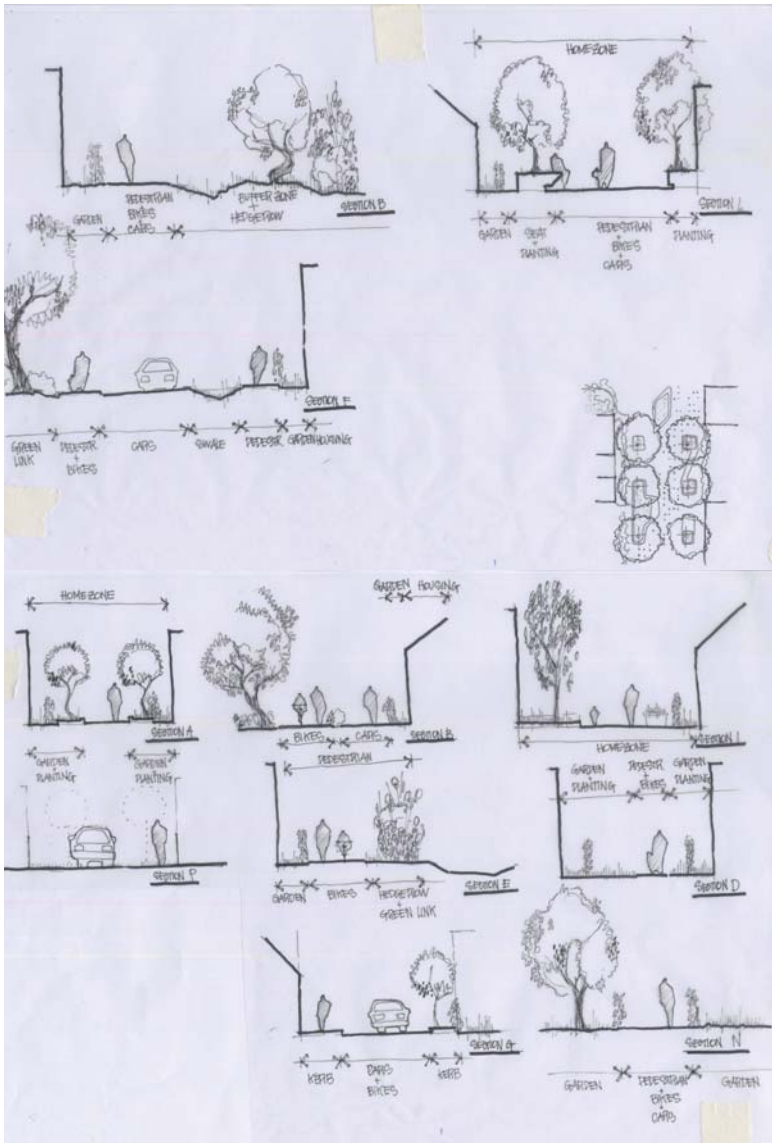
5.13 The Northern Fields

Planting and Paving Stategy

Typology



Typical Sections relating to Planting and Paving Strategy

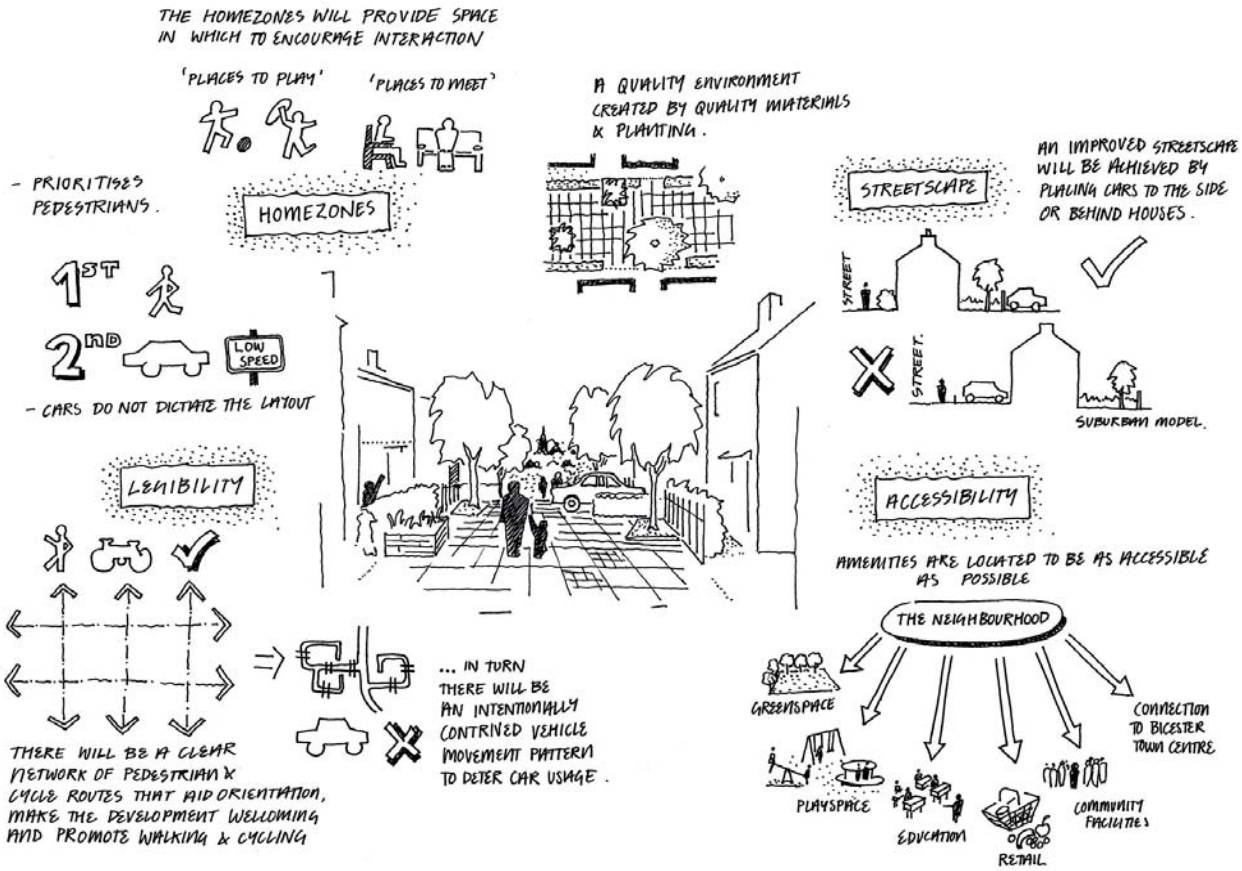
(A) QUALITY PAVING WITH SYMMETRIC TREES
(B) LARGE SECTION WITH SEATS, BENCHES AND LARGE TREES
(B1) REDUCED SECTION WITH SEATS, BENCHES AND LARGE TREES
(B2) LARGE SECTION WITH SEATS, BENCHES AND SMALL TREES
(C) REDUCED SECTION WITH PLANTING AREAS AND SMALL TREES
(D) KERBS WITH GRASSCRETE AND FEW TREES
(E) QUALITY PAVING, WIDE ROADS AND RANDOM MIXED SIZE TREES
(F) CHANGE OF DIRECTION WITH PLANTING AREAS AND MIXED SIZE TREES
(G) ORGANIC ARRANGEMENT, PEDESTRIAN ONLY, PLANTING AREAS AND LARGE TREES

5.13 The Northern Fields

The wider benefits of the grid and its permeability are acknowledged in the wider context by the scheme's excellent connectivity with future phase developments, pedestrian and cycle routes make small incisions to the perimeter hedgerow, forming important links. (Please refer to the Movement and linkages chapter)

The hierarchy of roads and their landscape settings are the final features to inhabit the framework and create the diversity of experience. In keeping with the aspirations of the scheme, the vehicular network is contrived and convoluted to promote behavioural change and deter from usage of the private car. A single vehicular connection is made for each field to the road travelling through the green link. These result in an arrangement that effectively doubles back on itself meaning travel distances are much increased. The vehicular carriageway is heavily modified with raised tables, changes in direction, hard landscaping and integrated planting to reduce vehicular speeds and change perception of the spaces to elevate pedestrians and cyclists.

In turn, the variety in the streetscape and the landscape settings create a sequential experience that breaks down the length of the movement arteries and allow for grouped character settings for houses. Small greened set piece 'pockets' of detached housing intersperse the terraced street aligned housing form noticeable events on the routes and the integration of feature housing will assist with self orientation and way finding through the development.



