

HEYFORD PARK

UPPER HEYFORD PHASE 01
DESIGN & ACCESS STATEMENT / SEPTEMBER 2013

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INTRODUCTION

THIS SECTION OF THE DOCUMENT WILL PROVIDE AN OVERVIEW OF THE APPLICATION PROPOSAL AND SET THE SCHEME INTO ITS PLANNING AND SITE CONTEXT.

I. APPLICATION DESCRIPTION

1.1. This application seeks full planning permission for the erection of 32 dwellings, together with garages for the majority of the units and associated landscaping and infrastructure.

1.2. The 32 proposed dwellings comprise the following:

- 9 x 3 bedroom dwellings
- 11 x 4 bedroom dwellings
- 11 x 5 bedroom dwellings
- 1 x 6 bedroom dwellings

1.3. The dwellings fronting Camp Road are to be accessed through shared drives directly off Camp Road, whilst smaller estate roads provide access from Camp Road to the dwellings to the southern part of the site.



FIGURE I.1 PROPOSED SITE LAYOUT

INTRODUCTION (1 TO 2)	Setting out the application description and outlining the content and function of this document.
INTRODUCTION (3 TO 4)	Providing a summary of the site and planning context including the site location and description, identification of the existing site constraints and a description of the planning conditions.
DETAILED DESIGN (5 TO 9)	Describes the detailed design of this planning application, providing information on Layout, Scale, Access, Landscape and Appearance, as well as reviewing their compliance with the approved site outline application and design code.

TABLE 2.1 DOCUMENT STRUCTURE

2. SCOPE AND CONTENT OF THE DESIGN & ACCESS STATEMENT

2.1. This Design & Access Statement (DAS) has been prepared on behalf of Dorchester Group and forms part of a package of information submitted in support of a Full Planning Application for Phase 01 of development on the former RAF Upper Heyford.

2.2. The information package provides an analysis of the context of the site and supports the application proposals set out in this DAS. This DAS has been structured as set out in Table 2.1.

3. SITE CONTEXT

SITE LOCATION AND DESCRIPTION

3.1. The application site (hereafter referred to as 'the site'), consists of the first phase full application pursuant to the outline consent for approximately 762 additional dwellings and the necessary supporting infrastructure, including a primary school, community, recreational and employment opportunities, at the existing Upper Heyford Park settlement.

3.2. The site measures an area of 1.83 ha which is located immediately south of Camp Road to the most easterly part of the Upper Heyford Park site, as illustrated in Figure 3.1. Phase 01 will accommodate a residential development of 32 residential dwellings at an average density of 21 dph.

3.3. Immediately to the north of the site is Camp Road, the main route to and through Upper Heyford Park. To the south are open fields, and there is an existing electricity sub-station immediately east of the site. Further to the east is a mobile home park and, to the west of the site are the adjoining future phases of the development.



FIGURE 3.1 LOCATION OF PHASE 01 WITHIN OVERALL SITE

SITE CONSTRAINTS

3.4. The site currently houses a number of low-grade buildings previously associated with the airfield use. In addition there is a large amount of concrete hardstanding and an existing play area is located towards the east of the site.

3.5. Immediate site constraints are as follows:

- Existing trees - Mature trees line both the Camp Road boundary and the southern boundary.
- Levels - the site slopes generally from the north to the south. However, it also rises from east to west along Camp Road, with a low-point just east of the middle of the site.
- Utilities - An existing sewer runs from north to south across the centre of the site. This connects to the existing sewage treatment works located south of the site.

Figure 3.3 illustrates the existing site constraints.



FIGURE 3.2 SITE BOUNDARY

UPPER HEYFORD PHASE 01

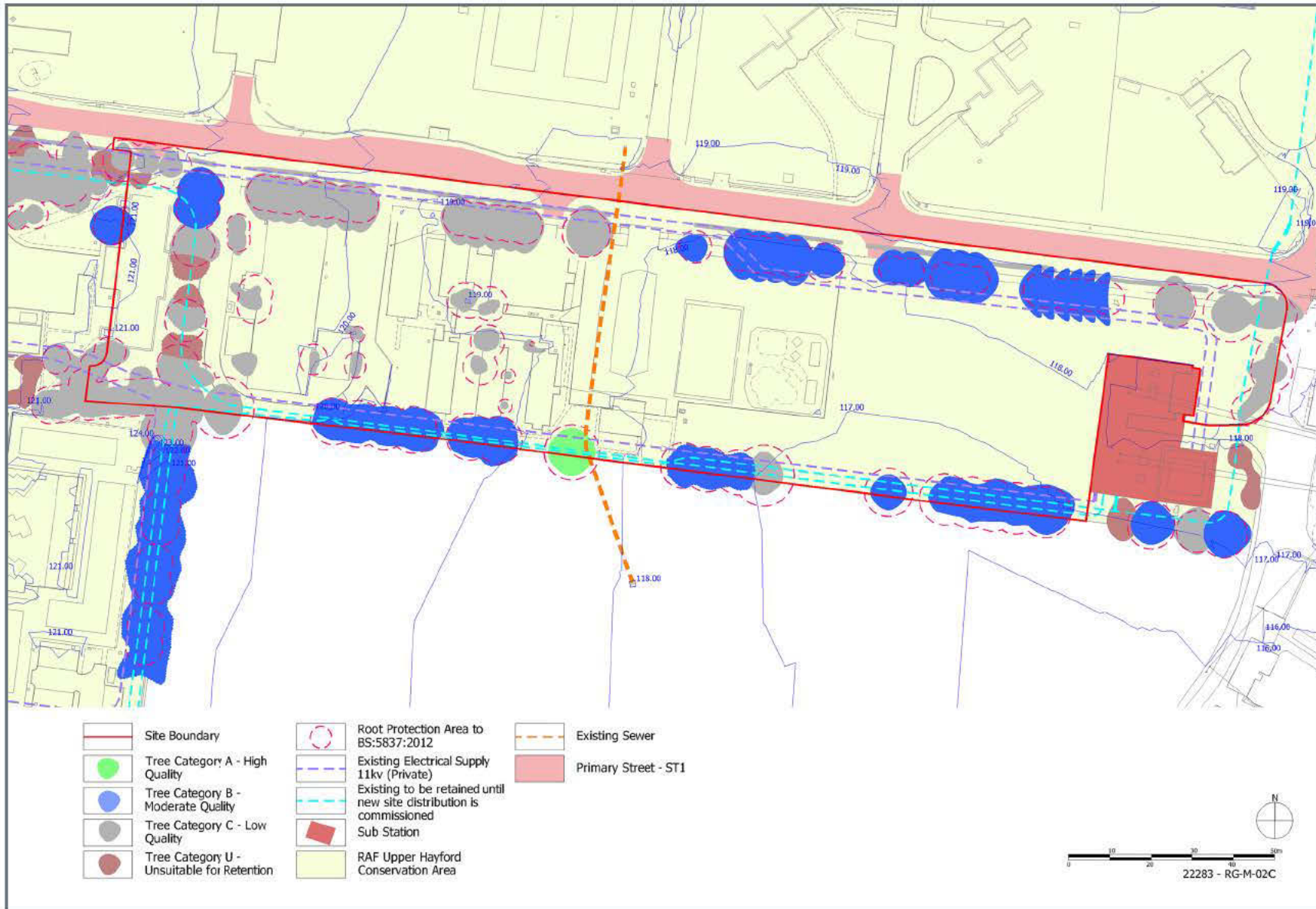


FIGURE 3.3 SITE CONSTRAINTS PLAN

4. PLANNING CONTEXT

4.1. This planning application is for full planning permission for 32 dwellings is consistent with the principles and parameters established by the hybrid planning permission 10/01642/OUT which was granted permission in December 2011:

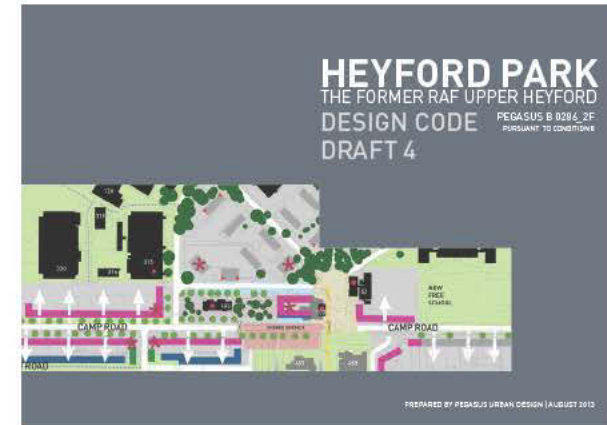
4.2. This planning application also respects the design principles established in the design code which has been prepared to discharge condition no.8 of the hybrid planning permission 10/01642/OUT which has been used as reference and guidance in informing the preparation of this planning application.

