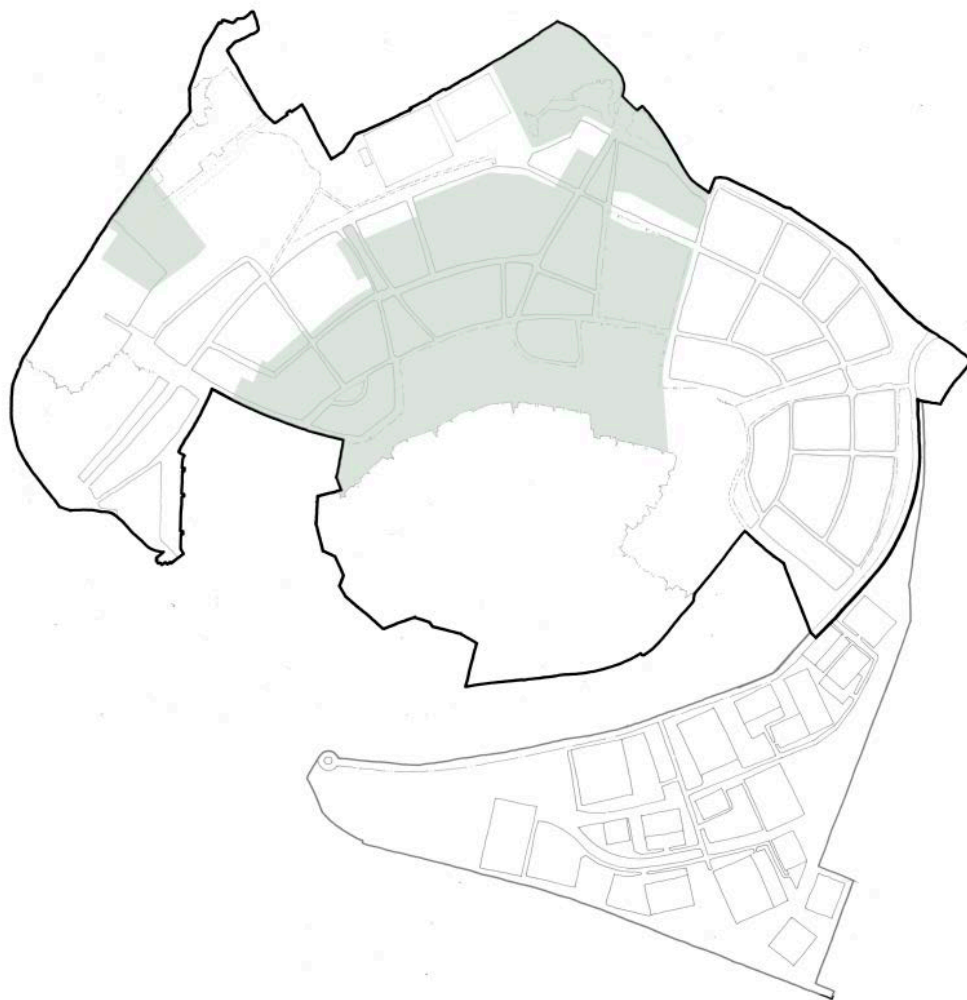


Design Code

— GRAVEN HILL VILLAGE DEVELOPMENT COMPANY LTD 2015 —



**STATEMENT ON CODE STATUS & APPLICATION**

This Code sets out the design requirements for the northern area of Graven Hill Village as outlined in black on the site plan shown left.

With project delivery expected to last 15 years, it is likely that there will be changes in market perception, Government policy and implementation procedures during this period. The Code will, therefore, be reviewed and refined prior to each phase of development with future versions incorporating a section on 'lessons learnt.'

The current phase of development (Phase 1) to which this initial Code applies is shaded in grey on the plan shown left.

Purchasers of plots within this area will have to demonstrate that proposals comply with the current version of the Masterplan and Code. Their feedback and experiences will be recorded and used to inform any further iterations of this document.

LEFT

Masterplan
showing Code
boundary &
extent of Phase 1
developments.

Contents

SECTION ONE VISION & RATIONALE

02

Introduction

Project Vision & purpose of the Code

03

Coding Approach

Description of overriding principles

06

Self-build Process

Delivery timeline & documentation

SECTION TWO THE REQUIREMENTS

10

Gateway Park

What is the purpose of the Code

14

Village Centre

What are the overriding principles

20

Tree-lined Boulevard

Requirements of plot purchasers,

24

Community Streets

Requirements of plot purchasers,

28

Urban Lanes

Requirements of plot purchasers

32

Circular Railway

Requirements of plot purchasers

36

Swale Parks

What is the purpose of the Code

40

Rural Lanes

What are the overriding principles

45

Meadows

Requirements of plot purchasers,

49

Woods

Requirements of plot purchasers,

53

Allotments

Requirements of plot purchasers

57

Sports Grounds

Requirements of plot purchasers



1

VISION
AND
RATIONALE

Introduction

What is the purpose of the design code & how does it relate to the project vision?

RIGHT

Masterplan layout of the Graven Hill Village development proposal

PROJECT VISION

The Graven Hill Village project consists of the redevelopment of 190 hectares of brown-field land to deliver approximately 1800 new homes along with a primary school, employment space, recreational areas, a local pub/restaurant & a small number of local shops.

The Graven Hill Village Development Company's vision for the project is as follows:

- To offer the largest opportunity in the UK for people who want to build their own home. This will be for households of all sizes & will include opportunities for people to build as a group and as individuals.
- To have extensive open space. This is to include woodland, allotments, cycle paths & sports pitches.
- To have a strong sense of character &

identity. Existing features (heritage and landscape) are to be retained & re-invented wherever possible.

- To provide a strategic location for new employment space. Creating jobs & training for local people & attracting new investment into Bicester are to be explored wherever possible.

PURPOSE OF THE DESIGN CODE

A Masterplan & Design Code has been produced in response to this vision.

Whilst the Masterplan focuses on the majority of technical aspects (such as phasing, mix, street hierarchy etc.) the Design Code's focus is on the desired sense of character & the essential design rules needed to achieve it.

It also serves as a reference point, facilitating the quick resolution of any subsequent planning applications that may be required.



Although addressing different conditions of the development's outline planning approval, these **two** separate documents are entirely interrelated.

STRUCTURE OF THE DESIGN CODE

The initial section provides an overview of the approach employed & how this led to the development of 12 'character treatments' across the site.

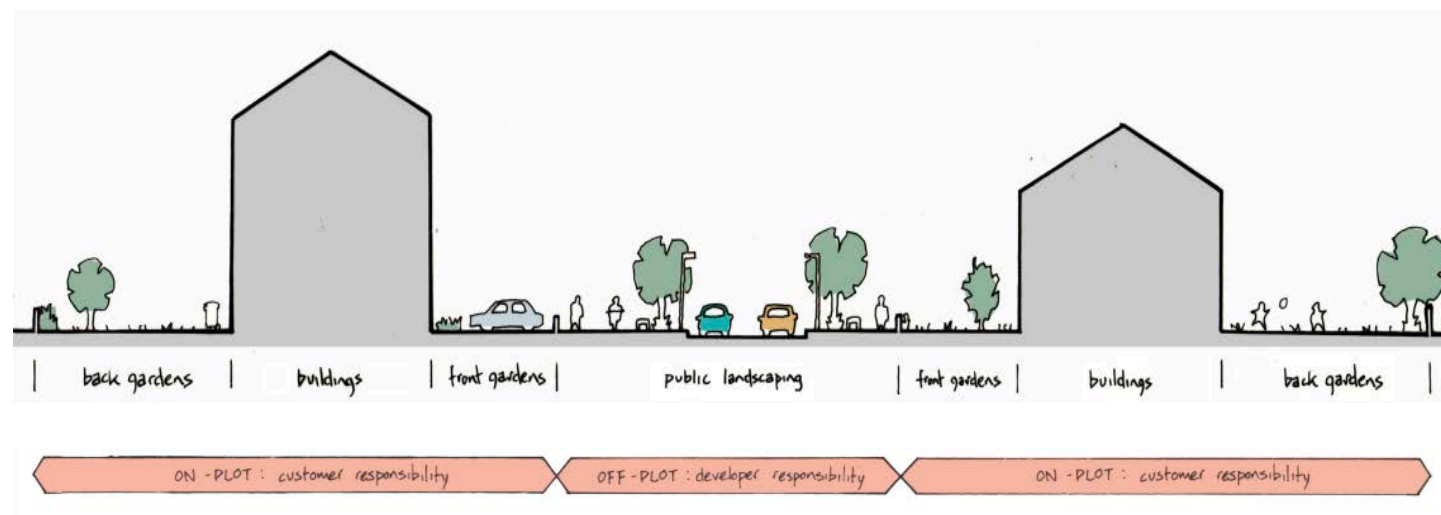
An overview of the proposed self-build process is also given together with a

description of the proposed 'plot passport' documents (essentially snapshot codes for each individual plot).

The second section looks at the requirements for each character treatment in more detail, describing the qualities desired, the level of design freedom available the design principles to be applied & any other key details needed in order to realise the vision as intended. In doing so, this section aims to provide clarity to all stakeholders including plot purchasers, consultants & suppliers of the options available.

BELOW

Section through
a typical street
showing the extents
of 'on plot' & 'off
plot' features



What are the overriding
principles that have informed the
development of the Code?

Coding Approach

The aspiration for Graven Hill is to be the UK's largest self-build scheme where community creativity is encouraged & maximum design flexibility is afforded.

This key visionary driver has informed the need to employ a 'hands off' approach to all 'on-plot' features (for which customers are responsible) wherever possible.

Only those specific features deemed critical to establishing the desired 'sense of place' will be regulated - but nothing else.

Informed by this principle, it is proposed that a concise list of only **7 'baseline' constraints**

be applied to all plots. These are as follows:

- 1 Build zones
- 2 Sustainability
- 3 Maximum building heights
- 4 Boundary heights
- 5 Vehicular access
- 6 Vehicular & cycle parking
- 7 Waste management

Design decisions for all remaining aspects can, therefore, be left to the discretion of plot purchasers (and/or their designers). Only where absolutely necessary (either due to their visibility or position in the street hierarchy) are more **enhanced constraints**

Sense of Place Definition

A 'sense of place' encompasses a number of aspects, notably the [areas] local distinctiveness, visual quality & propensity to encourage social activity

to be applied. An overview of the levels of control & constraints to be applied to each area is given in the diagram overleaf.

