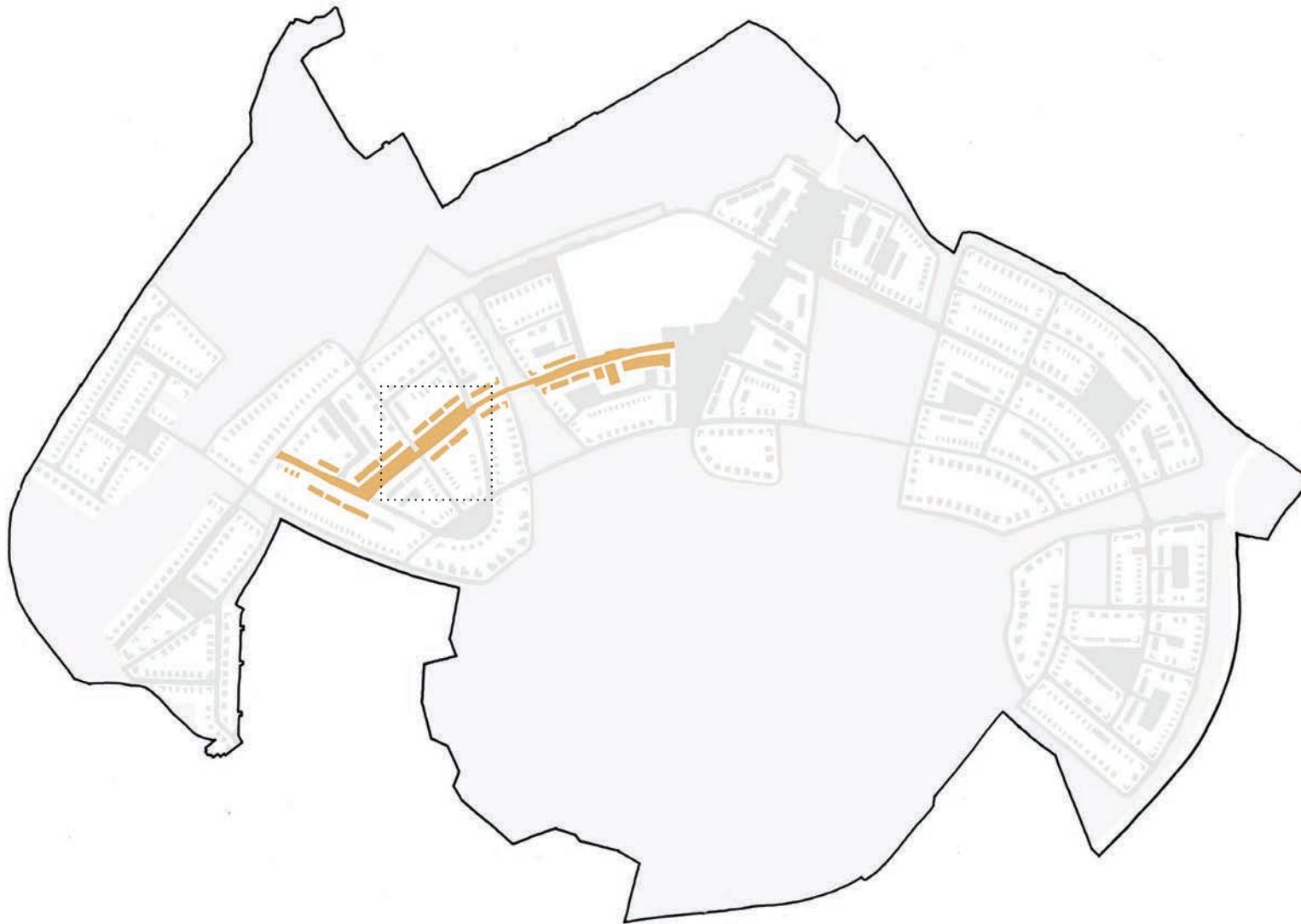


## *Tree-lined Boulevard*

*Central, leafy thoroughfare  
serving plots to the west of  
the Village Centre*

● URBAN ● SOME DESIGN FREEDOM





**ABOVE**  
Location of the  
Tree-lined  
Boulevard. Box  
shows extent of  
plan on page 19

## Overview

### LOCATION

The 'Tree-lined Boulevard' consists of a secondary movement corridor that serves the majority of the residential units to the west.

