



DESIGN AND ACCESS STATEMENT - NOVEMBER 2014

WOODSTOCK EAST



THE DESIGN TEAM

WOODSTOCK EAST

A decorative flourish consisting of symmetrical, ornate scrollwork and floral motifs, centered below the text 'WOODSTOCK EAST'.



PREPARED BY

LEAD CONSULTANT + PLANNING + URBAN DESIGN + ARCHITECTURE + HERITAGE

ARCHITECTS AND TOWN PLANNERS

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CONTRIBUTIONS INCLUDED WITHIN THIS DOCUMENT

FOR

DEVELOPER

Vanbrugh Unit Trust + **PYE** Homes

IN CONSULTATION WITH

<p>CONTAMINATION</p> 	<p>LANDSCAPE + ARBORICULTURE</p> 	<p>TRANSPORT</p> 	<p>ECOLOGY</p> 	<p>WASTE MANAGEMENT + UTILITIES</p> 
<p>CFSH STRATEGY + ENERGY</p> 	<p>ARCHAEOLOGY</p> 	<p>NOISE</p> 	<p>AGRICULTURAL LAND QUALITY</p> 	<p>RETAIL, VIABILITY + ECONOMIC</p> 
<p>LIGHTING</p> 	<p>CONSULTATION</p> 	<p>DRAINAGE</p> 	<p>CARE VILLAGE DESIGN</p> 	



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INTRODUCTION

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“ Sustainable development is about positive growth - making economic, environmental and social progress for this and future generations. ”

National Planning Policy Framework (NPPF)



1.0 | EXECUTIVE SUMMARY

The National Planning Policy Framework states that

“Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every decision.”

This application is for a sustainable development. It comprises a sensitively designed housing-led mixed use proposal. Crucially, it will deliver up to 1,500 new homes; including up to 600 new affordable homes. Oxfordshire, as a whole, and Cherwell and West Oxfordshire Districts in particular, desperately require new homes to satisfy unmet demand.

Importantly, by providing for a substantial extension to Woodstock, the proposal will deliver significant and sustained investment in social, economic and environmental infrastructure. It takes full advantage of Woodstock’s strategic location in the north Oxfordshire growth corridor, providing a development that is not only sustainable within itself, but which, as is demonstrated, adds to the sustainability of Woodstock, West Oxfordshire, Cherwell and the County of Oxfordshire.

Furthermore, the delivery of the proposed development will safeguard the future of Blenheim Palace, the country’s only privately funded World Heritage Site. Our heritage assets are recognised by national policy as being irreplaceable. The proposal preserves the setting of the World Heritage Site and the Woodstock Conservation Area. It better reveals a Scheduled Monument, whilst preserving its setting. Funds from the development will safeguard the long term future of Blenheim Palace and Gardens for generations to come.

The proposal will be fully integrated with, and bring new appropriate development to, Woodstock. This will sustain the long term future of an importantly located Service Centre. By bringing new infrastructure, services and facilities – as well as safeguarding existing ones – the proposal will increase the sustainability of the town. Existing residents will benefit from new and improved facilities and new residents will bring investment into the town’s existing businesses and services.

The development is located outside the Oxford Green Belt and outside the Cotswolds Area of Outstanding Natural Beauty. Thus, through the development of this appropriate site, these more sensitive areas will be protected for the long term future of Oxfordshire.

The site is located between Woodstock and The London Oxford Airport and is close to two railway stations with direct links to Oxford and Central London. It is immediately adjacent to the A44 – a strategic and important public transport corridor. The proposal is seeking to bring buses into the site and incorporates a new Link and Ride facility, adding greatly to connectivity and integration; and placing sustainable transport at the heart of the proposal.

As well as new parkland, footpaths, cycle links and significant planting, the proposal incorporates a Sustainable Urban Drainage System, a state of the art approach to streetlighting, dedicated wildlife corridors and replaces a monocultural field with hundreds of new gardens in addition to new public open spaces.

The proposal delivers a new football ground for Old Woodstock Town FC and in so doing, safeguards the future of this historic club and provides a multi-sports

facility for the wider community. It provides a new school, as well as major investment in the town's existing primary and secondary schools. Following engagement with the schools, the masterplan suggests various alternatives for the new primary school and the required improvements to the secondary school. These are further detailed in chapter 5 'Illustrative Information' which will provide an exciting campus environment to the north western corner of the site, delivering a sustainable and secure educational and leisure offer and improving the health and wellbeing of local residents.

National planning policy strongly supports economic growth. Oxfordshire is an important driver of the country's economy and there is a shortage of employment space in and around Woodstock. The proposal provides much-needed modern employment facilities, lessening the need for out-commuting and boosting economic growth in the town.

Woodstock town centre loses around 90% of potential expenditure to the surrounding towns, as people travel out of the town to shop. A medium sized supermarket will complement existing retail facilities, whilst reducing the need for people to leave Woodstock for their daily and weekly shopping. No other retail offer is proposed apart from the retail facilities to be provided within the Care Village, which will be accessible to the local population; to include a small chemist and hairdresser.

The development has been carefully planned to boost the potential for Woodstock town centre to develop its local retail offer and provide a better – and more sustainable - balance in its offer for tourists, visitors and local residents.

The proposal comprises a sustainable development and with it, brings tremendous benefits.

It should go ahead, without delay.

This submission is a hybrid planning application; including an outline application for the whole site with an area of detailed design to the south western corner along with an illustrative area immediately to the east of this, which fronts the A44 and the western boundary of the Scheduled Monument.

These two areas of additional detail, supplement the outline application and enable an assessment to be made of the impact that the development could have upon these heritage assets near to and on the site. Namely the World Heritage Site and the buried remains of the Scheduled Monument.

The Outline Planning Application comprises:

- Up to 1,500 dwellings, including affordable housing,
- Up to a 150 unit Care Village with associated publicly accessible ancillary facilities and retail;
- A site for a new primary school;
- Provision for improved drop off facilities at Marlborough C of E School
- Up to 930sqm of retail space;
- Up to 7,500sqm locally led employment (B1/B2/B8) including a link and ride facility to link in with major local bus routes, taking the pressure off of existing town centre parking.

- A site for a Football Association step 5 football facility with publicly accessible ancillary facilities replacing existing provision in the town which is no longer fit for purpose (The 94 year old football club has had to accept voluntary relegation due to its poor facilities).
- Provision for a shared use multi-games, all weather pitch for school, football club and community use
- Provision for a shared use agreement within the football club building to provide for adult education services and facilities in conjunction with the school;
- Public open space, associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development).