Supported by the Masterplan, this approach is considered to be in accordance with best practice in that it has encouraged the multidisciplinary team to focus less on architectural *style* & more on those lasting elements of design important to 'get right' at the outset (e.g street pattern, ownership boundaries, transport links etc).

This realignment of emphasis is clearly shown by the consideration given to the public space in the subsequent sections.

BELOW

Masterplan showing levels of control across the site.



High Design Freedom

As shown on the diagram above, the majority of the developed areas of the site benefit from a high level of design freedom. **Only baseline constraints will apply to these areas.**

Some Design Freedom

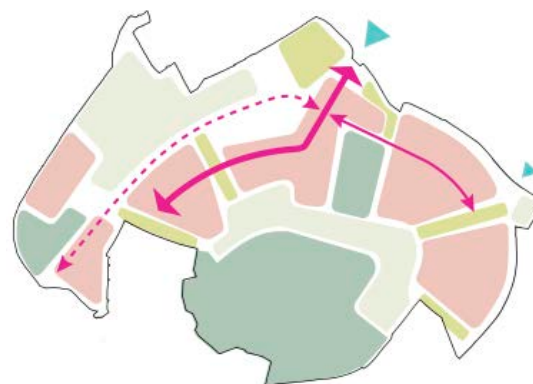
The main arterial routes demand a higher level of control in order to achieve a clearly legible street network. **Some enhanced constraints will apply to these areas**

Low Design Freedom

The village core contains the majority of socio-economic functions &, will, therefore offer least design freedom. The single-aspect fringe streets that face onto key public areas are also less. **All enhanced constraints will apply to these areas.**

BELOW & BELOW RIGHT

Masterplans showing the 2 character concepts that have informed the detail behind the constraints.



Urban Structure

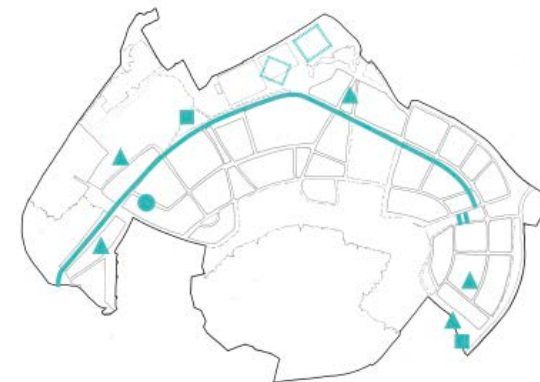
The exact details of the constraints themselves have been informed by the character desired at any specific location.

Rural Structure

The diagram above shows the general arrangement of the two opposing characters across the site, that of an 'urban' structure & that of a 'rural' structure.

These structures are made up from 12 separate character treatments (see masterplan overleaf), each exhibiting 'urban' or 'rural' qualities to varying degrees.

A further aspect that has been considered in establishing appropriate constraint



Circular Railway

Water Towers

EWS Ponds

Concrete Plinths

Potential Buildings to Retain

particulars is that of the site's military history as a former WW2 logistics base. A major focus in developing all proposals has been to 're-invent' & incorporate as many existing military features as possible. These bold celebrations of Graven Hill's history are scattered throughout, providing continual 'reminders' that link the scheme together as a whole.

The level of control, extent of rural/urban qualities & concentration of military features of a given area have together dictated the constraints proposed. These constraints (& their associated plans) are given in the subsequent sections of this report..



- 1 Gateway Park
- 2 Village Centre
- 3 Tree-lined Boulevard
- 4 Community Streets
- 5 Urban Lanes
- 6 Circular Railway
- 7 Swale Parks
- 8 Rural Lanes
- 9 Meadows
- 10 Woods
- 11 Allotments
- 12 Sports Grounds

LEFT

Location of the 12 character treatments across the site

The Self-Build Process

THE DELIVERY TIMELINE shown right summarises the processes involved in the sale of plots & construction of self-build homes across the site. A total maximum delivery of period of 32 months from plot reservation to plot completion is proposed, consisting of a 6 months design stage, a 2 month 'Golden Brick' stage & a 24 month 'Build-Out' stage.

Plot purchasers will be expected to submit information to the Graven Hill Development Company at each stage (e.g. building designs, specifications etc) & to complete the activities required within the timescales provided.

All designs must accord with the parameters set out in the Design Code, the Masterplan & the Outline Planning permission. The proposed 'Plot Passports' (see overleaf) will act as key reference points throughout the process.

RIGHT

Proposed self-build delivery process & timescales

For any enquiries relating to this Code or the self-build process, please get in touch on...

☎ **01295 753700**

✉ **info@gravenhill.org.uk**

or visit our website: www.gravenhill.org.uk

1

Reserve Plot

Start 6 month Design stage

After reading the Design Code & choosing the most appropriate location in terms character & level of design freedom, the next step will be to obtain a 'Plot Passport' (see overleaf for more detail). If the plot offers the features desired, a plot reservation can then be made at which point the 6 month Design stage will commence.

2

Exchange of Sales Contract

Start 2 month Golden Brick stage

Detailed designs are to be submitted to the Graven Hill Village Development Company (GHVDC) within 6 months of submitting a plot reservation. Once designs are approved in accordance with the relevant Plot Passport, the Exchange of Sales Contract will be completed, commencing the Golden Brick stage whereby foundations will be constructed up to base course (Golden Brick) by GHVDC.

3

Completion of Sales Contract

Start 24 month Build-Out stage

Following the Golden Brick stage, the Completion of Sales Contract will take place. The remainder of the unit must be built within 24 months of this date.

Below is a list of documents that have informed the content of this Code and may be of use when producing detailed designs.

Oxfordshire County Council (2011) *Parking Standards for New Residential Developments*, Oxfordshire County Council, UK

DCLG (2007) *Manual for Streets*, Thomas Telford, UK

DCLG (2015) *Technical Housing Standards, Nationally Described Space Standard*, DCLG, UK

Secured By Design (2014) *New Homes: 2014*, SBD, UK

AMEC (2011) *Redevelopment of MOD Bicester: Design & Access Statement*, DIO, UK

Glenn Howells (2015) *Masterplan Development*, GHVDC, UK

Cherwell District Council (2015) *Local Plan 2011 - 2031*, Cherwell District Council, UK

CLICK HERE

to be taken to our

Design Library

PLOT ASSIGNED TO:

Graven Hill

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

PLOT PASSPORT

ROAD NAME

0006

Main FEATURES

Plot Number: 0006

Unit Type: Detached

Price: £XX,XXX

Local Character: Rural Lanes

Plot Area: 492 m² / 0.122 acre

Max. GIA: 124 m²

Build zone

Extent of plot & dimensions (metres)

On-plot car parking spaces

Vehicular access

XX

Max. building height (metres)

Rules of your build

Note: This is a 2 sided document that needs to be read in full.

1

Your home must be built within the 'build zone' and not exceed the max. permissible Gross Internal Area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area & can be positioned anywhere within it. Gross Internal Area is defined on the reverse of this page.

2

Your home must achieve Passivhaus certification with Code for Sustainable Homes Level 4 water usage.

3

Permission will not normally be required to home work or run a business from the property, provided that the dwelling house remains a private residence first and business second. Issues which may give rise to the need for planning permission include whether home working or a business leads to notable increases in traffic, disturbance to neighbours, abnormal noise or smells.

4

No works or storage of materials may be undertaken outside the curtilage of your plot without requisite permissions first being obtained. These areas are subject to adoption either by the Highways authority or District Council.

5

This plot is for one detached unit with a max. of 3 bedrooms. The merging & subdivision of this plot is not permitted.

6

Your home must be no more than 8.1m in height. This equates to approximately 2 storeys.

7

2 car parking spaces must be provided on the plot at 2.4m x 4.8m in size. The position of on plot parking bays is flexible and to the discretion of the plot purchaser. The position of vehicular access is fixed and must be located as shown on the above plan.

8

Provision for bin stores and the secure storage of min 2 bicycles must be allowed for on the plot. These should be considered within the design.

9

A min. area of 50% of the plot frontage (the area between the highway and your front wall) must be permeable (i.e. grass / shrubs / gravel etc.).

10

No built form is permitted within 1m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, cycles etc. to be moved from the rear of the plot to the front.

11

Front boundaries to be max 1.1m Dogwood hedgerows. Any variety permissible.

This plot passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) & mandatory within your agreement for sale & deed of transfer which you must adhere to. Therefore please ensure that you refer to these before proceeding with design work on or offsite fabrication or construction. This includes conditions relating to health & safety, site working hours, deadlines for completing your home & consideration of neighbouring properties.



Detailed plan illustrating the main design rules associated with a particular plot

LEFT

Proposed Plot Passport Template - Front

SUBJECT TO PLANNING APPROVAL

Plot Summary

Design Rules

List of relevant design rules from the Code, Masterplan & Outline Planning Permission

Regulatory Plan & Key

A PLOT PASSPORT is, in essence, a succinct inventory of the design parameters associated with a particular plot. It will act as a key reference point for a plot purchaser, capturing all relevant information from the Outline Planning permission, Masterplan & Design Code in an easily understandable & readily accessible format.

The current proposed layout & content of these documents is shown opposite.



Location Plan

General area plan showing wider context & OS co-ordinates of plot

G.I.A Definition

Full definition of Gross Internal Area (G.I.A) giving all inclusions & exclusions for avoidance of doubt

Gross Internal Area (GIA)

The Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level.

Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only
- Internal open-sided balconies and the like
- Structural, raked or stepped floors are to be treated as a level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors.
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements

Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property
- Garages
- Conservatories

Performance and Sustainability:

All development proposals will be encouraged to reflect high quality design and high environmental standards, demonstrating a minimum of 3 of the following sustainable construction methods as stipulated in policy 'ESD 3: Sustainable Construction' of the 'Cherwell Local Plan 2011 – 2031' (Part 1):

- Minimising both energy demands and energy loss
- Maximising passive solar lighting and natural ventilation
- Maximising resource efficiency
- Incorporating the use of recycled and energy efficient materials
- Incorporating the use of locally sourced building materials
- Reducing waste and pollution and making adequate provision for the recycling of waste
- Making use of sustainable drainage methods
- Reducing the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, planting, and green roofs, for example); and
- Making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment

Sustainability Requirement

List of sustainability options drawing on policy 'ESD3: Sustainability' from the 'Cherwell Local Plan 2011-2031'

SUBJECT TO PLANNING APPROVAL

This plot passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) & mandatory within your agreement for sale & deed of transfer which you must adhere to. Therefore please ensure that you refer to these before proceeding with design work on or offsite fabrication or construction. This includes conditions relating to health & safety, site working hours, deadlines for completing your home & consideration of neighbouring properties.