### CHARACTER

The reigning feature of this central transport link is its formal avenue of trees that run along the entire length of the carriageway.

A leafy, enclosed space of dappled light is to be created that is very much distinct from all other urban components.

### CONTROL

Material palettes & specific boundary treatments have been removed to offer a greater level of design freedom than that found within other, more critical site components (e.g. the Village Centre).

Whilst the degree of control is 'downgraded' this route is still recognisable as having a higher street status than flanking tertiary streets.

The apparent higher densities, presence of designated cycleways, narrower plot frontages & the application of enhanced building height restrictions enable this component to be clearly read as a main site thoroughfare.

## Case Studies



**ABOVE** Subtle differences between each terraced unit at Mollenplein in the Netherlands exemplifies the design intent to achieve ‘structured individuality.’ Small variations in the architectural form & materials create a characterful elevation despite the repetitive plot widths, building heights & narrow plot frontages

**ABOVE RIGHT** The dappled, tree-lined avenue leading from the main entrance area of RAF Bicester Heritage illustrates the quality of space that can be afforded through the application of simple & robust detailing alongside visually strong landscaping statements.



**RIGHT** Several design principles found along the waterside development in Oxford are to be incorporated into the Tree-Lined Boulevard.

These include; parking forecourts with railings & border planting; speed tables at key junctions; & simple but high quality detailing consisting of macadam surfaces, silver-grey conservation kerbs, granite setts & resin bound gravel.

**FAR RIGHT** Existing water towers at Graven Hill. Their potential retention would offer a natural termination ‘event’ at the point where the boulevard & Circular Railway meet.



**FAR LEFT**  
Mollenplein, the Netherlands:  
<http://goo.gl/dN34gL>.

**LEFT**  
Tree-lined avenue at RAF Bicester Heritage, Bicester

**BELOW LEFT**  
Urban design principles at Waterside, Oxford

**BELOW**  
Water towers at Graven Hill Bicester.





## Principles

*Essential off plot & on plot principles for delivery of desired character*

### ABOVE

Indicative plan showing a typical area of the Tree-lined Boulevard

N.B. variations will exist elsewhere

### 1 Hard Landscaping

- Carriageways
- Footways
- Cycleways
- Parking Courts
- ⊘ Table Junctions

### 2 Soft Landscaping

- Verges
- Incidental Planting
- Parking Courts

### 3 Lighting

- ✓ Columns

### 4 Furniture

- ✓ Benches & Bins

### 5 Management

- ✓ Streetscape Strategy

### 6 Baseline

- ✓ Rogue Plots
- Building Zone
- XX Max. Building Height (m)
- ✓ Boundary Heights

- Position of Main Facades - Fixed

- ▶ Vehicular Access

- ⊘ Vehicular & Cycle Parking

- ✓ Bins

### 7 Enhanced

- ✗ Boundary Treatments

- ✗ Material Palettes

- ✓ Min. Building Height (m)

### OFF PLOT (DEVELOPER)

6m macadam with rolled granite chippings.

2m concrete ground flags. Flush 225mm silver-grey conservation kerbs to plot boundaries.

1.75m macadam with rolled silver-grey granite chippings. 75mm splayed kerb upstand to footways

To be resin bound gravel. Low dark grey/black railings to boundaries. Paths to be paving.

Macadam table surface with granite chippings to sit flush with footways. Ramps to be granite setts.

To be edged with 225mm conservation kerbs with 15mm upstand. Informal planting design with longer grasses & wildflowers. Mown edge strip to carriageway. Trees to be min. 15m high after 25yrs.

Informal planting design with wildflowers.

Informal planting design with hedgerow borders.

Standard columns with LED lantern units.

Robust & functional design. Industrial finish.

Bi-annual cutting of selected grass areas with regular cutting elsewhere. Watering, weed control & general management of trees, woody & herbaceous planting. Reporting & repairing incidents of vandalism or incidental damage.

