Canal Frontage
- Canal Basin Frontage
- Protected Trees
- Key Tree
- Key Building- blue to grey tones
- Development Parcel
- Development Block
- Primary Route
- Open Space and preserved green corridors
- Canal Basin



Public House Briefing

- Height of Public House to be 2.5-3 storeys high
- Primary frontages towards the canal and canal basin
- Deep plan ground floor to accommodate function of the public house and narrow plan upper floors to diminish scale and massing.
- Servicing to rear, to be combined with customer car park
- Customer car park to include a combination of planting, railing and wall boundary treatments to improve the setting of the community park and canal frontage
- Continuation of building frontage/ masonry wall along the side of the canal
- Boundary treatments to Canal Basin to be defined by soft planting
- Only garden uses to form set back to public house.
- Refer to pg 53 for general arrangement

Land Parcel	Density
F	Up to 40 d/ha Excluding non- residential uses

Plan to be read with the Appendix A- Highways specification table on pg 62-66.



Fig.71: Movement Parameter Plan for Haynesbridge

- █ Primary
- █ Side Street
- █ Lane and Minor Street



Fig. 72: Building Heights Parameter Plan for Haynesbridge

- █ Max 3 Storey
- █ Max 2.5 Storey
- █ Max 2 Storey



Fig 73: Strategic Landscape Parameter Plan for Haynesbridge

- Key tree
- Protected Trees
- █ Landscape setting of Canal
- █ Informal verge to Bankside



5.0 CHARACTER AREAS

5.5 Haynesbridge Specification

5.1 Main distinctions 5.2.Parameters Plan -Plateau

5.3. Plateau Specification 5.4 Parameters Plan - Haynesbridge

5.5 Haynesbridge Specification

	STREET FORM			
	Townscape Experience	Street hierarchy	Landscape structure	Parking
Canal Frontage-prominent location	20m set-back between edge of development parcel line and the canal. The building line is an additional 10m from the parcel line. 2.5 - 3 storey frontage.	No residential vehicular access along Haynesbridge frontage development - controlled service access only.	Retain existing Haynesbridge trees and add intermittent groups of new trees in grassland. Introduce new footpaths.	Well overlooked and landscaped rear parking courts. Combination of on-street (within parcel), on plot, adjacent, car ports. On plot parking will be behind the building line.
Cherwell Heights Frontage	Grassland set-back of variable width. Building height to exploit the fall of land. All edge buildings 2 storey high to face Bankside.	Minor residential street in core of character area.	Intermittent groups of new trees in grassland. Introduce new footpath to access property frontages.	Well overlooked and landscaped rear parking courts. Combination of on-street, on plot, adjacent, car ports. On plot parking will be behind the building line.
Park Fringe - Prominent location	Soft landscape setting. Informal alignments of housing, and highway. Dwellings characterised by fenestration that exploit long views.	Lane street types of 3.5m-6m width and no segregated footway.	New intermittent planting of specimen trees to compliment existing landscape features.	Combination of on-street, on plot, adjacent, car ports. No rear parking courts in this location. On plot parking will be behind the building line.
Canal Basin Frontage	Public house to form setting for canal and canal basin with 2.5-3 storey height.	Primary street to access public house car park and perimeter of canal basin site. Embankment of canal basin to be pedestrian area with servicing potential.	Public house garden uses to form set-back between basin, service access and public house building. Layout to provide setting for retained mature tree.	Rear customer parking to public house with planting, railing and wall boundary treatments to improve the setting of the community park and canal frontage.
Hedgerow Lanes	To form formal avenues between Bankside and Canal Frontage.	Lane frontage towards setting of mature trees.	Existing hedgerow.	On plot parking will be behind the building line.



	Highway	STREET MATERIALS		
		Footway	Traffic Calming Features	Landscape specification
Canal Frontage- Prominent Location	Permeable concrete block paving (buff colour) (tegarular or similar).	Integral to highway.	Shared surface of variable width - soft planted edge to houses.	Crataegus monogyna 'Stricta'.
Cherwell Heights Frontage	None	Macadam Buff Colour.	None	Cherry (Prunus var.) Crab Apples (Malus var.).
Park Fringe - Prominent location	Permeable block paving or bound gravel (Addagrip or similar) - only where access is required.	Integral to highway.	Shared surface of variable width - soft planted edge to houses.	Acer platanoides 'Emerald Queen'.
Canal Basin Frontage	None	Permeable block paving for pedestrian area with servicing potential.	None	Acer platanoides 'Emerald Queen'. Soft planting boundary treatment between canal basin site and public house.
Hedgerow Lanes	Permeable concrete block paving (buff colour) (tegarular or similar).	Integral to highway.	Shared surface of variable width - soft planted edge to houses.	TBC

This table outlines suitable materials for the Haynesbridge character area. This table is specific to street form and materials. Further information is provided on the highway specification (Appendix A pg 62-66).

It is noted that small variations between carriageway width may occur between the highway tables and the character tables. Under these circumstances selection is subject to the merits of an individual reserve matters proposal.