LEFT

Proposed Plot Passport Template - Back



2

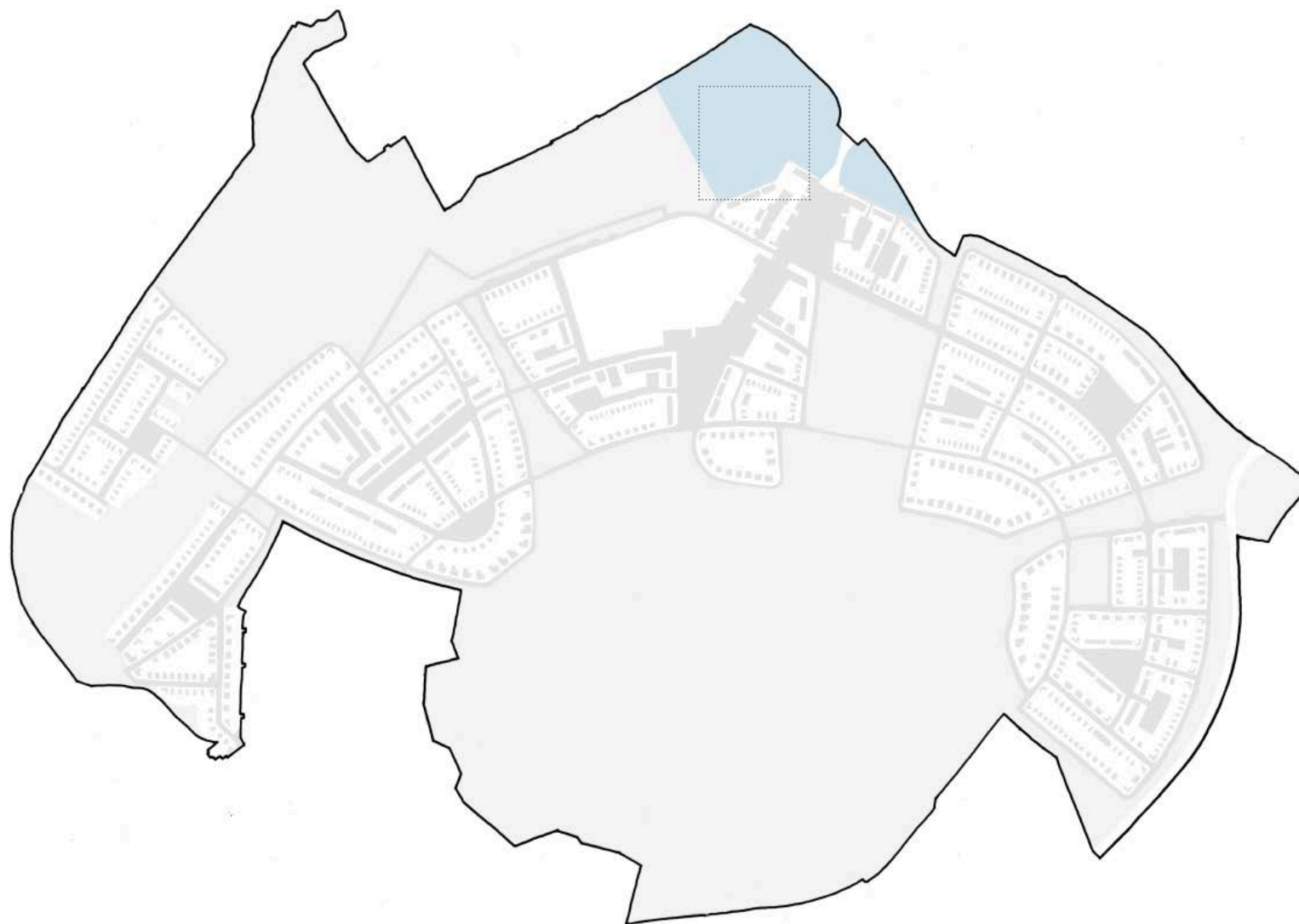
THE
REQUIREMENTS

Gateway Park

*Large wetland habitat
beside main site entrance*

● RURAL ● LOW DESIGN FREEDOM





ABOVE
Location of
Gateway Park.
Dashed box
shows extent of
plan on page 13

Overview

LOCATION

The 'Gateway Park' is a key amenity space located immediately adjacent to the main A41 entrance. It serves to provide a welcoming transition space upon arrival that celebrates the site's extensive natural landscapes.

CHARACTER & MANAGEMENT

The intention is to create a lush & informal park containing swales, ponds & marginal planting. The park will be owned & managed by Cherwell District Council.

Longer, meadow-like grasses will be located on higher banks that link to the surrounding meadows. Walk & cycle routes are to be as visually unobtrusive as possible, adopting meandering layouts, minimum widths (as appropriate) & natural finishes (e.g. decomposed granite) in order to retain the character desired. Timber boardwalks will add interest along routes, protect the habitats below & create ideal spots for wildlife watching.

DESIGN FREEDOM

As a strategic amenity, the Gateway Park does not at this stage offer opportunities for community design.

The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored

Case Studies

BELOW Discrete timber boardwalks, such as that pictured below at an estuary in New Zealand, provide visually unobtrusive recreational routes, their elevated profiles protecting the habitats below.



ABOVE The nature reserve at Otmoor, Oxfordshire demonstrates the naturalistic treatment proposed for the attenuation ponds within the Gateway Park.

The unencumbered backdrop, informal marginal planting & meandering water bodies offer a serene environment for spotting wildlife.



FAR LEFT
Estuary, New Zealand,
taken from:
<http://goo.gl/t7bC4E>

ABOVE
RSPB Otmoor,
Oxfordshire:
<http://goo.gl/27H84o>



Principles

Essential design principles required for delivery of intended character

ABOVE

Indicative plan showing a typical area employing the Gateway Park character treatment. N.B. variations will exist elsewhere

1 Hard Landscaping

● Footpaths & Boardwalks

2 Soft Landscaping

- Shared Cycle/ Pedestrian Paths
- Marginal
- Amenity Grass
- Longer Grass
- Shrubs
- Trees (Existing)
- Trees (New)
- Water Bodies

3 Lighting

✗ Any

4 Furniture

✓ Benches, Bins

5 Management

✓ Amenity, Attenuation Pond & Ecology Pond Strategy

OFF PLOT (DEVELOPER)

Design to be as visually unobtrusive as possible

Boardwalks to be simple design of a natural finish. Elevated to minimise impact to habitats below. Handrails only where necessary

Design to be as visually unobtrusive as possible

Informal design of predominantly native species

Mown for multifunctional uses

To contain wildflower species

Informal arrangement of native species

To be retained

Fluid arrangement of native species to support wildlife flight paths, pollard management

Retention ponds as part of SUDS

Not applicable. Wetland Park is to remain unlit

Design to be as unobtrusive as possible (e.g. weathered timber finish)

To be managed by Cherwell District Council

Presumption in favour of dead wood retention (subject to safety inspections)

Report & undertake repair and replacement of trees, planted areas & grass once cause of loss/damage has been established

Removal of undesirable woody and herbaceous species from planted areas and grass sward

Removal of leaves and fallen woody material to suitable recycling facility

Remove litter, foreign materials from ponds generally to ensure flow/capacity is not impeded

Annual removal of marginal & aquatic vegetation to ensure acceptable area of open water remains visible

Bi-annual cutting of selected grass areas with regular cutting of remaining areas

Watering, weed control & general management of trees, woody & herbaceous planting during establishment period & beyond

*Socio-economic hub at
the heart of the site*

● URBAN ● LOW DESIGN FREEDOM

**ABOVE**

Location of the Village Centre. Dashed box shows extent of plan on page 18

Overview

LOCATION

The Village Centre consists of a north-south strip of high density development that adjoins the main site entrance off the A41. All principle routes converge within this space containing the majority of site facilities (including shops, offices & public greens).

CHARACTER & MANAGEMENT

The treatment of the Village Centre serves to root the development within the local context. Accordingly, a vernacular & simplified streetscape (e.g. material palettes & minimal signage) that reflects the character of nearby village high streets is to be adopted. The two 'greens' that flank the central commercial core provide important areas of public open space for events & social gatherings. These spaces are to adopt natural & informal treatments that 'anchor' the Village Centre to the surrounding wild landscape.

Freeholders/leaseholders will be responsible for the management of buildings, Oxfordshire County Council for all features within the highway & Cherwell District Council for all elements within the two greens.

CONTROL

As the socio-economic heart of the site, the Village Centre will be subject to the highest level of design control with plots subject to all enhanced constraints. To bring localised elements of architectural vibrancy, a number of 'leeway' plots that remain uninhibited by increased controls are proposed

Case Studies - General Principles



ABOVE A linear 'water rill' set flush into the footway at More London, creates a playful focal point along a busy movement corridor.

A similar feature is to run along the entire length of the northern village green, creating a unique sense of arrival & a visible connection between the main site entrance & commercial core.

ABOVE RIGHT A simple & accessible paved area provides a multi-use space for a variety of community activities e.g. markets. A similar ad-hoc space is proposed along the eastern edge of the southern green where vehicular use will be restricted on event days.

RIGHT The village centre at Dickens Heath demonstrates a simplified streetscene of restrained material palettes & minimal signage as here desired. N.B. a shared surface is not proposed & buildings forms are expected to be more varied.

LEFT
Water rill at More,
London:
<http://goo.gl/Bmdr85>



ABOVE Neutral, restrained & accessible hardscape on Gough Street in San Francisco. All street clutter (e.g. cycle stands, lighting columns, benches, bins etc.) is confined to a 'functional strip' that separates vehicular from pedestrian zones in order to maintain clear & legible routes for passing traffic. Intermittent street trees also sit within this strip, adding a welcome dose of greenery to the otherwise hard, urban treatment of this space.

ABOVE LEFT
Fiesta at Wodd St,
London, from: <http://goo.gl/UDknN7>

BELOW LEFT
Dickens Heath, Solihull:
<http://goo.gl/dkOYH3>

ABOVE
Gough Street, San
Francisco:
<http://goo.gl/HwFBC8>

Case Studies - Village Green Principles



ABOVE

Photo of central green at RAF Bicester Heritage.

ABOVE RIGHT

Normand Park, London:
<http://goo.gl/D31zTc>

RIGHT

Jubilee celebration,
West Sussex:
<http://goo.gl/EHQ90E>



ABOVE LEFT The central green at RAF Bicester Heritage exemplifies an informal social space with military features, including a discernible grassy mound of a former wartime bunker.