The detailed area comprises the erection of 29 residential dwellings (29 of the 1,500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44). The evolution of the design of this area is detailed within Chapter 7 of this document.

The illustrative area comprises the erection of 116 units including a hub building, car parking and landscaping associated with the Care Village. Information on the evolution and design of these areas can be found within Chapter 5 of this document

Figure 1 identifies the outline, and detailed areas of the site.

1.1 | PURPOSE OF DESIGN AND ACCESS STATEMENT



This Design and Access Statement explains the design principles and concepts that have informed the proposals for development of this site. It describes and explains the outline application and continues to illustrate the detailed and illustrative areas of the site.

The Statement demonstrates that, in preparing the planning application:

- The proposals have been well considered and that high quality design principles are fully integrated throughout.
- The proposals make the most effective use of the site. They do not harm the character of the area and they fully respect the amenities of residents of neighbouring properties in all respects; such that no harm arises to the living conditions of neighbours.
- The proposals make appropriate provision for inclusive design and access, connectivity and integration with the existing settlement. Successful connectivity to existing Woodstock has been a fundamental driver in this design scheme.
- The proposals comply with, and fully reflect, all relevant national and local planning policies.



FIG. 1 | LOCATION PLAN

1.2 | PYE HOMES AND VANBRUGH UNIT TRUST

1.2.1 | VANBRUGH UNIT TRUST

Vanbrugh Unit Trust (the property owning Trust for the Blenheim Palace Estate) and Pye Homes have been working together on plans to bring forward a heritage and landscape led sustainable development to the East of Woodstock.

The Blenheim Palace Estate is the only privately owned World Heritage Site in the country. It is maintained by the Estate; whom manage both the World Heritage Site and other land and property historically associated with the Estate.



FIG. 2 | PYE HOMES DEVELOPMENT

The Estate includes a commercial and residential property letting business, farmland and various other ancillary interests ranging from fishing lakes to allotments and numerous community facilities. The Estate has been in existence in its current form for over 300 years and therefore has a very long interest in the success of the local area and the legacy that any future development activity will leave.

The Estate is seeking to retain the ownership of the land containing the non residential buildings, which will be rented. The Estate may well develop a number of the houses and rent those also. This will further consolidate



FIG. 3 | PYE HOMES DEVELOPMENT

the Estate's long term stewardship and interest within the local area.

The Blenheim Palace Estate supports projects in the surrounding area and promotes sustainable development in local communities. The Estate is constantly striving to make Blenheim Palace a more environmentally sensitive destination, protecting and enhancing the World Heritage Site for current and future generations to enjoy.

1.2.2 | PYE HOMES

Pye Homes has a long tradition of providing new homes in the local area and is proud of its reputation for the quality of build and attention to detail. They aim to provide housing in the places where people want to live and advocate development which is distinctive and inkeeping to the style of the local area.

Established in 1927 Pye has built up a wealth of experience with developments throughout Oxfordshire and the surrounding area and their emphasis is on delivering a high quality product every time which purchasers will enjoy for many years.

Together, the Blenheim Palace Estate and Pye Homes form a unique development partnership. They are located within, and are part of, the local community and have strongly influenced the local economy, community and environment for many decades. Together, they are uniquely motivated to create a lasting legacy, in the form of an exemplar development, of which they, and local people, can be proud of for generations to come.

1.3 | SUMMARY OF THE PROPOSAL



The proposed development will consist of up to 1500 dwellings, including a retirement village, and affordable housing; as well as a primary school, local centre, football club, employment land and 'link and ride' set within a network of green infrastructure.

A Scheduled Monument; the buried remains of a Roman Villa, within the site will be preserved and appropriately integrated into the public open spaces. It will be sensitively enhanced, with a degree of interpretation to improve people's understanding of what would otherwise comprise a wholly invisible heritage asset.

Across the site, public open space will comprise of a nature reserve, public parkland, safeguarded wildlife corridors, protected hedgerows, children's play areas, allotments and the Scheduled Monument.

Vehicular access will be provided from Shipton Road, Upper Campsfield Road (A4095) and Oxford Road (A44). Pedestrian and cycle access integrates the development with the immediately adjacent neighbouring housing estates via footpaths and cycle-links.

The scheme has been sensitively planned to enhance its heritage significance. It preserves the site's setting close to the World Heritage Site (WHS) as well as the setting of the Scheduled Monument. The whole of the proposal has been designed with the intention of providing a Conservation Area for the future – being unique, distinctive and attractive and providing a legacy for the area.

The proposal comprises a sustainable development with its own identity and sense of place. This has been informed by the character and features of its context, integrating the most attractive features of the surrounding area. Furthermore, the proposal is distinguished by its attention to physical, economic, social and environmental connectivity and integration with the existing town.

1.3.1 | SITE DESCRIPTION

The site lies within Woodstock Town and the Parish of Shipton on Cherwell and Thrupp. The Town and the Parish are divided on the boundary between West Oxfordshire District Council and Cherwell District Council. This north/south field boundary marks the division between the two Local Authorities.

The site is currently a largely level area of agricultural land between the town of Woodstock to the west and The London Oxford Airport to the east. It is located entirely outside the Oxford Green Belt. It is the first area of land immediately alongside the A44, a major arterial route within the north Oxford growth corridor, that is not constrained by the Oxford Green Belt.

Blenheim Palace, to the south of the site, was built from 1705 onwards and is one of the country's most important tourist attractions. This has played a major role in the development of Woodstock and its success as a centre for tourism and leisure. Whilst the historic

part of the town dates from before 1066, modern post war estate housing has been built in all shapes and forms around the old town, particularly adjacent to the development site. Much of the twentieth century additions to Woodstock is of rather disappointing architecture including the rather incongruous south east edge to the settlement. There is the opportunity through this development to greatly improve on this and deliver a much more sympathetic development with intensifying vernacular influences.

The site is relatively flat. It is contained to the north and east by a strong boundary of mature trees. The western boundary is marked by the rear of modern and generally indistinct housing estates, providing a somewhat harsh and unattractive boundary with the proposed development site. The southern boundary consists of a belt of mature trees with occasional glimpses into the site.

