

Fringford Road | Bicester

Design and Access Statement



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01 Introduction

Purpose of the Document

This Design and Access Statement (DAS), produced by Tetlow King Architects on behalf of CALA Homes, is one of a suite of documents that have been submitted in support of an Outline Planning Application involving residential development on land to the west of Fringford Road, Caversfield, Bicester. The Document presents analysis of the site and local context, as well as setting out the design principles that underpin the proposed development.

Aims and Objectives

This document demonstrates the way in which the land can be developed in order to meet the local needs of Bicester, and provide a high quality, sustainable development which responds to the site and the local context.

The format of this document follows national planning guidance for Design and Access Statements. It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).

The document explains the rationale for the proposed development and its broad range of attributes and aspirations. The DAS 'tells the story' of how the masterplan has emerged following the iterative analysis and design process which included the assessment of the site, its context, evaluation of its constraints and opportunities and public and officer consultation.

Contributors

The DAS has been prepared in collaboration with a design team including:

CALA Homes	Developer
Cerda Planning	Town Planning Consultant
Tetlow King	Architects & Urban Designers
Define	Landscape Consultants
MJA Consulting	Highways and Utilities Consultant
FPCR	Ecology
Meeting Place	Public Relations & Consultation

The DAS should be read in conjunction with the whole planning package, including the detailed plans and supporting technical reports which make up the application suite.



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Design Guidance References

The development proposals set out on the following pages, reflect current guidance on creating high quality development, and improving the design quality of the urban environment and, in particular, draw upon guidance within the following documents:

National Design Guidance

- NPPF: National Planning Policy Framework (2012)
- Urban Design Compendium 1 & 2 (2007)
- By Design (2000) CABE
- Manual for Streets (2007)
- Manual for Streets 2 (2010)
- Urban Task Force Report - Towards an Urban Renaissance (1999)
- Responsive Environments: A Manual for Designers (1985)
- Planning for Sustainable Development: Towards Better Practice (1998)
- Sustainable Settlements: A Guide for Planners, Designers & Developers (1995)
- Planning & Design for Outdoor Sports & Play: Fields In Trust (2008)
- Building for Life 12 (2012)

These references set out objectives to create sustainable, well-designed and efficient developments, planned to respond positively to local context and promote environmentally friendly activity patterns.

Planning Policy

The development proposals have been informed by an assessment of local planning policy, both adopted and emerging. This is set out in the Adopted Cherwell Local Plan 1996, Non Statutory Cherwell Local Plan 2011 and Proposed Submission Cherwell Local Plan 2013.

A full assessment of policies and an assessment of the weight to be attributed to each is set out in the Planning Statement prepared by Cerda Planning accompanying the planning application; set out is a schedule of each of the policies as they relate to matters of design and access.

Adopted Cherwell Local Plan 1996

- TR5 – Highway safety and minimising the visual impact of parking.
- TR9 – Road hierarchy and reducing traffic speeds.
- C7 – Protecting landscape character.
- C28 – Standards of layout, design and external appearance.
- C30 – General housing design criteria.
- C32 – Access facilities for disabled people.

To this end an opportunity exists to produce a unique development proposal. The scheme should respect its setting and strive for quality in design of the built environment, townscape and landscape. Design of the public realm should be paramount, creating a sense of place that reinforces civic pride and promotes a community spirit.

The principal points to consider in meeting these objectives are:

- **Identity:** Creating an environment that has its own sense of identity whilst retaining positive characteristics of its local environment.
- **Legibility:** Making a place that people can understand and negotiate with ease.
- **Permeability:** Creating sustainable connections within the development and to the wider area.
- **Sustainable Transport:** Encouraging walking and cycling and making public transport widely available to reduce social exclusion.
- **Energy Conservation:** Settlement designed to reduce resource consumption and promote the use of environmentally friendly materials.
- **Landscape Enhancement:** Safeguarding and enhancing the existing landscape framework and mitigating the impact upon existing wildlife.
- **Sustainable Drainage:** Provision of SUDS designed to blend with the existing landscape features.

These principles have influenced the way in which the Fringford Road proposals have evolved.

Non Statutory Cherwell Local Plan 2011

- H4 – Variety in dwelling type.
- EN34 – Landscape conservation and enhancement.
- D1 – General design criteria.
- D3 – Locally distinctive character.
- D5 – Public realm.
- D9 – Energy efficiency.

Proposed Submission Local Plan 2013

- BSC2 – Effective and efficient use of land.
- BSC4 – Housing mix.
- ESD1 – Mitigating and adapting to climate change.
- ESD3 – Sustainable construction.
- ESD15 – Green boundaries to growth.
- ESD16 – Character of the environment.



02 Analysis

The Site

The **7.1ha** site is located on the western edge of the village of Caversfield, to the north of Bicester. The site lies on the existing semi-rural edge of the village and is mainly grassland. A farmhouse and equine buildings also occupy the site, most of which is utilised for equestrian activities in the form of South Lodge Riding & Equestrian Centre.

The land is bounded by mature woodland to the west and north east. Mature hedgerows line the eastern and southern boundaries which abut Fringford Road and an Unnamed Road respectively with the exception of the south east corner, which runs behind the back gardens of four houses on Fringford Road. The north boundary is more open to the fields beyond with much of it being fence-lined. The existing access points to the site are off the Unnamed Road on the southern boundary.

The land has a very level topography which, when combined with the existing mature boundaries, will limit the visual impact of development.



▲ Site Location Plan

02



▲ View looking north-east towards the Fringford Rd boundary



▲ Dense woodland cover provides excellent visual screening



▲ Existing stone walls on site



▲ View looking north-east towards the Fringford Rd boundary



▲ Existing house on site



▲ View looking west towards far-western corner of the site

Site Context

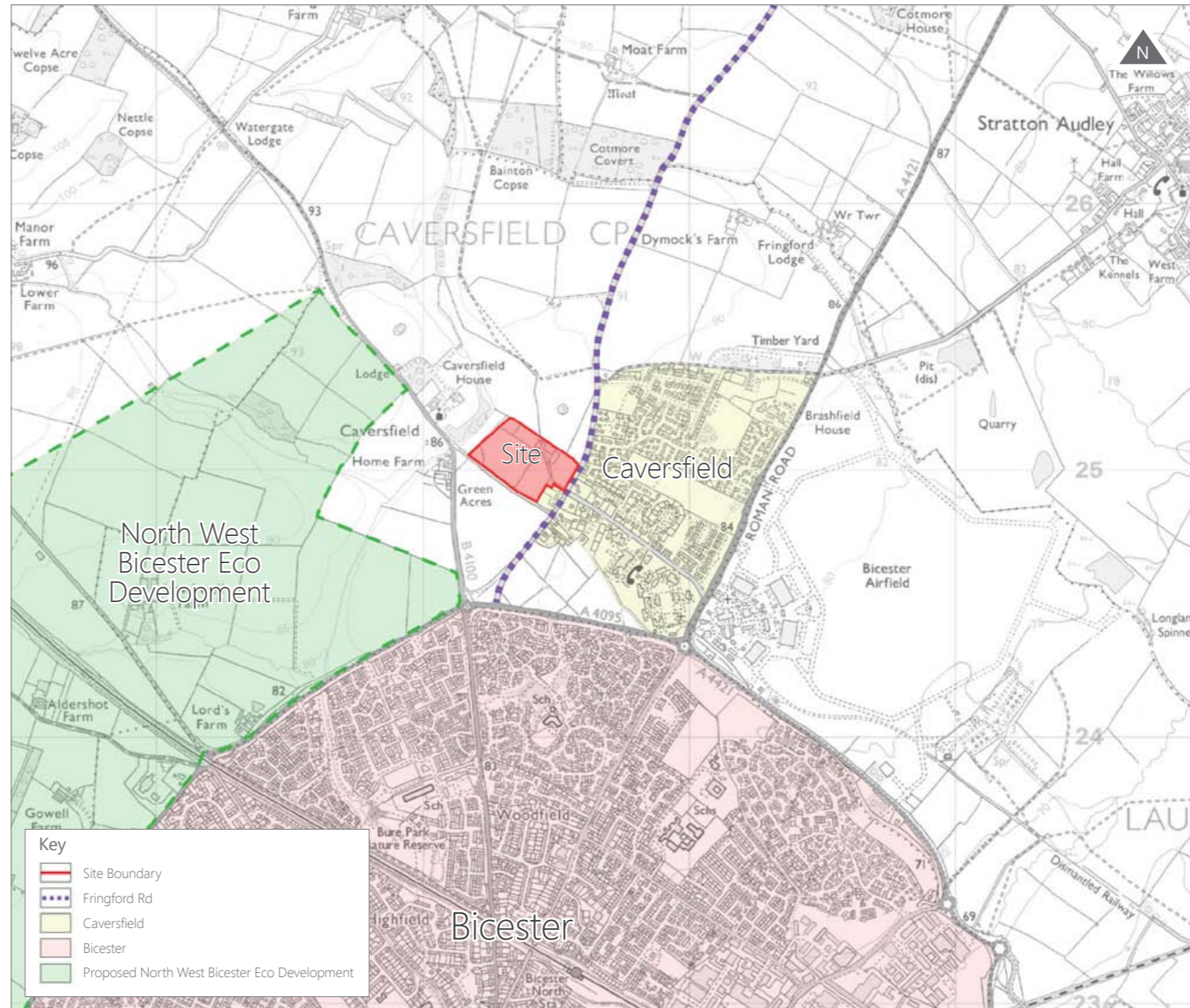
Fringford road provides direct access from the site to the Bicester loop road to the south.