The residential setting

5.14 Appearance: Housing Design and Architectural Language

Roof plan showing roof orientation

Equal gable

Assymetrical gable

Linear eave

The first phase utilises a number of overlaid features to create variety, interest and complexity within the Home Farm Village. These are documented below:

i) Housing typologies

There is a strong desire to provide tenure blind accommodation. The brief for the housing contains a number of housing types including bungalows, flats, terraced and detached properties of different sizes. Thirty percent of the accommodation is affordable and the space standard requirements have resulted in subtle variations in composition between the tenure types. The different accommodation is deployed in different locations across the site leading to a variety of massing.

ii) Roof orientation

The utilisation of photovoltaics (PV) on the roofs of houses has led to the manipulation of roof angles to assist in maximising their use and efficiency. PV's will form a substantial component of the energy strategy for the proposal and their incorporation has dictated the roof pitch direction across the layout. As a rule, gable fronted properties have been developed for streets running north/south and linear eave fronted housing for east/west routes.

Two gable options have been developed and these are deployed in different locations throughout the layout. An equal pitch design has been developed for relatively flat areas of the site. The significant amount of PV required has been used to create a pitch 'overrun' detail that adds a complexity to the silhouette of the property. An asymmetric gable has been developed for sloping sites to allow for stepping of the properties. A simpler roof profile is achieved in these areas with the PV's located on the longer roof pitch.

The roof pitch of the properties has also been studied and typically a 40° roof pitch has been adopted to allow for the future habitation of the loft space, facilitated by the use of attic trusses.

5.14 Appearance: Housing Design and Architectural Language

iii) Housing Designs

For clarity, the materials that will be used within the exemplar are typical of or make reference to the local area, whilst the form of the buildings is not influenced by local typologies; instead inspiration has been drawn from further afield.

The materials for the housing and the non-residential have been chosen for the following reasons:

A palette of materials has been established to ensure consistency and quality is achieved.

The selection has been based on the Oxfordshire vernacular, deriving from its geological positioning and traditions. No assumptions are made as to the stylistic application of the materials but the selection responds to the high standards required by the Client and the setting of the exemplar scheme.

High Street Materials

To achieve consistency and a statement of quality along the high street experience it is proposed to front the arcade, first floor accommodation, watercourse frontages and high street frontage of the school and public house with a warm coloured reconstituted stone. This responds to the limestone walls of St Laurence's Church and Home Farm, buildings of significance in the locality. Alec Clifton-Taylor states in Pevsner's guide to Oxfordshire, "Whereas the sandstones play no part in the Oxfordshire picture, the limestone is paramount. The whole of the western and northern part of the county fall within the Jurassic belt."

In contrast the facades to the sides or rear of the thoroughfare will deploy brick or render, signifying the importance of the high street frontages and the hierarchical ordering of the side or back lanes. Brick is typical of the Bicester area as it is clay country, Pevsner's guide states, "In the C18 and C19 bricks were made in the Vale at, among other places, Bicester, Wheatley and Great Milton…"
The roofing material when pitched is proposed to be slate. Historically welsh slate was used extensively in the region as local stonesfield slate production subsided and improved infrastructure allowed for its import from the west.

A material distribution diagram will be produced to illustrate a dwelling by dwelling distribution of materials.
The roofing material is identified as slate tile to the northern most face and pv tiles to the southern most face throughout the residential properties.

Housing Materials

A series of visits were undertaken to the town and its surrounding villages creating a photographic precedent study that documented the material palette of the NW Bicester masterplan's context. This has informed the material selection used across the housing in the first phase and seeks to 'ground' the proposals in their surroundings.

In addition, reference was made to Cherwell District Council's Countryside Design Summary (June 1998). The site is located within the Ploughly Limestone plateau and the character analysis makes reference to a number of materials prominent in this area. The document identifies the use of:

- Limestone rubble is the most predominant building material for housing
- There are a number of red brick buildings
- Many roofs are local clay tile and welsh slate
- Occasionally blue bricks are used for detailing

We have interpreted the above using reconstituted stone, red brick , plain tiles and slate roofs but have deployed the blue brick in a contemporary way by using this for full building elevations.

