5th Draft

Masterplan and Design Code -
16.05.2012

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.

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Amendments based on comments from meeting with Cherwell District Council, Hallam Land Management and Gallagher Estates up to 16.05.2012

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).

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 it's 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.

No change from 2014

1.0 INTRODUCTION

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. Applications that accord with the code will then be delegated to officers for their determination.

No change from 2006

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.

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.

Fig. 2: The Longford Park assessment Plan (2005) as approved by Cherwell District Council

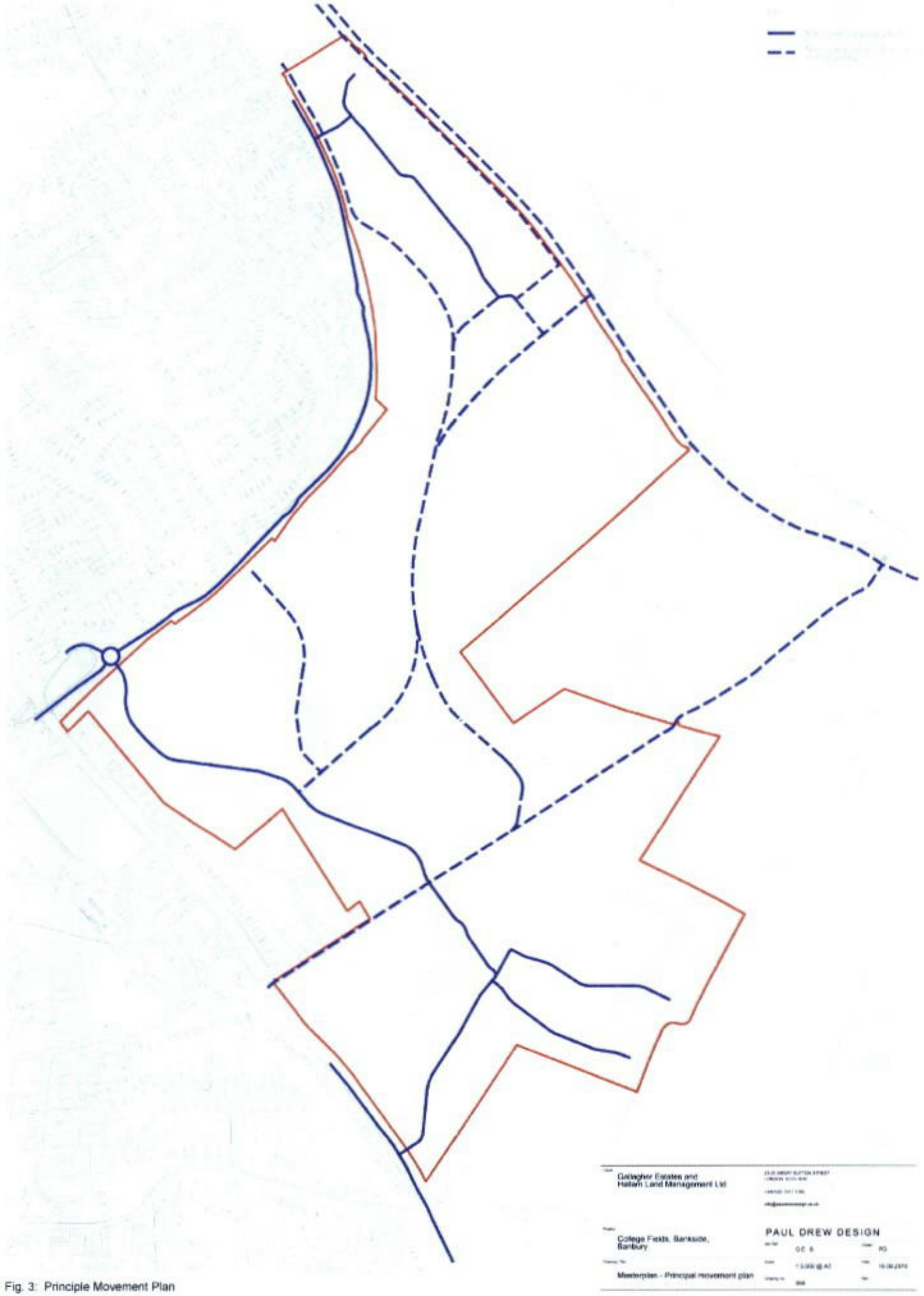


Fig. 3: Principle Movement Plan

2.0 THE MASTERPLAN
2.4 Drainage

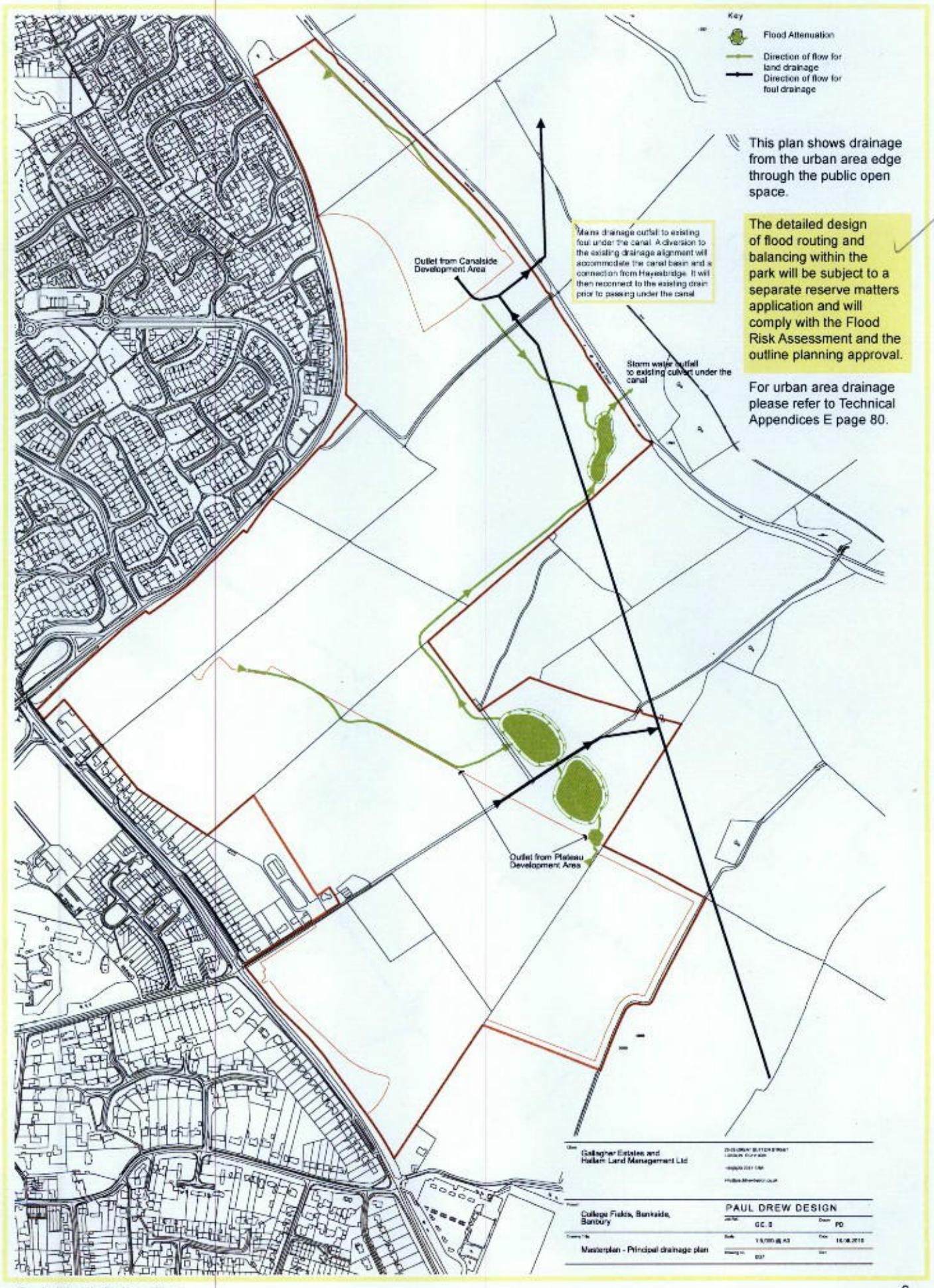


Fig. 4: Principle Drainage Plan