Whereas the east end of the site abuts Fringford road itself and the village of Caversfield beyond, the rest of the site is mainly open to countryside.

There are four houses which back on to the site in the south east corner of the site. These houses are all accessed from Fringford road, three of which are a cottage style with a stone finish, the fourth, South Lodge, is of a Tudor Revival style. The village edge beyond Fringford Road is typically semi-rural in the form of large detached houses set back from the road within substantial plots. The rest of the village is typified by 20th Century estate-type housing, particularly cul-de-sacs. The local vernacular is varied and with no particular style dominating.

The south-west boundary abuts an unnamed road, with open fields beyond. Mature hedgerows and low level timber fencing define the boundary. The northern boundary is mainly open to grassland, with no physical boundary in place.

The west and north eastern boundaries adjoin small areas of woodland, and Caversfield House is located beyond the woodland area to the west. A local chapel and Home Farm are both Grade II listed buildings lying to the west of the site. The RAF Bicester Conservation area lies on the eastern edge of the village.



▲ Site Context Plan

Accessibility and Amenities

Existing Highways Network

The principal means of highway access to the site is via Fringford road, a well used double carriageway with a 40mph speed limit in the vicinity of the site. Fringford Road joins the Bicester Loop Road about 500m to the south and Fringford village to the north. The Loop Road provides access to the town of Bicester and its local amenities, as well as to A4421 to the north and the A41 to the south (towards Milton Keynes/Northampton and Oxford respectively). The nearby A34 and M40 provide excellent national road links.

Public Transport

The site and surroundings are served by Heyfordian Travel, Stagecoach and Tex buses. Several key destinations are served by bus from the Fringford Road area including the nearest local amenities in the north of Bicester as well as to Bicester town centre, Bicester Town and North train stations, Brookside School, Bicester Hospital and Bicester Village. Three pairs of bus stops lie within reasonable walking distance of the proposed development site, the nearest of these is on Skimmingdish Lane, approximately 240m from the Fringford Road edge of the site.

Bicester is well situated within a regional context, providing direct rail links to London Marylbone, Oxford and Birmingham.

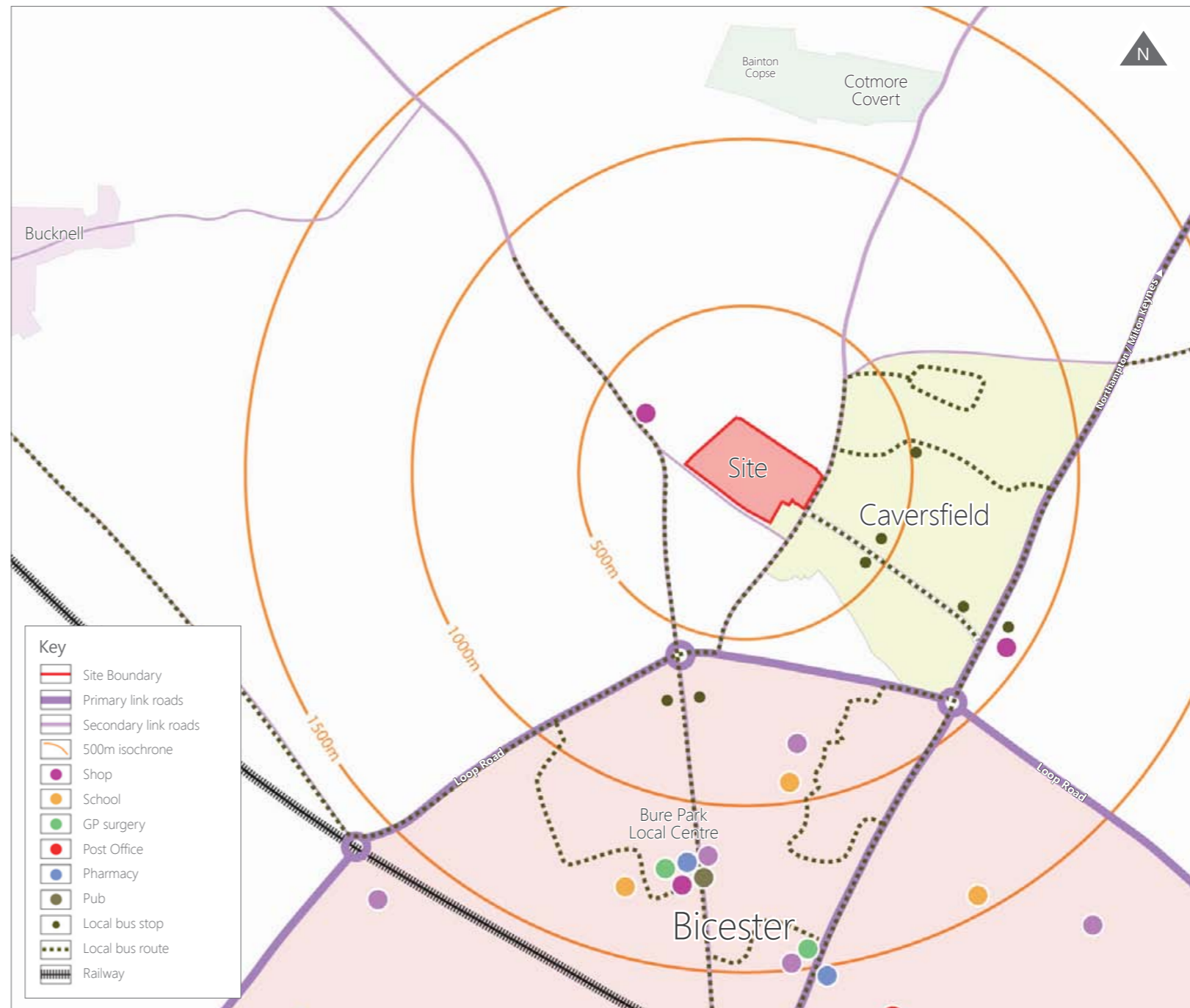
Local Facilities

The Bure Park Local Centre is situated to the south of the site and is on the local bus route. It provides a range of local amenities including North Bicester Surgery, The Bure Farm Pub, Bure Park Primary School, Busy Bees Nursery, Co-operative Food and Pharmacy, a hairdresser, fish bar and Chinese takeaway.