A small area of historic common land in the form of a copse, lies on the northeast corner of the site joining the two belts of trees on its northern and eastern boundaries. An east to west hedge lies within the western part of the site within West Oxfordshire District. This is separated from the eastern area of the site in Cherwell District by a historic field boundary. The Scheduled Monument lies close to this hedge, in the Cherwell District part of the site.

ASSESSMENT

*“ A borough town, joining to so great a
palace as Blenheim. ”*

Sir John Vanbrugh

2



2.0 | BLENHEIM PALACE

Blenheim Palace is the only privately owned World Heritage Site in the country and the management of the Palace and Park is subject to the World Heritage Site Management Plan (WHSMP). This identifies the current maintenance funds required by the World Heritage Site. These are in the region of £40 million. This level of funding is required to carry out all the items of work identified, and detailed, in the WHSMP as being required over the next 20 years.



FIG. 4 | BLENHEIM PALACE

As it is in private ownership, the Estate receives no significant grants or Heritage Lottery Funding and thus maintenance work has to be funded by the operations of the Estate. The Estate currently spends in the region of £1 million per year on repairs and maintenance, largely funded by its visitors and other activities.

The Blenheim Estate is proposing that a proportion of the funds generated from the development are routed directly to Blenheim Palace to ensure its long-term future. Funds from the development would therefore ensure that no funding shortfall occurs. This will, in turn, ensure that the long term future of the Palace and Gardens is secured for generations to come.

2.1 | REGIONAL CONTEXT

2.1.1 | REGIONAL CONTEXT

The City Deal and the most recent evidence base suggest that 93,560 to 106,560 new homes are required across Oxfordshire County during the next 20 years.

Woodstock, as with other settlements will be required to take a proportion of this growth. Notably, Woodstock and the Woodstock East site are in a strategic location, directly north of the Oxford City growth corridor and connected to new and existing areas of employment and public transport networks. The proposal can thus appropriately provide for the City Deal housing requirements.

Furthermore, the site is located where it can provide housing to support Begbroke Science Park - with 50,000sqm of employment space granted, the proposed North Oxford Gateway at the Pear Tree Roundabout - over 100,000sqm of employment space granted, together with Langford Locks in Kidlington; whilst supporting and sustaining connectivity with Oxford City and the surrounding area.

The site provides an easily accessible location close to Oxford without encroaching on the Green Belt or AONB. The Cherwell Local Plan examination needs to consider whether a strategic review of the Oxford Green Belt in the Cherwell District might need to be undertaken. The subject of development adjoining Woodstock provides the potential to avoid this need; by providing housing outside of the Green Belt, but still within very close proximity to the major Oxford and City Deal employment areas.

Woodstock is defined in the West Oxfordshire Local Plan as a 'Service Centre' and is therefore considered, by planning policy, to be sustainable and capable of accommodating further development, due, in the main, to its available services and excellent transport connections.

Previous developments in Woodstock have been small and have only financially contributed funds to Oxfordshire County Council related to existing infrastructure. They have failed to provide facilities for the town, or to offer a comprehensive package of improvements. Significantly, the Woodstock East proposal will bring forward facilities and infrastructure alongside new homes, in a planned and comprehensive manner. This will provide for the appropriate, managed and long-term future and prosperity of Woodstock.

The proposal provides much needed homes for the County in a strategic and sustainable location. They will be connected to existing and proposed public transport networks and employment sites. This will be achieved whilst avoiding the need for a strategic review of the Green Belt.

The proposal sets out a long-term sustainable development plan. As such, the proposal forms a comprehensive package of benefits, including new employment opportunities, services and facilities for existing and future residents.

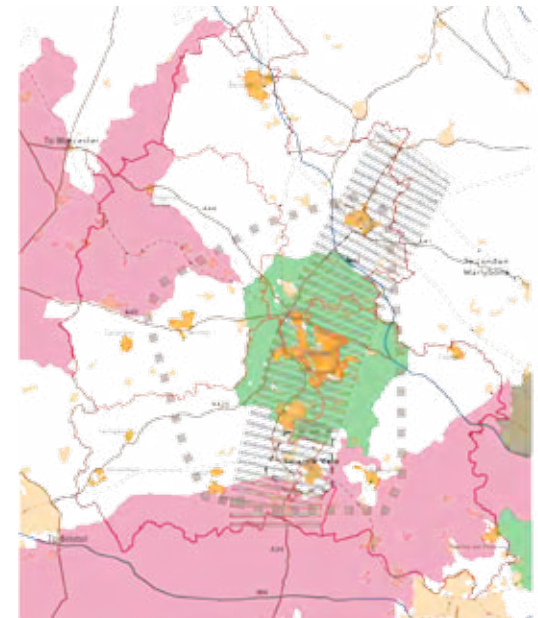


FIG. 5 | REGIONAL PLAN

2.2 | PLANNING CONTEXT



The Masterplan has been prepared in accordance with national and local level policies and guidance.

This is set out in detail in the Planning Policy Statement which accompanies this application. Policies and guidance documents relevant to design and access are summarised below:

2.2.1 | NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published in March 2013 and sets out national planning policy in a single document. This is accompanied by Planning Practice Guidance (2014), which describes and explains how policies should be used and interpreted. Through a series of broad objectives the NPPF aims to bring forward suitable, sustainable land for development, protecting and enhancing the natural and historic environment, whilst ensuring a high quality of development.

The NPPF states in paragraph 14 that:

'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.'

The policy requires applications to be determined in accordance with the local development plan. This rule applies except 'where the development plan is absent, silent or relevant policies are out of date. In these cases applications should be considered in the context of the presumption in favour of sustainable development.

This states that permission should be granted unless: 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or specific policies in this framework indicate development should be restricted.'

Development in this location provides market and affordable housing in an area that has been identified as having a significant need; reduces the threat of development on the Green Belt; improves and provides facilities for the local population; and provides funds for the protection and enhancement of a significant heritage asset.

The benefits of the proposal clearly and significantly outweigh any impacts resulting from development in this location. Following the core principal of the NPPF, where a development proposal is sustainable it should go ahead without delay.

In these cases applications should be considered in the context of the presumption in favour of sustainable development. This states that permission should be granted unless: 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or specific policies in this framework indicate development should be restricted.'

2.2.2 | LOCAL PLANNING POLICY

The site lies on the boundary between two district authorities, West Oxfordshire District and Cherwell District. The policies for both of these authorities are therefore relevant considerations.