Fig. 5: Landscape Plan

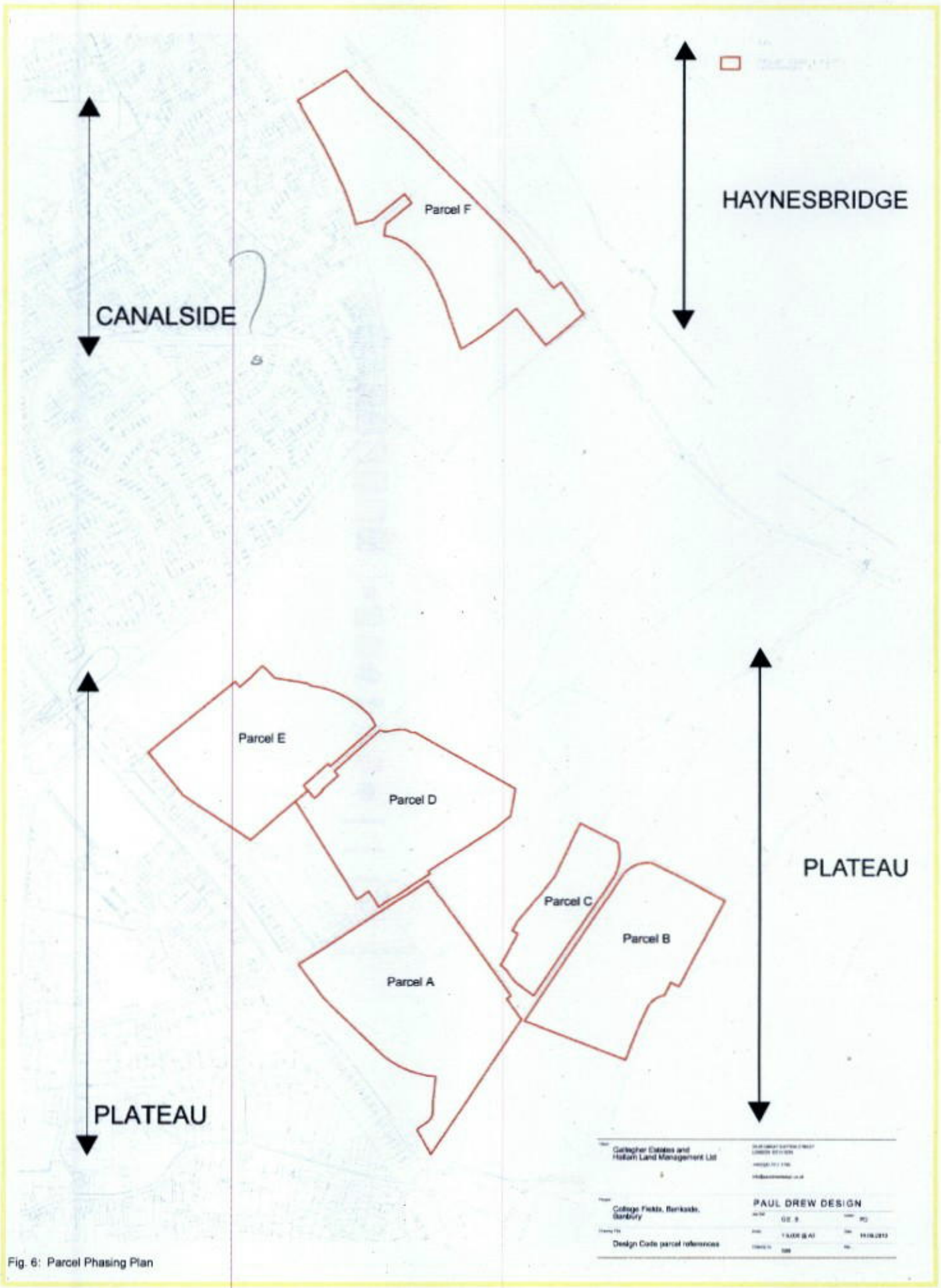


Fig. 6: Parcel Phasing Plan

Fig. 7: Masterplan Key

2.0 THE MASTERPLAN

2.7 Masterplan

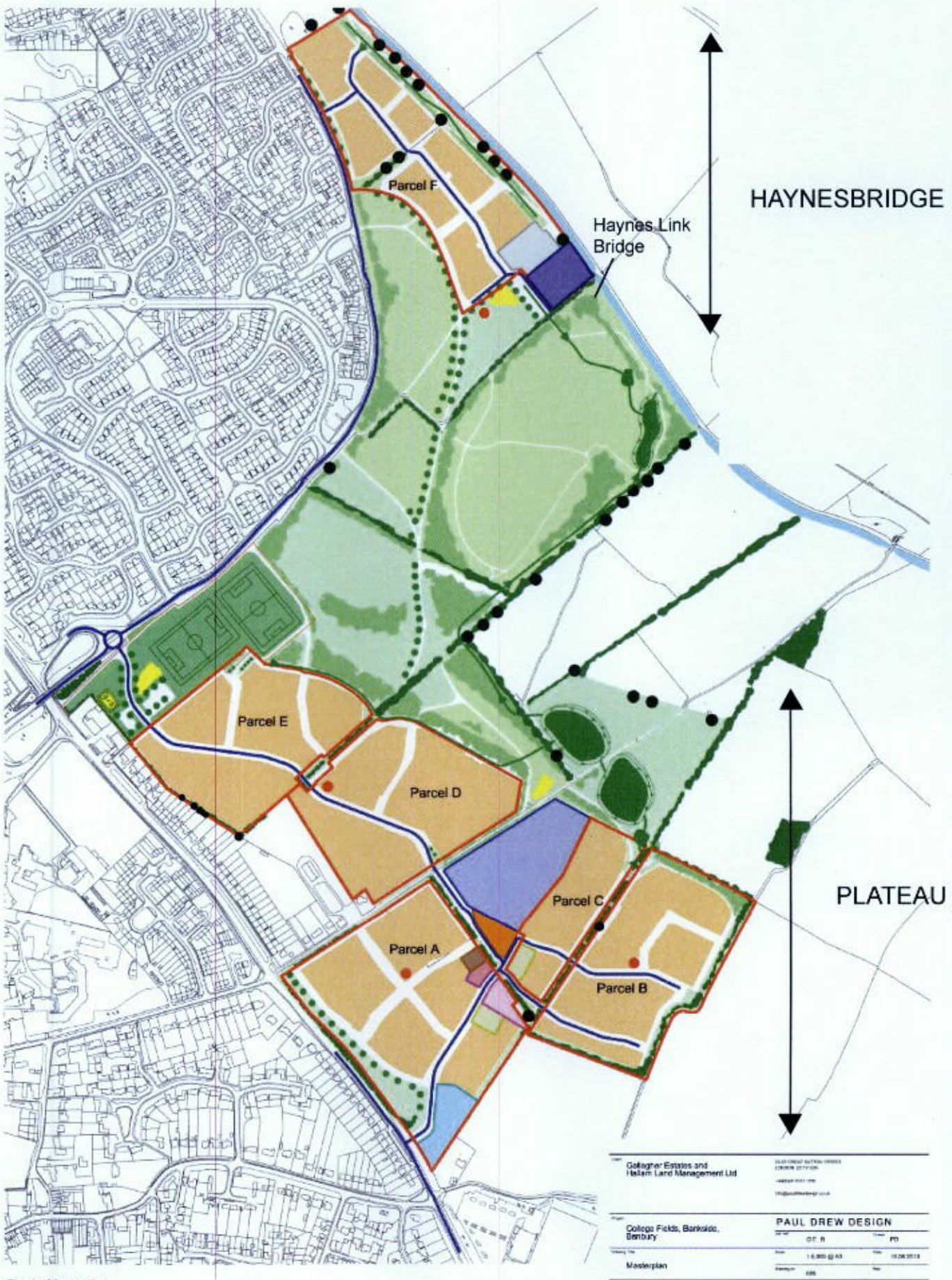


Fig. 8: Masterplan

3.0 CHARACTER PRECEDENCE

3.1 Introduction to character precedence appraisal

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.

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.

3.0 CHARACTER PRECEDENCE

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 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 is useful as a precedent for the proposed Community Park, part of the Longford Park development. Like sections of 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 houses 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 facia 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 facia 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

3.0 CHARACTER PRECEDENCE
3.2 Banbury

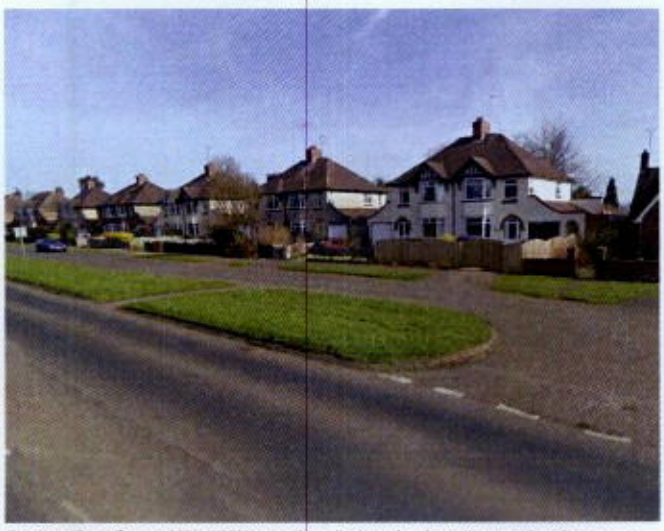


Fig. 21: Post Second World War garden city housing layouts on extensive verges and service road