LEFT The communal greens are to provide flexible spaces for community occasions, specifically the southern green which is intended for use as a 'spill-out' zone for market street events.

ABOVE Normand Park in London demonstrates the naturalistic treatment intended for both greens. Long, tufty, meadow-like grasses & informal tree layouts offers opportunities for picnics, socialising & creative play



Principles

Essential design principles required for delivery of intended character

ABOVE

Indicative plan showing a typical area employing the Village Centre character treatment
n.b. variations will exist elsewhere

1 Hard Landscaping

- Carriageways
- Pedestrian zones
- Cycleways

2 Soft Landscaping

- Incidental planting
- Street trees
- Village Greens

3 Lighting

- ✓ Play Areas
- ✓ Columns

4 Furniture

- ✓ Benches, Bins & Cycle Stands

5 Management

- ✓ Streetscape Strategy

6 Baseline Principles

- Leeway Plots
- Building Zone
- ✓ Sustainability
- X.X Max. Building Height (m)
- ✓ Boundary Heights
- ▶ Vehicular Access
- Vehicular & Cycle Parking
- ✓ Waste Management

7 Enhanced Principles

- ✓ Specific Boundary Treatments
- ✓ Material Palettes
- X.X Min. Building Height (m)
- Position of Main Facade(s)

OFF PLOT (DEVELOPER)

6-6.2m macadam with rolled silver-grey granite chippings. Change in texture to demarcate bays..

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

Informal planting design with wildflowers.

To be planted in pits & be min. 15m high after 25yrs

To be informal & naturalistic with wildflowers & meandering paths. Mown edges to carriageways to provide 'spill-out' spaces for events. Designs to deliver a visually strong & distinctive statement.

Naturalistic design.

Standard columns with LED lantern units.

Robust & functional design. Min. of 39 commercial & 235 residential cycle stands to be provided..

Public amenity to be managed by CDC. Highways to be managed by OCC

ON PLOT (CUSTOMER)

Only 'baseline' principles apply to these plots with a view to encouraging the delivery of highly creative/exemplary designs.

Portion of plot that may be developed
n.b. all facades that face onto the public realm must incorporate windows.

A min. of 3 principles from Policy ESD3 of the Cherwell Local Plan (Part 1) must be incorporated.

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

See enhanced principles below.

Driveway access must be located as shown.

No. of vehicle bays shown must be provided. Min. of 2 secure cycle spaces/dwelling must be provided.

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

Front boundaries to be max. 0.9m high brick wall or railings. Side/rear boundaries to be max. 1.5m high wall with max. 0.4m trellis over.

See material options overleaf.

Total building height (including roof) must not fall below lower values shown on plan.

Main facade(s) of building must be constructed on line shown (n.b. optional line for commercial units to allow 'spill-out' area). Bay windows/balconies must not protrude more than 1.5m beyond this line.

Facades**LIMESTONE**

White/blueish grey
to match local pale
oolitic limestone



0505 Y20R



0505 Y30R



1005 Y20R

**BRICK OPTION 1**

Deep red/orange to
match traditional
local brick



1010 Y30R



1010 Y20R

**BRICK OPTION 2**

Deep pink/orange
with kiln marks
to match bricks of
military buildings



1510 Y20R



2010 Y20R

**BRICK OPTION 3**

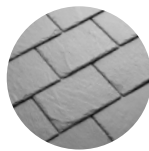
White painted brick
of any type

RENDER OPTIONS

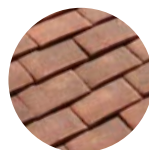
Choice of 8 NCS
colours as shown
above to match
tones found within
local limestone



3000N

Roofs**SLATES**

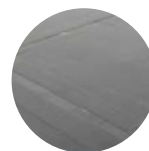
Natural or dark grey
fibre-cement slates

**TILES**

Any variety of red
plain clay tile

**METAL STANDING SEAM**

Medium/dark
grey to compliment
local slate roofs

**FLAT ROOF OPTIONS**

Felt, EPDM or
Fibreglass

*Material Palette*

The proposed palette for plots within areas exhibiting a 'Village Centre' treatment has been informed by the architecture of local high streets & the existing military buildings of the immediate site context.

Please note, samples may need to be submitted to the Graven Hill Development Company for approval.

**ABOVE**

Photo of archetypal
buildings at Bicester
town centre

LEFT

Photo of Signal Box at
Graven Hill

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. Dashed box shows extent of plan on page 23

Overview

LOCATION

The “Tree-lined Boulevard” consists of a primary movement corridor that serves the majority of the residential units to the west.

CHARACTER & MANAGEMENT

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.

Management of all buildings & plots will be undertaken by freeholders/leaseholders. Management of all highway elements will be undertaken by Oxfordshire County Council (aside from the parking forecourts which will be undertaken by a management company).

CONTROL

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

Whilst the degree of control is ‘downgraded’ its primary street status is to remain apparent through the use of higher densities, designated cycleways, narrower plot frontages & the application of enhanced building height restrictions.

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 design principles required to deliver intended character

ABOVE

Indicative plan showing a typical area employing the Tree-lined Boulevard character treatment. n.b. variations will exist elsewhere

1 Hard Landscaping

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

2 Soft Landscaping

- Incidental Planting
- Parking Courts
- ✓ Columns
- ✓ Benches & Bins
- ✓ Streetscape Strategy

3 Lighting

4 Furniture

5 Management

6 Baseline Principles

- ✓ Leeway Plots
- Building Zone
- ✓ Performance & Sustainability
- XX Max. Building Height (m)
- ✓ Boundary Heights
- ▶ Vehicular Access
- XX Vehicular & Cycle Parking
- ✓ Waste Management

7 Enhanced Principles

- ✗ Boundary Treatments
- ✗ Material Palettes
- XX Min. Building Height (m)
- Position of Main Facade

OFF PLOT (DEVELOPER)

6-6.2m 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.

Parking forecourts to be managed by a management company. Highways (incl. trees) to be managed by Oxfordshire County Council.

ON PLOT (CUSTOMER)

Only 'baseline' principles apply to these plots with a view to encouraging the delivery of highly creative/exemplary designs. Locations TBA.

Portion of plot that may be developed. n.b. all facades onto public realm must contain windows.

A min. of 3 principles from Policy ESD3 of the Cherwell Local Plan (Part 1) must be incorporated.

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

Front boundaries to be max. 1.1m high. Side/rear to public areas to be max. 1.5m high with 0.4m trellis over. Side/rear to private areas to be max. 1.8m high.

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 building height (including roof) must not fall below lower values shown on plan.

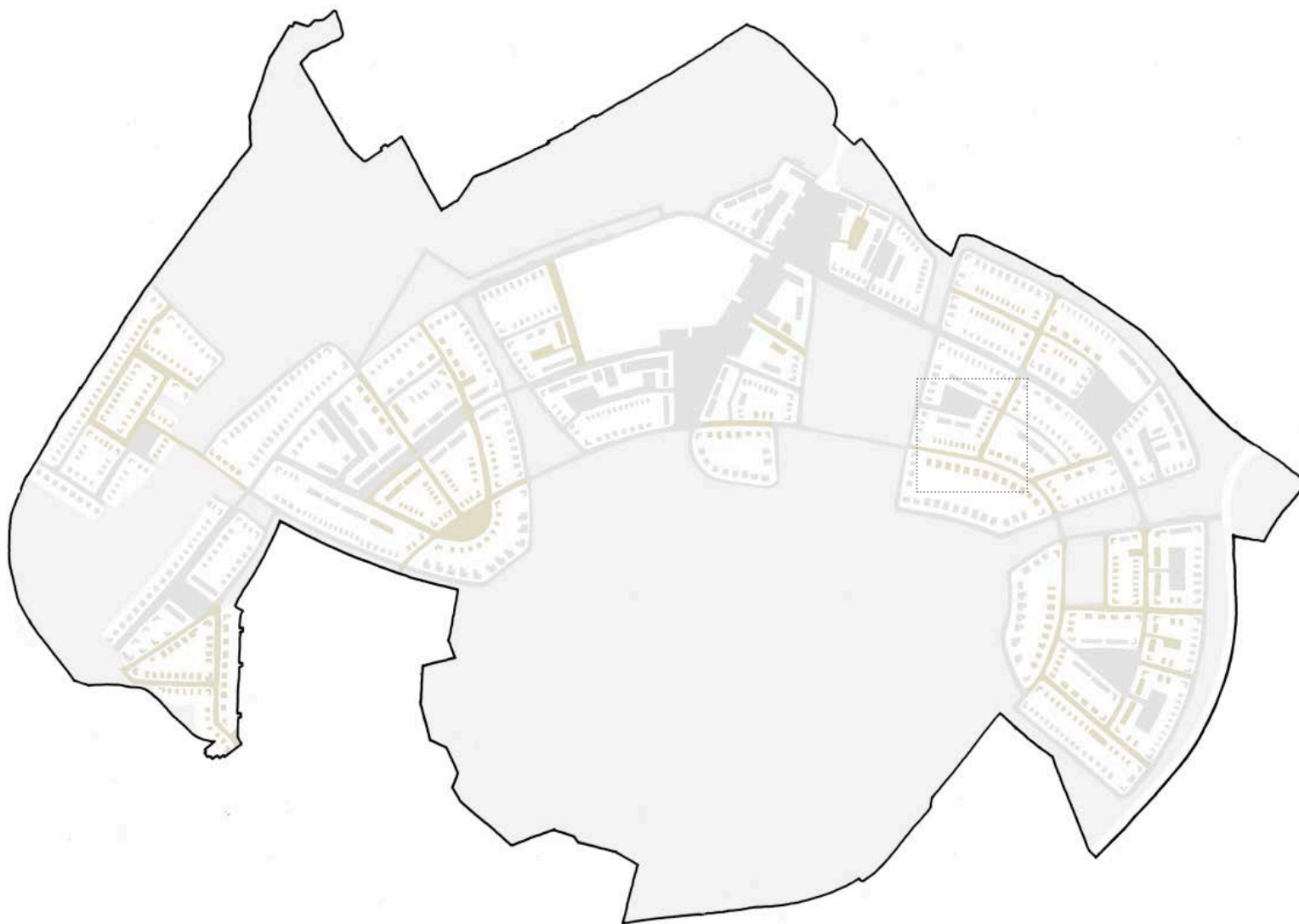
Main facade(s) of building must be constructed on line shown. Bay windows/porches/balconies must not protrude more than 1.5m beyond this line.