2.2.3 | WEST OXFORDSHIRE DISTRICT COUNCIL LOCAL DEVELOPMENT FRAMEWORK

The current Development Plan for West Oxfordshire District includes; the West Oxfordshire Local Plan 2011 adopted in 2006 extending to 2011, and the saved policies (confirmed in June 2009) included in the Local Plan 1996-2011 (adopted 2011). The policies of both of these Plans are considered time expired and so, are out of date. Therefore, the weight afforded to these adopted policies is reduced.

In addition to the above, it is held that West Oxfordshire District Council does not have a five year housing supply. In these circumstances, any policies relating to housing land must be considered out of date.

2.2.4 | WEST OXFORDSHIRE DISTRICT COUNCIL EMERGING LOCAL PLAN

This plan (commenced formerly as a 'Core Strategy') is the principal document of the local development framework, which is due to replace the adopted Local Plan 2011. The emerging Plan has been subject to several setbacks, including the revocation of the South East Plan and the publication of the Oxfordshire

Strategic Housing Market Assessment (SHMA).

In response to the SHMA, WODC published on the 9th August 2014 its Local Plan Housing Consultation Paper. In response to further technical work required by WODC, the planned timetable to forward the Submission Local Plan document to Cabinet has been postponed indefinitely, without any indication of future likely timescales. Subsequently, little weight can be given to these policies.

2.2.5 | CHERWELL DISTRICT COUNCIL LOCAL DEVELOPMENT FRAMEWORK

The current 'Development Plan' for the Cherwell District is the Cherwell Local Plan 1996, adopted in November 1996. Its saved policies (confirmed in September 2007) are the primary consideration in the determining of any planning application within the District.

The Non Statutory Cherwell Local Plan 2011 was intended to review and update the Local Plan adopted in 1996. Work on this plan discontinued in December 2004. The Non Statutory Local Plan 2011 is not part of the statutory development plan. However, in December 2004 Cherwell District Council approved it as interim policy.

Both the adopted and the non-statutory local plan policies are considered time expired and out of date. Therefore, the weight afforded to these adopted policies is reduced.

2.2.6 | CHERWELL DISTRICT COUNCIL EMERGING LOCAL PLAN

The Cherwell District Local Plan 2031 was submitted to the Secretary of State for Communities and Local Government for formal Examination on 31 January 2014. The Examination was commenced and postponed on the same day, 4th July 2014, to allow the Council additional time to put forward proposed modifications to the plan to increase new housing delivery to meet the full, up to date, needs of the district. As yet to be examined, the weight afforded to these emerging policies is reduced.

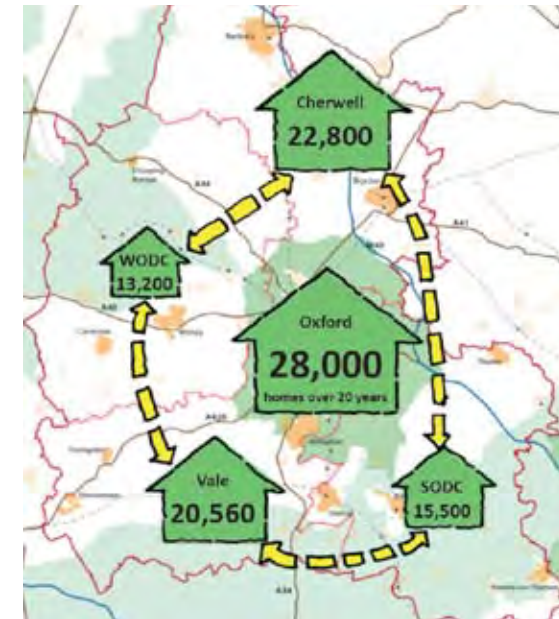


FIG. 6 | WOODSTOCK 1920'S

2.4 | HISTORICAL DEVELOPMENT

Woodstock is an amalgamation of two medieval settlements, Old Woodstock and Woodstock. The name comes from an old English word meaning 'clearing in the woods' and the doomsday book of 1086 describes the town as a royal forest.

Old Woodstock was established before the Norman conquest and moved to the present site on the north bank of the river by Henry I who was also responsible for the construction of the park and hunting lodge that later became The Blenheim Estate.

Woodstock was established when Henry II gave the market of Woodstock a royal charter in 1179. He developed the town at the gates of the main park to accommodate his hunting entourage.

Growth continued into the early 14th century, suggested by the town's acquisition of more fairs and a measure of urban independence. This growth seems then to have been halted, as the population in 1377 was much lower than in 1279.

Widespread decay is indicated in the 15th and early 16th century by a policy created by the corporation in the 1560s granting away most of its newly acquired chantry properties on the condition that they were rebuilt.

Much of the town was rebuilt in the 16th and 17th centuries when the Duke of Marlborough became a permanent resident. In 1713 Sir John Vanbrugh expressed a wish to improve the town to accord with 'what strangers may reasonably expect to find in a borough town, joining to so great a palace as Blenheim'.

Political rather than aesthetic motives inspired the offer to pave the town at the Duke of Marlborough's expense. From the 16th century the town prospered on manufacturing gloves. Woodstock's chief 18th century industries were steel manufacture and gloving, industries on a scale small enough to be carried out in workshops and small warehouses behind manufacturers' houses. Besides maltings this led to few industrial buildings and dense development in the centre of the town where manufacturers built workshops and small warehouses behind their homes.

The town's prosperity in the 18th century is reflected in its surviving houses, of which large numbers were rebuilt or refronted in the early 18th century. The town's relative decline in the Victorian period accounts for the continued dominance of Georgian and Regency styles in its buildings. The number of houses increased mainly through subdivision, but there was some expansion through cottage building.

The majority of the expansion of Woodstock since the 18th Century has been through the Hensington Gate Estate in the 1960's alongside other smaller suburban developments. The previous lack of expansion and decline in the Victorian period alongside the housing boom in the late 1900's meant that this development and similar infill housing developments almost doubled the size of the town during this period.



FIG. 8 | HISTORIC IMAGE WOODSTOCK



FIG. 9 | WOODSTOCK 1880'S



FIG. 10 | WOODSTOCK 1900'S



FIG. 11 | WOODSTOCK 1920'S



FIG. 12 | WOODSTOCK 1950'S



FIG. 13 | WOODSTOCK 1970'S



FIG. 14 | WOODSTOCK 2014

2.5 | ROAD NETWORK

A small number of main artery roads break the town into large development blocks. Cul-de-sacs and courtyards form the interiors of these blocks and pedestrian routes through the blocks maintain permeability. The historic Town Centre consists of smaller and denser development blocks increasing the permeability of the Centre.