We are looking at a variety of brick details and bonds to compliment the range of styles, from traditional red brick buildings with burnt header details to contemporary blue brick which would be dragfaced to soften the elevations by adding more texture to the material. The subtle variation in the colours of the blue bricks makes reference to the burnt headers of the red Flemish bond brickwork without copying it. Render is apparent in Bicester and we have selected off whites and creams which are typical of the area. It is proposed that the through colour renders have different textures so that one can be deployed in the southern field, one to the middle zone and one to the northern fields. Timber is not traditionally used but it was decided to add this material to the traditional palette so as to respond to the green link to create a special organic character in this area.

5.14 Appearance: Housing Design and Architectural Language

Through the development of the housing styles, a palette of local materials has emerged for each. This has allowed for the opportunity to vary the material of the properties dependant on its location with the layout and its immediate context. The landscape setting has heavily influenced the application of the material palette.

The buildings fronting Home Farm and St Laurence's Church will be brick or reconstituted stone. In contrast the green link, with its swale network and undulating landforms is a softer organic environment and the majority material in this location is therefore timber boarding.

The application of each of the above factors has different consequences on different parts of the first phase and this matrix of variables has created unique settings that are particular and distinct.

The building details for the residential typologies have been developed as a continuation of the three design themes, with for example more contemporary detailing for design type two compared with the brick arch window heads to the more 'traditional' model of the design type three.

House design layout plan

5.14 Appearance: Housing Design and Architectural Language

5.14 Appearance: Housing Design and Architectural Language

Design Type 1- Part elevation and material labels

Design Type 1- Terrace

Design Type 1- Detached property

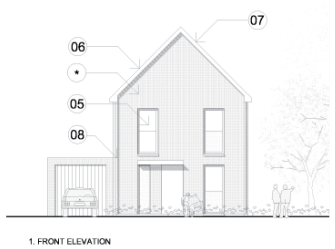
The first has a horizontal expression breaking the façade into two bands. The lower is exaggerated making the façade more welcoming, whilst the upper band is suppressed with windows pushed up under the linear eave. Windows are proportioned to assist this reading with smaller units used at first floor level. At ground level, meanwhile, the openings appear larger as they are 'framed' by a light colour render and reconstituted stone detailing that unifies the base of the dwellings. The horizontal expression is not typical of the local area but the use of brick or reconstituted stone for the extended ground level make reference to materials used in the Bicester locality.

5.14 Appearance: Housing Design and Architectural Language

The second design allows for the expression of each housing unit as a single entity, meaning that variety of materials can exist within terraces from dwelling to dwelling. It is proposed that there is material change across terraces (from property to property) whilst detached houses use a single material treatment, brick or render (familiar local materials) but also timber boarding is proposed. Whilst timber does not form part of the local palette, locally sourced timber is sustainable and will respond to the softer organic landscape features of the scheme. In contrast with the first typology, tall windows are arranged vertically across the façade creating a contemporary rhythm to the frontage. The simplicity of the window composition allows for a more complex roofline and gable arrangements are appropriate with this design.

Design Type 2- Part elevation and material labels

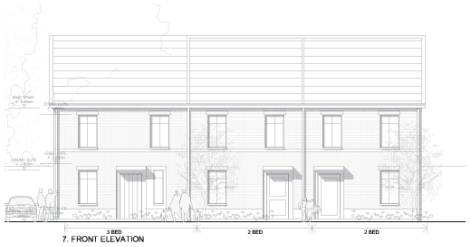
Design Type 2- Terrace



Design Type 2- Detached property

5.14 Appearance: Housing Design and Architectural Language

Design Type 3- Part elevation and material labels



Design Type 3- Terrace

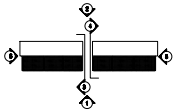
Design Type 3- Detached property

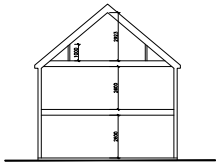
The third design considers the essence of a typical Georgian model using a regular pattern of openings in the façade. This creates an ordering principle that can then be individualised on a property by property basis with the use of reconstituted stone banding and detailing, canopies, porches and window surrounds.

All three designs have been developed to include feature end/side facades for significant exposed ends and sheltered terrace breaks.