### ON PLOT (CUSTOMER)

Only 'baseline; principles apply. Location TBA..

Portion of plot that may be developed.

Total building height (including roof) must not exceed values shown on plan.

Any material/colour permitted. Front boundaries to be max. 1.1m high. Side/rear to public areas to be max. 1.5m high with 0.3m trellis over. Side/rear to private areas to be max. 1.8m high.

Main facade(s) of building must be constructed on line shown. Bay windows/porches/balconies must not protrude more than 0.5m beyond this line.

Driveways must be located as shown on plan

No. of vehicle bays shown must be provided. Each plot must provide a min. of 2 secure cycle spaces..

Bins should not be visible from the street & are to be kept in bin stores or within rear gardens.

Not applicable.

Not applicable.

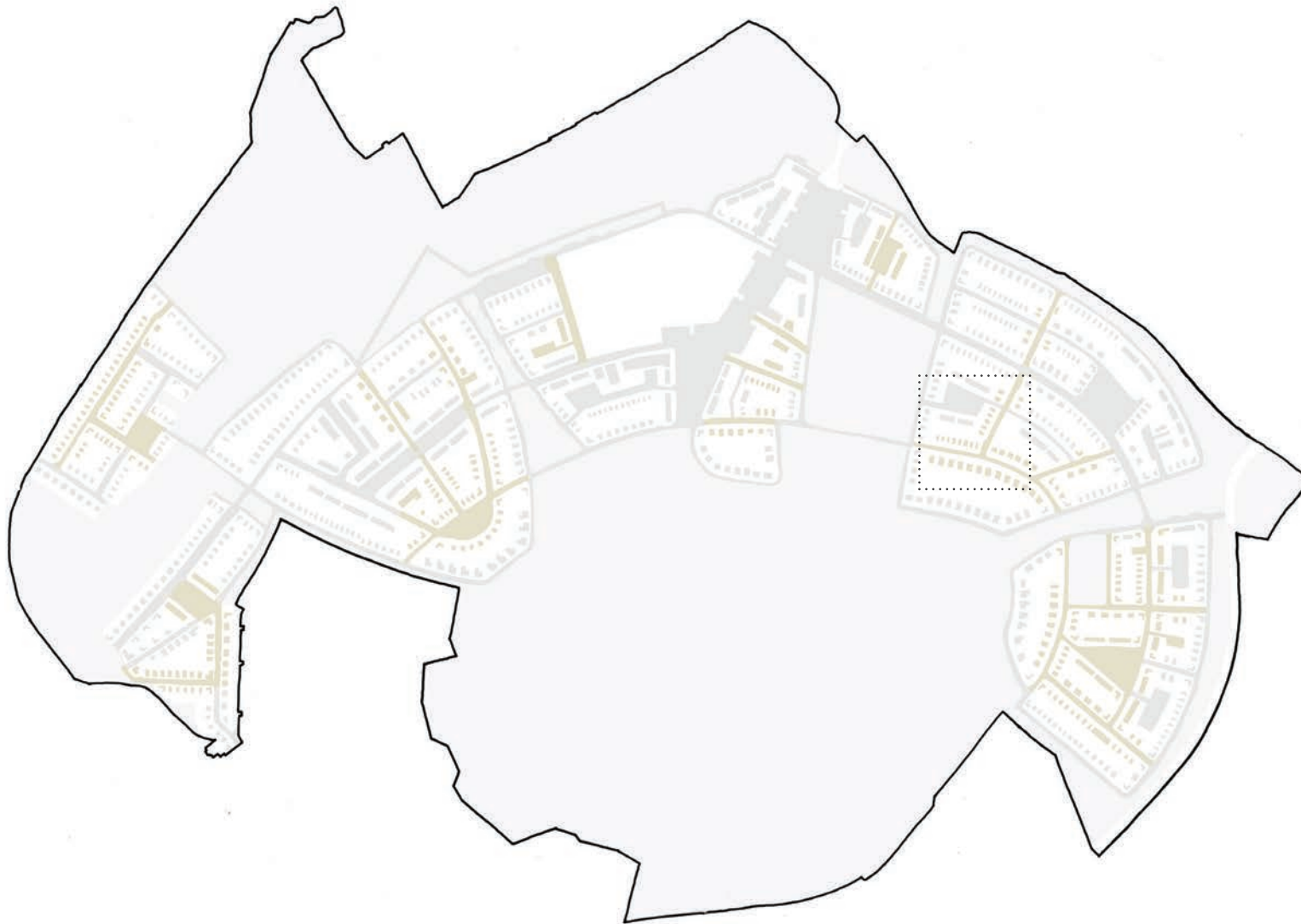
Total height must not be less than values shown.