The nearest shop is a Tesco Express situated in Southwold, North Bicester. This is within 1000m and is also situated close to a local bus route.

Pedestrian and Cycle Network

The Transport Assessment, which accompanies this document, concluded that the proposed development site is reasonably well connected to local facilities for pedestrians, and has excellent connections for cyclists. Fringford Road and Skimmingdish Lane have been designated by Sustrans as onroad cycle routes. The traffic-free cycle routes surrounding the town are in excellent repair, whilst the quiet residential streets radiating from the town centre afford good cycle access to local amenities, shops and schools.



▲ Local Amenities Plan

02

Landscape Character

From a review of existing landscape character assessment it is considered that information contained within the Cherwell District Landscape Assessment (1995) is appropriate for providing the landscape character baseline for the site. Of the two character areas which are applicable to the site, the "Oxfordshire Estate Farmlands" lends itself more to the site and its context to the north, with that of "Otmoor Lowlands" being more applicable to the south. The site itself is too small to be considered to have any defining characteristics other than it contributes to the overall defining character of the surrounding countryside and urban fringe.

The characteristic of this landscape is that of strong vegetation forms through hedgerows and tree blocks, enclosing the landscape and providing limited opportunities for expansive views. This sense of enclosure and strong vegetation is demonstrated by the following which are all applicable to the site or its immediate context:

- Blocks of woodland copses and coverts;
- Hedgerow boundaries, both well maintained and not;
- Stands of tree groups, and trees within hedgerows;
- Limestone walls define the boundary of the adjoining private estate;
- Properties backing onto the site.

These strong landscape features contain the landscape and restrict views over the wider landscape.



▲ Landscape Character Plan

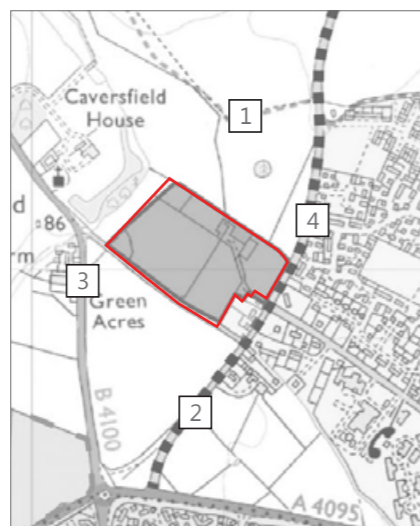
▲ Local Landscape Character Plan

02

Visual Appraisal

Locally, the woodland blocks located to the northwest and northeast of the site effectively close any views of the site from the west and northeast. The strong perimeter vegetation along the south-western and south-eastern boundaries helps to prevent any views into the site from these directions. The existing residential dwellings that back onto the site effectively close off the south-eastern corner of the site. It is only the open boundaries (the western section of south-western boundary and the western section of the north-eastern boundary) where views into the site are available. Here the boundary planting is weak and requires additional planting to improve the visual enclosure of the site.

From more distant locations of greater than 300m, views of the site are limited due to the flatness of the surrounding topography and the lack of prominent locations to view the site. Vegetation cover further accentuates the limited visibility of the site, with the patchwork of many blocks of woodland coverts and copses, and network of strong hedgerow boundaries and trees, which line roads and define field boundaries. Land rises to the north and does offer potential to see the site, however these locations are >2km and the visibility of the site in its wider context is limited.



▲ Key Plan



▲ Views towards site from surrounding locations

Constraints and Opportunities

Constraints

The design process begins with a clear understanding of the key constraints associated with the site. The constraints below inform the design principles that will underpin the scheme:

- There are a number of existing buildings located on site, made up of a house and several equine buildings of varying sizes. These are of low architectural quality and will not be retained. These buildings are serviced by two main driveways and an area of hardstanding, neither of which will be retained.
- The four houses to the south east of the site are an important constraint and the area adjacent to these must receive sensitive treatment.
- As outlined in the landscape strategy and LVA, a number of existing mature trees and hedgerows will be retained both within the site and along its boundaries. The location of these trees and their root protection areas will be constraint to development location. There is a No Build Zone in the east of the site adjacent to the existing site access. Whilst the larger trees will be retained, smaller trees and ornamental planting will be removed.
- Where there is not substantial screening or filtering of views, careful consideration must be given to the treatment and design of these areas.
- Where possible existing trees will be retained within open space.
- Existing overhead power lines will be rerouted underground, however there will still be the need for an easement of 8.5m x 2.5m at the location of the pole mounted transformer in the east of the site.
- The eastern part of the site, adjacent to the Fringford Road boundary has been identified as a suitable location for an attenuation area.
- An existing legal Right of Way runs through the site from Fringford Rd (opposite Skimmingdish Lane) in a north westerly direction off-site towards a Public Right Of Way which runs east-west a few hundred metres north of the site.
- There is a need to provide an improved access point in to the site as well as adequate emergency vehicle access.
- A small population of Great Crested Newts have been confirmed in a pond located approximately 250m to the north west of the site within the grounds of Caversfield House. As a result of this an 7m Ecological Buffer will be provided along the western boundary of the site.
- The adopted development brief identifies that there are no further overriding constraints from a nature conservation perspective.

Opportunities

Based on the established constraints the following key opportunities begin to inform the design principles:

- Existing vegetation will play an important role in the character of the scheme, as well as maintaining natural screening of views from surrounding areas. Where possible existing trees and hedges will be retained in open space and buffer planting to establish a strong link with the surrounding landscape.
- Two areas where existing trees will preserved are illustrated on the Constraints and Opportunities Plan. These will form key open spaces within the scheme, as well as framing an important view corridor north-south through the centre of the site.
- There is an opportunity to create a footpath through the site to link Fringford Road with the off-site legal right of way to the north. This will add to permeability and footfall through the site as well as providing a physical link to the surrounding countryside.
- Whilst screening of the development to surrounding countryside is important, glimpsed views from within the site can add value and form important visual links.
- Retention of existing stone walls can add local distinctiveness to the design and form important edges and boundaries.



Views to surrounding countryside may be retained




































Open boundaries may require additional screening of views



Existing stone walls can maintain local character



Existing foliage can provide important visual screening

- Key**
-  Site boundary.
 -  Existing trees
 -  Root Protection Areas
 -  Row of Leyland Cypress
 -  Vegetation to be removed
 -  Surrounding vegetation (indicative location)
 -  Managed hedgerow
 -  Woodland
 -  Proposed supplementary boundary planting
 -  Pond
 -  Grassland
 -  Existing hardstanding
 -  Existing buildings to be removed
 -  Surrounding existing buildings
 -  Former quarry
 -  Former pond
 -  Fuel storage tanks
 -  Pole mounted transformer
 -  Existing overhead HV power lines
 -  Existing underground HV power lines
 -  Power lines re-routed underground
 -  No build zone
 -  Existing overhead LV power lines
 -  Existing underground LV power lines
 -  Views in to site
 -  Existing access
 -  Potential new access
 -  Existing road links
 -  Existing stone wall
 -  Potential new footpath link
 -  Potential views out of site
 -  Retain trees in potential open space
 -  7.5m Ecological corridor



▲ Constraints and Opportunities Plan

02

Local Character

The built form of the proposals will be designed to reflect some of the principles of design in streets and spaces in the local area. It should be noted that whereas much of the post war development in the village of Caversfield is not considered to exhibit a high design quality, there are some elements that can be drawn upon to inform the new proposals.

The site is situated on the edge of village in a semi-rural setting, and as such should take cues from similar settings nearby.