FIG. 15 | WOODSTOCK ROAD NETWORK

2.6 | URBAN GRAIN



The plan shows that the Town Centre, the most recognisable part of Woodstock is the densest part. It is built around a triangular market layout, fitting to the parkland edge. Linear streets continue away from this core following the original railway line and travellers routes. Plots increase in size towards the periphery of the settlement including the newer suburban housing built to the east where there has been less opportunity for redevelopment and densification. The urban grain here is much more indistinctive, lending little if anything to the character of the town.

Besides the denser, older part of the town, Woodstock is made up of large blocks, separated by arterial routes and intersected by cul-de-sacs and courtyards. Larger open spaces such as the recreation ground and school playing fields sit within the centre of blocks separated from the street scene by a parameter edge of modern housing.

Public uses are well integrated across the town, though activity is found mostly in the historic centre where the leisure-related retail and tourist activity is focused. Public uses including the school and football club that require large plots are contained within larger blocks spreading activity across the town.



FIG. 16 | WOODSTOCK URBAN GRAIN

2.7 | VIEWS AND LANDMARKS

Blenheim Palace, sitting on higher ground has long distance views over parts of Woodstock and the Park. Dense landscaping and high park walls mean that the town cannot readily be viewed from Woodstock besides the two gateways to the west of the town centre and from the Oxford Road.

A view cone shows those parts of the town where the Column of Victory (the highest part of the Park) inside the Palace grounds can be seen.

The two gateways to Blenheim Palace act as landmarks, connecting the wider town to Blenheim Palace. The height of the church spire provides a recognisable landmark over the roofscape.

Closer views extend across large development blocks in the town through gaps between buildings. Large blocks enable this by creating a variety of building orientations, plot depths and variety in landscaping.

The spread of uses across the town mean that it is easy to orientate yourself against the public buildings associated with these uses. The most recognisable part of the town is the historic centre where the town hall and remainder of the market triangle act as a meeting place and landmark.

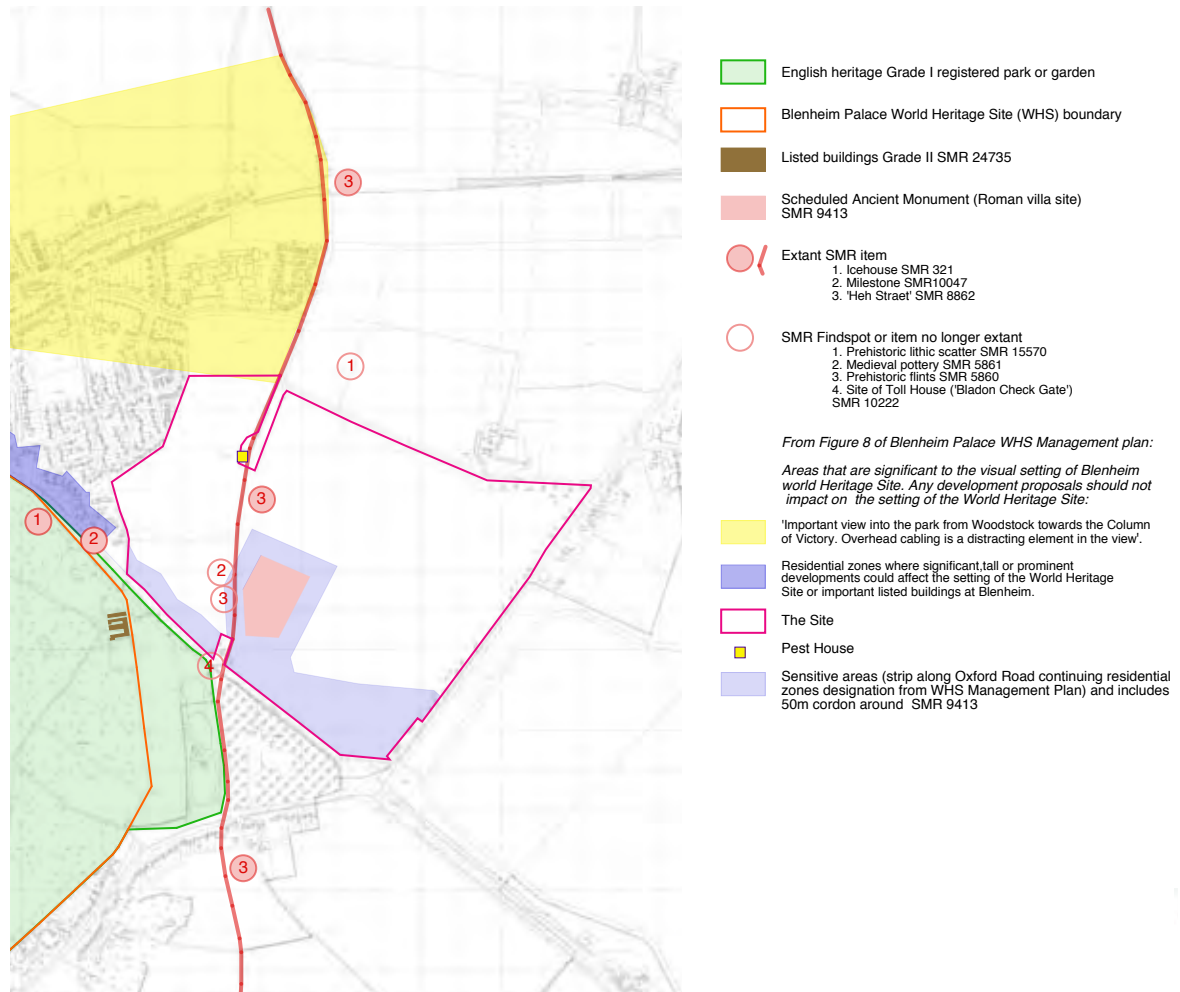


FIG. 17 | HERITAGE PLAN

2.8 | OPEN SPACES



The cemetery, recreation ground and primary school provide green spaces within larger development blocks. The Marlborough C of E School and playing fields provide green spaces on the periphery of the settlement, merging the town with the countryside beyond.

