

### 7.1.4 | CENTRAL OPEN SPACE

A central open green space provides a community focus for the site and offers opportunities to integrate the landscape with the entrance to the Care Village site opposite. This integration creates a safe place for children to play and a safe and attractive pedestrian and cycle route. This is more direct than the route available to vehicles and links to the local centre, encouraging sustainable and healthy travel.



FIG. 136 | PRINCIPLES

### 7.1.5 | NOTIONAL BUILDING LINE

Larger detached dwellings with formal frontages face Oxford Road (A44) respecting the notional building line between the existing dwellings on either side of the site. The lower density character to this frontage enables the scheme to incorporate significant landscaping and integrate with the grass verge and tree planting reflecting the World Heritage Site Boundary opposite.

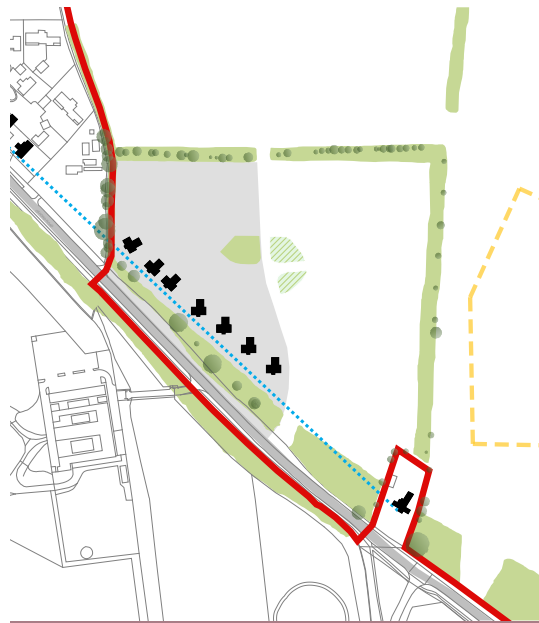


FIG. 137 | PRINCIPLES

### 7.1.6 | PUBLIC FOOTPATHS/ PEDESTRIAN PERMEABILITY

A footpath link is provided from Woodstock routed through the new development to local facilities. The road and footpath network have been developed to maintain existing pedestrian links and actively encourage pedestrian permeability through the site. The existing footpath on the western edge of site is enhanced and new dwellings positively front and overlook the footpath creating surveillance thus prioritising its use.

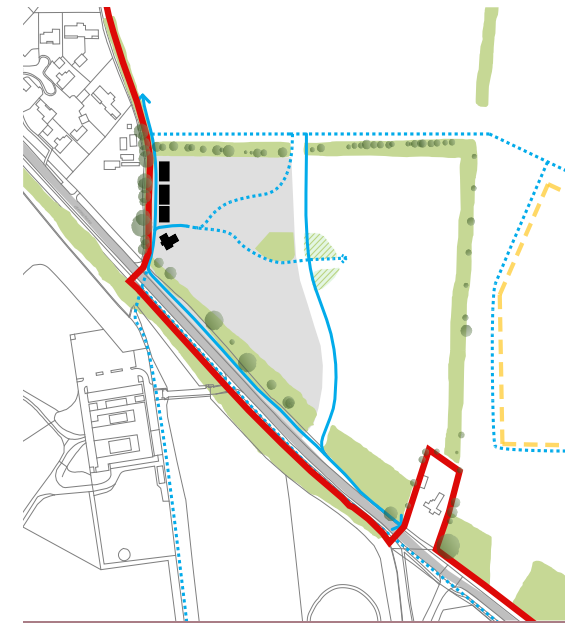


FIG. 138 | PRINCIPLES

## 7.2 | EVOLUTION



The layout submitted for the south west of the site as a full application has undergone a series of alterations and refinement before arriving at the current proposal. The following images and descriptions show the development of ideas and design.

The original plan for the detailed area of the site was focused on orientation with the desire to face all dwellings predominantly south to maximise solar gain into the dwellings main living spaces.

This principle created a layout consisting of narrow linear strips of development on an east/west axis providing a large amount of hard landscaping. This layout meant that the majority of rear garden boundaries were left exposed and some streets had little or no surveillance. It was considered that there needed to be an improved balance of energy efficiency and urban design principles.

The principal of density was established early, following the grain of the 'New Housing' in Woodstock and increasing to the north of the area to integrate with the higher planned density of the new local centre.

The public footpath was maintained to provide pedestrian permeability following the vision for the area.

A notional building line for the dwellings alongside Oxford Road (A44) was established to provide an adequate space for a landscape strip incorporating a new tree belt behind the existing retained hedge, in-keeping with the building line further along Oxford Road (A44).



FIG. 139 | INITIAL SITE LAYOUT