Settlement Patterns

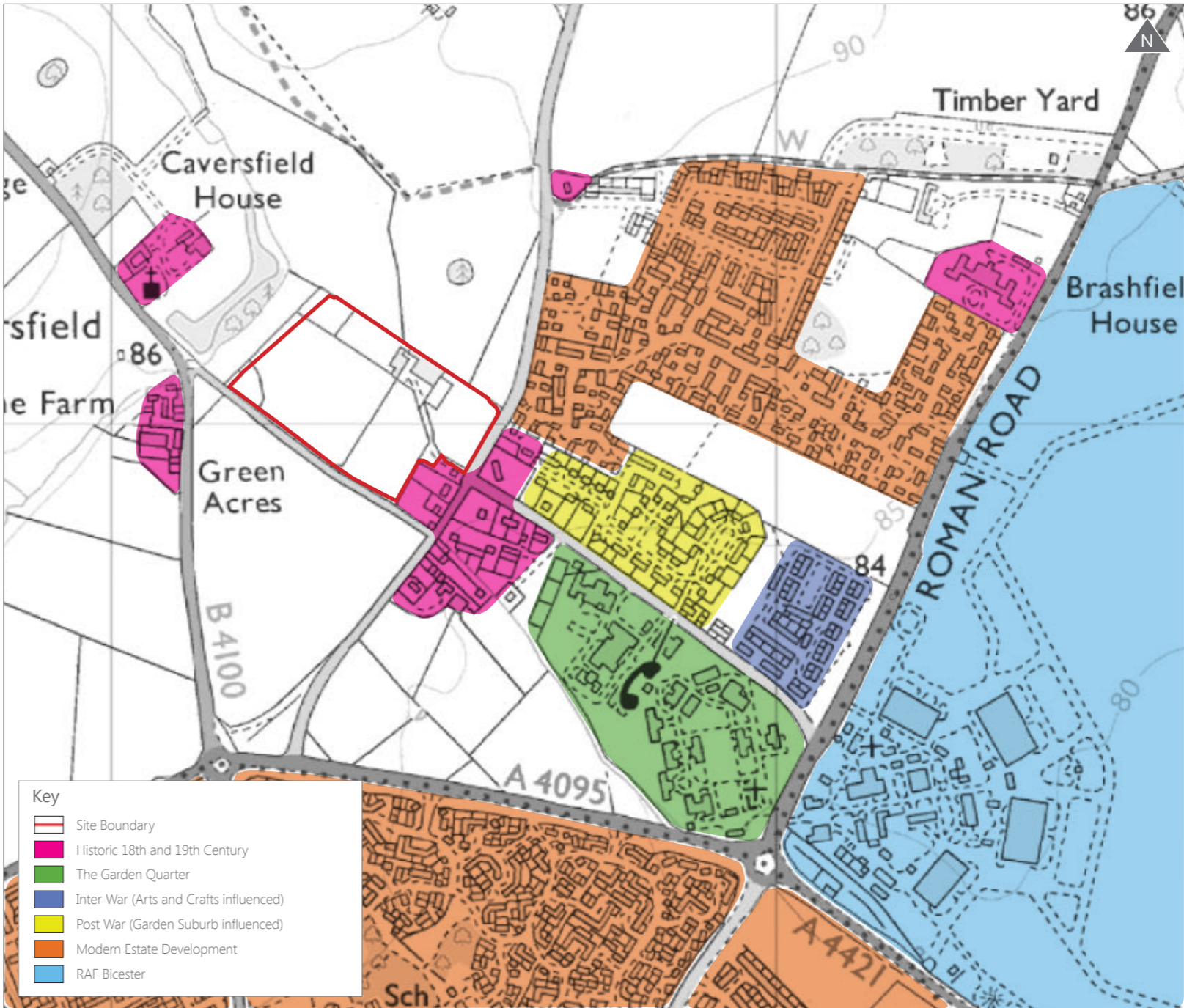
The built form morphology of the development is designed to reflect some of the design of streets and spaces evident in the local area in order to facilitate a design that is sympathetic to character of the area as set out in policies C28 and C30 of the Adopted Local Plan.

Fringford Road and the southern parts of the village are defined by mature trees and grass verges. The housing here is typically low density with predominantly detached units sitting within large plots set back from the road. The modern estates within Caversfield exhibit a higher density of development typified by terraced, semi-detached and detached housing in cul-de-sacs.

The nearby village of Stratton Audley has a more traditional village character, with irregular patterns of development.

Materials, Form and Detailing

The village of Caversfield and surrounding settlements offer many examples of the local architectural vernacular. An initial study of the local character based upon local materials and styles presents a variety of examples from which design principles can be drawn. The adjacent plan breaks down the various periods and styles evident within the village of Caversfield.



▲ Local Character Areas Plan

02

The proposals for the design of the built form and its external appearance will take account of the better examples described below in order to comply with policies C28 and C30 of the Adopted Local Plan. More detailed information on how this will be achieved is set out on pages 24-27 of this document.

1. **Historic 18th and 19th Century:** The oldest houses within the village are located primarily along Fringford Road, adjacent to the site. The village of Stratton Audley, located approximately 2 miles north-east of Caversfield, also exhibits some fine examples from this era. Stone is the primary material used and architectural detailing is generally simple with some cross-gabled projections and porches. Caversfield House, located to the west of the site, was built in the Neo Classical style in 1842-45 and the Neo Tudor Brashfield House to the eastern edge of Caversfield in 1872-75 (South Lodge next to the site also exhibits this style).
2. **The Garden Quarter:** A newly restored development of Grade II Listed buildings on the former RAF Bicester site. These are one and two storey brick buildings built in the early/mid 20th Century within a Garden City inspired setting based around the site of the original Parade Ground.
3. **Inter War:** Located at the eastern end of Fringford Road, these houses have a typical M.O.D. appearance, which has been influenced by the 'Arts and Crafts' movement. This area demonstrates a rigid and geometric layout with terraced forms and formal green spaces.
4. **Post War:** Located on the north side of Fringford Road, this development has been inspired by the Garden Suburb movement, with green space and trees dominating the street scene. The layout is less formal than that of the inter-war houses - with more detached and semi-detached units - although terraced forms are still implemented to articulate open spaces.
5. **Modern 20th Century 'Estate' Housing:** A large part of Caversfield is typified by late 20th Century housing estates, comprised of a mix of detached, semi-detached and terraced forms. The layout in this part of the village is irregular and informal with winding access roads terminating in cul-de-sacs.



▲ Local Character Area Examples

03 Design Principles

Consultation

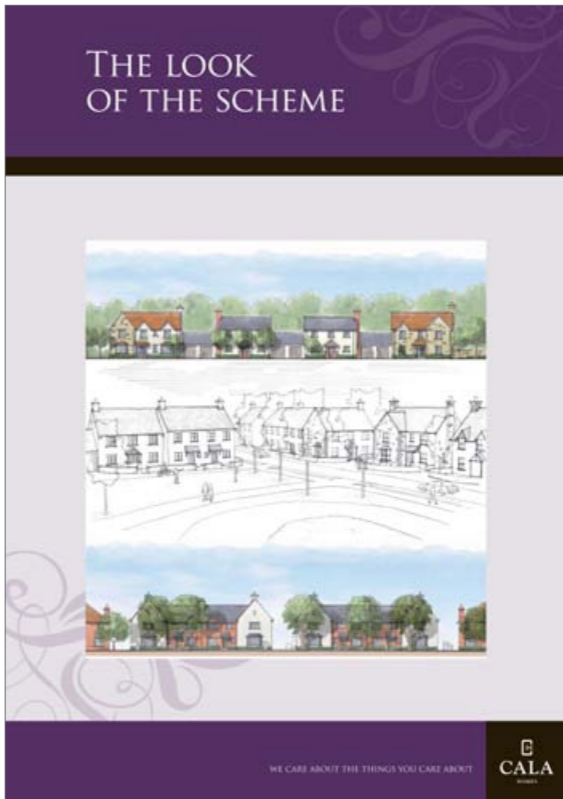
The project team met Caversfield Parish Council (CPC) on 28th February 2013 in Caversfield. CPC were pleased to be consulted at such an early stage and seemed interested in the possible planning gain opportunities. Topics discussed included the potential for delivering new allotments for the village, the need for a small parish hall / meeting room and the provision of open space on the proposed development.