Landscape
specifications



Fig.74: Stricta should be planted in prominent locations in the park fringe



Fig.75: Mountain Ash to be planted at prominent locations all along the Primary Street



5.0 CHARACTER AREAS

5.5 Haynesbridge Specification

	BUILDING FORM			
	Plan types	Roof form	Composition elements	Frontage set-backs
Canal Frontage- Prominent location	Combination of wide plan and deep plan types. Ensure that deep plans do not result in large and intrusive roof areas.	Varied roof line exploiting parapet end gables. Punctuate roof with dormers in key locations.	Functional balconies to exploit views over the Cherwell Valley.	3-4m set-back from nearest Haynes Link Bridge footpath.
Cherwell Heights Frontage	Entirely 2 storey - Ensure that deep plans do not result in large and intrusive roof areas.	Provide variation with lower eaves and dormers within the centre of the slope.	Building at corner of Bankside and Bankside Park to be dual aspect with frontage elevations in both directions.	8-14m from edge of highway.
Park Fringe - Prominent location	Predominantly 2 storey . Terraced and semi-detached types.	Min 30% chimneys in end gable locations. Varying pitch.	Functional balconies to exploit views over the community park.	1-3m soft landscaped boundaries.
Canal Basin Frontage	Deep plan ground floor to accommodate function of public house. Narrow plan upper floors to diminish scale and massing of building.	Pitched roofs. Narrow plan types to diminish extent of roof form.	Ensure aspect towards canal, canal basin and community park.	Generous width set-back to allow public house garden.
Hedgerow Lanes	Detached and semi-detached types.	Predominately eave line presented to the street with occasional dormers.	Aspect towards mature trees.	1-2m soft landscape boundaries.

Min - Minimum

Max - Maximum



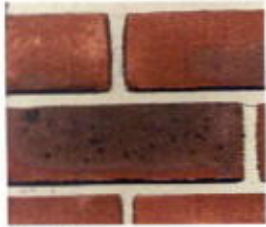
	BUILDING MATERIALS			
	Walls - Primary	Walls - complementary	Roofs	Building elements
Canal Frontage-prominent location	Brick 3 red type Max 70%. Key building will be Brick 3 red type and Brick 4 blue type details.	Renders 2 and 4 Min 10% colour match to lintels, sills and string course.	Roofing 4 Grey reproduced or natural slate. Roofing 5 grey blue reproduced or natural slate Approx. 50 % each type. 45 degree pitch.	Building element 5 and 6 - dentil brick detail and string course. See Fig. 12- Banbury
Cherwell Heights Frontage	Brick 3 red type Max 65%. Key building will be Brick 3 red type and Brick 4 blue type details.	Renders 2 and 4 Min 10% match to lintels, sills and string course.	Roofing 4 Grey reproduced or natural slate. Roofing 5 grey blue reproduced or natural slate Approx. 50 % each type. Min 40 degree pitch.	Building element 5 and 6 - dentil brick detail and string course. including quions on key buildings.
Park Fringe	Brick 3 red type Max 65%. Key building will be Brick 3 red type and Brick 4 blue type details.	Renders 2 and 4 Min 10% match to lintels, sills and string course.	Roofing 4 Grey reproduced or natural slate. Roofing 5 grey blue reproduced or natural slate Approx. 50 % each type. Varied roofline and pitch.	Building element 3 contemporary balcony features.
Canal Basin Frontage	Brick 1 red type with Brick 3 red type to create a varied street scene. Key building will be Brick 3 red type and Brick 4 blue type details.	Engineering brick details.	Roofing 6 Dark grey concrete/ clay tile. 45 degree pitch.	Building elements 5 and 6 balancing the primary and complementary wall materials.
Hedgerow Lanes	Brick 3 red type Key buildings to include Brick 4 blue type details.	Engineering brick details.	Roofing 6 Dark grey concrete/ clay tile. Min 40 degree pitch with eaves forming the frontage.	Building elements 5 and 6 balancing the primary and complementary wall materials.

Min - Minimum
 Max - Maximum



5.0 CHARACTER AREAS

5.5 Haynesbridge Specification



Brick 3

Mid to dark red tones
Variation with flamed surface across brick courses
Appearance of soft corners
See Banbury reference pg 17 - brick colour

Fig.76



Brick 4

Blue to grey tones
See pg 17 ref: 15

Fig.77



Render & cast stone elements 2

Sto render ref: 31236 RAL ref: 1013

Light beige from warm colour base
Fully renders frontages with
See Deddington pg 23 - wall colour

Fig.78



Render and cast stone elements 4

Sto render reference: 31235 RAL ref: 7032

Light grey from warm colour base
Cast stone trims including string courses, lintels and sills
See Deddington pg 23 - wall colour

Fig.79



Roofing 4

Grey high quality reproduction natural slate or natural slate
Ridge and hip tiles from same pallet
See Banbury pg 17 - roof colour

Fig.80



Roofing 5

Grey-blue high quality reproduction natural slate or natural slate
Ridge and hip tiles from same palette
See Banbury pg 17 - roof colour