## Community Streets

*Residential streets offering maximum design freedom*

● URBAN ● HIGH DESIGN FREEDOM





**ABOVE**

Location of the Community Streets. Box shows extent of plan on page 23

## Overview

**LOCATION**

The ‘Community Streets’ consist of low density, suburban areas of predominantly 2 storey, detached plots (n.b. some areas may be higher). Spanning between the central movement corridors (the Village Centre, Tree-lined Boulevard & Circular Railway) to the outermost streets (the Rural Lanes) these ‘fish-bones’ act as tertiary links that connect the site’s urban core to its rural fringes.

**CHARACTER**

To improve the legibility of the street network, it is intended that the Community Streets exhibit a less regulated appearance to clearly convey its lower status within the street hierarchy.

Creative experimentation is encouraged & an informal, vibrant and easy-going feel is desired. The muted silver-grey tones of the hard landscaping palette here come to the fore, providing neutral ‘backdrops’ to the preferably varied built forms.

Front boundaries are here larger than those found along the primary routes, enabling opportunities for residents to ‘green-up’ the streets as they see fit.

**CONTROL**

Plots within this component are more or less ‘freed’ from coding constraints with only ‘baseline’ principles applied.

## Case Studies



**LEFT** A street in north Oxford contains a variety of building forms, materials, boundary treatments & architectural styles.

The delivery of a similar feel within the Community Streets at Graven Hill would be desirable

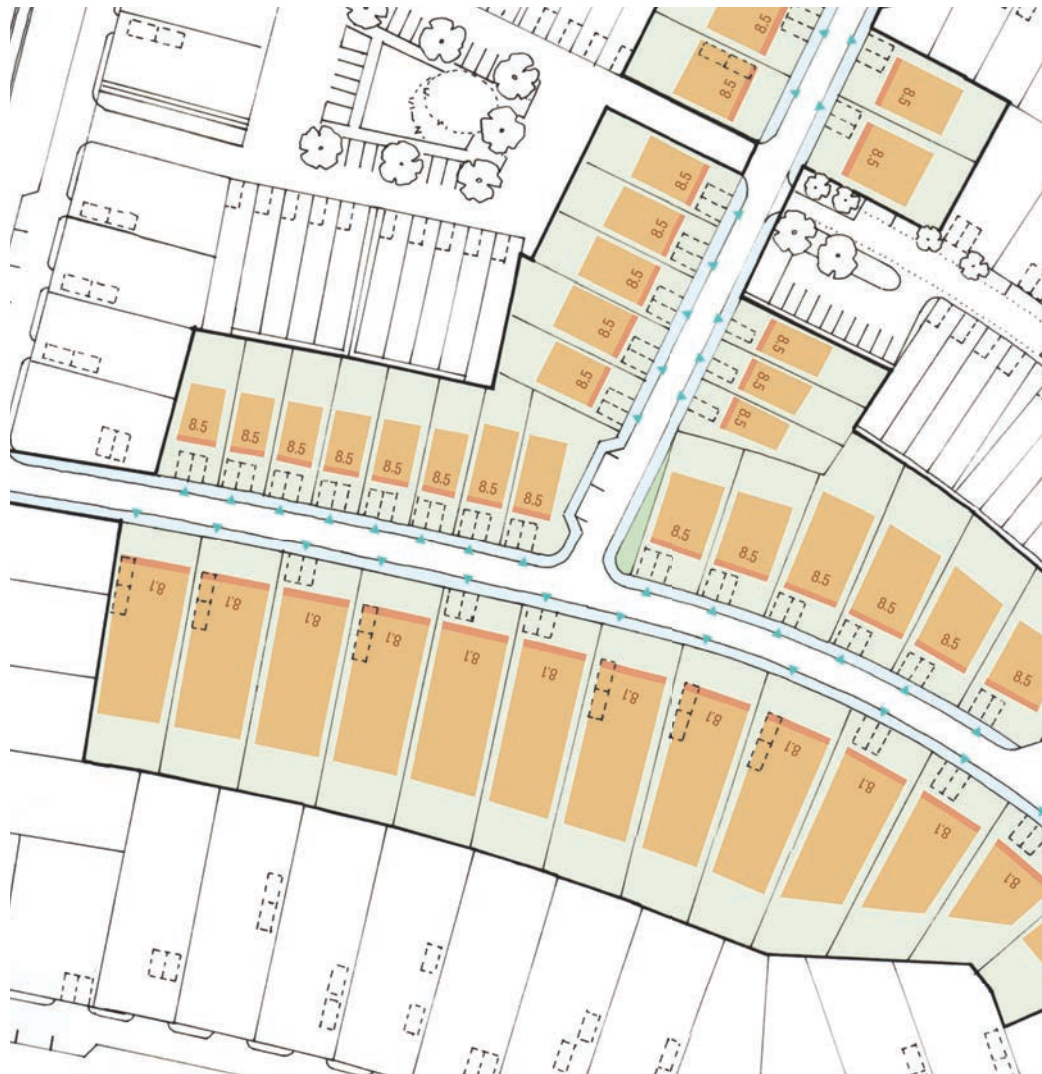
**RIGHT** A zero-carbon house in Nottingham presents an inventive approach to sustainable design that sensitively responds to the buildings either side.