Attempts to meet with the local Planning Officers were made on several occasions, however these requests were turned down meaning that discussions at the application at pre-application stage were not possible.

Other public consultation for Fringford Road has comprised:

- a newsletter sent to all properties within Caversfield explaining the plans and how people could comment. Attached to the newsletter was a feedback postcard that residents could return via freepost with their opinions and suggestions.
- a special preview session of the proposals to show local Cherwell District Council members, Planning Committee members, County Councillors and Parish Councillors the plans prior to public consultation.
- A public exhibition of the Fringford Road plans was held at The Red Lion public house on 18th April 2013. At the exhibition information about the proposals was displayed and feedback forms were distributed to attendees. The event enabled members of the local community to be involved in discussions with the development team and to make comments on the proposal.
- A Freephone information line manned during office hours with an out of hours answerphone service was provided to facilitate further discussion on the proposed plans.

Information on the public consultation is in the Statement of Community Involvement which can be found in the suite of documents accompanying the application.



▲ Exhibition Boards and Photographs from Public Exhibition

03

Concept

The design concept follows the critical appraisal of the constraints and opportunities presented in the Analysis section of the document. The developable area has been determined by the desire to retain and enhance important natural features, including retaining existing trees in public open space where possible.

The concept has been shaped to create an attractive and accessible scheme with a key open space at its heart. Careful consideration of important key links and views has also informed the location of development parcels, streets and spaces within the site. Buffer planting has been employed to provide screening and filtering of views into the site, particularly where existing boundary treatments are weak.

Vehicular access from Fringford Road leads to an internal return loop within the site, which in turn serves each development parcel. An existing footpath link has been retained running north-south through the east of the site, where it passes two public open spaces before joining Fringford Road opposite Skimmingdish Lane.

The attenuation area and public open space at the site entrance provides a soft and subtle integration with the rest of the village, whilst maintaining an element of formality and providing a setting for a new Village Shop / Hall with parking.



▲ Design Concept Plan

04 Design Strategy

Masterplan

The masterplan solution illustrated has been produced to blend into the existing environment, providing an organic and responsive design. The site is accessed via one new road junction on Fringford Road, to the north of Skimmingdish Lane, with an additional pedestrian access on Fringford Road opposite Skimmingdish Lane. The focus has been on providing suitable locations for access that will integrate well with existing infrastructure, providing easy navigation and permeability.

Central to the scheme is an area of green open space which is articulated by built form on all sides and accessible from the main loop road and existing pedestrian link. A Local Equipped Area for Play is also situated here, further adding to potential activity within this important space. Open spaces have been designed to provide visual connections with the surroundings, as well as within the development itself, in order to aid integration into the village.

New trees and hedges are provided to articulate streets and open spaces, and will be informally arranged in response to local character. Planting will also offer screening in sensitive areas of the site, such as to the existing houses in the south east corner and the more visible areas to the south westerly and northern boundaries.

Frontages have been arranged to create a green space at the site entrance providing an obvious gateway to the development. This will include a local shop / village hall which will serve the village as well as an attenuation area which will be fed by swales which follow the path of the main loop road.

The proposed development will contain a variety of house types and tenures from 1 bedroom apartments to 5 bedroom houses. These will provide a range of dwellings with different levels of affordability in order to create an equitable community.

Key Design Principles:

- Feature buildings used to define key spaces and junctions;
- Open space at the entrance to the site - including a village shop / hall - to define a gateway and provide a sense of arrival.
- Retention of valued existing vegetation, with suitable additions in streets, open spaces and buffer planting areas.
- Feature open space at the heart of the site providing visual and physical connections as well as equipped play.
- Creation of a new footpath link through the site.



▲ Masterplan

Access and Movement

Access to the proposed development will take the form of a simple priority junction off Fringford Road, 150m north of the junction with Skimmingdish Lane. This access will form part of a hierarchical system of residential roads and local distributor roads in accordance with Policy TR9 of the Adopted Local Plan. The site access has been designed in accordance with Oxfordshire County Council's 'Residential Design Guide – Technical Support Data' and part of their publication 'Transport for New Development', with particular reference to junction visibility and junction spacing. No specific issues were identified, and capacity analysis has shown that the junction will operate successfully.

Within the site the Primary Access Route will form a loop through the site that will be 5.5m in width. Secondary routes will branch off the primary route and will be 4.8m wide. A secondary return loop road runs off the Primary Access Route to the south, alleviating potential concerns of a cul-de-sac development. Some informal shared surface lanes and private drives are also employed, particularly to soften the development edge. Larger development parcels have internal shared surface courtyards.

Courtyards and areas accessed off the internal loop roads will be designed to accommodate necessary turning and service provision to accord with Policy TR5 of the Adopted Local Plan. Vehicle parking will principally be allocated on plot behind the build line, particularly along the streets that form the primary and secondary loops. Parking courts should serve no more than 5 dwellings and parking will be broken up with hard and soft landscaping in order to minimise the visual impact of vehicles as set out in policy TR5.

All routes are designed to be suitable for both pedestrians and cyclists. In addition there are a number of car free routes within the development in the form of designated paths, as well as some informal routes through green space. To further integrate with existing links, a pedestrian crossing is proposed on Fringford Road to the north of the junction with Skimmingdish Lane. There will also be a footway connecting the site access with the existing footway on Fringford Road.

The development will be designed to promote ease of access for disabled persons as required under Policy C32 of the Adopted Local Plan. Houses will be designed with level access to the front door wherever possible. If site levels prohibit this then access will be from the rear. All houses will be designed to new latest Building Regulations Part M for disabled access.



▲ Access and Movement Plan

04

Density

Whereas the housing density is not uniform across the site, variances are very slight and are used to add character to the scheme, rather than to maximise development potential. The use of more formal terraced forms in the centre of the site slightly increase densities, whereas detached units at the development edges have the opposite effect. Subtle increases in building height are only to be used to define corner plots and key buildings, rather than to increase dwelling size.

The lower density areas are primarily made up of detached units with few semi-detached. These are located at the development edge reflecting densities on Fringford Road and breaking up the frontage to the surrounding countryside. Much of the site has been defined as medium density, where a mix of detached and semi-detached units are present. As previously mentioned, the higher density area surrounds the green at the centre of the site. More formal terraced forms are employed to articulate the open space and create a sense of enclosure.



▲ Density Plan

04

Key Groupings and Frontages

Key groupings, view points and active frontages play an important role in the design philosophy. Key groupings have been identified on the adjacent plan because of their important location within the scheme. The buildings that form key groupings frame and articulate key spaces within the scheme and provide a natural surveillance over these spaces. The design of these groupings reflect their importance. This has been achieved through appropriate scale and massing together with careful attention to details and materials.

Key groupings may also include key buildings, but it will be the form and relationship of the group as a whole which will make them stand out as a set piece. Elsewhere key buildings may stand as important in their own right, for example if they mark a key junction or can provide visual interest in a prominent location.

As well as adding to visual interest, key buildings and groupings are intrinsic in creating legible and coherent neighbourhoods. The building types and forms that make up the groupings have been designed to have a character that relates to the locality. They help to create places with a subtle 'language' that people are able to understand and navigate easily.



▲ Key Groupings and Frontages Plan

04

Building Heights

As mentioned previously, building height variances are subtle and will be employed to add character to the scheme, rather than to maximise development potential. Subtle increases in building height are only to be used to define corner plots and key buildings, rather than to increase dwelling size.

The plan opposite illustrates that the majority of the site is made up of 2 storey buildings, with the height increasing to 2.5 storeys to reflect importance within the overall scheme. This subtle increase in scale is important to add variety in order to achieve a rich grain of urban and architectural design. Taller buildings will tend to be situated at key junctions, and visually prominent areas such as open space and at the end of view corridors.



▲ Building Heights Plan

05 Appearance

Character Areas

Green Gateway

This area will primarily take cues from Fringford Road with stone farmhouse style houses together with a small percentage of Neo-Tudor architecture in the form of landmark buildings.