4.3. The Design Code guidance relevant for this application site is set out in the following chapters:

- Design Code Chapter 3 – Street Movement & Network Codes – relevant to Section 6 Access of this statement.
- Design Code Chapter 4 – New Built Environment (character areas CA4 and CA6) – relevant to Layout (Section 4), Scale (Section 5) and Appearance (Section 8) of this DAS.
- Design Code Chapter 5 – Public Real Code – relevant to Landscape (Section 7) of this statement.

4.4. Further analysis and consideration of the planning policy context is set out in the separate Planning Statement which accompanies this planning application submission.

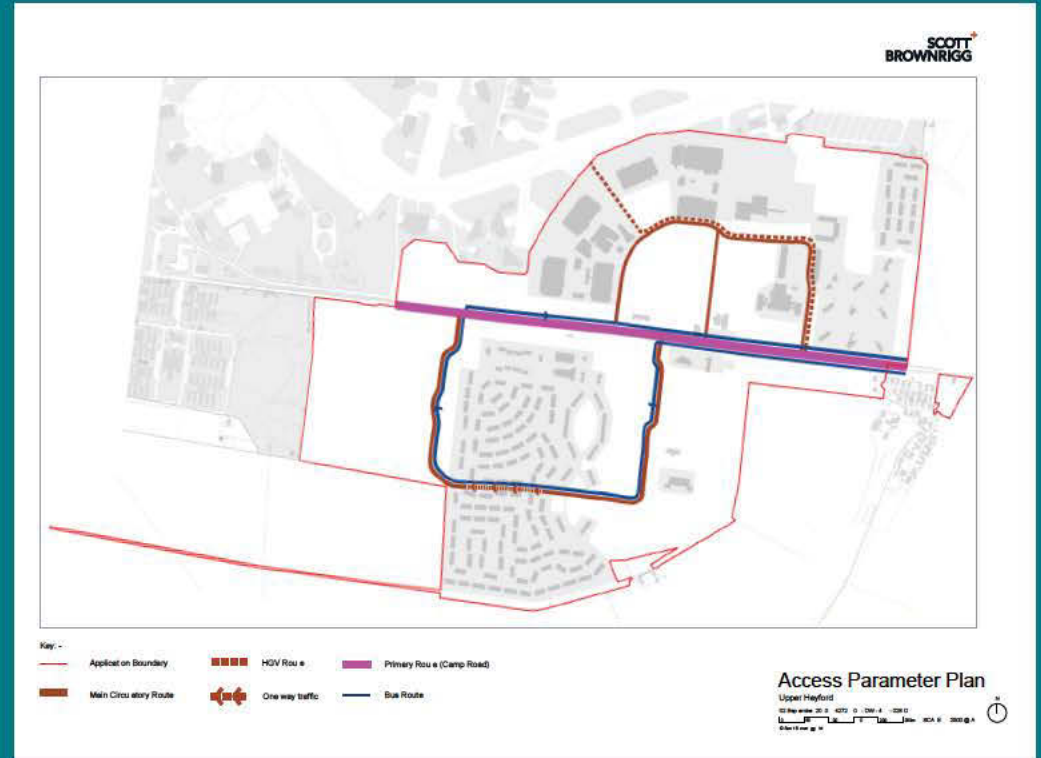
4.5. Compliance to the design code is identified at the end of section 5 to 9 of this statement.