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 facia 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 facia boards

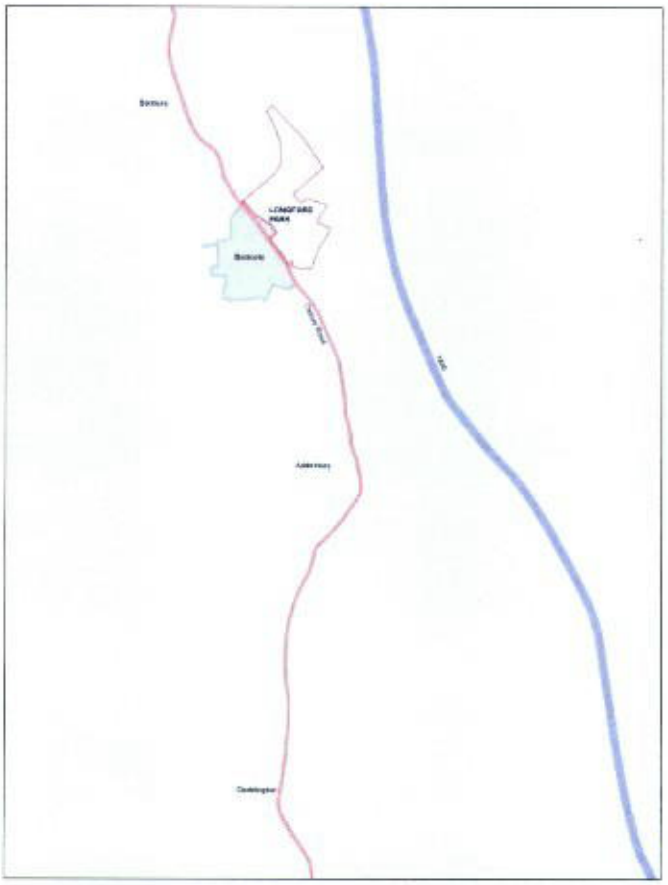


Fig. 25: Bodicote in relationship to the site.

Fig.26: Aerial view of Bodicote

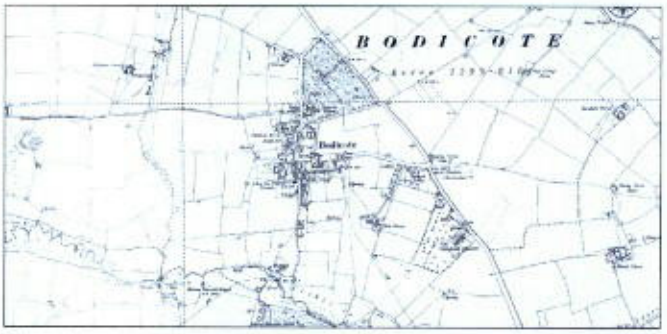


Fig.27: Historic map of Bodicote from 1898

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

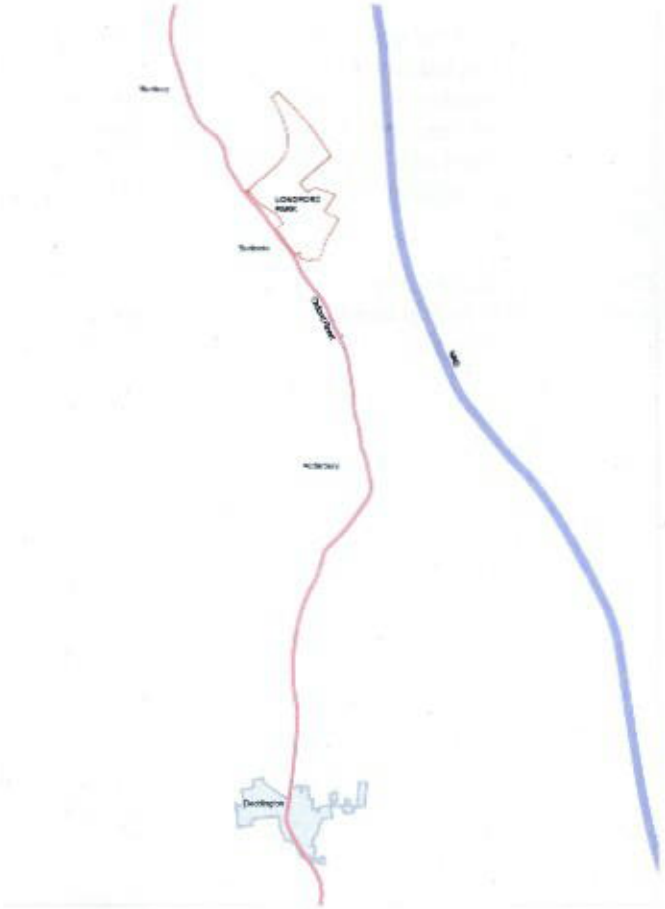


Fig.33: Deddington in relationship to the site

Fig.34: Aerial view of Deddington

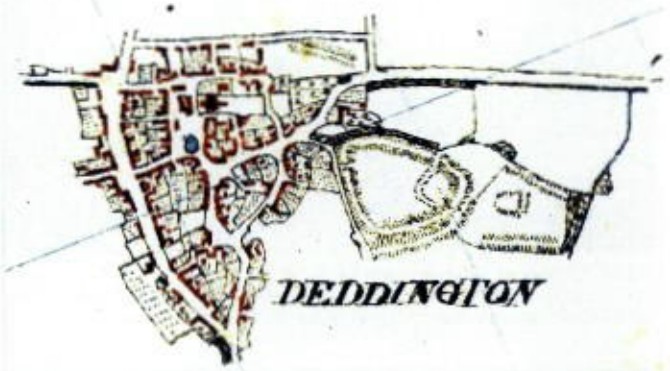


Fig.35: Historic map of Deddington from 1814 featuring Deddington Castle moat.

3.0 CHARACTER PRECEDENCE

No change from 20/04

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.

Fig.38: Key features found in Deddington

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. Deddington has an informal urban structure and has a more denser form towards the village centre than at the periphery.

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.

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 the National Planning Policy Framework (NPPF). The guidance identifies that

'Local planning authorities should consider using design codes where they could help deliver high quality outcomes.'

The NPPF explains that local authorities should develop robust and comprehensive policies that sets out the quality of development in their area. These should be based on an understanding of character, for example these should particularly concentrate on

'establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit.'

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 occupiers.

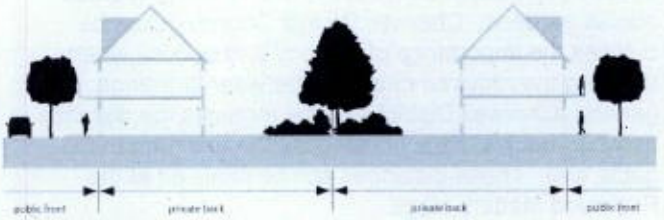


Fig.39: Section illustrating fronts and backs

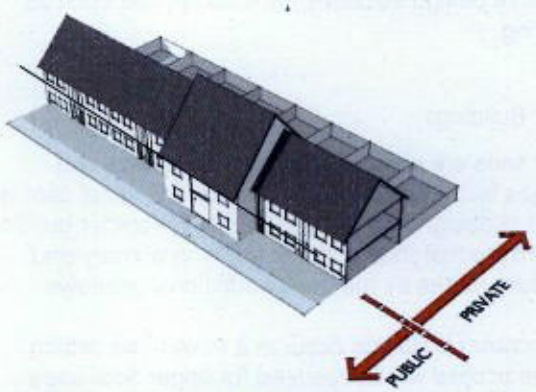


Fig.40: Axonometric of front and back treatment

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.

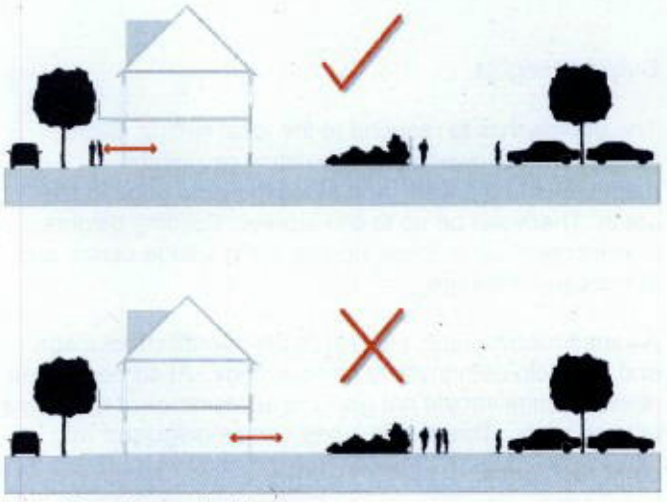


Fig.41: Correct front and back treatment

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 14m to the gable wall. These distances can be finalised at the Reserved Matters stage.

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.

Fig.42: Privacy distances between dwellings

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 by the use of additional windows

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 blanks walls. This will ensure that even upper floors have their own front door, and will not be accessed from the back.