5.14 Appearance: Housing Design and Architectural Language

1_2P_*_L
1_3P_*_L

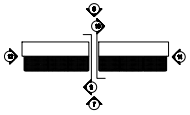




TYPE 1: 2 & 3 BED PRIVATE TERRACE

Refer to drawing No:
BIMP2_PA_05_010
for typical plan layout

1_2S_*_L
1_3S_*_L



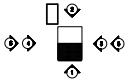
TYPE 1: 2 & 3 BED SOCIAL TERRACE

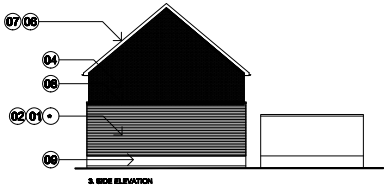
LEGEND

- 01 STONE
- 02 BRICK
- 03 TIMBER
- 04 TEXTURE RENDER
- 05 TRIPLE GLAZED WINDOWS (timber frame)
- 06 SLATE ROOF TILE
- 07 PV CELLS (to south facing roof)
- 08 CONCRETE FEATURE BAND
- 09 STUCCO RENDER PLINTH
- 10 DOWN PIPE
- 11 CANOPY
- ⊙ VARIABLE MATERIAL (SEE MATERIALS KEY PLAN)

5.14 Appearance: Housing Design and Architectural Language

1_4P_*_L





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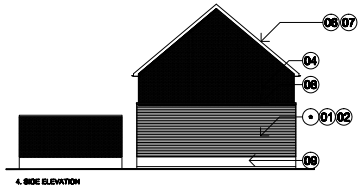
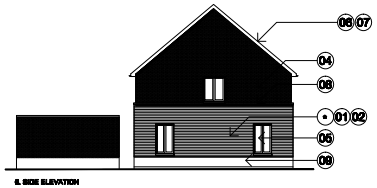
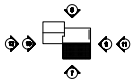
for typical plan layout

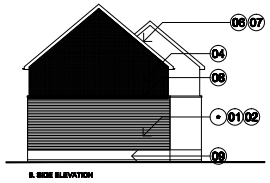




TYPE 1: 4 BED DETACHED HOUSE

1_5P_*_L





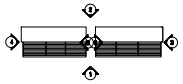
LEGEND

- (01) STONE
- (02) BRICK
- (03) TIMBER
- (04) TEXTURE RENDER
- (05) TRIPLE GLAZED WINDOWS (timber frame)
- (06) SLATE ROOF TILE
- (07) PV CELLS (to south facing roof)
- (08) CONCRETE FEATURE BAND
- (09) STUCCO RENDER PLINTH
- (10) DOWN PIPE
- (11) CANOPY
- (•) VARIABLE MATERIAL (SEE MATERIALS KEY PLAN)

TYPE 1: 5 BED DETACHED HOUSE

5.14 Appearance: Housing Design and Architectural Language

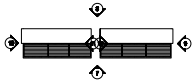
3_2P_*_L
3_3P_*_L

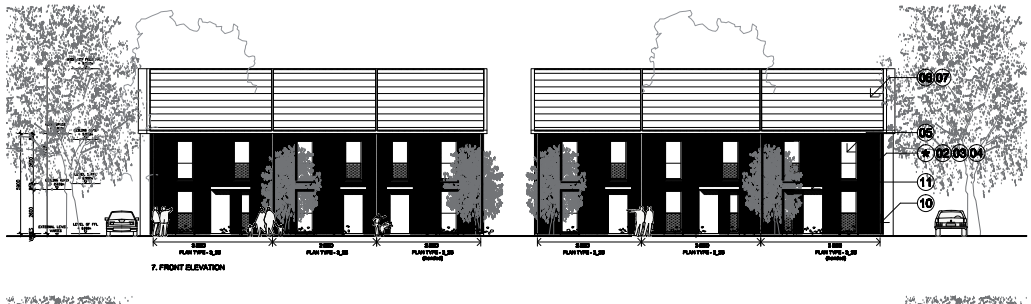


Refer to drawing
No:BIMP2_PA_05_030
for typical plan layout

TYPE 3: 2/3 BED PRIVATE TERRACE

3_2S_*_L
3_3S_*_L





TYPE 3: 2/3 BED SOCIAL TERRACE

LEGEND

- 01 STONE
- 02 BRICK
- 03 TIMBER
- 04 TEXTURE RENDER
- 05 TRIPLE GLAZED WINDOWS (timber frame)
- 06 SLATE ROOF TILE
- 07 PV CELLS (to south facing roof)
- 08 CONCRETE FEATURE BAND
- 09 STUCCO RENDER PLINTH
- 10 DOWN PIPE
- 11 CANOPY
- * VARIABLE MATERIAL (SEE MATERIALS KEY PLAN)

FARRELLS