APPROVED PARAMETER PLANS FOR HEYFORD PARK

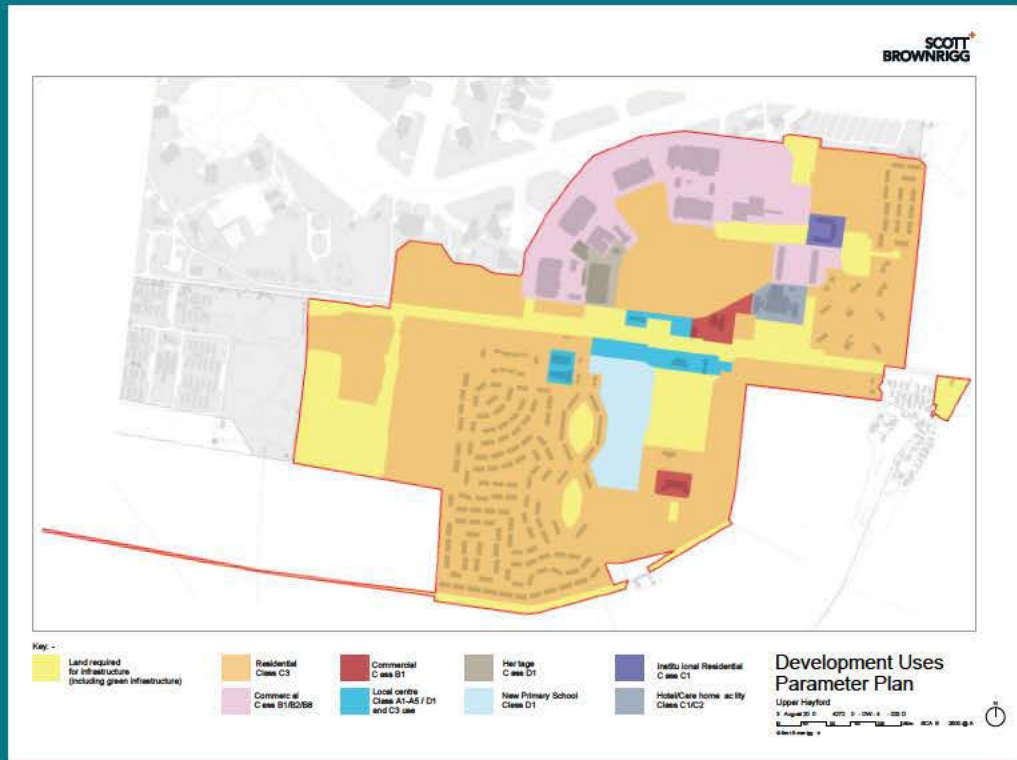


ILLUSTRATIVE MASTERPLAN (AMENDED) - 031M

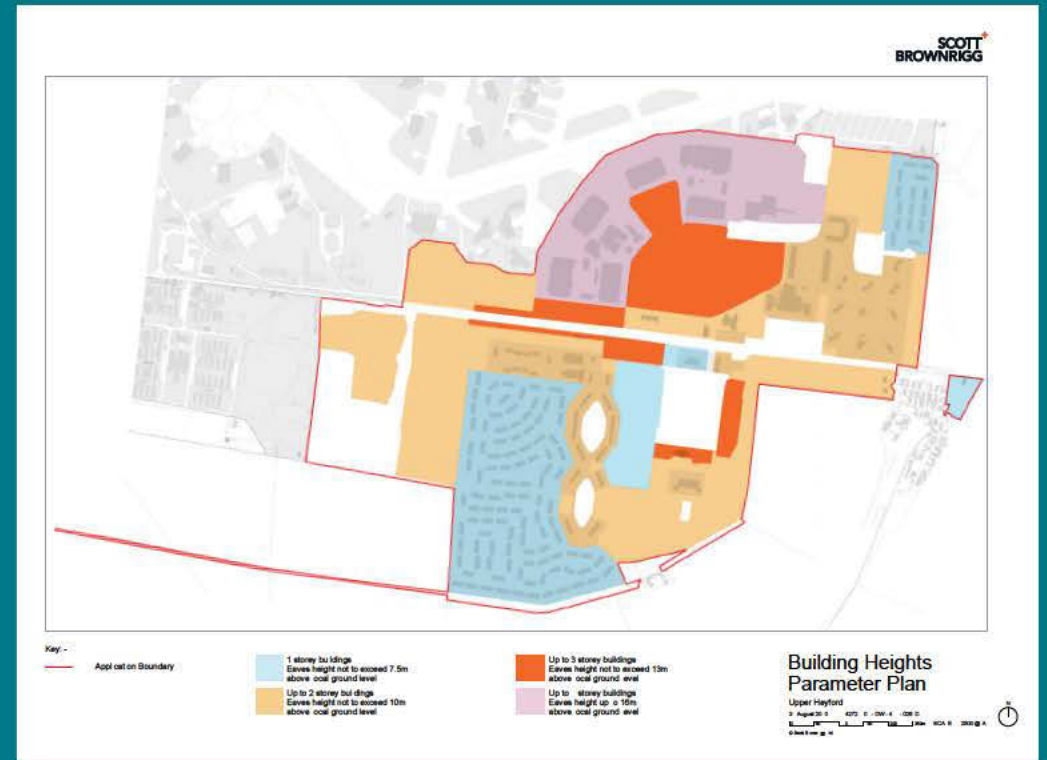


ACCESS - 028D

UPPER HEYFORD PHASE 01

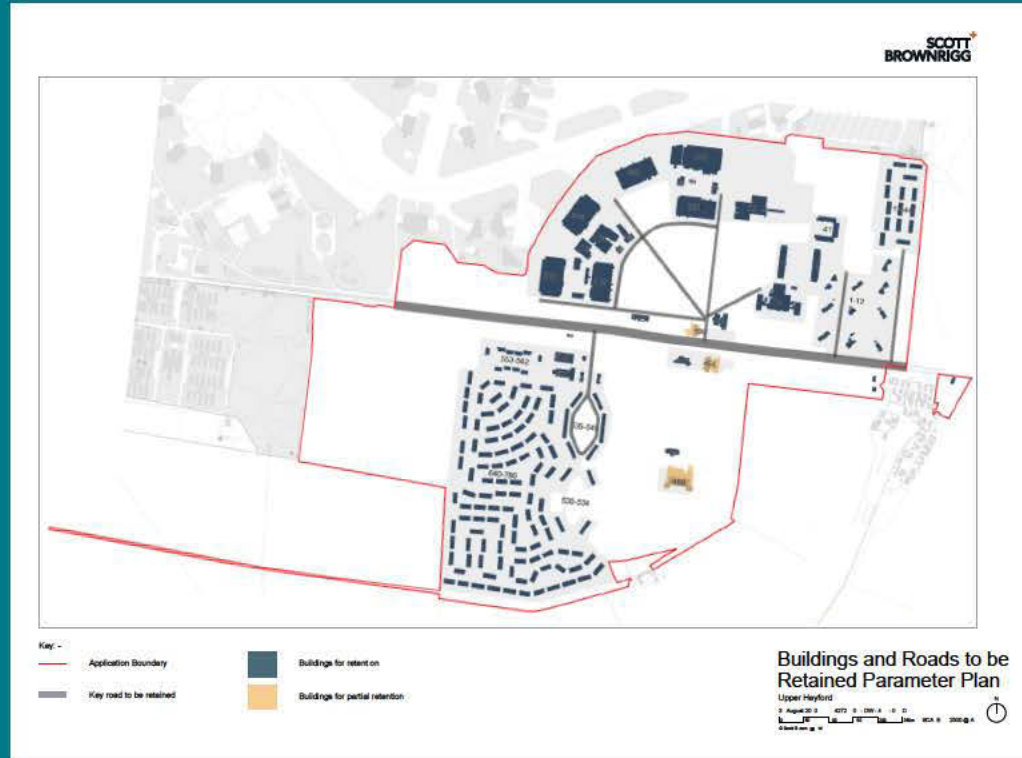


DEVELOPMENT USES - 023D

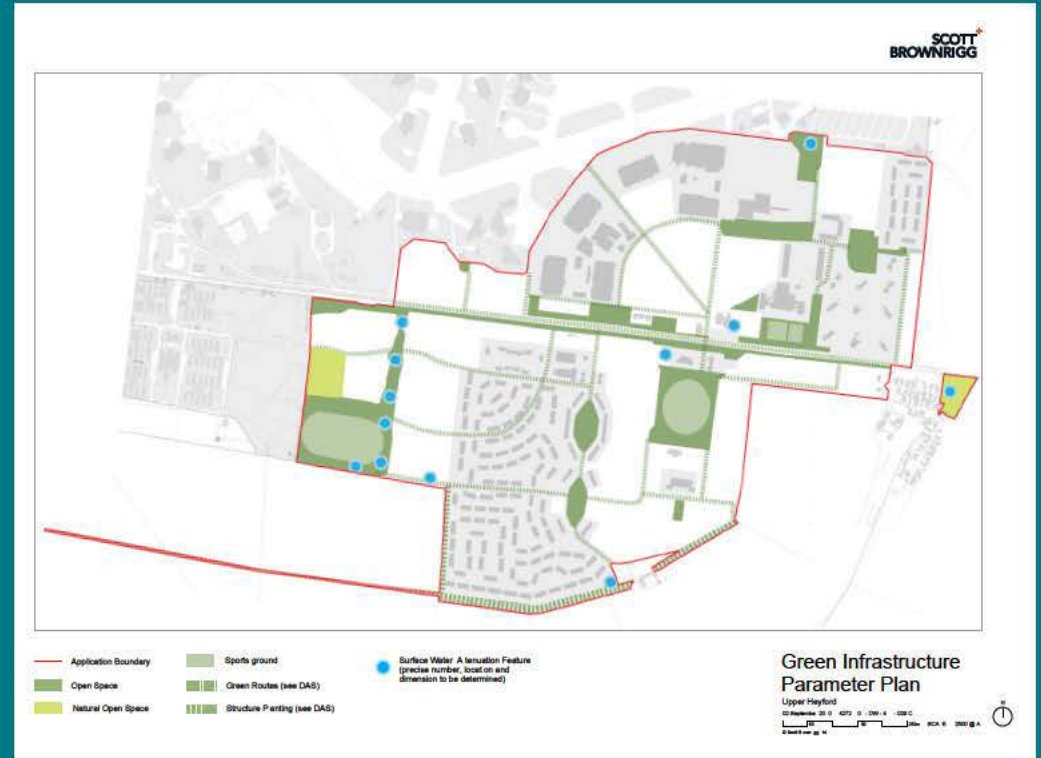


BUILDING HEIGHTS - 026D

BUILDINGS AND ROADS RETAINED - 011D



GREEN INFRASTRUCTURE - 029C



DETAILED DESIGN

THIS SECTION OF THE DOCUMENT HAS BEEN SET OUT TO SERVE TWO FUNCTIONS. IT WILL OUTLINE THE DETAILS OF THE APPLICATION IN TERMS OF LAYOUT, SCALE, ACCESS, LANDSCAPE AND APPEARANCE. IN A SECOND PART, THE COMPLIANCE WITH THE APPROVED PARAMETERS PLANS AND THE DESIGN CODE WILL BE REVIEWED FOR EACH OF THE DETAILED DESIGN MATTERS.

5. LAYOUT

URBAN FORM

5.1. The site has been developed to create a continuous frontage along Camp Road as well as providing a positive development frontage towards the green field in the south. The linear nature of the site and the access dictate the simple back-to-back block arrangement. This will provide active frontages to public areas and secure private back gardens. Gables fronting onto access roads will include windows for natural surveillance.

CAMP ROAD

5.2. The Camp Road frontage responds to the more formal nature of this road, as set out within the Design Code. Houses are located closer together and are accessed through shared private drives off Camp Road. The continuous building line is broken by the increased setbacks either side of the access roads to the southern edge, that allow for enhanced landscape areas.

RURAL EDGE

5.3. The rural edge provides a more varied and informal development form in response to the threshold nature of this part of the site. The building line to the southern boundary varies as does the relationship of buildings to this. There is a greater mix of house types and building composition, creating different types of spaces along this edge.

BUILDING TYPES

5.4. A mix of detached and semi-detached houses are proposed with the majority being detached. In addition, the detached houses are complemented by individual garages. The precise housing mix is outlined in Table 5.1.

HOUSE TYPES	APPROX. GIA		NO. OF BEDROOMS	NO. OF UNITS	TOTAL	
	(sqm)	(sqft)			(sqm)	(sqft)
HT1	94.4	1016	3	9	849.6	9145
HT2	111.1	1196	4	2	222.2	2392
HT3/3A	132.4	1425	4	6	794.4	8551
HT3D	160.8	1731	5	3	482.4	5193
HT4	153.9	1657	4	3	461.7	4970
HT4A	196.4	2114	5	4	785.6	8456
HT5	214.6	2310	5	2	429.2	4620
HT5A	269	2895	6	1	269	2895
HT6	195.8	2108	5	2	391.6	4215
TOTAL:				32	4685.7	50436

TABLE 5.1 HOUSING MIX



FIGURE 5.1 PROPOSED HOUSES



FIGURE 5.2 PROPOSED HOUSING MIX



FIGURE 5.3 PROPOSED SITE LAYOUT

CAR PARKING

5.5. Each unit will be provided with a minimum of 2 spaces for car parking. The majority of spaces will be provided on plot with a single or double garage and additional spaces in front of garages. The proposed private drives allow space for occasional visitor parking in addition to the allocated spaces. This provision is in general accordance with the Oxfordshire Parking Standard.

5.6. Table 5.2 sets out the detailed car parking provision per unit type.

HOUSE TYPES	NO. OF BEDROOMS	GARAGE	NO. OF SPACES
HT1	3	NO	2
HT2	4	YES	3
HT3/3A	4	YES	3
HT3D	5	YES	3
HT4	4	YES	3
HT4A	5	YES	3
HT5	5	YES	5
HT5A	6	YES	5
HT6	5	YES	4
TOTAL:			

TABLE 5.2 CAR PARKING PROVISION

LAYOUT DESIGN & THE PARAMETER PLANS

5.7. The proposed layout is compliant with the hybrid application planning permission parameter plans.

5.8. Table 5.3 identifies the parameters that are associated with the layout elements of this application and the application response.