Fringford Green

The houses around Fringford Green will reflect the brick and render 'Arts and Crafts' influenced styles evident in the eastern part of Caversfield.

Rural Edge

The style and appearance of the Rural Edge will be similar to that of the Green Gateway. Detached stone dwellings will dominate and - contrary to the Rural Edge - will be interspersed with semi-detached and terraced units in brick.

Village Streets

The village streets will be reflective of a traditional street pattern with the public face of houses facing the street and private gardens behind. Small courtyards and drives will also be permitted along with a limited number of small overlooked parking courts. Materials will be predominantly brick with some stone and render to key buildings and groupings.



▲ Character Areas Plan

Green Gateway - Materials and Detailing

The majority of dwellings are to be finished in a good quality reconstituted stone to reflect the existing 18th and 19th Century buildings nearby. Some rough cast render will also be appropriate but brick should be used sparingly. Some landmark buildings may exhibit half timbering and larger overhanging eaves with dark bargeboards.

Many of the older buildings in Caversfield have had their roofs replaced with more modern concrete plain tiles. The predominant colour should be grey but some brown plain tiles will also be acceptable. Slate is also in evidence on some older buildings, particularly Stratton Audley, so this is also an appropriate roofing material.

Doors, porches and canopies should reflect those on the traditional buildings in the locality and should take the following forms:

Smaller dwelling and terraces

- Recessed entrances
- Flat 'Georgian style' canopy
- Small lean-to canopy
- Gabled canopies supported on brackets

Larger detached dwellings

- Larger gabled and hipped canopies supported on timber posts
- Projecting single storey porches with gabled roof
- Doors with glazed sidelights



▲ Indicative Perspective View of the Green Gateway

Windows will generally be simple casements some with smaller panes. A small proportion of mock-sash style windows may be appropriate on key buildings that exhibit the characteristics of Georgian style architecture (such as the proposed Community Building/Shop). Window heads will be finished with either flat stone or thin flat timber style lintols to stone dwellings with brick arches to brick dwellings.



▲ Indicative Street Elevation of the Green Gateway

05

Fringford Green - Materials and Detailing

Most dwellings within the space are to be finished in brick and roughcast render to reflect the existing 'Arts and Craft' influenced buildings in Caverfield. Roofs with exposed rafter feet are particularly appropriate to these dwellings. Some landmark buildings may exhibit half timbering and larger overhanging eaves with dark bargeboards.

Roofs should be finished predominantly with brown concrete plain tiles. Some grey tiles will also be acceptable.

Doors, porches and canopies should reflect the Arts and Crafts influenced buildings in the locality and should take the following forms:

Smaller dwelling and terraces

- Small lean-to canopy
- Gabled canopies supported on brackets

Larger detached dwellings

- Larger gabled and hipped canopies supported on timber posts
- Projecting single storey porches with gabled roof
- Doors with glazed sidelights

Windows will generally be simple cottage style casements. Window heads to brick dwellings will be finished with either arches or splayed bricks.



▲ Indicative Street Elevation of Fringford Green



▲ Indicative Perspective View of Fringford Green



▲ Indicative Street Elevation of Fringford Green

05

Village Streets - Materials and Detailing

The village streets will be more reflective of the overall mix of facing materials within Caversfield itself and to this end the dominant material will be brick. Some rough cast render will also be appropriate to emphasise certain dwellings or plot series, a small percentage of key dwellings may also be finished in stone.

Roofs will be a mixture of concrete plain tiles with some slate. A small percentage of profiled concrete tiles may be acceptable within courtyards areas separated from the main street. The predominant colour should be grey but some brown plain tiles will also be acceptable.

Doors, porches and canopies should reflect those on the traditional buildings in the locality and should take the following forms:

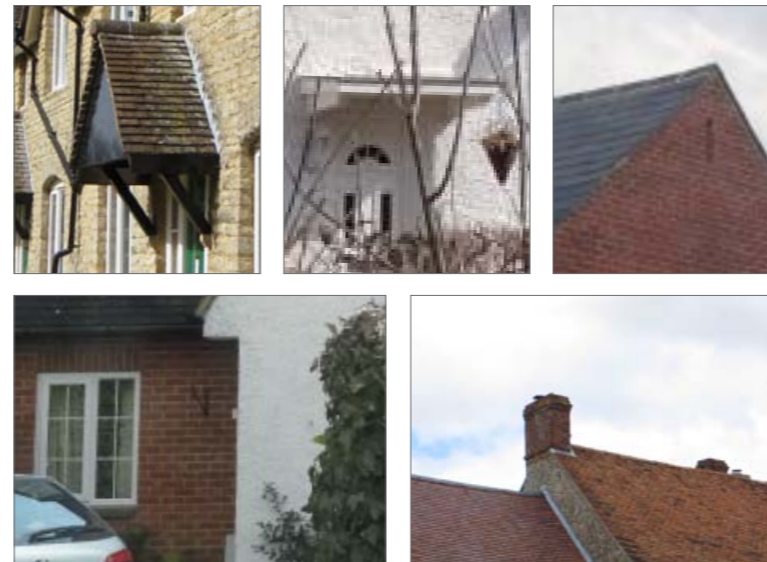
Smaller dwelling and terraces

- Recessed entrances
- Flat 'Georgian style' canopy
- Small lean-to canopy
- Gabled canopies supported on brackets

Larger detached dwellings

- Larger gabled and hipped canopies supported on timber posts
- Projecting single storey porches with gabled roof
- Doors with glazed sidelights

Windows will generally be simple casements some with smaller panes. A small proportion of mock-sash style windows may be appropriate on key buildings that exhibit the characteristics of Georgian style architecture. Window heads to brick dwellings will be finished with either arches or splayed bricks. Window heads to stone dwellings will be finished with either flat stone or thin flat timber style lintols.



▲ Indicative Street Elevation of the Village Streets



05

Rural Edge - Materials and Detailing

The majority of dwellings are to be finished in a good quality reconstituted stone to reflect the existing 18th and 19th Century buildings nearby. Some rough cast render will also be appropriate but brick should be used sparingly. Some landmark buildings may exhibit half timbering and larger overhanging eaves with dark bargeboards. The use of dropped eaves and exposed rafter feet are also appropriate in order to evoke a more rural feel.

Roof materials should be a mixture brown and grey concrete plain tile and slate, although slate will be more appropriate on larger detached dwellings.

Doors, porches and canopies should reflect those on the traditional buildings in the locality and should take the following forms:

Smaller dwelling and terraces

- Small lean-to canopy
- Gabled canopies supported on brackets

Larger detached dwellings

- Larger gabled and hipped canopies supported on timber posts
- Projecting single storey porches with gabled roof
- Doors with glazed sidelights

Windows will generally be simple casements some with smaller panes. A small proportion of mock-sash style windows may be appropriate on key buildings that exhibit the characteristics of Georgian style architecture. Window heads will be finished with either flat stone or thin flat timber style lintols.



▲ Indicative Street Elevation of the Rural Edge



Secured by Design

The development will incorporate Secured by Design Principles. These principles encourage the adoption of crime prevention measures in the design of development. The local Police Service Architectural Liaison Officer (ALO) will be consulted to ensure that principles are properly adhered to.

The Layout has been designed to meet the "seven attributes" of Safer Places (ODPM 2004).

The seven attributes are as follows:

- **Access & Movement:** places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.
- **Structure:** places that are structured so that different uses do not cause conflict.
- **Surveillance:** places where all publicly accessible spaces are overlooked.
- **Ownership:** places that promote a sense of ownership, respect, territorial responsibility and community.
- **Physical Protection:** places that include necessary, well designed security features.
- **Activity:** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- **Management & Maintenance:** places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Access and Movement

The scheme has been designed in order to provide a clear hierarchy of routes and public spaces, which will enable safe navigation and movement through the site. One main and one secondary loop road reduces the number cul-de sacs and sets a clear street hierarchy.