Fig.81





Fig.82

Roofing 6
Dark grey high quality concrete tile or clay tile



Fig.83

Building elements 4
Eave mounted gable or dormer See Fig.14 pg 17 -
gable window
Located as part of frontage elevation
Do not use on less than 45 degree slopes

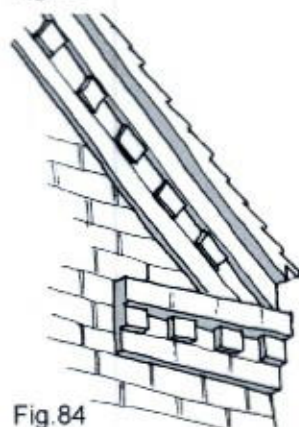


Fig.84

Building element 5
Brick detail feature on gables
On key buildings only
See Fig.16 pg 17 - brick details



Fig.85

Building element 6
Brick string course and quoin features - See Fig.12 pg 17 -
stringcourse
Contrasting brick from pallet range only
Emphasis on vertically orientated windows

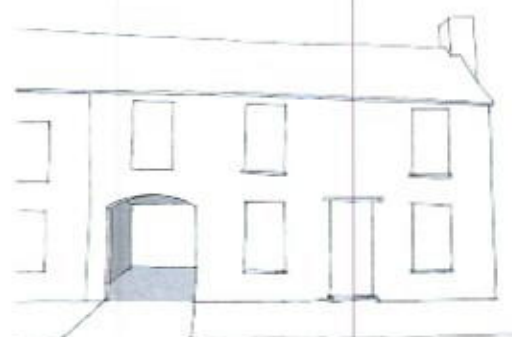


Fig.86

Building element 7
Car port opening
To form part of front façade
Not less than 3m wide
Ensure pedestrian visibility is provided by set back



6.0 KEY LOCATIONS

6.1 Introduction

6.2 Key Locations Plan

At a more detailed level, key groups of buildings around spaces help to define the visual distinctiveness of a place. They include the most public frontages and places that help you find your way around. They are also the places within the overall plan that are most important in establishing a sense of place and arrival.

The plan opposite indicates the most appropriate locations for the key groups at Longford Park. The places are:-

- Main Street
- Village Centre
- Park Fringe
- Canal Frontage
- Hedgerow lanes
- Plateau frontage with existing residential area
- Haynesbridge frontage with existing residential area
- Canal Basin Frontage

The parameters plans on the following pages will provide instruction and guidance for Longford Park on:

- Spatial organisation
- Access
- Servicing
- Overlooking
- Prospect

Guidance is provided for suitable plant species for each location. The tables on the following pages illustrate the limited palette for each location.

6.1 Introduction **6.2 Key Locations Plan** 6.3 Main Street 6.4 Village Centre 6.5 Park Fringe 6.6 Canal frontage 6.7 Hedgerow and Canal Lanes 6.8 Plateau Frontage with existing residential areas 6.9 Haynesbridge Frontage with existing residential areas

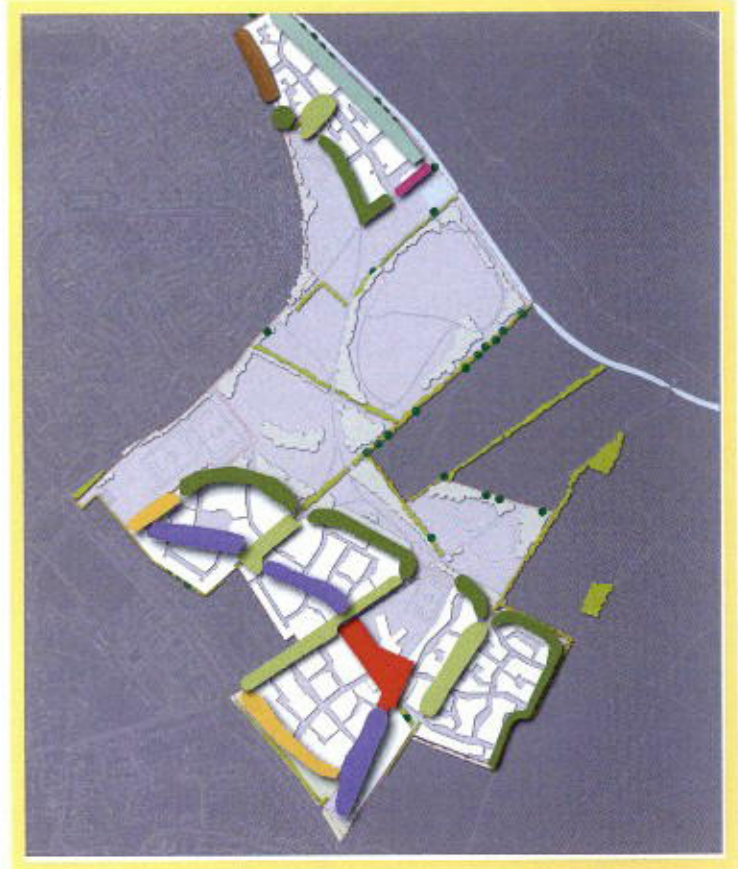


Fig 87: Plan identifying Key Locations within Longford Park