APPROVED PARAMETERS	APPLICATION LAYOUT RESPONSE	COMPLIANT?
Illustrative Master plan (Amended) 031 Rev M	The proposed layout generally follows the key principles of the approved master plan. A number of small changes have been necessary in order to evolve the proposals. Such changes are mainly related to access (which will be dealt with in section 7).	✓
Development Uses 023 D	The development use is residential as per the approved parameter.	✓
Buildings and Roads Retained 011 D	The proposals are in general accordance to this parameter plan with buildings to be retained located outside the phase 01 boundary and Camp Road being retained as the main site access to the site.	✓
Access 028 D	n/a	
Building Heights 026 D	n/a	
Green Infrastructure 029 C	n/a	

TABLE 5.3 LAYOUT COMPLIANCE WITH APPROVED PARAMETERS

LAYOUT DESIGN & THE DESIGN CODE

5.9. The proposed layout is also compliant with the principles of the Design Code submitted pursuant to the hybrid application permission.

5.10. Table 5.4 and 5.5 identify the Design Code items that are associated with the layout elements of this application. The relevant design code elements are as follows:

- Character area CA4 – Camp Road
- Character area CA6 – Rural Edge

CHARACTER AREA 4 (CA4) - CAMP ROAD			
Category	Design Code Definition(mandatory)	Compliant?	Comment
1. Urban Form	<ul style="list-style-type: none"> • Buildings mainly set back from Camp Road, direct access to dwellings from camp road. • This area of the site will provide the gateway to development • Generally larger family housing to provide an appropriate level of scale • Development will reinforce the linear and green character of the street, by providing consistent high quality development along its length 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ 	
2. Building Typology	<ul style="list-style-type: none"> • Detached and semi-detached housing. • Housing will be predominantly larger plot house types, comprised of detached and semi detached units • Housing will have a greater presence than development on side roads, with larger building plots, eaves and ridge heights • Corner turner buildings will be required at key junctions 	<ul style="list-style-type: none"> ✓ ✓ ✓ n/a 	
3. Density	<ul style="list-style-type: none"> • Will generally be medium across the camp road frontage - 30–35dph • Density will be lower than other areas, reflecting the larger house types 	<ul style="list-style-type: none"> ✗ ✓ 	proposed density equates to 21 dph
4. Building Lines	<ul style="list-style-type: none"> • Consistent frontage in terms of being setback from camp road with variations allowed from main frontage for gable and bay projections. • The building line will be set back from Camp Road though main frontage to be consistent between groups of dwellings 	<ul style="list-style-type: none"> ✓ ✓ 	
11. Parking	<ul style="list-style-type: none"> • Predominantly on plot with paired arrangements of garages and driveways 	<ul style="list-style-type: none"> ✓ 	

TABLE 5.4 LAYOUT COMPLIANCE WITH APPROVED DESIGN CODE CA4

CHARACTER AREA 6 (CA6) - RURAL EDGE			
Category	Design Code Definition(mandatory)	Compliant?	Comment
1. Urban Form	<ul style="list-style-type: none"> • Adjoining countryside dispersed built form • The area will have an informal character, made up of largely detached and semi detached units which will form loose clusters • There should be landscaped areas between groups of dwellings 	<ul style="list-style-type: none"> ✓ ✓ ✓ 	
2. Building Typology	<ul style="list-style-type: none"> • Heyford Farmhouses • Detached and semi-detached to be dominant built form • Dwellings will typically be detached or semi detached • Short rows of terraces will also be supported 	<ul style="list-style-type: none"> ✓ ✓ ✓ n/a 	
3. Density	<ul style="list-style-type: none"> • Will generally be low up to 24dph 	<ul style="list-style-type: none"> ✗ 	proposed density equates to 21 dph
4. Building Lines	<ul style="list-style-type: none"> • Irregular with spaces between buildings allowing landscape to dominate. • An emphasis on informal approach will be required. • There will be no formal building line and the informal configuration of dwellings needs to be considered as a whole 	<ul style="list-style-type: none"> ✓ ✓ ✓ 	
11. Parking	<ul style="list-style-type: none"> • Parking will be informally located on plot, in garages or in informal parallel/perpendicular groups in front of dwellings 	<ul style="list-style-type: none"> ✓ 	

TABLE 5.5 LAYOUT COMPLIANCE WITH THE DESIGN CODE CA6

6. SCALE

6.1. The proposed buildings heights will be a mix of 2 and 2.5 stories, with some single and 1.5 storey sections of some houses types. Building heights between ground level and eaves are within the maximum set out within the approved parameter plan 026D.

6.2. In response to the Design Code, the building heights along Camp Road are more consistent than the buildings facing the southern boundary. These incorporate more varied building volumes in response to the more rural nature of this section of the site.

6.3. Figure 6.1 shows the different building heights across the site. For detailed information on individual building areas per house type refer to table 5.1.



FIGURE 6.1 PROPOSED BUILDING HEIGHTS

SCALE & THE PARAMETER PLANS

6.6. The proposed scale is compliant with the hybrid application planning permission parameter plans.

6.7. Table 6.2 identifies compliance the parameter plans that are associated with the scale elements of this application, and the application response.

APPROVED PARAMETERS	APPLICATION SCALE RESPONSE	COMPLIANT?
Illustrative Master plan (Amended) 031 Rev M	n/a	
Development Uses 023 D	n/a	
Buildings and Roads Retained 011 D	n/a	
Access 028 D	n/a	
Building Heights 026 D	The building heights are in general accordance with the parameters. Eaves heights will not exceed 10m above local ground level. There is a slight discrepancy between the parameters plans and the design code with regard to storey heights, namely that the parameters plans allow for up to 2 storey and the design code for 2-2.5 storey. Whilst the proposal uses 2-2.5 storey heights it still follows the specific eaves height restriction set in the parameters plan.	✓
Green Infrastructure 029 C	n/a	

FIGURE 6.2 SCALE COMPLIANCE WITH APPROVED PARAMETERS

SCALE & THE DESIGN CODE

6.4. The proposed scale is also compliant with the principles of the Design Code submitted pursuant to the hybrid application permission.

6.5. Table 6.3 and 6.4 identify the Design Code items that are associated with the scale element of this application. The relevant design code elements are as follows:

- Character area CA4 – Camp Road
- Character area CA6 – Rural Edge

CHARACTER AREA 4 (CA4) - CAMP ROAD			
Category	Design Code Definition(mandatory)	Compliant?	Comment
5. Height/ Enclosure	• 2–2.5 Storey	✓	Consistency of building height

FIGURE 6.3 SCALE COMPLIANCE WITH APPROVED DESIGN CODE CA4

CHARACTER AREA 6 (CA6) - RURAL EDGE			
Category	Design Code Definition(mandatory)	Compliant?	Comment
5. Height/ Enclosure	• 2–2.5 Storey - predominantly 2 storey.	✓	Greater variety of building heights

FIGURE 6.4 SCALE COMPLIANCE WITH THE DESIGN CODE CA6

7. ACCESS

7.1. The street hierarchy within Section 3.0 of the Design Code indicates a mixture of direct drive access and lanes/drives off of Camp Road to serve the red line. This has been replicated on the masterplan with shared surfaces leading to lanes along the green edge.

7.2. Roads have been designed to an adoptable standard in accordance with Section 3.23 of the Code and following consultation with OCC. There are no existing roads to be retained within the proposed red line.

7.3. Road widths, surfacing, and all relevant geometry comply with the Street Hierarchy Table within Section 3 of the Design Code.

7.4. Camp Road works fall outside of the proposed red line and will be dealt with under separate planning application.

7.5. Streets have been designed to accommodate Cherwell DC's large refuse vehicle. All plots are within the permitted drag distances.