The largest area of green space is the park surrounding Blenheim Palace, famous for 'Capability' Brown's approach to create a landscape that appeared natural but was in fact 'nature contrived.' Several areas of woodland in the locality of the parkland characterise the area.



FIG. 18 | WOODSTOCK OPEN SPACES

2.9 | HERITAGE

2.9.1 | BLENHEIM PALACE

Blenheim Palace is a World Heritage Site, it was built between 1705 to 1722. The prosperity of Woodstock Town today owes much to Blenheim Palace as a tourist destination. The Palace sits in a Park of some 1000 hectares of enclosed parkland, a famous example of naturalistic landscape design by Capability Brown.

The Palace was a royal property bestowed on John Churchill, the first Duke of Marlborough by Queen Anne after he won a decisive victory over the French and Bavarian troops at Blindheim near Hochstadt as a "gift from a grateful nation" along with the sum of £250,000. This has made the Palace a symbol of national power, military dominance and a celebratory monument of British liberty. Much of the town's recent fame comes from its association with Winston Churchill, born at Blenheim in 1871.

Blenheim Park is significant as an example of English landscape style combined with the retained elements from the original landscape setting of the Palace.

Within the park walls are 42 listed buildings and structures, and a diverse range of monuments from the prehistoric, roman and medieval periods. The artificial river and lake system built by Capability Brown in 1761 around the River Gyme, is significant as a feature of a designed natural landscape but also for its high ecological value.

2.9.2 | CONSERVATION AREA AND LISTED BUILDINGS

In 1975 Woodstock was designated as a conservation area. A conservation area study doesn't exist for Woodstock, instead the heritage is preserved through a large number of listed buildings and the World Heritage Site Management Plan for Blenheim Palace.

The largest numbers of listed buildings are in the town centre where the majority of the earlier development took place. A number of the listed buildings in the historic centre form part of the 'Woodstock Town Walk', a heritage trail of key historic buildings and plaques explaining the towns history.



FIG. 19 | BLENHEIM PALACE

2.10 | TOWNSCAPE



2.10.1 | CHARACTER AREAS

To gain an understanding of the town, its townscape and architectural qualities, a character assessment was carried out which broke the town into the following character areas.

- Town Centre
- Town Edge
- Oxford Road Housing
- Railway Strip
- Hill
- Cemetery Block
- New Housing
- Old Woodstock
- New Old Woodstock

Each of these areas has been illustrated with a historic summary, plans identifying key townscape features and area densities, images and a list of design principles relevant to the area.

These design principles and densities are used to inform the design of the new development to ensure that it is inkeeping with Woodstock and successfully integrates with the town.

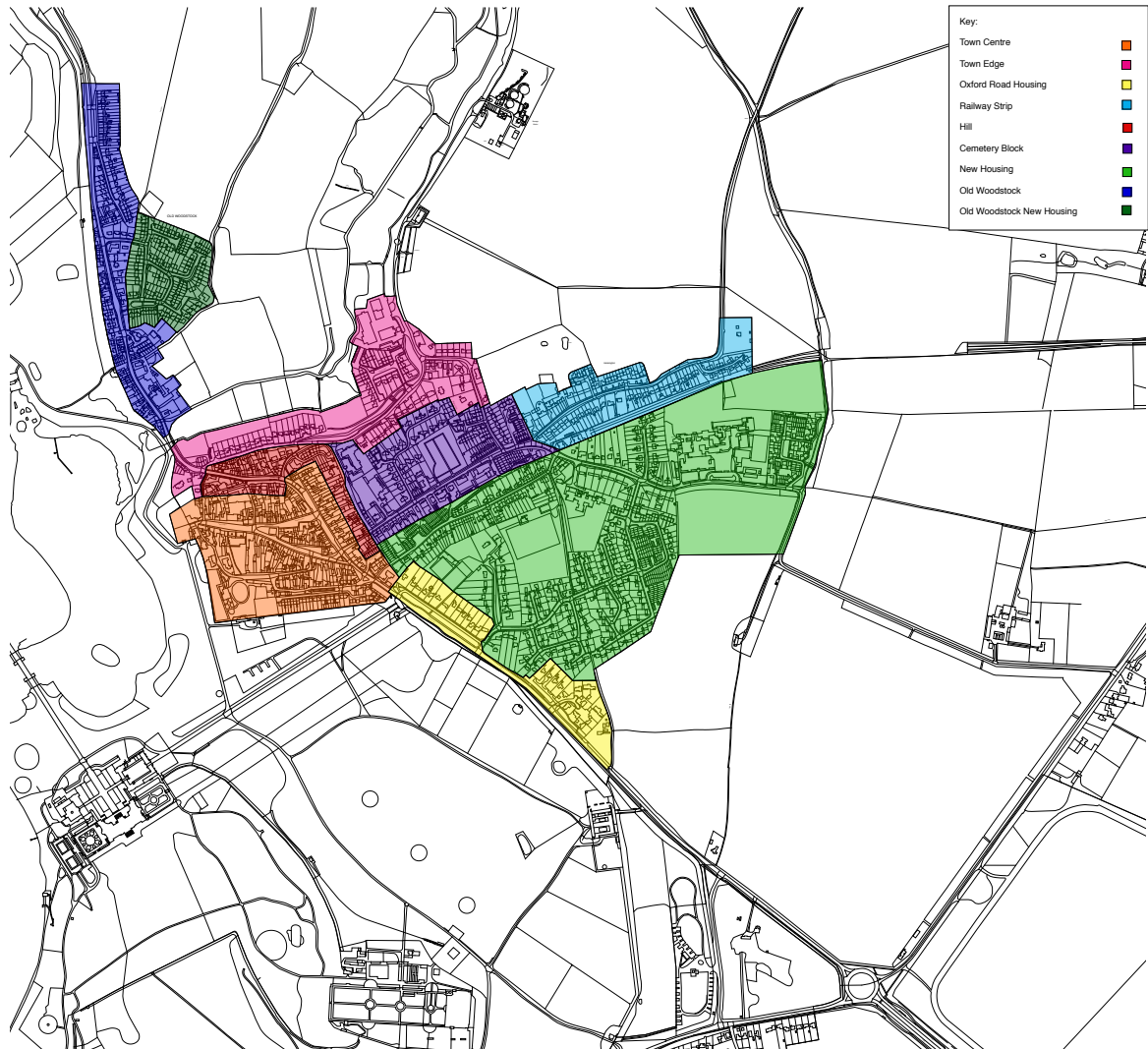


FIG. 20 | TOWNSCAPE CHARACTER AREAS

2.10.1 | TOWN CENTRE

The Town Centre provides the retail centre and hub of the town including a majority of the public uses; therefore this area contains the most movement and activity. Most of the buildings in the centre are listed and have retained their early form. There is a dominance of Georgian and Regency styles due to the towns prosperity in the 18th century.