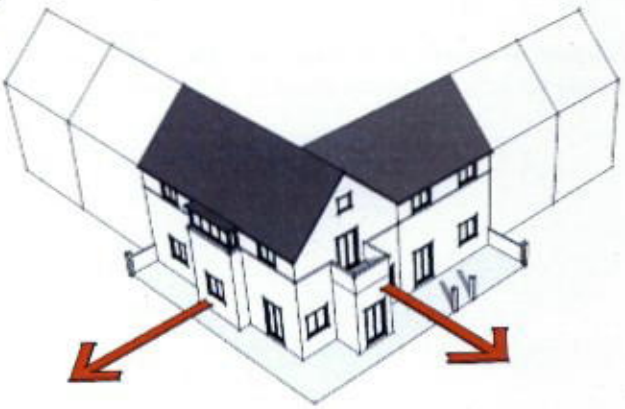


Fig.43: Treatment for corner buildings

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.

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.80) page 45.

Fig.44: Maximum heights

Raised ground floor levels will not be required for the majority of the site, over and above normal construction practice. For the Hayensbridge there will be some reforming of land to mitigate for flood.

These heights comply with the assessment plan within the environmental statement, except for a small area of the village centre and canal frontage. This is a justified variation that will support the character of these key locations.

Key Buildings

No change

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. The illustrations opposite describe some of the locations associated with key buildings but these images do not necessary promote a specific design response.

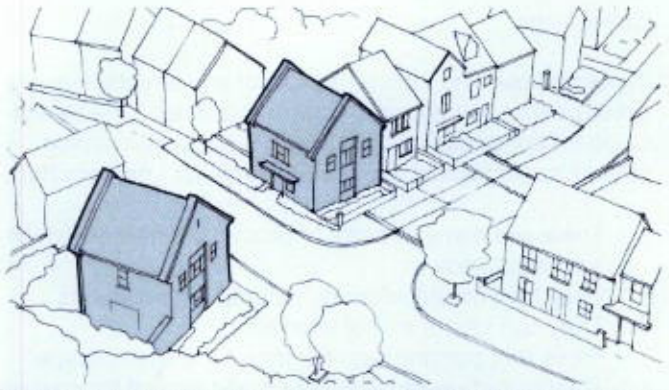
The set of parameter plans (pages 38 and 46) indicate the most appropriate locations for Key Buildings. These locations have been selected in line with the following principles:

- 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

Components of 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.45: Types of key buildings

Street trees

Trees and planting 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
- Trees and planting help humanise the street scape
- They provide ecological refuge and habitat for species within the built environment
- They provide 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.

The Plateau will include defined cluster of trees and planting at key nodes and intersections, in particular along the main street. The retention of existing hedgerows, new hedgerows and individual tree planting will also form part of the plan.

Haynesbridge character area will be located between 2 parkland settings with an abundance of established trees surrounding. Therefore tree planting will be limited to key feature trees and existing hedgerow defining edge treatments and key vistas. These approaches to tree planting within the Plateau and Haynesbridge areas will aid wayfinding and create a sense of place.

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.
- 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

Fig.46: Tree planting within the street at Longford Park

The specification of street tree pits

There is a wide range of specifications for the successful inclusion of trees within the street. Particular sites and species require specification to allow for: root space availability, root protection, engineering requirement, irrigation, and drainage.

Oxfordshire County Council has a preference for the type of specification provided by companies such as Greenleaf who supply urban tree and landscape products. An example of which is fig.46. If such specification or similar approved are complied with OCC will find proposals suitable.

Species

The selection of street trees will vary depending on the character of area and street type. See character area tables page 41 and 49 and highway specifictaion table page 68. These species are taken from the Oxfordshire guide 'Transport for New Development'. Cherry trees will need additional care to accommodate the shallow root habit. For further information consult the Oxfordshire County Council Arboricultural Manager.

No change from 2014

Protecting Amenity of Existing Residents

Typical acceptable privacy distances between houses, particularly between upper floor habitable rooms are 20-22m. This usually means that back garden depth of 10-11m is acceptable.

However, it is recognised that existing dwellings on the boundary of allocated urban expansion areas are subject to a loss of amenity in general and further privacy distances are required.

Oxford Road dwellings are subject to such circumstances. These properties have a variety of garden depths where the rear boundary is defined by garden fence and beyond that a field hedge.

In this location, new dwellings that form part of the development should:

- Ensure that the private rear gardens of houses abut the boundary of existing dwellings.
- Ensure that additional garden length is provided for the new dwellings abutting the boundary of existing dwellings so that privacy distances are sustained in the region of 42m.
- Ensure that boundary hedgerows that form part of the private garden of new dwellings should stay insitu whilst other planting gets established.
- Ensure that the setting out of streets does not compromise the viability of plots that require this additional length of garden.

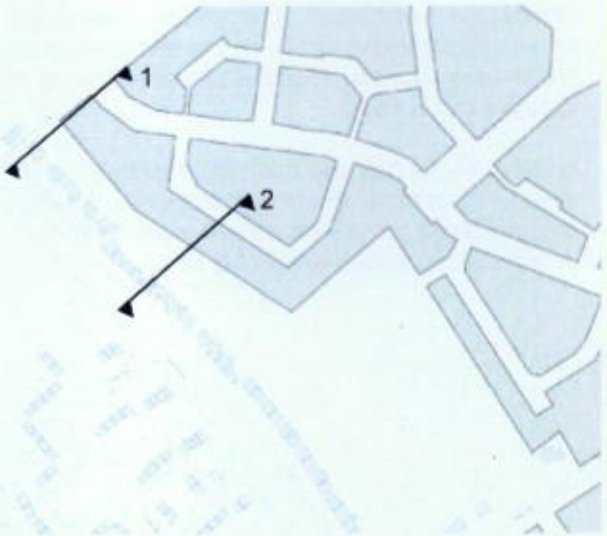


Fig.49: Cross section location plan

Fig.47: Section 1: Boundary treatment with existing bungalow back garden on Oxford Road

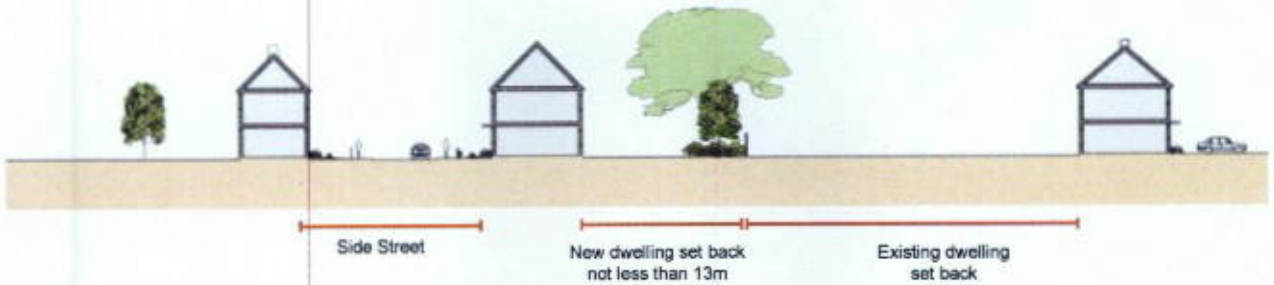


Fig.48: Section 2: Boundary treatment with existing 2 storey dwelling back garden on Oxford Road

No change from 2014

The block structure will be comprised of perimeter blocks with buildings fronting the public realm and secure private gardens at the rear.

This block structure will support a positive street layout with front door access onto the street encouraging activity and providing natural surveillance. Having private garden space within the block increases property security and clearly defines public and private space.

Block sizes will vary depending on a number of factors including the preservation of hedgerows, pedestrian routes to and from the village centre and the distribution of other uses. Uses such as the school will create an increased block sizes.

The block layout has also been influenced by the movement hierarchy with more continuous building frontages along primary routes and more broken frontages along quieter residential street.