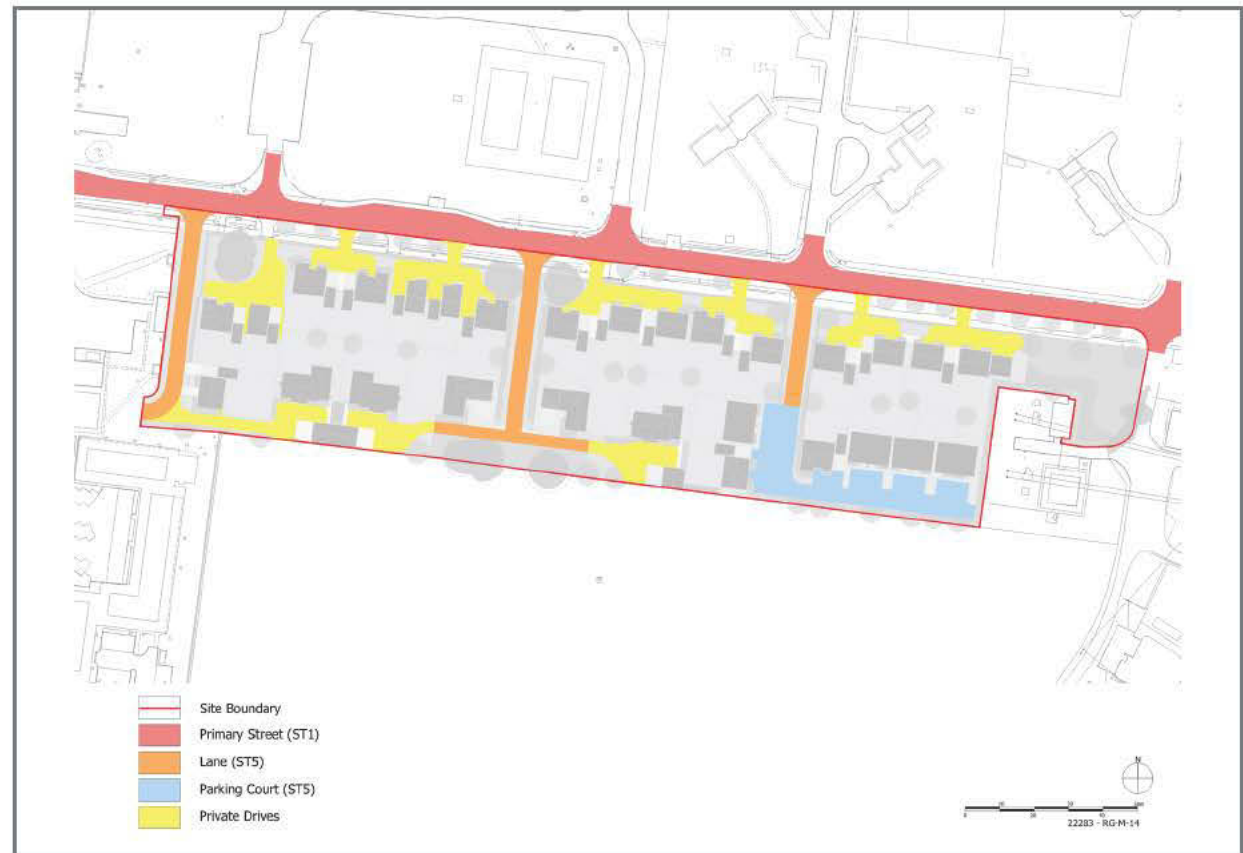


FIGURE 7.1 PROPOSED STREET HIERARCHY PLAN

UPPER HEYFORD PHASE 01










- | | | | |
|---|--|---|--|
|  | Off parcel footpath/ cycleway |  | Unbound gravel with reinforced grid system |
|  | Blacktop road with colour enhancement chippings (Gaysha Ayton Colourship or similar approved) and 2No. stretcher course (Marshalls Tegula or similar approved) |  | Bound gravel construction |
|  | Block paving (Marshalls Tegula paving or similar approved) |  | Heavy duty vehicle crossover |
|  | Porous paving (Marshalls Piora paving or similar approved) | | |

FIGURE 7.2 PROPOSED HARD SURFACES

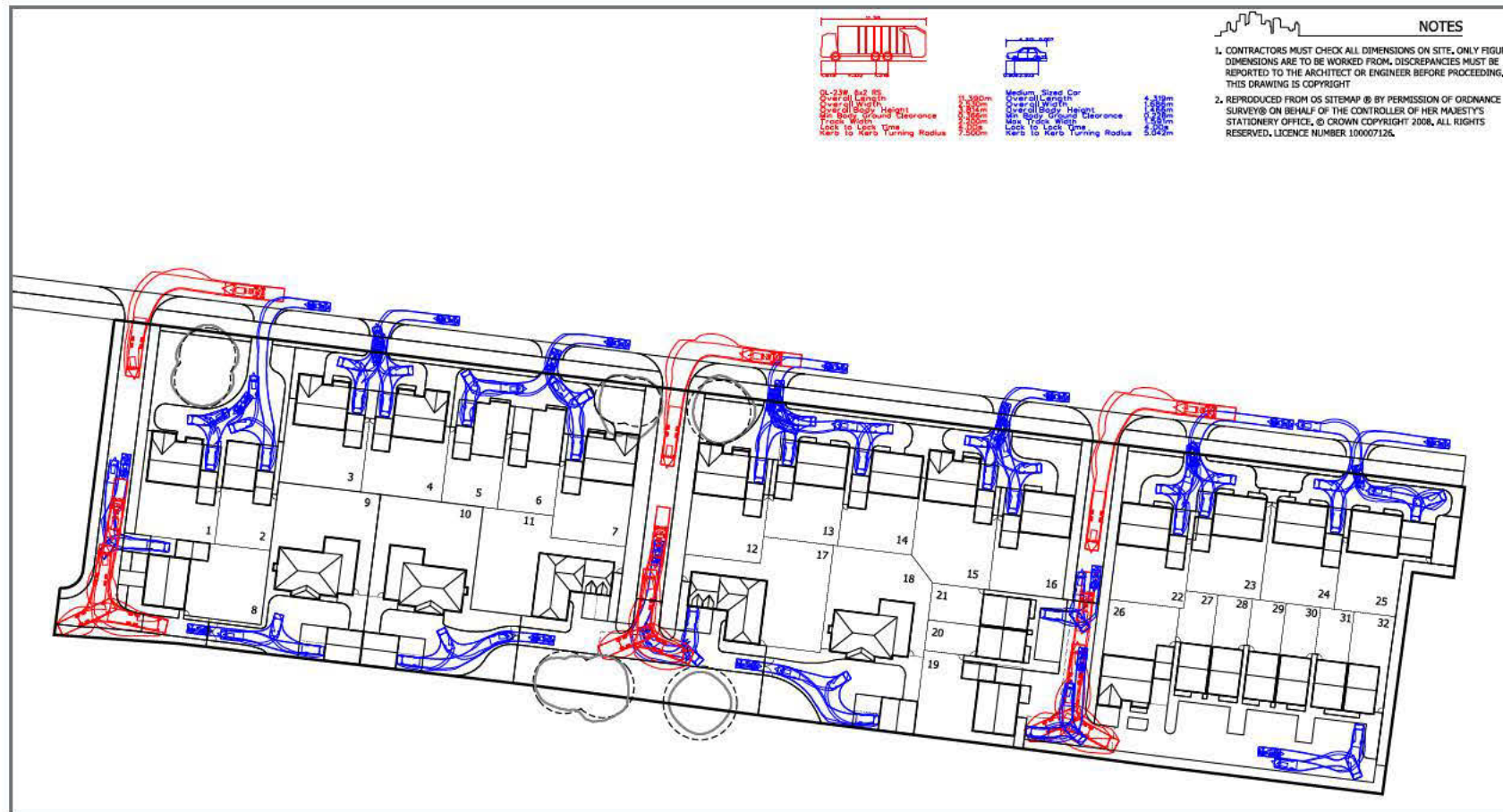


FIGURE 7.3 SITE TRACKING PLAN

ACCESS & THE PARAMETER PLANS

7.8. The proposed access is compliant with the hybrid application planning permission parameter plans.

7.9. Table 7.4 identifies the parameter plans that are associated with the access elements of this application.

APPROVED PARAMETERS	APPLICATION SCALE RESPONSE	COMPLIANT?
Illustrative Master plan (Amended) 031 Rev M	The proposed layout generally follows the key principles of the approved master plan. Subtle changes have been made to the location of access lanes as part of the scheme development. The proposal still follows the principal of the master plan.	✓
Development Uses 023 D	n/a	
Buildings and Roads Retained 011 D	Camp Road has been retained as the main access street	✓
Access 028 D		✓
Building Heights 026 D	n/a	
Green Infrastructure 029 C	n/a	

FIGURE 7.4 ACCESS COMPLIANCE WITH APPROVED PARAMETERS

ACCESS & THE DESIGN CODE

7.6. The proposed access is also compliant with the principles of the design code pursuant to the hybrid planning application permission.

7.7. Table 7.5 identifies the Design Code items that are associated with the access element of this application. The relevant design code elements are as follows:

STREET HIERARCHY TABLE			
	Design Code Definition LANES ST5	Compliant?	Comment
Design Speed	10 mph	✓	
Footway	Shared Surface	✓	
Cycleway	Shared Surface	✓	
Verge	None		shrub planted
Bus Access	No	✓	
Max Properties	up to 25	✓	
Carriageway Width	3.5 - 6.0 m	✓	
Access to Properties	100% direct access	✓	
Carriageway Surfacing	Asphalt (HRA)/Block Paving	✓	
Verge Surfacing	Shrub planted	✓	
Footway Surfacing	n/a	✓	
Kerbing	PCC Bull Nosed Kerb 25mm upstand	✓	
Traffic Calming	n/a		
Swept Paths	Refuse and Emergency Service Vehicles	✓	
On Street Parking	Visitor parking bays		provided on plot
Forward Visibility	10 m	✓	
Junction Sightlines	2.4 x 25 m	✓	
Junction Spacing	Driveway Crossovers	✓	
Junction Radii	4 m	✓	
Street lighting	Column mounted	✓	
Statutory Services	In Carriageway	✓	
Drainage	Gully or permeable paving / Over edge	✓	

FIGURE 7.5 ACCESS COMPLIANCE WITH THE DESIGN CODE

8. LANDSCAPE

LANDSCAPE STRATEGY

8.1. As the primary route through the settlement, Camp Road will have a strong character which is reinforced through the landscape design. Where appropriate existing trees will be retained to provide a mature setting for the development, reinforced with new highway tree planting within the 3m wide grass verges, creating a sense of arrival and local distinctiveness for Heyford Park's future evolution.