FIG. 21 | TOWN CENTRE

The 12th century doorway of the church on the south side of Park Street provides the earliest evidence of building in the town. The church was largely rebuilt in the 19th century, the church tower rebuilt in a classical style.

In 1279 much of the street plan was already established. The triangular island of buildings in the center of the town is built on what was previously a market island. A small corner of this remains to the west of the Medieval Town Hall, not mentioned until the 15th century but perhaps already in use as a court house. This may have begun the encroachment onto the market place, replacing a stone cross, which survived in altered form until 1766.

The Bear Hotel was built in the 13th century as a coaching inn providing refuge to travellers.

Some of the peripheral areas of the centre, which had decayed in the middle ages were later rebuilt notably on the north side of Hollow Way, and the south side of Park Lane. There was no suburban expansion and areas close to the centre continued to remain vacant including the west side of Chaucer's Lane and the eastern section of Rectory Lane.

Some houses on large medieval sites, such as Chaucer's House at the park gate, retained their size and status into modern times. Amalgamation of plots, encouraged by the decline of the later Middle Ages, allowed the creation of large mansions.

The Marlboroughs' rebuilding of the town in the 18th century meant that many of the towns public buildings were transformed. A few houses in the centre were

rebuilt in the later 19th century. The central area changed little in the 20th century except for the renewal of shop fronts.

CASE STUDY | TOWN CENTRE

Plot type/alignment

- *Dense blocks due to the use of back gardens for steel manufacture and gloving, the town's predominant industries.*
- *No front gardens*
- *Bay windows and doors encroach on the street scene.*
- *Irregular shaped blocks from use as a market.*
- *Variety of plot widths because of medieval amalgamation of buildings*

Street profile

- *On street parking*
- *Buildings open out onto the street.*
- *Pavement depths vary depending on usage and connection to retail and leisure premises.*

Building typology

- *Many Georgian or Regency style buildings*
- *Building heights range between 2-4 stories.*

Material/texture

- *Limestone as main building material defines the character of the area*
- *A small number of brick buildings break up this uniformity of limestone*
- *Horizontal lines break up the frontages using stone beams or brick detailing.*



FIG. 21 | TOWN CENTRE URBAN ANALYSIS

2.10.2 | TOWN EDGE

The steep residential edge of Oxford Street towards Old Woodstock is a probable area of expansion after 1279.

The bridge towards old Woodstock was previously a 'great wooden bridge', maintained by the corporation. This was later rebuilt in stone in 1748 and demolished C. 1780 when the turnpike commissioners levelled the road.

By the 1930s a scarcity of building land obliged the council to acquire sites outside the borough and this led to the expansion of the town northwards onto Banbury Road and Shipton Road.

Houses in the Brook Hill area were built in the 1970s and 1980s.



FIG. 22 | TOWN EDGE



FIG. 23 | TOWN EDGE

CASE STUDY | TOWN EDGE

Plot type/alignment

- Large plots
- Mixed alignment to street relating to landscaping

Street profile

- Rural and often landscaped with many streets single sided
- Views connecting to open countryside beyond
- Mixed plot levels and topography
- Boundaries and high landscaping make many buildings invisible

Building typology

- Mainly detached or semi-detached
- Mixture of rural cottages infilled with later suburban development

Material/texture

- Stone or suburban render, brick and cladding



FIG. 24 | TOWN EDGE URBAN ANALYSIS

2.10.3 | OXFORD ROAD HOUSING

Development along the north edge of Oxford Road was carried out throughout the Middle Ages. The straight frontage of the east side of Oxford Roads, however ignored the line of the road and so created a wide market area, perhaps following Henry II's grant of a fair in 1250.

As part of this expansion the trees lining Oxford Road, planted at the Duke of Marlborough's expense in 1885, fell victim to road-widening as the street became a major traffic route.

In the mid 19th century the former cockpit and the malthouse range behind Hope House were used for gloving, but purpose-built factories were not introduced until machine stitching became general in the later 19th century.



FIG. 25 | OXFORD ROAD



FIG. 26 | OXFORD ROAD

CASE STUDY | OXFORD ROAD

Plot type/alignment

- Large plots
- Mixed alignment to street relating to landscaping

Street profile

- Rural and often landscaped with many streets single sided
- Views connecting to open countryside beyond
- Mixed plot levels and topography
- Boundaries and high landscaping make many buildings invisible

Building typology

- Mainly detached or semi-detached
- Mixture of rural cottages infilled with later suburban development

Material/texture

- Stone or suburban render, brick and cladding



FIG. 27 | OXFORD ROAD URBAN ANALYSIS

2.10.4 | RAILWAY STRIP

Most of the area was developed in the late 19th century and early 20th century after the railway line, built in the early 19th century. Some of the houses built along Hensington Road, were built by the Duke and sold to members of the Oxford Co-operative Society under a joint scheme.



FIG. 28 | RAILWAY STRIP



FIG. 29 | RAILWAY STRIP

CASE STUDY | RAILWAY STRIP

Plot type/alignment

- *Linear development corresponding with the railway*
- *Long, thin plots backing onto a strip where railway line would have been*

Street profile

- *Wide roads with large grass verges and trees*
- *On street parking in denser areas*

Building typology

- *19th century buildings with large front gardens on the main street back onto later 20th century suburban housing*

Material/texture

- *Render, stone, brick and cladding, suburban housing*
- *More stone and local building materials on the main street*
- *Stone boundary walls*



FIG. 30 | RAILWAY STRIP URBAN ANALYSIS

2.10.5 | HILL

A tall block of apartments built on Oxford Road in the 1960s commands the northern approach to the town. Council houses on Bear Close were built in 1932.