Fig.50: Plan showing site block structure

The plan below shows a typical residential block and illustrates how:

- **fronts and backs have been organised**
- **buidling frontage defining routes**
- **privacy can be achieved**

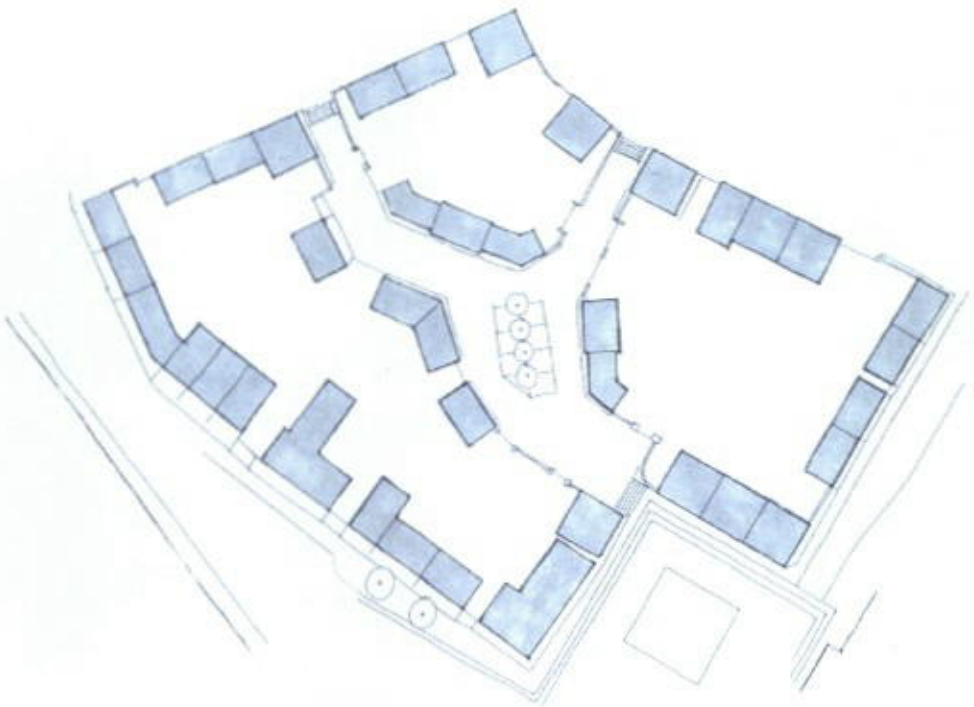


Fig.51: Detail block layout - Not to scale

5.0 CHARACTER AREAS

5.1 Neighbourhood Identity

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 benefits from long views of open countryside.

Haynesbridge occupies a low lying part of the valley and is close 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 rest of chapter 5 describes the proposed character of Plateau and Haynesbridge. Information is provided on neighbourhood identity, layout, scale including overall building height and roof pitch), form, means of enclosure and key features within each character area.

The guidance provided here will dictate 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.52: Plan identifying Plateau and Haynesbridge in Longford Park

Fig. 53: Plan identifying walking distances to local facilities from the Plateau and Haynesbridge area

The Plateau

The Plateau will take the form of a village with a local centre, residential streets and a housing perimeter that will look out onto parkland. The main street will be defined by key buildings and higher occurrence of red brick dwellings will define the route. At the local centre building heights will be higher to create a sense of enclosure to the civic space. Towards the development edges building heights and densities will be reduced creating a village edge character. The Plateau will include:

A cluster of community facilities creating a heart for the whole neighbourhood

The distribution of uses will influence movement patterns and block structure of the whole area. The busyness that the village centre generates will increase activity in one place.

Careful consideration will have to be given to :

- Walking and pedestrians desire lines between residential areas and facilities
- Parking will be provided in a central square so that residents can drop in to the shops, community hall, health centre and place of worship
- The school which at peak times will create an increase in activity.

The distribution of preserved hedgerows will form the framework for the new neighbourhood

Hedgerows will create an important character within the Plateau area. In order to retain key hedgerows, edges of residential development blocks will be organised to run parallel to hedgerows.

Careful consideration will have to be given to:

- Allowing hedgerows to be located within a soft landscape strip
- Breaches in the hedge line. Where street access is required through a hedge, additional landscape and highway features will form part of the design
- Canal Lane and its associated hedgerows which will be preserved and have an enhances landscape setting.

Interface to existing community

Although much of the periphery of the Plateau area is open space, there are existing residential properties that need a respectful interface.

Careful consideration will have to be given to:

- The arrangement of existing properties, their orientation and amenity requirements
- The type of existing boundary treatment to ensure boundary preservation

Fig 54: Potential character of place.

- The Oxford Road and Bankside setting, its set back and landscape character.

The inclusion of a main street that threads through the neighbourhood and centre

The main street will allow bus services to access the residential area and connect the village centre to other designations in the Banbury area. The main street will pass through the Plateau area as a sequence of places that create legibility for the whole neighbourhood.

Careful consideration will have to be given to:

- The character of the entrance to the neighbourhood from the Oxford Road
- The experience of arrival at the local village centre
- The interface to, and the crossing of, hedgerows
- The special landscape and highway design at the junction of Canal Lane
- The hierarchy of highways in general and how the main street fits within them.

Interface to open space

The Community Park is a place for informal recreation used by all residents of south east Banbury. How the neighbourhood appears when seen from the park is important.

Careful consideration will have to be given to:

- The scale and massing of houses which will be rural in character rather than urban
- Building line and roof line which will be seen from a long distance, therefore the profile of groups of houses need to be understood as a whole
- Houses at the edge of open space need to integrate the landscape setting of the Community Park , therefore the plan for the park will be shown as part of housing layouts.

This explanation of neighbourhood identity has led to and justifies the following details on key locations for the Plateau character area and includes, movement, landscape, built form, materials and key groupings of buildings.

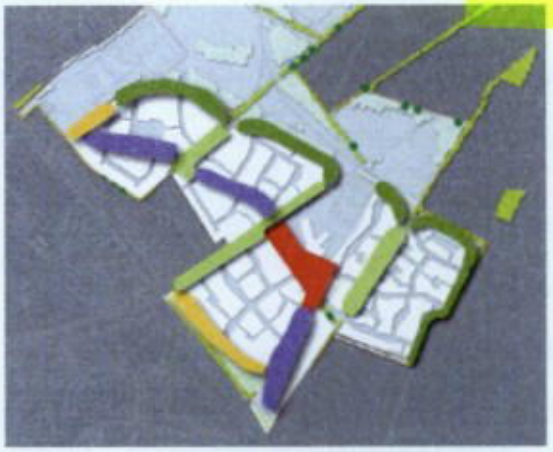


Fig. 56: Key locations of the Plateau character area see section 6 for plan legend.

Fig.55: The Plateau Neighbourhood Identity Principles

Haynesbridge

Although the Haynesbridge area is close walking distance to the town centre, its form and setting will reinforce the character of a relatively separate community. The canal side character will not be that typically associated with wharfs and tow paths. It will be a type of character that illustrates the transition from rural to urban. It will be valued for its quiet canal side living environment. It will include:

An almost entirely landscape setting

Haynesbridge is nearly completely surrounded by parks and countryside. The neighbourhood is located between Bankside Park and the Community Park . Between these two to the north east is the linear park of the Oxford Canal. Beyond the canal is open countryside.

Careful consideration will have to be given to:
- The scale and massing of houses which will be compact and informal in character
- Ensuring that much of the views from existing residents will be maintained
- Building line and roof line, which will be seen from a long distance, therefore the profile of groups of houses need to be understood as a whole
- Houses at the edge of the open space will need to be integrated into the landscape setting of the parks, therefore the plan for the parks will be shown as part of housing layouts

A neighbourhood strongly influenced by the setting of the canal

The Oxford Canal has a very linear character. Its setting is of fields and hedgerows where the alignments of hedges that cross the area are not interrupted by the canal. Leisure walkers use both banks of the canal to travel between town and country.

Careful consideration will have to be given to:
- The housing interface to canal frontage. As this is long and straight, a varied build line and scale will be used to create an informal residential character
- The informal character of the canal side frontage will require property boundaries and set-backs to provide natural edge to housing
- Active frontages will overlook the linear park along the canal.

No change

Fig 57: Potential character of place.

A grid of streets that will provide all residents a direct relationship with the setting of the canal

The canal environment is one of the most important assets of the neighbourhood. The layout of blocks will create good legible access between houses and canal side so that the majority of residents will benefit. This will be supported further by direct and clear visual links to the canal. The narrow streets that connect with the canal side provide vistas of open countryside.

Careful consideration will have to be given to:
- The character of the minor streets that cross the residential area
- The landscape setting of the grid of streets particularly where an existing hedge follows the same route
- The selection of perimeter lanes, access drives and connecting footpaths
- The detail of cross streets so that car speeds are very low.

The location of a community destination at the junction of canal and country park

A number of amenities are located in the southeast corner of the neighbourhood. The location will form a 'hub' that will act as a destination. It will include a pub, a canal basin, a car park to access the Community Park , and an area of play. It is a cluster of uses that will be an attractor to the wider community of southeast Banbury.

Careful consideration will have to be given to:
- The design of streets so that the traffic that passes through the residential area do not create a nuisance
- The servicing of the public house which will require a discrete service yard
- The interface between the community hub and housing so that the build form is legible as a single composition.

This explanation of neighbourhood identity has led to and justifies the following details on key locations for Haynesbridge character area and includes, movement, landscape, built form, materials and key groupings of buildings.