8.2. Trees will be selected to provide an upright, uniform habit, and be tolerant of soil conditions. Changes in species will announce the user's sense of arrival and departure from one character area to another. Feature trees, selected for their autumnal colour or floristic value, are proposed to define entrances and key points within the development.

8.3. The landscape design aims to create an attractive environment for the setting of the new homes and public open space through a species palette which provides year round interest, colour, texture and scent.

8.4. Tree planting within the street scene and gardens provide year round interest and feature trees, selected for their autumnal interest are placed at focal points, entrances and key intersections. Ornamental shrubs and hedgerows provide continuity through the development with specimen shrubs punctuating focal points and entrances.

NOTE ON TREE REMOVAL

8.5. Where possible trees to Camp Road will be retained to provide a mature landscape setting for the development and the settlement as a whole. Tree removal will be necessary where existing levels are altering due to improvements to highway verges and the creation of a successful footpath and cycle network through Heyford Park.

DESIGN CODE COMPLIANCE

CA4 - I0

- Formal street tree planting at regular spacing's within wide grass verges (scheme complies)
- Residential frontages to be simple formal hedges (scheme complies)
- Development set back behind landscape verge, formally planted with avenue tree planting either on or off plot. (Generally complies. Tree planting is to highway verge and trees located within the plot frontages at development entrance points)

CA6 – I0

- Informal tree planting will soften the urban edge and break up the built form, typically a range of semi-native species and a range of sizes, shapes and colours. Larger landscape areas provide visual transition. Residential frontages to be bounded by soft landscaping. (Scheme complies. Plot landscaping in line with description in comments box)

- Development should be landscape led and feather into the rural edge. (Generally complies)
- The existing site boundary stone wall to be retained (N/A to this area)

FORMAL BOUNDARIES (CA4)

8.6. The residential boundaries to Camp Road will comprise of formal evergreen hedges clearly delineating the private gardens and driveways and creating an attractive setting to the boundary of the development.

INFORMAL BOUNDARIES (CA6)

8.7. The southern boundary of the development will be delineated by a 4 bar timber post and rail fence, which is appropriate in relation to the adjacent rural landscape (more robust than the parkland railings which is suggested in relation to public open spaces and the rural landscape).

8.8. Verges will be grassed with the possible inclusion of spring flowering bulbs, informal tree planting will soften the urban edge whilst still allowing views out of the development across the open countryside. Predominantly native tree species have been specified to the 'Rural Edge' boundary to help integrate the site into its surroundings.

UPPER HEYFORD PHASE 01



FIGURE 8.1 PROPOSED LANDSCAPE PLAN



FIGURE 8.2 PROPOSED PLANTING

LANDSCAPE & THE PARAMETER PLANS

8.9. The proposed landscape is compliant with the hybrid application planning permission parameter plans.

8.10. Table 8.1 identifies the parameter plans that are associated with the landscape elements of this application.



Post and rail fencing to southern boundary



Hedgerows to Camp Lane



Timber fencing to garden facing access lanes



Brick wall to eastern end of courtyard

FIGURE 8.4 PROPOSED BOUNDARY CONDITIONS

APPROVED PARAMETERS	APPLICATION SCALE RESPONSE	COMPLIANT?
Illustrative Master plan (Amended) 031 Rev M		
Development Uses 023 D	n/a	
Buildings and Roads Retained 011 D	n/a	
Access 028 D	n/a	
Building Heights 026 D	n/a	
Green Infrastructure 029 C	<p>The proposed landscaping scheme is in general accordance, although numerous trees are proposed for removal and replacement, again due to changes in levels and surface treatments.</p> <p>Tree and shrub species have informed the species list; however the street tree planting to Camp Road species has altered due to the potential soil conditions (Tilia x euchlora is sensitive to de-icing salt from road).</p>	✓

FIGURE 8.3 SCALE COMPLIANCE WITH APPROVED PARAMETERS.

LANDSCAPE & THE DESIGN CODE

8.11. The proposed landscape is also compliant with the principles of the design code submitted pursuant to the hybrid planning application permission.

8.12. Table 8.2 & 8.3 identify the Design Code items associated with the landscape element of this application. The relevant design code elements are as follows:

- Character area CA4 – Camp Road
- Character area CA6 – Rural Edge

CHARACTER AREA 4 (CA4) - CAMP ROAD			
Category	Design Code Definition (mandatory)	Compliant?	Comment
10. Landscape Design	<ul style="list-style-type: none"> • Formal street tree planting at regular spacings within wide grass verges and/or front gardens. Residential frontages to be simple formal hedges. 	✓	
	<ul style="list-style-type: none"> • Development will be set back behind a landscaped verge, this will be formally planted with avenue tree planting either on or off plot. 	✓	
BOUNDARY TREATMENT			
Formal Boundaries	<ul style="list-style-type: none"> • Boundaries to direct pedestrian flow and create formality to the primary routes • Along primary routes, may include simple formal hedges or low walls provide definition and direct views 	✓	

TABLE 8.1 LANDSCAPE COMPLIANCE WITH THE DESIGN CODE CA4

CHARACTER AREA 6 (CA6) - RURAL EDGE			
Category	Design Code Definition (mandatory)	Compliant?	Comment
10. Landscape Design	<ul style="list-style-type: none"> • Informal tree planting will soften the urban edge and break up the built form, typically semi-native species and a range of sizes, shapes and colours. Larger landscaped areas provide visual transition. Residential frontages to be bounded by soft landscaping. 	✓	
	<ul style="list-style-type: none"> • Development should be landscaped and buildings should 'feather' into the rural edge. 	✓	
	<ul style="list-style-type: none"> • The existing site boundary stone wall is to be retained. 	✓	
BOUNDARY TREATMENT			
Informal Boundaries	<ul style="list-style-type: none"> • Informal in character • Predominantly soft boundaries to link with the neighbouring rural areas • Boundaries may include soft verges with hedge planting, picket fences and shrub planting • Individual dwellings to have appropriate provisions for security • Potential for country park style fencing where public spaces are adjacent to the rural landscape. <p>It should be noted that boundary fencing must not be erected/constructed in the public highway, or in locations that obstruct vision splays.</p>	✓	

TABLE 8.2 LANDSCAPE COMPLIANCE WITH THE DESIGN CODE CA46

9. APPEARANCE

9.1. The architectural design concept responds to the character envisaged by the design code and develops two distinct street elevations. The character along Camp Road (CA4) will be more formal with a degree of regularity in building line, building type, material and spacing, drawing inspiration primarily from the officers housing of the former RAF site.

9.2. The character to the south (CA6) will be more rural and informal creating space for larger plots and houses as well as developing tighter building clusters around a courtyard that 'read' as barracks or farmsteads.

9.3. Figure 9.1 outlines more details of the appearance concept.

LOCAL PRECEDENTS

9.4. The houses designs have been developed using references from the existing buildings on the Heyford Park site. The proposed house designs seek to incorporate a restrained approach to the building forms, elevational composition and details, picking up of the often simple building designs prevalent on site.

MASSING AND COMPOSITION

9.5. Building forms have been kept simple to the Camp Road properties and openings are generous to provide well proportioned elevations. The designs use, for example, the pitched gables found on Carswell Crescent as well as the existing officer's housing. Windows are predominantly simple casement styles with primary rooms accentuated with larger combinations of windows as found on the existing mess and barrack buildings.

9.6. The rural edge allows for more variety in building form in response to its setting. There is also a wider variety of roof profile that uses both the hipped roofs found on the existing central site buildings and larger officer's houses, and the simple pitched roofs seen on the smaller officer's houses or those on Carswell Crescent.