FIG. 31 | HILL



FIG. 32 | HILL

CASE STUDY | HILL

Plot type/alignment

- Sloped landform
- Plots parallel to hill
- Large gardens on steep slopes

Street profile

- Narrow streets or one sided with verges
- Brook Hill one sided with properties set back up hill
- Some tall buildings enclosing narrow streets

Building typology

- Some taller buildings particularly closer to centre
- Mixture of styles and ages

Material/texture

- Cotswold stone
- Brick or stone detailing or end walls
- White cladding and render



FIG. 33 | HILL URBAN ANALYSIS

2.10.6 | CEMETERY BLOCK

The former union workhouse was demolished in 1969 and the site used later for a home for the aged, Spencer Court, a fire station, police station, library, and car park.



FIG. 34 | CEMETERY BLOCK



FIG. 35 | CEMETERY BLOCK

CASE STUDY | CEMETERY BLOCK

Plot type/alignment

- Large buildings and open spaces within the block from the cemetery; fire station, police station, library and car park.
- Block contained by perimeter walls, railings and housing
- Interior of block accessible by cul-de-sacs linked by pedestrian paths

Street profile

- Narrow streets and cul-de-sacs with a single side of pavement
- Hedges contain street scene
- Parking on plot or in bays
- Narrowing of road creates gateways into interior roads
- Block perimeter of walls and railings to cemetery, and stone walls

Building typology

- Interior of block predominantly 20th century in a mixture of brick, render and stone
- More 19th century housing on the main street

Material/texture

- Brick and stone buildings on main streets
- Stone boundary walling
- Rendered dwellings on inside of block

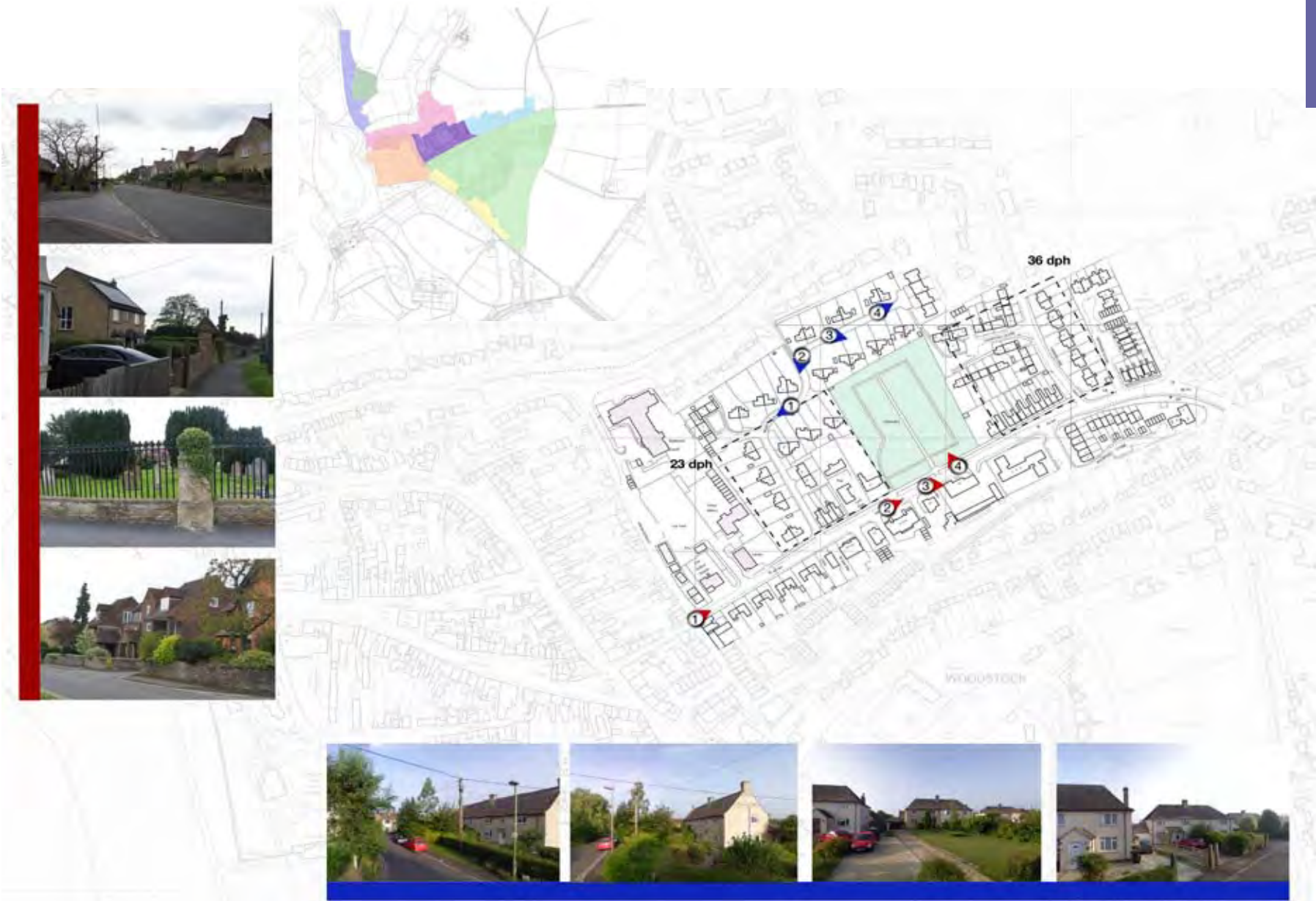


FIG. 36 | CEMETERY BLOCK URBAN ANALYSIS

2.9.7 | NEW HOUSING

A school was built on the site of Marlborough School in 1940 and a primary school on Shipton Road in 1968. After the Second World War Hensington continued to be built up; in the 1950 houses were added in the Green Lane area, on the Klondike on Shipton Road, and the Cadogan Estate on the site of Hensington House. In the 1960s the large Hensington Gate Estate was begun.



FIG. 37 | NEW HOUSING



FIG. 38 | NEW HOUSING

CASE STUDY | NEW HOUSING

Plot type/alignment

- *Many houses don't face onto the street*
- *Square plots in smaller blocks*

Street profile

- *Verges and bays for parallel parking widen the street*
- *Parking courtyards and on plot parking with some street side bays*
- *More brick walls, fences and landscaping provide boundaries than in other parts of the town*

Building typology

- *Mostly 20th century suburban housing*
- *Some flat roofs but mostly traditional pitched roofs*
- *Some building replacements to 21st century individual designs*
- *Bungalows and 2 storey housing*

Material/texture

- *Brick, cladding and render throughout estate*



FIG. 39 | NEW HOUSING URBAN ANALYSIS