Community Streets

Residential streets offering maximum design freedom

● URBAN ● HIGH DESIGN FREEDOM



**ABOVE**

Location of the Community Streets. Dashed box shows extent of plan on pg. 27

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 to the outermost streets, these 'fish-bones' connect the site's urban core to its rural fringes.

CHARACTER & MANAGEMENT

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

Creative experimentation is encouraged & an informal, vibrant & easy-going feel is desired. Muted tones are to be used for all public hard landscaping to provide neutral 'backdrop' that will compliment a variety of built forms. Front boundaries are to be larger than those found along the primary routes, enabling opportunities for residents to 'green-up' the streets as they see fit.

Buildings & plots will be managed by freeholders/leaseholders, amenity areas by Cherwell District Council & the highway by Oxfordshire County Council.

CONTROL

Plots within this component are more or less 'freed' from coding constraints with only 'baseline' principles being 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 at Graven Hill would be desirable

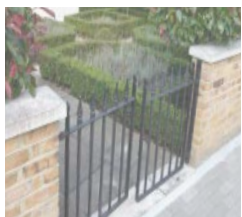
RIGHT A zero-carbon house in Nottingham presents an inventive approach to sustainable design that sensitively responds to the buildings either side.

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 design principles required for delivery of intended character

ABOVE

Indicative plan showing a typical area employing the Community Streets character treatment. 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

- ✗ Leeway Plots
- Building Zone
- ✓ Performance & Sustainability
- ✗ Max. Building Height (m)
- ▶ Boundary Heights

- ⌈⌋⌋ Vehicular Access
- ✓ Vehicular & Cycle Parking

- ✓ Waste Management

6 Enhanced

- ✗ Specific Boundary Treatments
- ✗ Material Palettes
- ✗ Min. Building Height (m)
- ✗ Position of Main Facade

OFF PLOT (DEVELOPER)

4.8-5.5m 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.

General amenity management is to be undertaken by Cherwell District Council. Highway management is to be undertaken by Oxfordshire County Council.

ON PLOT (CUSTOMER)

Not applicable as no 'enhanced' principles apply to plots in areas employing a Community Streets treatment.

Portion of plot that may be developed. n.b. facades facing onto public realm must incorporate windows.

A min. of 3 principles from Policy ESD3 of the Cherwell Local Plan (Part 1) must be incorporated.

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 0.4m trellis over. Side /rear boundaries to private areas to be max. 1.8m high.

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

Not applicable

Urban Lanes

*Compact residential streets
offering maximum design
freedom*

● URBAN ● HIGH DESIGN FREEDOM



**ABOVE**

Location of the Urban Lanes treatment. Dashed box shows extent of the plan on page 31

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, providing localised amenity to immediate residents.

CHARACTER

The Urban Lanes are pedestrian friendly zones, each serving a relatively small number of plots & benefiting from low traffic flows.

These compact, meandering streets have clear thresholds separating them from neighbouring streets, helping to define them as pedestrian priority shared surfaces & encourage interaction between neighbours providing a safe environment for children to play. Plots will typically face each other, offering passive natural surveillance & creating a close relationship between building frontages & the street

Buildings & plots will be managed by freeholders/leaseholder. The shared surface zones between will be managed by a management company.

CONTROL

To improve legibility of the street network, only baseline constraints will be applied to convey a less regulated appearance along these tertiary routes.

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 design principles required for delivery of the intended character

ABOVE

Indicative plan showing a typical area employing the Urban Lanes character treatment. 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)

3.5-6.0m 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.

A management company will be responsible for general management of the shared surface zones including; grass areas cutting; watering, weed control & general management of trees, woody & herbaceous planting; reporting & repairing incidents of vandalism or incidental damage.

ON PLOT (CUSTOMER)

5 Baseline Principles

- Leeway Plots
- Building Zone
- Performance & Sustainability
- Max. Building Height (m)
- Boundary Heights

Not applicable as no 'enhanced' principles apply to plots within areas employing the Urban Lanes treatment.

Portion of plot that may be developed. n.b. all facades that face onto the public realm must incorporate windows.

A min. of 3 principles from Policy ESD3 of the Cherwell Local Plan (Part 1) must be incorporated.

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 0.4m trellis over. Side /rear boundaries to private areas to be max. 1.8m high.

- 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.

- Waste management

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

6 Enhanced Principles

- Specific Boundary Treatments
- Material Palettes
- Min. Building Height (m)
- Position of Main Facade

Not applicable

Not applicable

Not applicable

Not applicable

Circular Railway

*East-west heritage route
incorporating existing site
railway*

● URBAN ● SOME DESIGN FREEDOM



**ABOVE**

Location of the Circular Railway character treatment. Dashed box shows extent of plan on p.35

Overview

LOCATION

The Circular Railway is a primary east-west route that follows the line of the existing site railway & provides an important 'linking function' for the site as a whole.

CHARACTER

The Circular Railway is to incorporate the existing rail tracks within pedestrian zones, offering a unique feature for users that reflects the site's rich military heritage. Two distinct rail treatments will be used to create a variety of 'urban' & 'rural' experiences (embedding into footways & creating elevated walkways).

Higher densities, repetitive plot widths, designated cycleways, narrow frontages & largely consistent roofscapes are to be used to convey the higher street status of these areas. A comparably less regulated feel than that of the Village Centre is, however, achieved through the removal of material palettes & boundary treatment specifications.

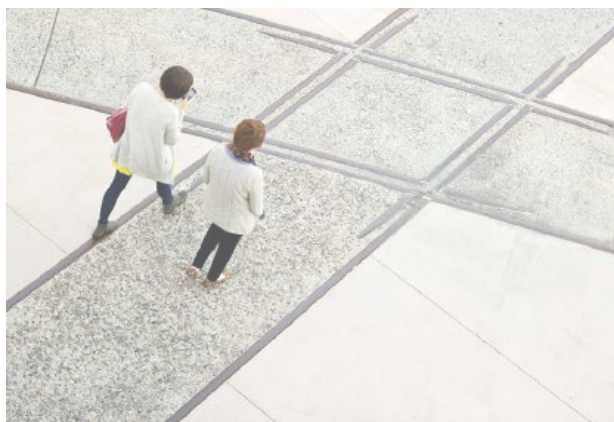
Freeholders/leaseholder will be responsible for the management of building & plots, Cherwell District Council for the elevated walkways & Oxfordshire County Council for all elements within the highway (including the embedded rail lines).

CONTROL

Some design freedom is afforded through the removal of most enhanced constraints.

Case Studies

BELOW The use of corten steel, concrete (pavers & poured) & embedded former rail lines at the Philadelphia Navy Yard offers a unique, robust & industrial streetscape for users as desired along all urban sections of the Circular Railway at Graven Hill.



ABOVE The elevated walkway at Südgelände Nature Park is made from an anti-slip metal grille deck that spans between 2 former site rail lines.

This angular path transect the surrounding wild landscape in a 'low intervention' manner. Both the physical & visual separation of the hard, industrial walkway from that of the soft, untouched landscape gives the appearance of it being seemingly 'placed' onto the landscape. This approach is considered desirable & is to be adopted along all rural sections of the Circular Railway at Graven Hill.

LEFT Newhall in Harlow demonstrates a number of intended character traits for the built form along the Circular Railway, including repetitive plot widths, strong street-lines & controlled building heights, a creative use of materials & contemporary architectural styles. A more varied range of building forms that than shown would, however, be desirable.

ABOVE
Südgelände Nature
Park, Berlin:
<http://goo.gl/ow4NQ4>

ABOVE LEFT
Philadelphia Navy
Yard, US
<http://goo.gl/3TNR1E>

LEFT
Newhall, Harlow:
<http://goo.gl/F7xNI>



Principles

Essential design principles required for delivery of the intended character

ABOVE

Indicative plan showing a typical area employing the Circular Railway character treatment. n.b. variations will exist elsewhere

1 Hard Landscaping

○ Carriageways

● Footways

○ Cycleways

● Rail Tracks

○ Table Junctions

● Verges

2 Soft Landscaping

3 Lighting

✓ Columns

4 Furniture

✓ Benches & Bins

5 Management

✓ Street-scape Strategy

6 Baseline

✓ Leeway Plots

● Building Zone

✓ Performance & Sustainability

XX Max. Building Height (m)

✓ Boundary Heights

▶ Vehicular Access

□ Vehicular & Cycle Parking

✓ Bins

7 Enhanced

✗ Boundary Treatments

✗ Material Palettes

✓ Min. Building Height (m)

■ Position of Main Facade

OFF PLOT (DEVELOPER)

6.2m macadam with rolled silver-grey granite chippings. Change in texture to demarcate bays..

1.9m of concrete ground flags to footway without rails. 2.6m of concrete ground flags/poured concrete to footway with integral rails (see below). Flush 225mm conservation kerbs to plots.

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

Where adjacent to plots, rails to be set into footways. Where crossing strategic landscapes (e.g. Woods) to form elevated walkway at min. 150mm above ground.

Table surface to be textured concrete/paving to sit flush with footways. Ramps to be silver-grey setts.

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

Standard columns with LED lantern units.

Robust & functional design. Industrial finish.

Public amenity will be managed by CDC. Highways will be managed by OCC.

ON PLOT (CUSTOMER)

Only 'baseline' principles apply to these plots with a view to encouraging the delivery of highly creative/exemplary designs. Locations TBA

Portion of plot that may be developed. n.b. facades that face onto public realm must contain windows

A min. of 3 principles from Policy ESD3 of the Cherwell Local Plan (Part 1) must be incorporated

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

Front boundaries to be max. 1.1m high. Side/rear to public areas to be max. 1.5m high with 0.4m trellis over. Side/rear to private areas to be max. 1.8m high.

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

Main facades of building must be constructed on line shown. Bay windows/porches/balconies must not protrude more than 1.5m beyond this line.

Swale Parks

*Linear wetland habitats
forming 'green corridors'
between housing.*

● RURAL ● LOW DESIGN FREEDOM



**ABOVE**

Location of the Swale Parks character treatment. Dashed box shows extent of plan on page 39

Overview

LOCATION

The Swale Parks are, in essence, long wetland corridors that radiate around the central wooded hill, assist in drainage of the development, act as habitat corridors & providing traffic-free buffers between discrete areas of developments

CHARACTER

The network of swales and attenuation ponds provide a defining characteristic of many public spaces and thoroughfares within the Graven Hill development. Within these spaces the landscape design consciously reflects natural processes that occur within water movement and vegetation types. This not only assists in the delivery of a valuable habitat resource, but also contrasts with the more structured vernacular and planning of the adjacent built development.