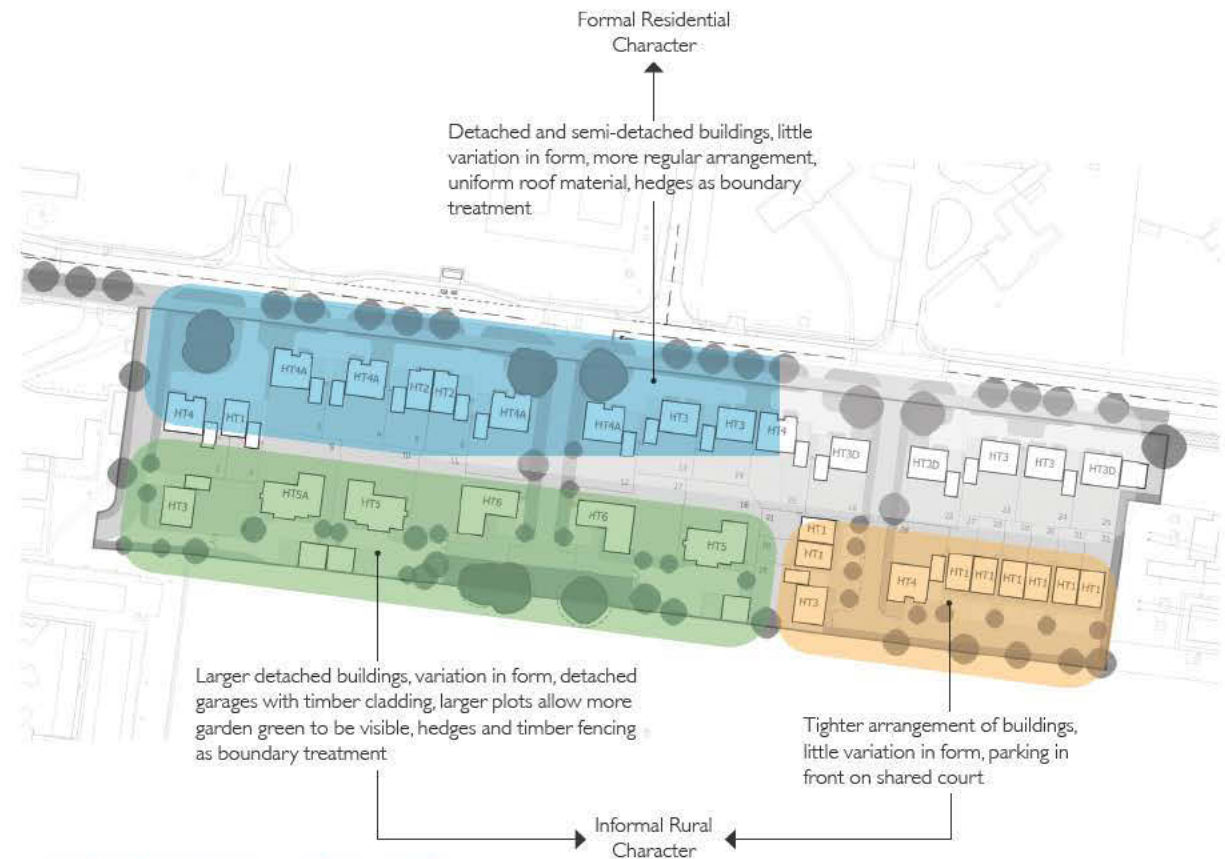


FIGURE 9.1 APPEARANCE CONCEPT



FIGURE 9.2 SITE PRECEDENTS

DETAILS

9.7. The details adopted seek to respond both to the existing buildings on site as well as providing suitable alternatives that relates more to the site's character areas. Figure 10.4 highlights some of the existing site details that have been applied to the house designs. The family of details adopted, such as the brick corbelling and dentil coursing, is introduced sparingly to create a coherent and quality appearance to the development and highlight key building features. This picks up on the manner in which a suite of details and materials have been applied to the existing building on the site.

9.8. To the rural edge, softer details and materials are used to avoid a repetitive appearance. Along Camp Road, brickwork will provide the main material. Entrances to the site access lanes are highlighted with render buildings and other use of render is applied to projections, as a whole, to present a varied but coherent appearance.

MATERIALS

9.9. The materials palette responds to the character set out in the design code. The proposed materials are shown in figure 9.2 and are annotated in the street elevations on pages 22/23. A range of bricks (or similar and approved alternatives) are proposed for approval.

HOUSE TYPES

9.10. All house designs adopt the following principles:

- light airy open-plan ground floor
- straightforward internal layout providing well proportion rooms and avoiding chamfers and dead spaces
- enhanced window proportions & simple casement windows
- suite of common details

The main individual house designs are presented on the following pages.

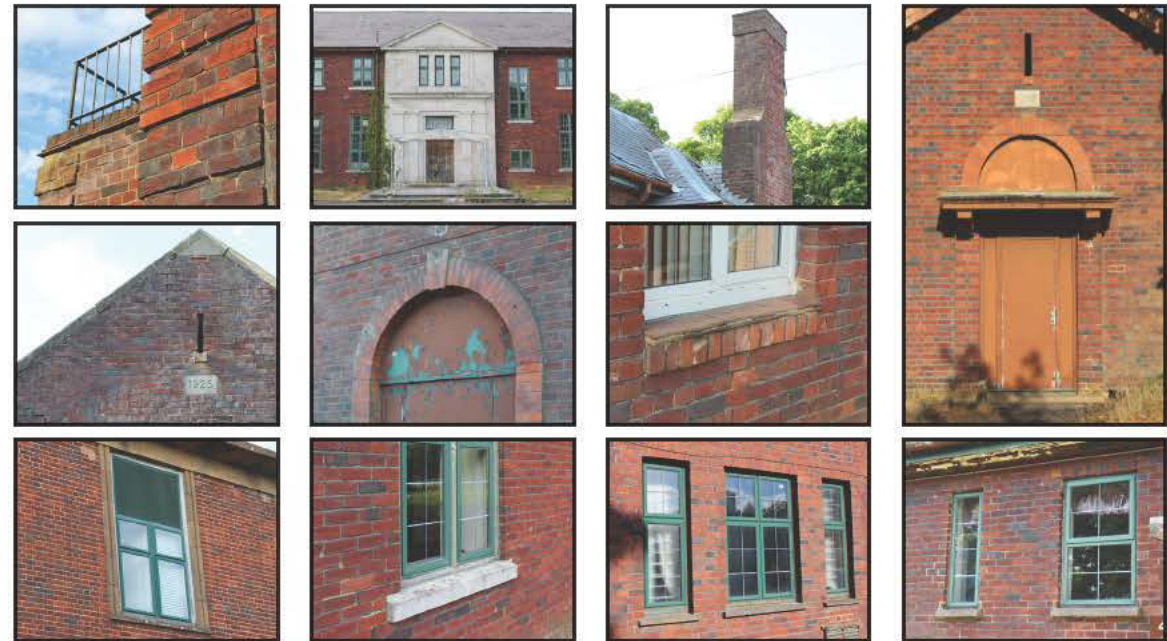
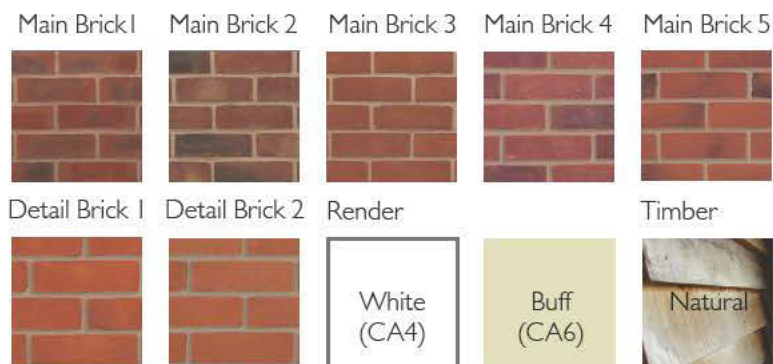


FIGURE 9.4 PRECEDENT SITE DETAILS

WALLS



ROOFS



WINDOWS

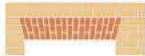


FIGURE 9.3 PROPOSED MATERIALS

MATERIALS



Example illustration - Entrance porch with three posts, this example shows with masonry piers



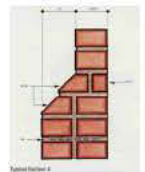
Example illustration - Flat gauged arch



Example illustration - Flat gauged arch and stone window sill



Example illustration - Corbelled brickwork to roof junction and verge detail



Example illustration - Typical piers detail



Grey - Gersdale (Gite Effect)



Red - Ashmore Old English Red



Rendered Front Facade



Off white render colour



Charthouse



Gersdale



Red Orange Stock



Red - Jubley Red



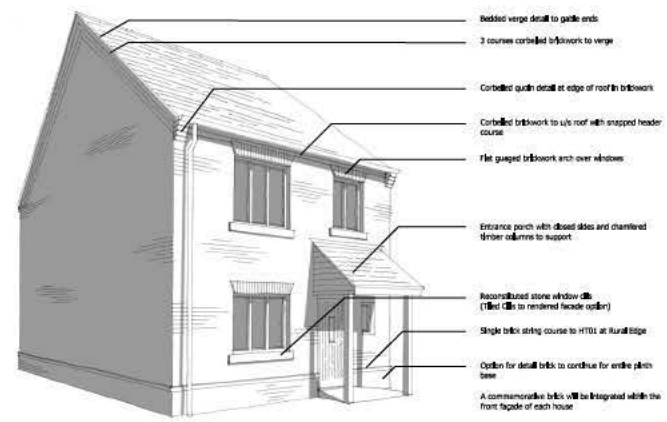
Red - Orange Stock



ELEVATION - Brickwork

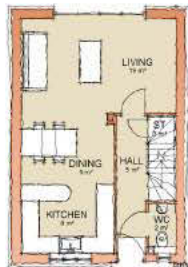


ELEVATION - Render



Perspective View

- Bedded verge detail to gable ends
- 3 courses corbelled brickwork to verge
- Corbelled gable detail at edge of roof in brickwork
- Corbelled brickwork to eave roof with snapped header course
- Flat gauged brickwork arch over windows
- Entrance porch with dressed sills and chamfered timber columns to support
- Recessed stone window sill (Bed 2 sill as rendered header course)
- Single brick string course to HT01 at kerb edge
- Option for detail bricks to continue for entire plot base
- A commonwealth brick will be integrated within the front facade of each house