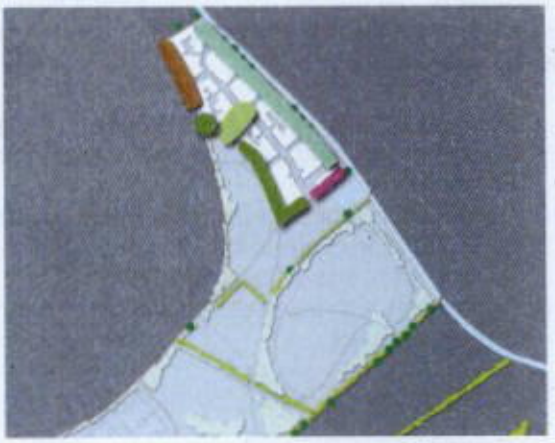


Fig.59: Key locations of the Haynesbridge character area see section 6 for plan legend.

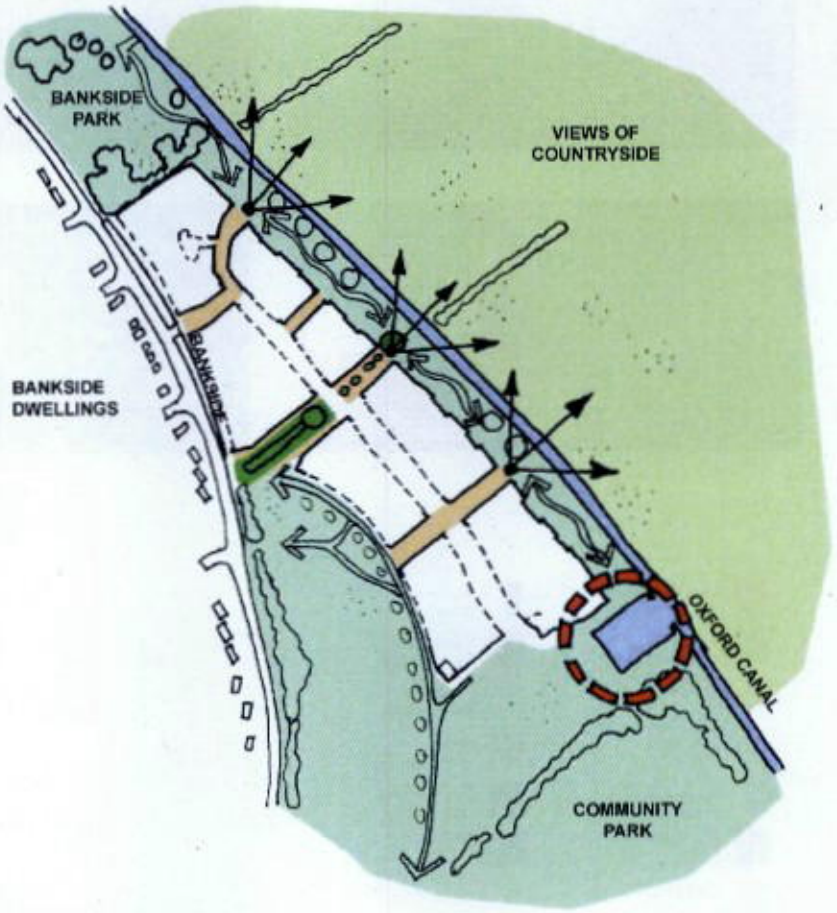


Fig.58: Haynesbridge Neighbourhood Identity Principles

5.0 CHARACTER AREAS

5.2 Navigating the Code

A range of information has been provided on the character of The Plateau and Haynesbridge based on the neighbourhood identity principles. This is outlined in the table below and 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.

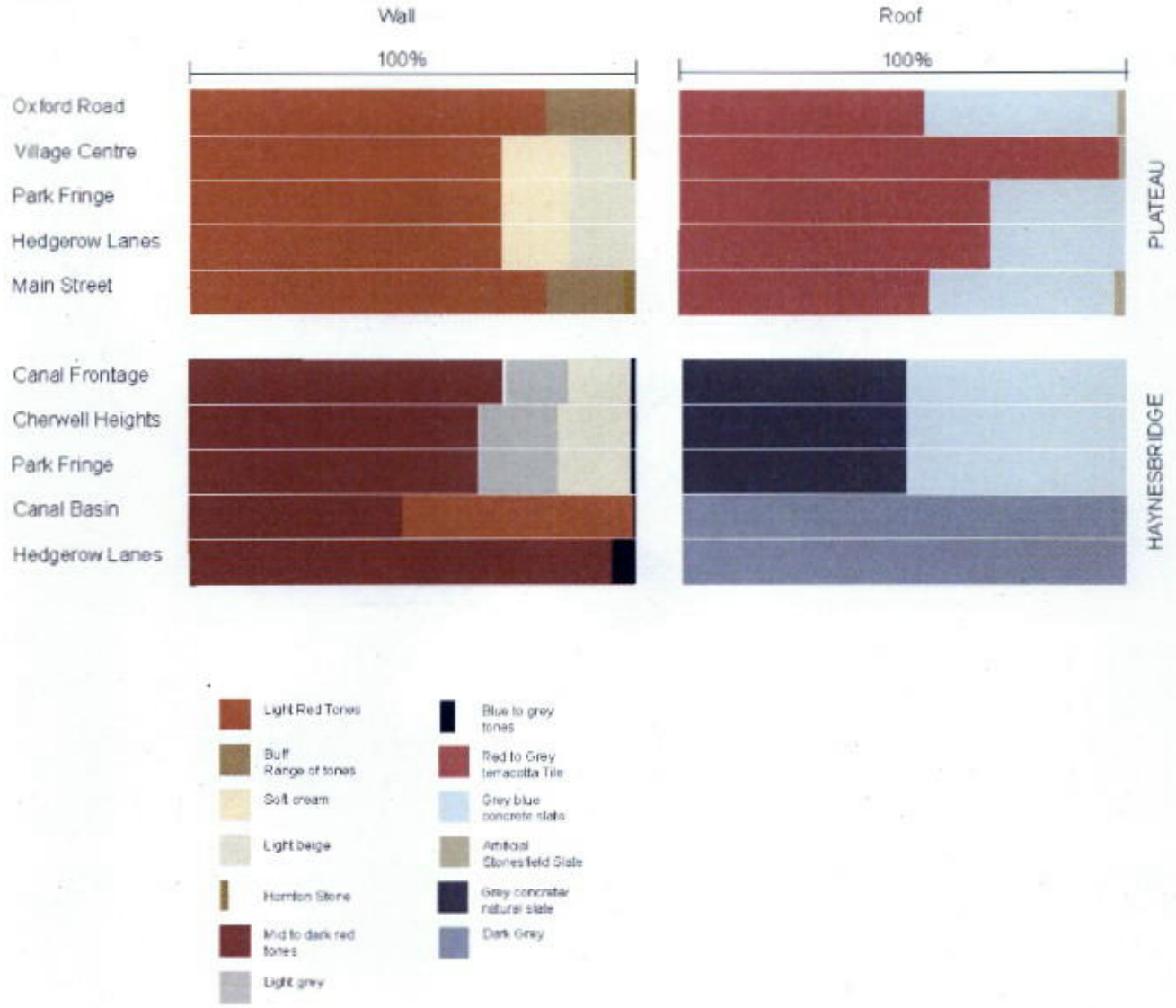


Fig.60: Colour summary chart for Plateau and Haynesbridge in Longford Park

5.0 CHARACTER AREAS

5.2 Navigating the Code

Location	Page	Plan	Table	Examples
Plateau	38	Parameters Plan		
	39	Movement Parameters Plan		
	39	Building Heights Parameter Plan		
	39	Landscape Parameters Plan		
	39	Boundary Types Plan		
Plateau	40		Street Form	
	41		Highway - Street Materials	Landscape species
	42		Building Form	
	43		Building Materials	
	44			Wall
	45			Roof
	45			Building elements
Haynesbridge	46	Parameters Plan		
	47	Movement Parameters Plan		
	47	Building Heights Parameter Plan		
	47	Landscape Parameters Plan		
	47	Boundary Types Plan		
Haynesbridge	48		Street Form	
	49		Highway - Street Materials	Landscape species
	50		Building Form	
	51		Building Materials	
	52			Wall
	53			Roof
	53			Building elements

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

The below icons are included on each page of specification. They are provided to help navigate the information provided. They show which character area the information is referring to as well as explaining the street and building form specification.

Plateau location - identifies the Plateau area in relation to Longford Park

Streetscape - identifies the form and structure of streets including landscaping and parking

Building form - identifies general typology, roof form and set backs

Haynesbridge location - identifies the Haynesbridge area in relation to Longford Park

Street materials - identifies the materials for hard and soft landscaping

Building materials - identifies the materials for roofs, walls and other building elements

Fig.61: 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

- Main Street
- Village Centre Frontage
- Oxford Road Frontage
- Hedgerow Lane Frontage
- Park Fringe
- Key Tree
- Key Building- coloured through render Sto Ref: 31421 / RAL Ref 7044
- Key Building to be in Hornton stone
- Key Building render or stone as above

- School
- Health
- Community use
- Retail
- Employment (Office)
- Church
- Village Centre
- Development Parcel
- Development Block
- Primary Route
- Open Space and preserved green corridor

5.0 CHARACTER AREAS

5.3 Parameters Plan

Fig. 62: Plateau Movement Parameter Plan

- Primary
- Secondary
- Side
- Lane and Minor Street

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.