The management approach to these spaces will be similarly flexible. This will include ensuring the swales & attenuation ponds function as drainage features, but also that public amenity & habitats are protected. Cherwell District Council will be responsible for the on-going management of these spaces.

DESIGN FREEDOM

As strategic amenity, the Swale Parks do not currently offer opportunities for community design. The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored

Case Studies



LEFT

The Edge, Harlow:
<http://goo.gl/o6Ezxa>

RIGHT

Location unknown:
<http://goo.gl/Z2dEuk>



ABOVE The Swale Parks are a key component of the proposed play space provision for the site. Alongside more enclosed areas containing natural play equipment, these wetland landscapes offer numerous opportunity for informal & creative play e.g. fishing adventures, stepping stones etc.

LEFT The linear wetland parks at Newhall, Harlow demonstrate a variety of desired features including marginal planting, swales & a wild, informal character. Single-aspect, unlit streets face into these central landscaped zones offering natural surveillance for recreational activities.



Principles

Essential design principles required for delivery of the intended character

ABOVE

Indicative plan showing a typical area employing the Swale Parks character treatment. n.b. variations will exist elsewhere

1 Hard Landscaping

- Footpaths
- Shared Cycle/ Pedestrian Paths
- ✓ Bridge Crossings

2 Soft Landscaping

- Marginal
- Longer Grass
- Shrubs
- Trees
- Water Bodies
- Play Area

3 Lighting

- ✗ Any

4 Furniture

- ✓ Benches, Bins

5 Management

- ✓ Habitat Corridor & Play Space Strategy

OFF PLOT (DEVELOPER)

To be as visually unobtrusive as possible (e.g. use of natural material, minimal widths & meandering layouts)

To be as visually unobtrusive as possible (as above)

Simple design of a natural finish throughout (e.g. weathered timber). Elevated to minimise impact to habitats below. To be as discrete as possible with handrails only where necessary..

Informal design of predominantly native species

To contain wildflower species

Informal arrangement of native species

Fluid arrangement of native species to support wildlife flight paths, pollard management.

Swale as part of sustainable urban drainage (SUDS) strategy.

Naturalistic design incorporating proposed swale, elements of water & sand, stepping stones, bridges & other playful elements to interact with the water, encouraging creative play.

Not applicable. Rural Lanes are to remain unlit.

Modest design. To be a weathered timber finish.

Management to be undertaken by Cherwell District Council.
Selective use of natural regeneration from existing seedbank to assist with habitat creation

Watering, weed control & general management of new tree, shrub & herbaceous planting during establishment period & beyond

Maintaining and repairing path surfaces, edges, & boundary fencing/gates

General pruning to ensure highway safety & encourage natural surveillance.

General presumption in favour of dead wood retention (subject to safety inspections)

Reporting and repairing incidents of vandalism or incidental damage & immediately restricting access to defective play equipment

Regular safety check of all play equipment & associated features.

Rural Lanes

*Single aspect streets that
face onto the landscape*

● RURAL ● LOW DESIGN FREEDOM



**ABOVE**

Location of the Rural Lanes character treatment. Dashed box shows extent of plan on page 43

Overview

LOCATION

The Rural Lanes are situated along the outermost edges of the developed areas.

CHARACTER

Unlike the more centrally located zones, these 'off-the-beaten path' areas are to adopt a more rural tone that seemingly 'blends' into the landscape. This will be achieved through the use of planted boundaries (as opposed to walls/fences), vernacular material palettes, undulating building frontages & a simplified streetscape of a single, shared macadam surface bordered by wildflowers & grass verges. Buildings on the upper levels of the hillside will have a reduced height allowance.

Freeholders/leaseholder will be responsible for the management of buildings & plots, Oxfordshire Country Council for that of the shared surface zones.

DESIGN FREEDOM

Due to the application of material palettes & specific boundary treatments, the Rural Lanes are more controlled than other site components. This higher level of control ensures that the 'fringes' of the development sit comfortably in their setting & do not impact negatively on surrounding views.

Despite the need for more control, design freedom is still afforded to several aspects, most notably the style & shape of buildings which are left entirely to the discretion of plot purchasers.

Case Studies



ABOVE
<http://goo.gl/0R4uta>

RIGHT MIDDLE
<http://goo.gl/9589TY>

RIGHT BOTTOM
<http://goo.gl/CokPbQ>



ABOVE Existing 'rural lane' at Graven Hill showing the proposed, simplistic highway design of a single, shared macadam surface with grass verges either side.

Also notable is the weathered timber fence that sits discretely in the landscape & the meadows beyond which are to be retained.

LEFT Example of a single aspect 'rural lane' at Wardington, Oxfordshire. This image shows a variety of proposed features including 'hotch potch' building forms held together through the use of a vernacular material palette & undefined boundaries that 'bleed' into the surroundings.



RIGHT TOP Beech hedgerows with intermittent timber access gates as proposed for plot boundaries to soften the transition between public and private space.



RIGHT BOTTOM Dogwood hedgerows as alternative plot boundary treatment.



Principles

Essential design principles required for delivery of the intended character

ABOVE

Indicative plan showing a typical area employing the Rural Lanes character treatment.
n.b. variations will exist elsewhere

1 Hard Landscaping

Shared Surfaces

2 Soft Landscaping

Verges

Meadows & Woods

3 Lighting

Columns

4 Furniture

Benches, Bins

5 Management

Streetscape Strategy

6 Baseline

Leeway Plots

Build Zone

Performance & Sustainability

Max. Building Height (m)

Boundary Heights

Vehicular Access

Vehicular & Cycle Parking

Waste Management

7 Enhanced

Specific Boundary Treatments

Material Palettes

Min. Building Height (m)

Position of Main Facade

OFF PLOT (DEVELOPER)

4.8-5.5m macadam with rolled aggregate. Flush kerbs to all plot boundaries to demarcate edge of highway. 'Hidden' kerbs to verges.

To be 1.2m with intermittent driveway crossings. To be naturalistic & overgrown with wildflowers.

N.B. Not part of Rural Lanes component but shown here for indicative purposes.

Where Rural Lanes are to be lit, standard columns with LED lanterns are to be used

Modest design. To be a natural timber finish.

Adopted shared surface zones will be managed by Oxfordshire County Council incl; bi-annual grass cutting elsewhere; management of trees, woody & herbaceous planting; reporting & repairing incidents of vandalism or damage.

ON PLOT (CUSTOMER)

Only 'baseline' principles apply to these plots with a view to encouraging the delivery of highly creative/exemplary designs.

Portion of plot that may be developed. n.b. all facades facing onto the public realm must contain windows.

A min. of 3 principles from Policy ESD3 of the Cherwell Local Plan (Part 1) must be incorporated.

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 0.4m trellis over. Side/rear boundaries to private areas to be max. 1.8m high.

Driveways must be located as shown on plan.

Number of vehicle bays shown on plan must be provided. Layout of bays 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.

Front boundaries to be max. 1.1m high Dogwood hedgerows. Any variety permissible.

See material options overleaf.

Not applicable. A 'hotch potch' variety of building forms is here desirable.

Not applicable.

Facades**LIMESTONE**

White/blueish grey
to match local pale
oolitic limestone



0505 Y20R



0505 Y30R

**BRICK OPTION 1**

Deep red/orange to
match traditional
local brick



1005 Y20R



1010 Y30R



1010 Y20R

**BRICK OPTION 2**

Deep pink/orange
with kiln marks
to match bricks of
military buildings



1510 Y20R



2010 Y20R

**BRICK OPTION 3**

White painted brick
of any type



3000N

**TIMBER**

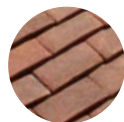
Any type permissible

RENDER OPTIONS

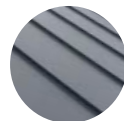
Choice of 8 NCS
colours as shown
above to match
tones found within
local limestone.

Roofs**SLATES**

Natural or dark grey
fibre-cement slates

**TILES**

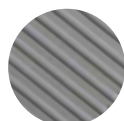
Any variety of red
plain clay tile

**METAL STANDING SEAM**

Medium/dark
grey to compliment
local slate roofs

**FLAT ROOF OPTIONS**

Felt, EPDM or
Fibreglass

**CORRUGATED METAL**

Natural/galvanised



Material Palette

The proposed palette for plots within areas exhibiting a 'Rural Lanes' treatment has been informed by the architecture of local villages & the existing military buildings within the immediate site context.

Please note, samples may need to be submitted to the Graven Hill Development Company for approval.

**ABOVE**

Photo of local eco-
house at

LEFT

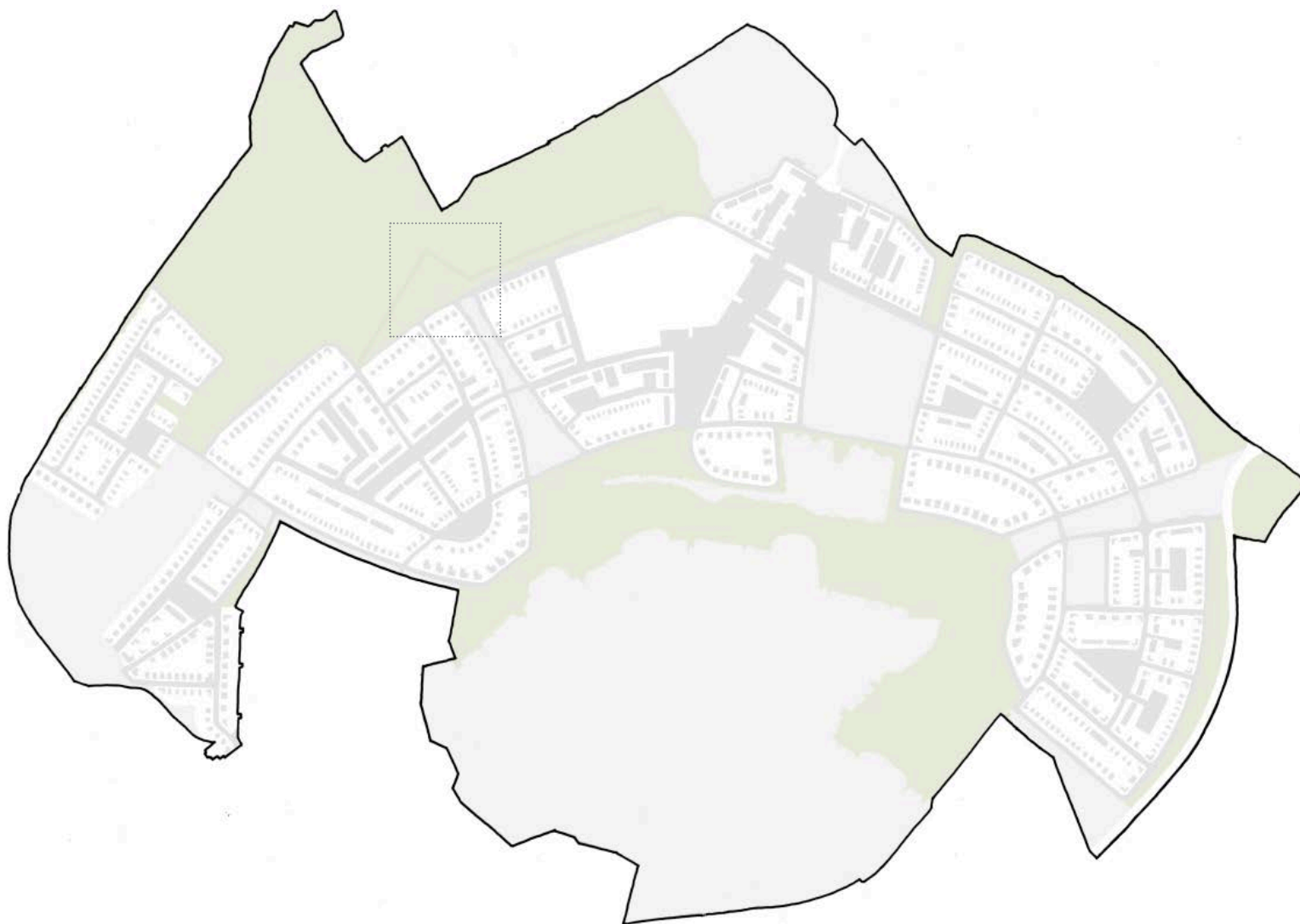
Photo of Rodney
House Drill Tower at
Graven Hill