**BELOW RIGHT & LEFT** Images demonstrating a variety of boundary treatments.

**ABOVE LEFT** Elmthorpe Rd, Oxford:  
<http://goo.gl/Lc00yQ>

**ABOVE RIGHT** John Christopher's zero carbon house, Nottingham:  
<http://goo.gl/Jlu7AB>





# Principles

*Essential off plot & on plot principles for delivery of desired character*

**ABOVE**

Indicative plan showing a typical area of the Community Street

N.B. variations will exist elsewhere

**1 Hard Landscaping**

○ Carriageways

● Footways

**2 Soft Landscaping**

● Verges

**3 Lighting**

✓ Columns

**4 Furniture**

✓ Benches & Bins

**5 Management**

✓ Streetscape Strategy

**5 Baseline**

✗ Rogue Plots

● Building Zone

✗ Max. Building Height (m)

✓ Boundary Heights

■ Position of Main Facades - Fixed

▶ Vehicular Access

□ Vehicular & Cycle Parking

✓ Bins

**6 Enhanced**

✗ Specific Boundary Treatments

✗ Material Palettes

✗ Min. Building Height (m)

**OFF PLOT (DEVELOPER)**

4.8m med/light grey bitmac with aggregate chippings.

2m medium to light grey bitmac with aggregate chippings or concrete slabs. 225mm silver-grey conservation kerbs to carriageway with 125mm upstand. Dropped kerbs across junctions..

Informal planting design with long grasses, wildflowers & fluid tree planting. Mown edge to footways. Trees to be min. 15m high after 25yrs.

Standard columns with LED lantern units.

Robust & functional design. Industrial finish.

Bi-annual cutting of selected grass areas with regular cutting elsewhere. Watering, weed control & general management of trees, woody & herbaceous planting. Reporting & repairing incidents of vandalism or incidental damage.

**ON PLOT (CUSTOMER)**

Not applicable. No enhanced principles required within Community Streets.

Portion of plot that may be developed.

Total building height (including roof) must not exceed values shown on plan.

Any material/colour permitted. Front boundaries to be max. 1.1m high. Side/rear boundaries to public areas to be max. 1.5m high with 0.3m trellis over. Side /rear boundaries to private areas to be max. 1.8m high.

Main facade(s) of building must be constructed on line shown. Bay windows/porches /balconies must not protrude more than 0.5m beyond this line.

Driveways must be located as shown on plan.