Plan to be read with the Appendix A- Highways specification table on pagr 68 -72.

Fig. 63: Plateau Building Heights Parameter Plan

- Max. 3 Storey (max 14.2 to ridge height)
- Max 2.5 Storey (max 11.2 to ridge height)
- Max 2 Storey (max 11.2 to ridge height)
- Retail (1/2/3 Storey subject to market viability)
- School Height not identified

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.

Fig. 64: Plateau Landscape Parameter Plan

- Existing hedgerows to be retained in accordance with BS5837:2005, with particular reference to guiding and construction exclusion zones.
- New planting subject to street lighting and access points. Main Street is not a formal avenue but clusters of trees will mark key places along route and is subject to reserve matters design development.
- Key tree – existing feature whose root protection area will influence development layouts and construction exclusion zones.
- Extended Local Area of Play – 200msq of area with 5m buffer zone to dwelling frontages. Isochrones illustrate a catchment of 200m. This is not a standard led approach but relies on the specific setting and character of the Plateau, which has a highly permeable pedestrian friendly grid of routes.

See page 78 for further details on Hedgerows and Local Areas of Play

Fig. 65: Plateau Boundary Types Plan

- Soft planted - flush to boundary
- Hard landscape - flush to boundary
- Railings
- Railings on dwarf brick wall

Plan to be read with the Appendix C- Boundary Types table on page 76 -77.

	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. (Additional Canal Lane briefing see Section 6.7 page 61).	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 clusters of tree planting within soft edges	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.

These tables contain information to guide Placemaking. They support the creation of character throughout Longford Park by outlining suitable forms and materials for the key locations. (see section 6.0)

They are not a highway specification guide – that is contained in Appendix A, page 68 -72. **The highway specification guide should be referred to once the intended character is established.**

Both the character table and the highway specification table with influence reserve matters proposals. The balance of achieving a good character and a compliant highway specification will be subject to the merits of individual reserve matters proposals.

5.0 CHARACTER AREAS

5.4 Plateau Specification

	Highway	STREET MATERIALS		
		Footway	Traffic Calming Features	Landscape specification
Oxford Road Frontage- prominent location	Permeable and or impermeable non-porous construction stone mastic 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 and or impermeable concrete block paving (buff colour) (tegular or similar).	Permeable concrete block paving (buff colour) (tegular or similar).	Comprehensive approach to central area.	Acer platanoides 'Emerald Queen'.
Park Fringe - prominent location	Permeable and or impermeable 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 and or impermeable 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	Stone mastic asphalt.	Impermeable concrete slabs.	As not less than 150m intervals – no change in vertical alignment.	Cherry Tree (distribution on conjunction with lighting and access design).

The detailed design for traffic calming will be subject to further consultation with Oxfordshire County Council provided that any solution complies with the highway guide 'Transport for New Developments' and Manual for Streets. The OCC guide illustrates traffic calming considerations. Within the guide there is a preference to restrict speed using *'horizontal alignment (i.e. bends), ...rather than physical obstruction, such as speed humps, chicanes etc., which should only be used where straight sections of road are required for urban design reasons'.*

Landscape specifications

Fig.66: Cherry tree and crab apples to be used on prominent locations on Oxford Road.

Fig.67: Emerald Queen trees for prominent locations in the village centre.

Fig.68: Stricta should be planted in prominent locations in the park fringe.

Traffic calming examples

Fig.69. Raised pedestrian crossing.

Fig.70. Change in surface material.

STREET

	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	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 - 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 page 25 -29).	1-4m soft landscaping - distance subject to traffic calming design.

Min - Minimum

Max - Maximum

Office Frontage

Following the character precedence set by Banbury and Deddington (Section 3.2 and 3.4), 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.

5.0 CHARACTER AREAS

5.4 Plateau Specification

	BUILDING MATERIALS			
	Walls - primary	Walls - complementary	Roofs	Building elements
Oxford Road Frontage- prominent location	Brick 1 red type 70 - 80%. 2 Key building in Hornton Stone. 1 in render or Horton Stone 2 Key office building in Horton Stone and coloured through render or Hornton Stone.	Brick 2 buff type 20 - 30%. Render 1 on key buildings.	Roofing 1 terracotta tile - 55%. Roofing 2 concrete slate - 45% Roofing 3 stonesfield 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 Solid timber bench of natural appearance and other street furniture specification TBC.
Village Centre - prominent location	Brick 1 red type 60 - 70%. 2 key buildings in Hornton Stone. 1 key buildings in coloured through render.	Render 2 and 3 30 - 40%.	Roofing 1 terracotta tile - 55%. Roofing 2 concrete slate - 45% Roofing 3 stonesfield 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 Solid timber bench of natural appearance and other street furniture specification TBC.
Park Fringe - prominent location	Brick 1 red type 70 - 80%. 4 key buildings in Hornton Stone.	Render 2 and 3 20 - 30%.	Roofing 1 terracotta tile - 70% and 30% 2 concrete slate. Varied roofline and pitch.	Building element 3 contemporary balcony features.
Hedgerow Lanes	Brick 1 red type 70 - 80%.	Render 2 and 3 20- 30%.	Roofing 1 terracotta tile - 70% and 30% 2 concrete slate. Min 40 degree pitch with eaves forming the frontage.	Building element 3 contemporary balcony features.
Main Street	Brick 1 red type 70 - 80%. 2 key buildings in Hornton Stone.	Brick 2 buff type 20 - 30%. Render 1 on key buildings.	Roofing 1 terracotta tile – 55%. Roofing 2 concrete slate - 45%. Roofing 3 stonesfield slate. on 4 key buildings 45 degree pitch where gables are part of the frontage.	Building element 1 and 2 dormers and well proportioned windows.

Min - Minimum

Max- Maximum

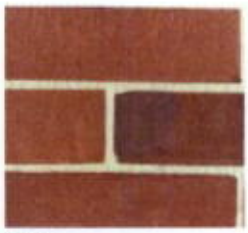


Fig.71

Brick 1

Light red tones
Variation of surface tones
Appearance of soft corners
See 3.2 Banbury page 17 - brick colour

Fig.72

Brick 2

Buff with range of tones
Only use in key locations
See 3.3 Bodicote page 21 - brick colour

Fig.73

Hornton Stone

Buff with a range of ochre tones
Only use in key buildings
See 3.4 Deddington page 23 - wall colour

Fig.74

Render & cast stone elements 1

Sto render ref: 31421 RAL ref: 7044

Light tan from warn colour base
Cast stone trims including string courses, lintels and sills
See 3.2 Banbury page 16- wall colour

Fig.75

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 3.2 Banbury page 16 - wall colour

Fig.76

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 3.2 Banbury page 16 - wall colour

5.0 CHARACTER AREAS

5.4 Plateau Specification

Fig.77

Roofing 1
Red - grey terracotta tile used to punctuate skyline for streetscape purposes. Soft colour variations across roof plain Use only black rainwater goods
See 3.2 Banbury page 17 - roof colour

Fig.78

Roofing 2
Grey - blue concrete slate variation. Ridge and hip tiles from same pallet
See 3.2 Banbury page 17 - roof colour

Fig.79

Roofing 3
Artificial stonesfield slate in special locations and in conjunction with render and stone only
See 3.4 Deddington page 23 - roof colour

Fig.80

Pitches roof dormer

see Banbury page 21: Fig.32

Dormer design will be:
Located in the centre of roof slopes so that they are set down from ridge and up from eaves

Well proportions and of balances composition so as not to dominate

roof slopes or sky line

Of small scale in relation to the mass of building and extent of roof slope

Generally of square proportion fenestration

Generally not be used of roof slopes less that 45 degrees

No change

Fig.81

Building Element 2

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

Fig.82

Building element 3

Contemporary balcony feature
Stained or natural finish

Fig.83: Bench

Bench
Simple contemporary solid wood bench including floor anchors, to suit village centre setting.

Need to have arms + backs

Fig.84: Bollard

Bollard
Solid hardwood in square section with chamfered top and space for reflectors and small signage.

Fig.85: Bin

Bin
timbered framed metal bin to suit the village setting of the local centre.

BUILDING

Fig.86: 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
- Cycle connection

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 section 6.6 page 59 for general arrangement

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

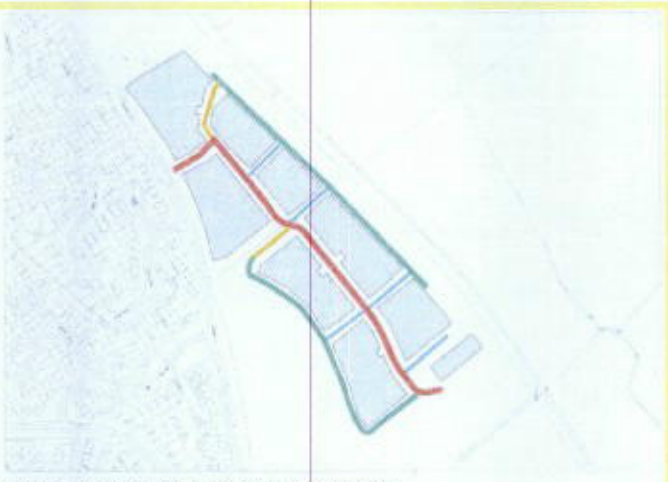


Fig.87: Haynesbridge Movement Parameter Plan

- Primary
- Secondary
- Side
- Lane and Minor Street

Plan to be read with the Appendix A- Highways specification table on page 68 -72.