Meadows

Field habitats of long, tufty grasses & wildflowers.

● RURAL ● LOW DESIGN FREEDOM



**ABOVE**

Location of the Meadows character treatment. Dashed box shows extent of plan on page 48.

Overview

LOCATION

The meadows consist of existing pastoral farmland situated on the upper slopes of the central hillside & predominantly flat fields to the north-west & eastern boundaries of the site.

CHARACTER & MANAGEMENT

The meadow spaces within the Graven Hill development provide an important rural backdrop to built development & reflect the agricultural heritage of the site. The meadows will be protected & will provide an ongoing habitat & amenity resource. Cherwell District Council will manage this resource using traditional techniques that preserve the essential character of these spaces including grazing & seasonal cutting.

It is proposed that the peppering of existing military features dispersed throughout the meadows be left 'in-situ' wherever possible. These 'surprises in the landscape' help root the development to its historic context & add interest to recreational routes. Any existing variations in local topography (e.g. grass covered artificial mounds) are also to be retained as unique focal points.

DESIGN FREEDOM

As strategic amenity, the Meadows do not at this stage offer opportunities for community design. The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored

Case Studies



FAR LEFT
East Lothian, Scotland:
<http://goo.gl/9ukksT>

LEFT
RAF Bicester Heritage,
Caversfield, Bicester

BELOW TOP
Rivacre Country Park,
Cheshire:
<http://goo.gl/y08bp6>

BELOW
Grazed meadow,
Buckingham:
<http://goo.gl/3a7BHt>

LEFT Photo of an interesting topographical feature at Graven Hill, in this case a grass covered artificial mound. The quality of the unique landscape created by such features is to be preserved.

ABOVE A sunken air raid shelter left 'in-situ' at Bicester Heritage creates a natural gathering point for picnics, an instinctive viewing platform for events & a shady spot that offers some welcomed relief on hot summer days.



ABOVE Livestock grazing offers a traditional management solution to preserve character.

LEFT Example of modest furniture treatment desired.



Principles

*Essential design principles required
for delivery of the intended character*

ABOVE

Indicative plan
showing a typical
area employing the
Meadows character
treatment
n.b. variations
will exist elsewhere

1 Hard Landscaping

- Footpaths
- Shared Cycle/
Pedestrian Paths
- Retained Military
Feature

- Elevated Walkway

2 Soft Landscaping

- Longer Grass
- Shrubs
- Trees
- Ditch

3 Lighting

- ✕ Any

4 Furniture

- ✓ Benches, Bins

5 Management

- ✓ Meadow Areas
& Amenity Areas
Strategy

OFF PLOT (DEVELOPER)

To be as visually unobtrusive as possible
(e.g. use of natural material, minimal widths &
meandering layouts)

To be as visually unobtrusive as possible
(as above).

Where existing military buildings fall within
these areas they are to be retained & converted
for community use wherever possible. The plan
opposite depicts an existing Emergency Water
Supply (EWS) pond structure to potentially
be 'reinvented' & incorporated into designs
proposal as an interesting features along
recreational routes.

N.B. This feature forms part of the Circular
Railway and not the Meadows component. This
feature contributes to the design intention to
incorporate 'reinvented' military features & so is
annotated for indicative purposes.

To contain wildflower species.

Informal design of predominantly native species

Informal arrangement..

Varying profiles as part of SUDS.

Not applicable. Meadows are to remain unlit.

Modest design. To be a weathered timber finish.

Management to be undertaken by Cherwell
District Council.

Report & undertake repair & replacement of
trees, planted areas & grass once cause of
loss/damage has been established

Watering, weed control & general management
of trees, woody & herbaceous planting during
establishment period & beyond.

Livestock grazing to assist with management
of meadow areas adjacent to Graven Hill Wood
(with phased access). Check and maintain
livestock fencing & access points to all grazed
meadow areas

Bi-annual cutting of grass within remaining
meadow with regular cutting of informal path
links

Removal of arisings to maintain nutrient-poor
soils & encourage species diversity Removal of
undesirable woody & herbaceous species from
sward

Collection & removal of litter & other foreign
materials



Woods

Managed, tree-covered habitats.

● RURAL ● LOW DESIGN FREEDOM

**ABOVE**

Location of the Woods character treatment. Dashed box shows the extent of the plan on page 52

Overview

LOCATION

The strategic location of new areas of woodland has been informed by the location of existing woodland areas & where the opportunity to fulfil additional functions can be best delivered. This has included the creation of new habitat corridors, woodland within amenity spaces and productive trees located near areas of food production.

CHARACTER & MANAGEMENT

Woodland areas within Graven Hill reinforce the defining rural & otherwise natural backdrop to the built development. They play a strong role in reinforcing the identity of the Graven Hill development & its defining 'sense of place'.

The untouched & naturalistic appearance of the existing woodlands is to be both protected & enhanced through the adoption of a 'low intervention' approach throughout, with reliance upon natural processes. Cherwell District Council will manage these areas using traditional techniques that are sympathetic to woodland ecology & the use of existing pathways wherever possible, rather than the introduction of new routes.

DESIGN FREEDOM

As strategic amenity, the Meadows do not at this stage offer opportunities for community design. The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored

Case Studies



LEFT
Nidderdale Greenway:
<http://goo.gl/v7jvYN>

RIGHT
Pocket of woodland at
Graven Hill, Bicester.

BELOW RIGHT
Cofton campsite,
Dawlish, Devon:
<http://goo.gl/lhO2Qo>



ABOVE Photo depicts an existing lowland pocket of woodland at Graven Hill with grassy ground cover. The untouched & naturalistic appearance of these woodlands is to be retained.



LEFT The playground at a campsite in Devon exemplifies the desired approach to playground equipment within the identified wooded provision. This includes the use of tree stumps, log frames, tyre swings & bark mulche ground covers.

FAR LEFT A wooded stretch of a former rail line at Nidderdale Greenway has been sensitively upgraded to form a well-used, meandering recreation route



Principles

Essential off plot principles for delivery of desired character

ABOVE

Indicative plan showing a typical area employing the Woods character treatment. n.b. variations will exist elsewhere

1 Hard Landscaping

- ✓ Footpaths
- ✓ Shared Cycle/ Pedestrian Paths

2 Soft Landscaping

- Existing Trees
- Existing Vegetation
- New Trees
- Regenerating Woodland
- Play Areas

3 Lighting

- ✗ Any

4 Furniture

- ✓ Benches, Bins

5 Management

- ✓ Deciduous Woodland, Coniferous Woodland & Play Areas Strategy

OFF PLOT (DEVELOPER)

To be as visually unobtrusive as possible (e.g. use of natural material, minimal widths & meandering layouts). Low-key improvements/ maintenance of existing access track(s)

To be as visually unobtrusive as possible (as above). Low-key improvements/maintenance of existing access track(s)

To be retained.

To be retained

Informal arrangement

New swathes of woodland to replace areas elsewhere.

To be of a naturalistic design, integrated into existing woodland. Natural play is to be encouraged through the use of logs & stumps, climbing structures, swings and other play equipment.

Not applicable. Woods are to remain unlit.

Simple design of a natural, timber finish.

To be undertaken by Cherwell District Council.

Watering, weed control & general management of trees, woody & herbaceous planting during establishment period & beyond.

Selective thinning out of undesirable species, allow greater diversity of ground flora & encourage age diversity within the canopy

Phased coppice management of under-storey areas

Removal of undesirable tree/plant species including those impeding normal operation of paths & play spaces

Presumption in favour of dead wood retention (subject to safety inspections)

Use of natural regeneration from existing woodland seedbank & rootstocks within areas of minimal-intervention

Undertake replacement of trees once cause of loss/damage has been established

Safety inspection of seating & informal areas of play. Reporting and repairing incidents of vandalism or incidental damage & immediately restricting access to defective play equipment.

Maintaining and repairing path surfaces, edges & boundary fencing/gates

Allotments

Leased land for private cultivation.

● RURAL ● HIGH DESIGN FREEDOM



**ABOVE**

Location of the Allotments character treatment. Dashed box shows extent of plan on page 56

Overview

LOCATION

The allotment areas have been located and planned to allow small scale subsistence production of food crops within an easily accessible location to the north west corner of the site

CHARACTER & MANAGEMENT

As is typical of allotments generally, the intention is to create an informal social/ recreational space where people from all walks of life will get 'stuck in.' A continuously changing environment that is clearly 'shaped' by its users is desired.

The allied community orchard immediately south-east of the Allotments will provide a source of healthy fruit to share as well as a green haven for simple contemplation and enjoyment. This space will also inspire use for local festivities (for example based around national Apple Day), as well as more traditional activities such as wassailing.

Management of these spaces will be undertaken by Cherwell District Council & leaseholders.