Structure

The layout has been designed to include one main route with a number of secondary residential streets branching from it. There is a high level of active frontage proposed within the development and a clear definition between public and private space with frontages designed to maximise the level of defensible space. This principle is applied throughout the site, and is as important in courtyards as it is in green open spaces.

Surveillance

It has been identified above that the proposed layout will result in well designed spaces which are well overlooked.

Safer Places (ODPM 2004) identifies that parked cars can be particularly vulnerable to crime and, unless they are in a private garage, must be overlooked. This requirement has been an important influencing factor in the approach to the layout of the site.

Ownership

A key aspect of surveillance is ensuring that places have a clear distinction between public, semi-private/communal and private space. The proposed layout includes a variety of open spaces, such as Fringford Green and the Green Gateway, and has been designed to ensure that there is a clear distinction between public and private areas.

Physical Protection

Physical protection is concerned with the way in which buildings are secured. Each dwelling will be secured with necessary security features.

Activity

The key activity areas within the site will be green open space, play areas and pedestrian routes. All of these are designed to be overlooked by a number of properties.

Management and Maintenance

Public areas within the development will either be adopted by the local authority or a management company will be set up to ensure that they are maintained to a satisfactory level in accordance with a detailed landscape and ecological management plan.



▲ Referenced Design Guidance

06 Landscape Strategy

Illustrative Landscape Masterplan

The landscape proposals perform a number of important functions:

Defining character

The design of the landscape and public realm is an important defining element within the new community. It works closely with the architectural form to create places of meaningful character, responding to the site and its context.

Providing recreational open space

A range of public open spaces will be provided for the new community, including a central village green space. The village green includes a Local Equipped Area for Play incorporating natural play elements. A new footpath will be provided off-site which links with an existing public footpath allowing residents to enjoy the local footpath network.

Enhancing ecology

Buffers around the edge of the site >7.5m are provided as ecology movement and foraging corridors. Native tree and shrub planting with meadow grass will dominate in these areas.

Mitigating visual sensitivity

As outlined in the LVA, the site is enclosed on the majority of its boundaries by dense hedgerows and woodland blocks. Gaps in the boundaries will be filled with specimen tree and hedge species.

Managing rainfall

The landscape proposals encompass a comprehensive range of sustainable urban drainage systems, including a swale located alongside the main loop road and balancing pond positioned near to the site entrance.



▲ Landscape Strategy Plan

06



1 Public Open Space



2 Dry Balancing Pond



3 Retained Vegetation



4 New Hedgerow and Tree Planting



5 Specimen Tree Planting



6 Pedestrian Link



7 Swale Corridor Along Road Verge



8 Local Equipped Area of Play



9 'Estate' Tree Planting



10 7.5m Newt Corridor



11 Existing Woodland



12 Public Open Space / Ecology Corridor

▲ Features Illustrated on Landscape Strategy Plan

06 Landscape Strategy

LVA Mitigation

As illustrated on the adjacent LVA Mitigation Plan, a number of measures should be taken to reduce any visual impact of the development:

Existing vegetation to the site boundaries is to be retained;

- The existing gaps to the south-western boundary should be reinforced with specimen oak trees (characteristic of the local character) and native hedgerow tree and shrub species;
- The existing gap to the north-eastern boundary should be reinforced with specimen estate tree planting which will help to reduce the visual impact of the roofscape whilst providing glimpse views from the properties over the northern fields;
- Retain a number of existing avenue trees within the central open space to provide instant structure and help to visually separate the development;
- Plant specimen trees within the heart of the development scheme to streets, open space areas, and front and rear gardens;
- Properties should be set back from boundaries by a distance of 7.5-10m to reduce their dominance over the boundary and allow space for additional specimen tree planting; and
- Buildings heights restricted to 2-storey or 2.5-storey in isolated locations.