Fig.89: Haynesbridge Building Heights Parameter Plan

- Max 3 Storey (max 14.2 to ridge height)
- Max 2.5 Storey (max 11.2 to ridge height)
- Max 2 Storey (max 11.2 to ridge height)

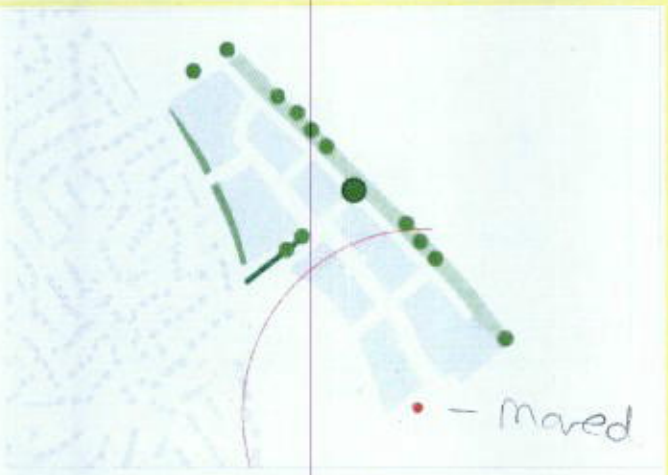


Fig.88: Haynesbridge Landscape Parameter Plan

- Protected/key trees – existing feature whose root protection area will influence development layouts and construction exclusion zones
- Existing hedgerows to be retained in accordance with BS5837:2005, with particular reference to guiding and construction exclusion zones
- Landscape setting of Canal
- Informal verge to Bankside
- Extended Local Area of Play – 200msq of area with 5m buffer zone to dwelling frontages. Isochrones illustrate a catchment of 200m. This is not a standard led approach but relies on the specific setting and character of the Plateau, which has a highly permeable pedestrian friendly grid of routes

See page 78 for further details on Hedgerows and Local Areas of Play

Fig.90: Haynesbridge Boundary Type Plan

- Soft planted - flush to boundary
- Hard landscape - flush to boundary
- Railings
- Railings on dwarf brick wall

Plan to be read with the Appendix C - Boundary Type table on pg 76-77.

	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.

These tables contain information to guide Placemaking. They support the creation of character throughout Longford Park by outlining suitable forms and materials for the key locations. (see section 6.0)

They are not a highway specification guide – that is contained in Appendix A, page 68 -72. **The highway specification guide should be referred to once the intended character is established.**

Both the character table and the highway specification table with influence reserve matters proposals. The balance of achieving a good character and a compliant highway specification will be subject to the merits of individual reserve matters proposals.

	Highway	STREET MATERIALS		
		Footway	Traffic Calming Features	Landscape specification
Canal Frontage- Prominent Location	Permeable and or impermeable concrete block paving (buff colour) (tegular or similar).	Integral to highway.	Shared surface of variable width - soft planted edge to houses.	Crataegus monogyna 'Stricta'. Solid timber bench of natural appearance and other street furniture specification TBC.
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. Solid timber bench of natural appearance and other street furniture specification TBC.
Hedgerow Lanes	Permeable and or impermeable concrete block paving (buff colour) (tegular or similar).	Integral to highway.	Shared surface of variable width - soft planted edge to houses.	TBC

Traffic calming examples

Fig.91: Block paving shared surface lane with on-street parking.

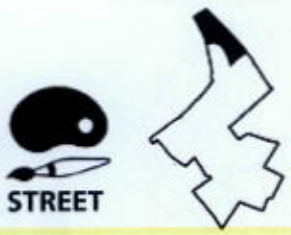
Fig.92: Change in surface material to signify residential streets.

Landscape specifications

Fig.93: Stricta should be planted in prominent locations in the park fringe.

Fig.94: Mountain Ash to be planted at prominent locations all along the Primary Street

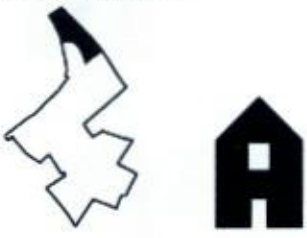
The detailed design for traffic calming will be subject to further consultation with Oxfordshire County Council provided that any solution complies with the highway guide 'Transport for New Developments' and Manual for Streets. The OCC guide illustrates traffic calming considerations. Within the guide there is a preference to restrict speed using *'horizontal alignment (i.e. bends), ...rather than physical obstruction, such as speed humps, chicanes etc., which should only be used where straight sections of road are required for urban design reasons'.*



	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 duel 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



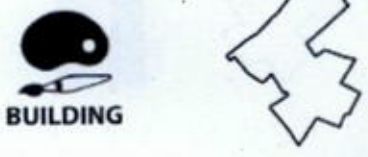
5.0 CHARACTER AREAS

5.6 Haynesbridge Specification

	BUILDING MATERIALS			
	Walls - Primary	Walls - complementary	Roofs	Building elements
Canal Frontage- prominent location	Brick 3 red type 60 - 70%. Key building will be Brick 3 red type and Brick 4 blue type details.	Renders 2 and 4 30 - 40% 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 55 - 65%. Key building will be Brick 3 red type and Brick 4 blue type details.	Renders 2 and 4 35 - 45% 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 55 - 65%. Key building will be Brick 3 red type and Brick 4 blue type details.	Renders 2 and 4 35 - 40% 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



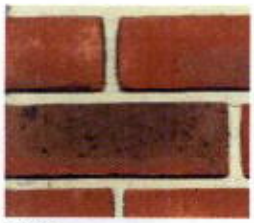


Fig.95

Brick 3

Multi red tones
Variation with flamed surface across brick courses
Appearance of soft corners
See 3.2 Banbury page 17 - brick colour

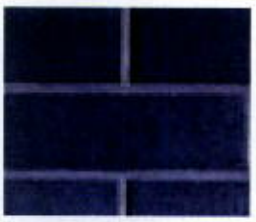


Fig.96

Brick 4

Blue to grey tones
See 3.2 Banbury page 17 ref: 15

Fig.97

Render & cast stone elements 2

Sto render ref: 31236 RAL ref: 1013

Light beige from warm colour base
Fully renders frontages with
See 3.4 Deddington page 23 - wall colour

Fig.98

Render and cast stone elements 4

Sto render reference: 31235 RAL ref: 7032

Light grey from warn colour base
Cast stone trims including string courses, lintels and sills
See 3.4 Deddington page 23 - wall colour

Fig.99

Roofing 4

Grey high quality reproduction natural slate or natural slate
Ridge and hip tiles from same pallet
See 3.2 Banbury page 17 - roof colour

Fig.100

Roofing 5

Grey-blue high quality reproduction natural slate or natural slate
Ridge and hip tiles from same palette
See 3.2 Banbury page 17 - roof colour

5.6 Haynesbridge Specification

Fig.101

Roofing 6
Dark grey high quality concrete tile or clay tile

Fig.102

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

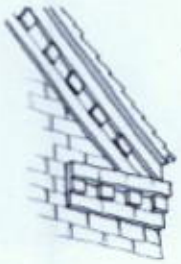


Fig.103

Building element 5
Brick detail feature on gables
On key buildings only
See 3.2 Banbury page 17 Fig.15 -16 - brick details

Fig.104

Building element 6
Brick string course and quoin features - See 3.2 Banbury page 17 Fig.12 - stringcourse
Contrasting brick from pallet range only
Emphasis on vertically orientated windows

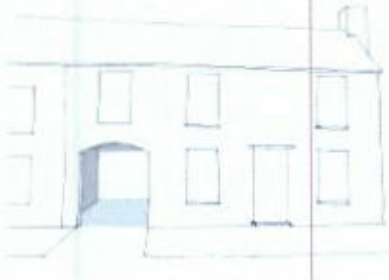


Fig.105

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

Fig.106: Bench

Bench
Contemporary slatted timber bench on steal frame to suit setting of canal basin.

need to have arms + backs.

Fig.107: Bollard

Bollard
Solid hardwood in square section with chamfered top and space for reflectors and small signage.

Fig.108: Bin

Bin
Timber inclosed bin with accessible lid and inner lining, to suit setting of open space and canal side.

BUILDING

6.0 KEY LOCATIONS

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.

Fig.109: Plan identifying Key Locations within Longford Park