DESIGN FREEDOM

Unlike other strategic landscape areas across the site, flexibility & end-user creativity is here encouraged. Although the broad structure & layout of this space is defined, the individual allotment plots are deliberately designed to be cultivated by the residents themselves.

Case Studies



ABOVE LEFT The sale of food produce offers a potential revenue stream for on-going management of the allotments. A community 'homegrown' store located within the Village Centre would be desirable.

LEFT Alongside day-to-day activities, the allotments are to act as a social 'hub' with facilities as necessary to hold occasional event.

ABOVE RIGHT Group-build, on-site facilities demonstrate the charming, self-made feel desired of this space.



LEFT
The 'Allotment Deli' shop, St. Ives:
<http://goo.gl/2iDt6a>

BELOW LEFT
Summer Street Allotments, Newcastle:
<http://goo.gl/QWGX9h>

BELOW
South Ward Allotments, Oxford:
<http://goo.gl/CSyL1J>



Principles

Essential design principles required for delivery of the intended character

ABOVE

Indicative plan showing a typical area employing the Allotment character treatment. n.b. variations will exist elsewhere

1 Hard Landscaping

- Footpaths
- Shared Cycle/ Pedestrian Paths

2 Soft Landscaping

- Allotment Beds
- Amenity Grass
- Longer Grass
- Shrubs
- Existing Hedgerows
- Trees
- Community Orchard
- Existing Ditch

3 Lighting

- ✗ Any

4 Furniture

- ✓ Benches, Bins & Cycle Stands

5 Management

- ✓ Allotment & Orchard Strategy

OFF PLOT (DEVELOPER)

To be as visually unobtrusive as possible (e.g. use of natural material, minimal widths & meandering layouts).

Provides sustainable means of travel from allotments to all other areas across the site. To be as visually unobtrusive as possible (e.g. stabilised finely grated aggregate or similar).

Cultivated by allotment tenants

Mown for access.

To contain wildflower species.

Informal design.

To be retained.

Fluid arrangement of native species to support wildlife flight paths, pollard management.

To be a mixture of regional varieties & commercially available fruit trees.

To be retained

Not applicable. Allotments to remain unlit.

Simple design of a natural finish. Cycle stands to be provided (quantity TBC).

Management of individual allotment plots & some communal areas to be undertaken by leaseholders. Cherwell District Council to undertake management of all other areas.

Bi-annual cutting of grass within remaining meadow & below orchard tree canopies with regular cutting of informal path links

Collection & removal of litter & other foreign materials

Reporting & repairing incidents of vandalism or incidental damage once cause of loss/damage has been established

Removal of undesirable woody & herbaceous species from planted areas & grass sward

Maintaining & repairing path surfaces & edges

Control of weed growth and protection from browsing animals through initial establishment period of new orchard tree planting

Formative pruning to allow suitable development for crop production

Presumption in favour of dead wood retention.

Sports Grounds

Developed amenity for sporting activities

● RURAL ● SOME DESIGN FREEDOM



**ABOVE**

Location of the Sports Grounds character treatment. Dashed box shows extent of plan on page 60.

Overview

LOCATION

The proposed sports pitches will provide a long term community recreational resource with facilities clustered within the Graven Hill development. The strategic location near the school will allow easy use of the facilities for educational purposes

CHARACTER & MANAGEMENT

It is intended that a rural treatment be applied to all soft landscaping surrounding the playing fields & sports pavilion. The activity surfaces are to be screened from view by boundary trees & hedgerows.

A sensitive approach using a considered application of vernacular materials is to be employed on the sports pavilion. The intention is that these facilities should sit comfortably in the landscape & be complimentary to its context, either by reflecting the military heritage of the site or by 'blending' into its rural surroundings.

Management of the grounds will be undertaken by Cherwell District Council.

DESIGN FREEDOM

Access & usability of this strategic landscape feature is key. As such, the Sports Grounds are subject to a higher level of design control. The potential for localised community involvement will, however, be explored during subsequent stages.

Case Studies

BELOW

Edinburgh Academy's
Hockey Pavilion:
<http://goo.gl/d7EqZ9>



ABOVE The low, ground-hugging linear forms of Edinburgh Academy's Hockey Pavilion sit discretely in their surroundings. Considered orientation, natural finished & simple detailing minimise visual impact to nearby residents & respect the established tree-lined character of the grounds.

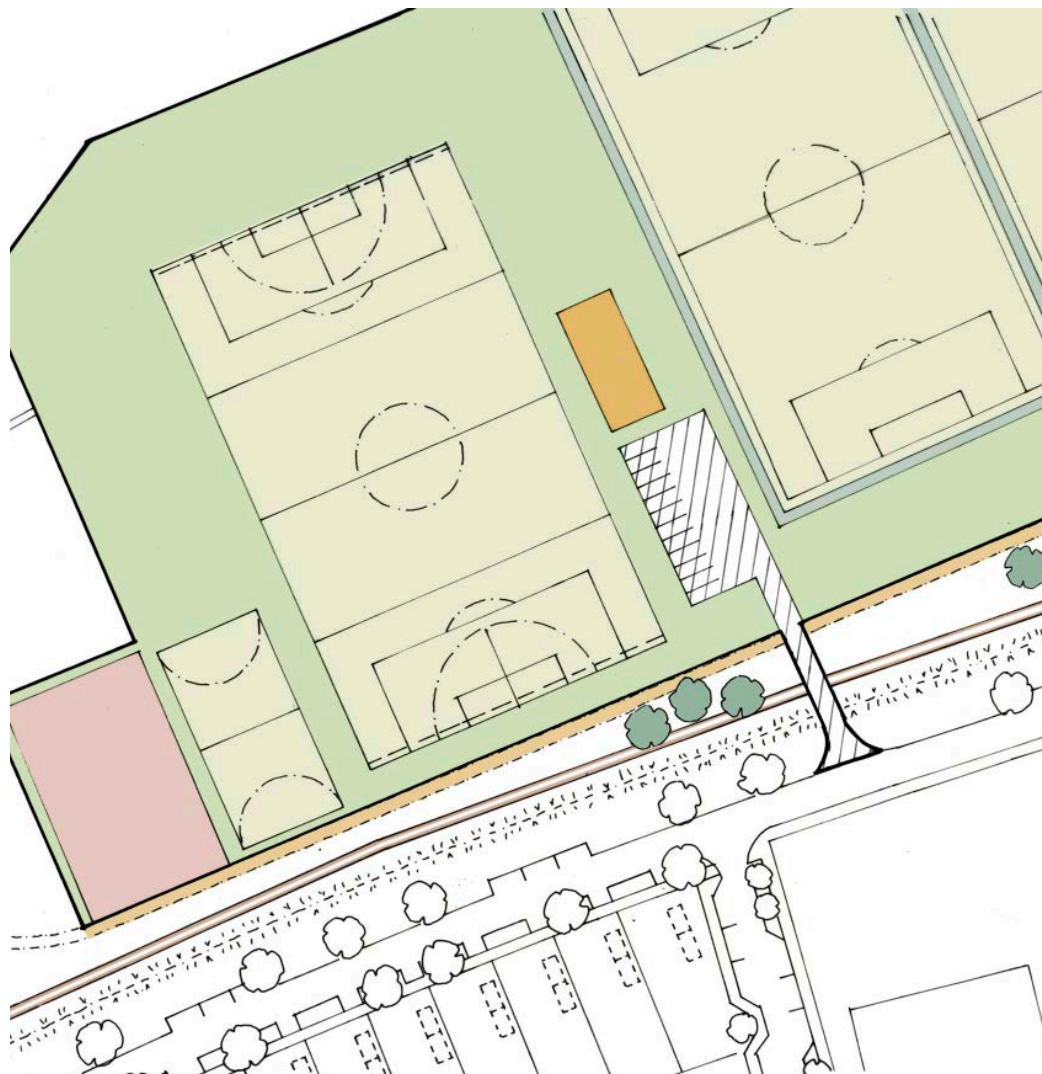


ABOVE Low-tech concrete detailing at the Merrion Cricket Pavilion in Dublin offers a robust & understated appearance that conveys a similar quality to that of the military architecture found at Graven Hill.

BELOW LEFT Elevation of Merrion Cricket Pavilion illustrating the restrained use of materials (brick & concrete) & 'low-tech' detailing.

ABOVE & LEFT
Merrion Cricket
Pavilion, Dublin by
TAKA:
<http://goo.gl/5LKrJs>





Principles

Essential design principles required for delivery of the intended character

ABOVE

Indicative plan showing a typical area employing the Sports Grounds character treatment. n.b. variations will exist elsewhere

1 Hard Landscaping

- Shared Cycle/ Pedestrian Paths
- Shared Surface
- Elevated rail walkway
- Sports Pavilion

2 Soft Landscaping

- Longer Grass
- Shrubs
- Trees
- Playing Fields
- Play Area

3 Lighting

- ✓ Flood & Security Lighting

4 Furniture

- ✓ Benches, Bins & Cycle Stands

5 Management

- ✓ Sports Pitches Strategy

OFF PLOT (DEVELOPER)

To be as visually unobtrusive as possible (e.g. use of natural material & minimal widths).

3m med/light grey macadam with rolled silver-grey granite chippings. 'Hidden' kerbs to verges.

N.B. This feature forms part of the Circular Railway & not the Sports Grounds component. It is annotated here for indicative purposes only.

Architectural treatment to include the use of vernacular materials. To employ a sensitive approach to form that is complimentary to rural context & that protects/enhances prevailing views from surrounding strategic landscapes.

To contain wildflower species.

Informal design including native species

Informal design including native species.

3G pitch to employ an artificial playing surface. MUGA pitch to be macadam. Adult pitches to be graded sports grass.

Naturalistic/assault course design with BMX facilities, bouldering walls for teenagers & various types of climbing structures for all ages.

Directional & potentially timer operated to reduce impact to ecology.

Simple design of a natural finish. Cycle stands to be provided (quantity TBC).

Management of the grounds will be undertaken by Cherwell District Council.

Restrict access during 18 month fallow period following construction

General maintenance works to including establishment cut, rolling, spiking, scarification, removal of risings.

Collection and removal of leaves, litter & all foreign materials including injurious stones/fragments

Repair/re-seeding of localised hollows/worn sections of playing surface, as required.

Bi-annual cutting of selected grass areas with regular cutting of remaining areas

Watering, weed control & general management of trees, woody and herbaceous planting during establishment period & beyond

Reporting & repairing incidents of vandalism or incidental damage.

*For any enquiries relating to this Code or
the self-build process, please get in touch on...*

 **01295 753700**

 **info@gravenhill.org.uk**

*or visit our website: **www.gravenhill.org.uk***