1 Retained Vegetation



2 New Hedgerow and Tree Planting



3 Existing Woodland



4 'Estate' Tree Planting

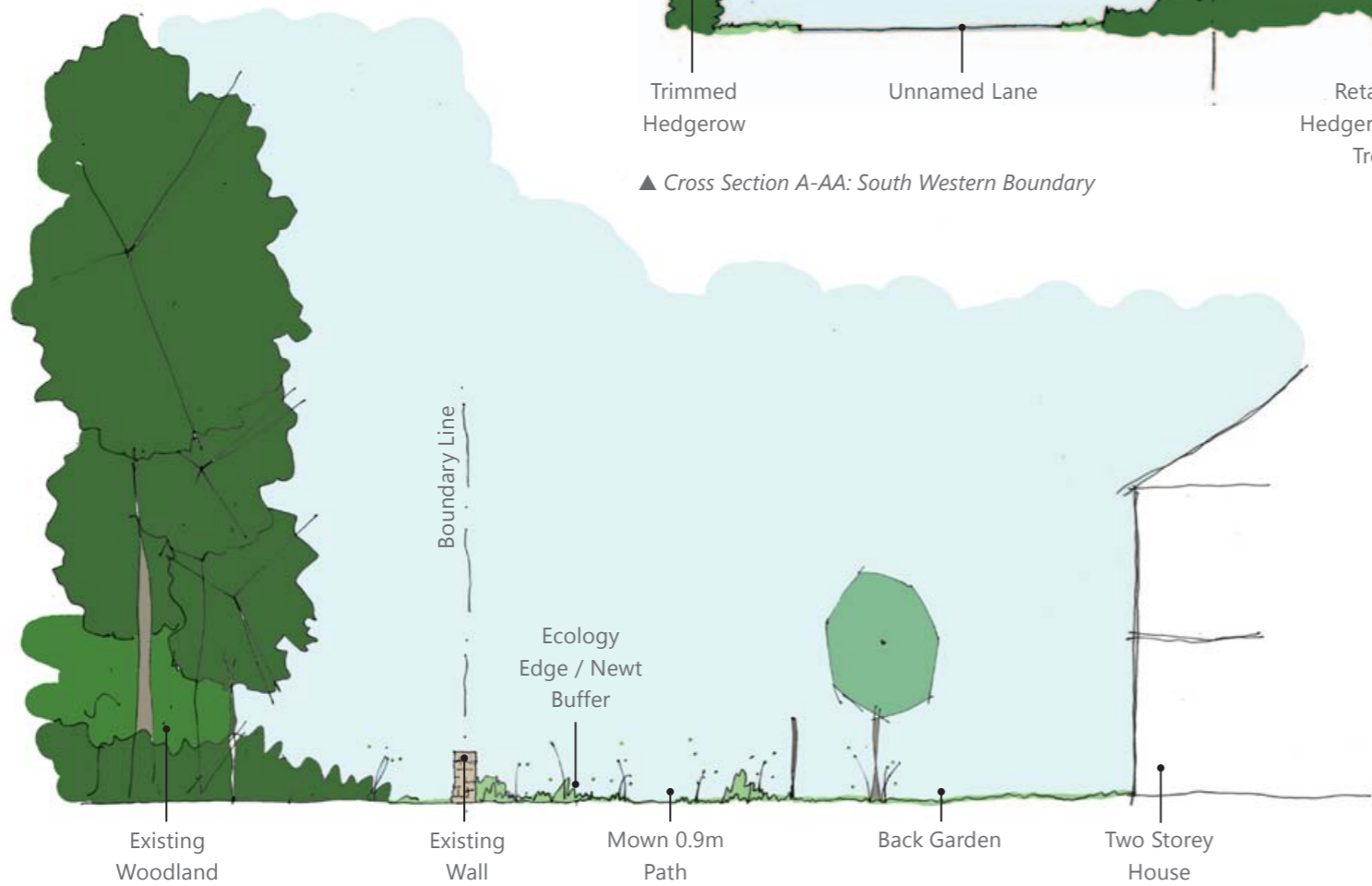


▲ LVA Mitigation Plan

Landscape Sections



▲ Cross Section A-AA: South Western Boundary



▲ Cross Section B-BB: North Western Boundary

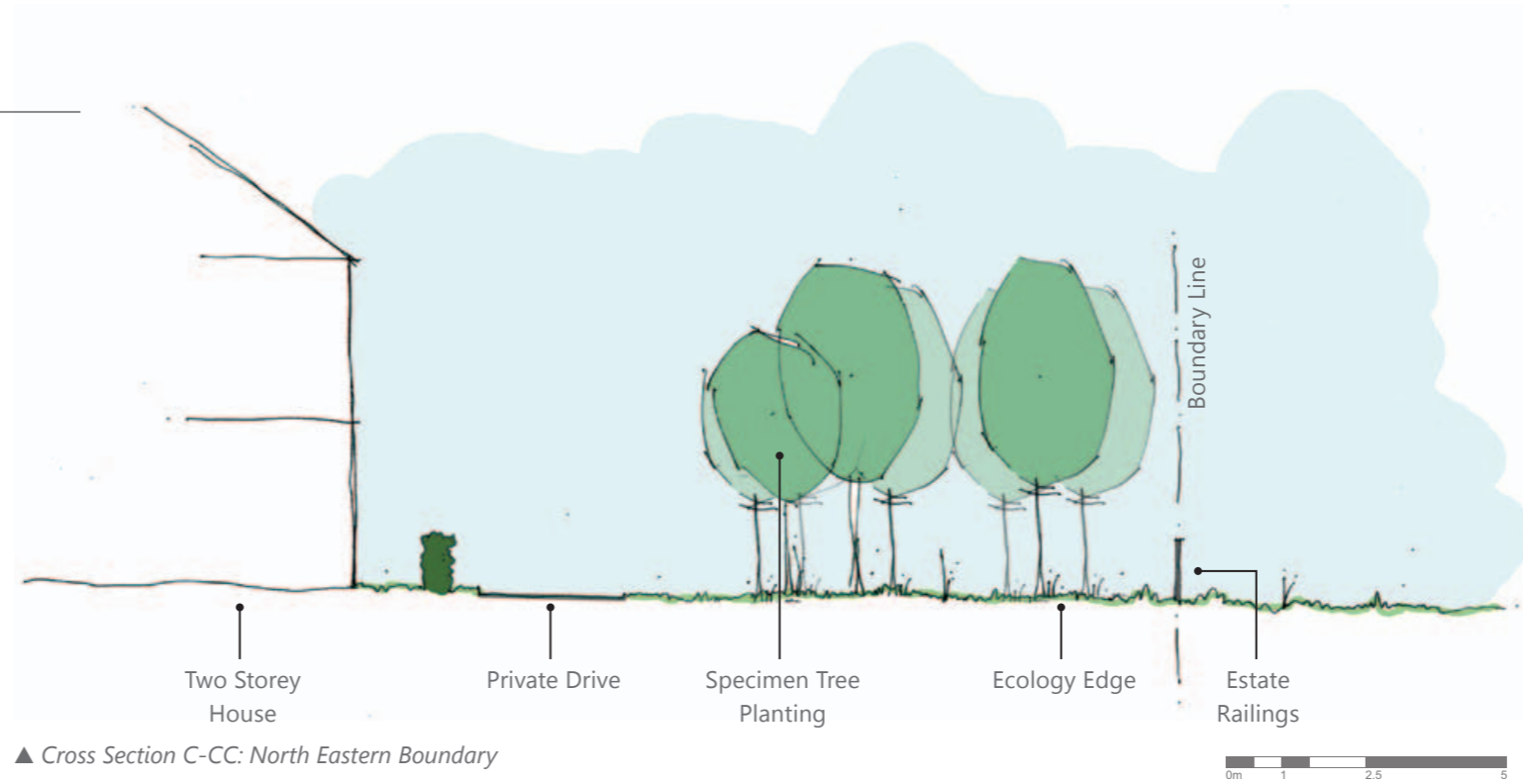


▲ Key Plan

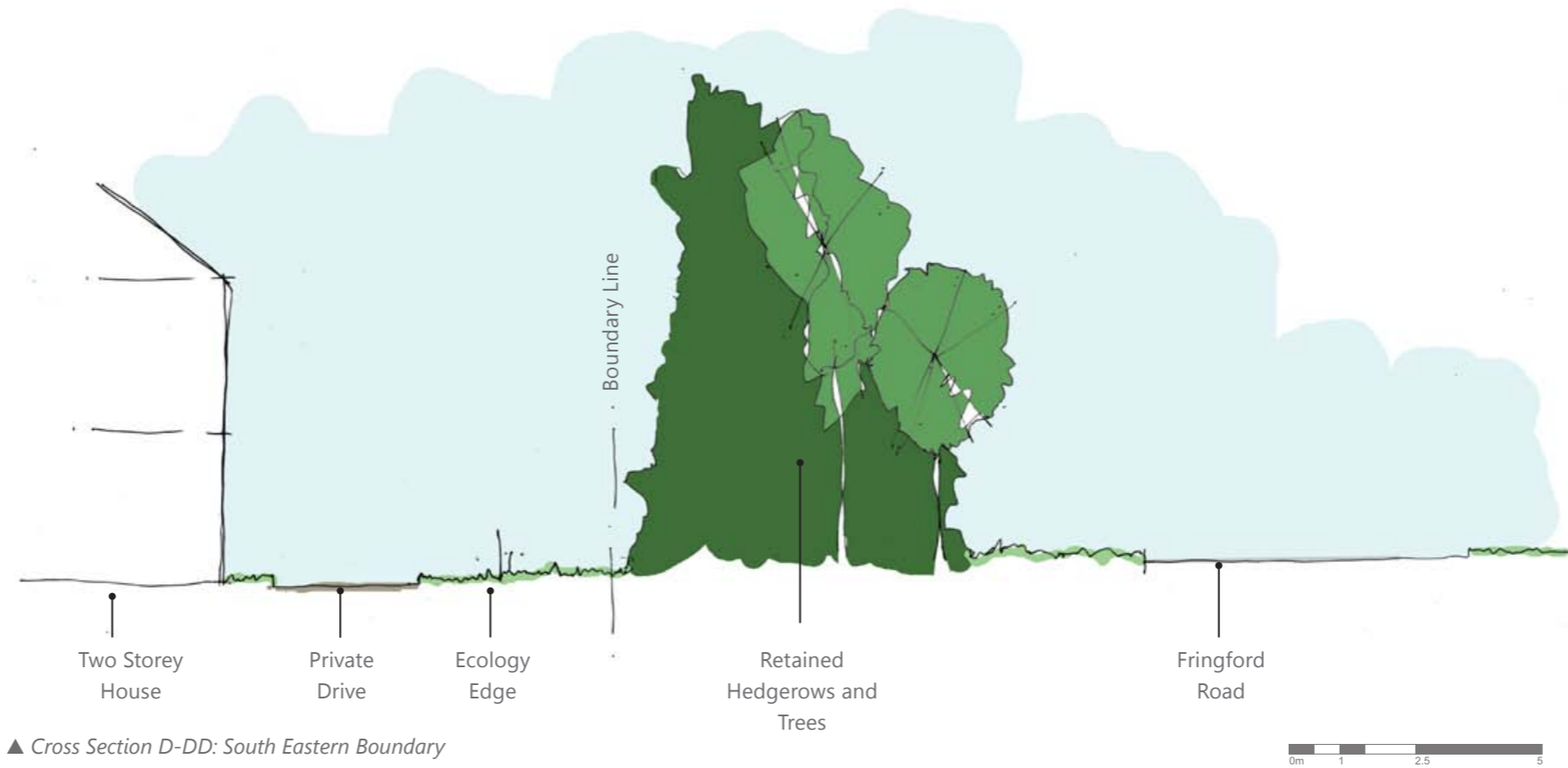
Landscape Sections



▲ Key Plan



▲ Cross Section C-CC: North Eastern Boundary



▲ Cross Section D-DD: South Eastern Boundary

Landscape Sections



▲ Key Plan



▲ Cross Section E-EE: Central Village Green