No. of vehicle bays shown on plan must be provided (n.b position to discretion of plot purchaser). Each plot must provide a min. of 2 secure cycle spaces.

Bins should not be visible from the street & are to be kept in bin stores or within rear gardens.

Not applicable

Not applicable

Not applicable



## Urban Lanes

*Compact residential streets offering maximum design freedom*

● URBAN ● HIGH DESIGN FREEDOM





**ABOVE**

Location of the Urban Lanes. Box shows & extent of the plan on page 27

## Overview

### LOCATION

The 'Urban Lanes' are essentially compact versions of the Community Streets, predominantly located within the innermost urban core. These low-key, tertiary routes can also be found around the many small community courtyards that provide localised amenity to immediate residents.

### CHARACTER

The Urban Lanes are pedestrian friendly zones, with each serving a relatively small number of plots & benefiting from lower traffic flows than adjacent streets.

Each will have a distinct character and sense of place. These compact, meandering streets have clear thresholds separating them from neighbouring streets, helping to define them as pedestrian priority shared surfaces and encourage interaction between neighbours providing a safe environment for children to play.

Plots along the Urban Lanes typically face each other, offering passive natural surveillance and creating a close relationship between plot frontages and the street

### CONTROL

To improve legibility of the street network, it is intended that the Urban Lanes exhibit a less regulated appearance to clearly convey their lower status within the street hierarchy.

## Case Studies



**LEFT** A shared surface street in Waterside, Chesterfield conveys the friendly ‘mews-like’ setting desired for all Urban Lanes at Graven Hill. Narrow plot frontages & the removal of designated highway zones (e.g. footways) are key design principles to achieving this.

**RIGHT** Community commotion at The Methleys, Leeds demonstrating the vibrancy that such spaces can bring.

**ABOVE LEFT**  
Wterside, Chesterfield  
<http://goo.gl/5R0e1k>

**ABOVE RIGHT**  
The Methleys,  
Leeds  
<https://goo.gl/luipA7>





# Principles

*Essential off plot & on plot principles for delivery of desired character*

**ABOVE**

Indicative plan showing a typical area of the Urban Lanes

N.B. variations will exist elsewhere

**1 Hard Landscaping**

Shared Surface

**2 Soft Landscaping**

Planters & Verges

**3 Lighting**

Columns

**4 Furniture**

Benches & Bins

**5 Management**

Streetscape Strategy

**OFF PLOT (DEVELOPER)**

4.8m med/light grey macadam with rolled silver-grey granite chippings. Flush kerbs to all plot boundaries to demarcate edge of highway. 'Hidden' kerbs to verges.

Informal planting design with long grasses, wildflowers & fluid tree planting. Mown edge to footways..Trees to be min. 15m high after 25yrs.

Standard columns with LED lantern units.

Robust & functional design. Industrial finish.

Bi-annual cutting of selected grass areas with regular cutting elsewhere. Watering, weed control & general management of trees, woody & herbaceous planting. Reporting & repairing incidents of vandalism or incidental damage.

**ON PLOT (CUSTOMER)**

**5 Baseline**

Rogue Plots

Not applicable. No enhanced principles required within Community Streets.

Building Zone

Portion of plot that may be developed.

Max. Building Height (m)

Total building height (including roof) must not exceed values shown on plan.

Boundary Heights

Any material/colour permitted. Front boundaries to be max. 1.1m high. Side/rear boundaries to public areas to be max. 1.5m high with 0.3m trellis over. Side/rear boundaries to private areas to be max. 1.8m high.

Position of Main Facades - Fixed

Main facade(s) of building must be constructed on line shown. Bay windows/porches /balconies must not protrude more than 0.5m beyond this line.

Vehicular Access

Driveways must be located as shown on plan.

Vehicular & Cycle Parking

No. of vehicle bays shown on plan must be provided (n.b position to discretion of plot purchaser). Each plot must provide a min. of 2 secure cycle spaces.

Bins

Bins should not be visible from the street & are to be kept in bin stores or within rear gardens.

**6 Enhanced**

Specific Boundary Treatments

Not applicable

Material Palettes

Not applicable

Min. Building Height (m)

Not applicable