PLAN - Ground Floor



PLAN - First Floor



Example illustration - Projecting string course brickwork

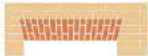
FIGURE 9.5 PROPOSED HOUSETYPE I



FIGURE 9.6 PROPOSED HOUSETYPE 2



Example Illustration - Entrance porch with timber posts. This Example shows with masonry finish



Example Illustration - Flat gugged arch



Example Illustration - Flat gugged arch and stone window



Example Illustration - Corbelled brickwork to roof junction and verge detail course



Example Illustration - Corner corbel detail



Merby - Granite (Slate Effect)



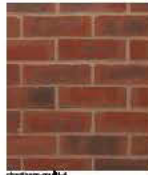
Merby - Ashmore Plain Brick - 0.5 English Red



Rendered Front Facade



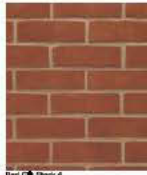
Off white render colour



Chatham - Multi-1



Merby - Red - Multi-1 - Stock 4



Red - Stock 4



Stock 4 - Audley Red Mix



Berkshire Orange Stock



Stock 4 - Leicester Washed Red



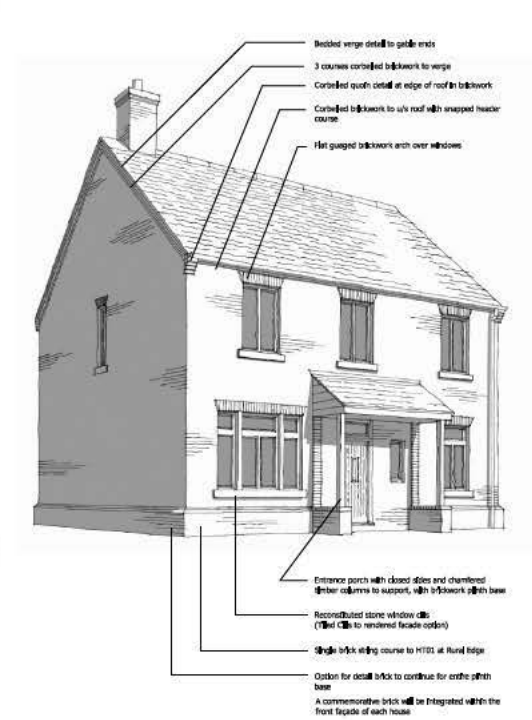
Leicester Orange Stock



ELEVATION - Brickwork



ELEVATION - House Type 3D



PLAN - Ground Floor



PLAN - First Floor



HOUSE TYPE 3D ONLY - PLAN - Second Floor

FIGURE 9.7 PROPOSED HOUSE TYPE 3



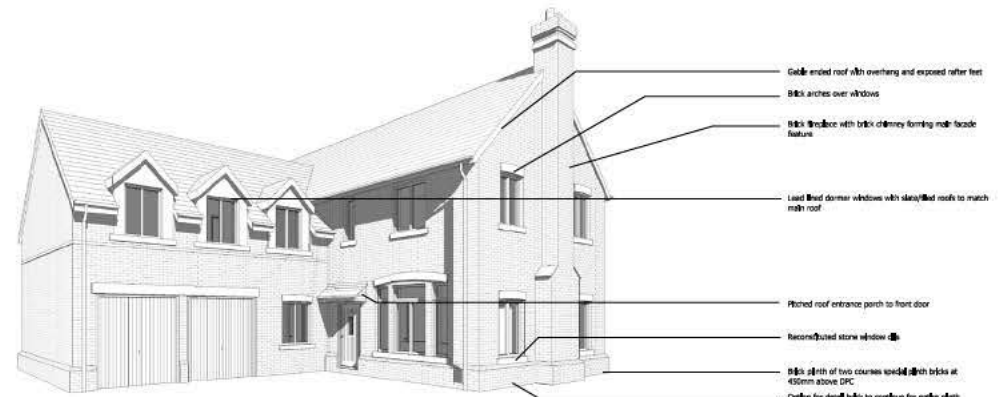
FIGURE 9.8 PROPOSED HOUSETYPE 4



FIGURE 9.9 PROPOSED HOUSE TYPE 5



ELEVATION



Perspective View



PLAN - Ground Floor



PLAN - First Floor

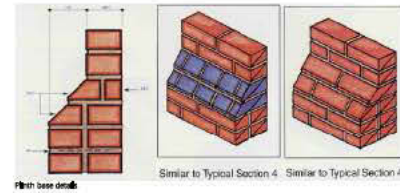


FIGURE 9.10 PROPOSED HOUSE TYPE 4



FIGURE 9.11 STREET ELEVATION - CAMP ROAD



FIGURE 9.12 STREET ELEVATION - RURAL EDGE



APPEARANCE & THE DESIGN CODE

9.11. The proposed appearance is compliant with the principles of the Design Code submitted pursuant to the hybrid planning application permission.

9.12. Table 9.1 and 9.2 identify the Design Code items that are associated with the appearance elements of this application. The relevant design code elements are as follows:

- Character area CA4 – Camp Road
- Character area CA6 – Rural Edge

CHARACTER AREA 4 (CA4) - CAMP ROAD			
Category	Design Code Definition (mandatory)	Compliant?	Comment
6. Roofscape	<ul style="list-style-type: none"> • Consistency in eaves and ridge line required. • Roof pitches should vary depending on the building typology. • Dormer windows should be well set back to break up the roof line. 	<ul style="list-style-type: none"> ✓ ✓ ✓ 	Dormers break the eaves line only on subservient building volumes
7. Scale and Proportion	<ul style="list-style-type: none"> • Street composition to provide variation rather than repetition through varied use of house types. • Proportional buildings with simple volumes encourages with the overall scale and massing being consistent. 	<ul style="list-style-type: none"> ✓ ✓ 	
8. Building Detail	<ul style="list-style-type: none"> • Door canopies to be prominent flat pitched or gabled pitched. • Gabled frontage to all Camp Road garages. • Buildings will reflect the simple character of the existing Officers housing. 	<ul style="list-style-type: none"> ✓ ✗ ✓ 	proposed eaves fronted to reduce visual impact
9. Building Materials	<ul style="list-style-type: none"> • Walls - brick (2 types) to ground floor of detached villas, textured brown brick for feature detailing. • Roof - slate effect. • Predominantly brick, with some rendered key buildings. • Buildings will be predominantly brick or render. 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ 	
Parking Types			
Attached/ Integral Garage	<ul style="list-style-type: none"> • Garages to be set back behind building line with tandem parking allowed in this instance Camp Road CA4 to serve 2 dwellings where possible . 	<ul style="list-style-type: none"> ✓ 	

TABLE 9.1 APPEARANCE COMPLIANCE WITH THE DESIGN CODE CA4

CHARACTER AREA 6 (CA6) - RURAL EDGE			
Category	Design Code Definition(mandatory)	Compliant?	Comment
6. Roofscape	<ul style="list-style-type: none"> • Overhang creating pronounced eaves will be required. • Varied eaves height and gable ends to animate sides. • A variety of roof types are encouraged. 	<ul style="list-style-type: none"> ✓ ✓ ✓ 	Brick corbelling and dentil course combined with eaves produces pronounced appearance
7. Scale and Proportion	<ul style="list-style-type: none"> • Asymmetric buildings with either an 'L' or 'T' shaped footprint. 	<ul style="list-style-type: none"> ✓ 	
8. Building Detail	<ul style="list-style-type: none"> • Door canopies to be simple pitched. • Traditional details, chimneys to act as prominent building feature. • Timber cladding should only be used on ancillary parking barns/ out buildings. • Houses should be all brick or all render only. 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ 	
9. Building Materials	<ul style="list-style-type: none"> • Walls - Predominantly brick with occasional render. • Roof - Slate effect predominant and occasional clay tile. • Timber Cladding - for garages and ancillary structures only 	<ul style="list-style-type: none"> ✓ ✓ ✓ 	
Parking Types			
Attached/ Integral Garage	<ul style="list-style-type: none"> • Garages to be set back behind building line with tandem parking allowed 	<ul style="list-style-type: none"> ✓ 	
Detached Garage	<ul style="list-style-type: none"> • Garages to be set back from prominent frontages • Can be located against the road or set back to allow parking in front. Can be joined to neighbouring garage and allows room above. 	<ul style="list-style-type: none"> ✓ ✓ 	Rural edge garages are located on the southern boundary to present a more rural transition to the houses.

TABLE 9.2 APPEARANCE COMPLIANCE WITH THE DESIGN CODE CA6



