**Heyford Park Phase 5**

Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works

Ref: 16/00627/REM

Urban Design Comments – 21 April 2016

**Layout**

More could have been done to achieve good east-west street connections through the development.

The indicative masterplan layout submitted in support of the outline planning application showed a second east-west connecting street between Dow Street and the ‘Village Green’. This is now shown as a pedestrian link which is direct, legible and adequately overlooked from one property facing the route and others with ground floor windows and bays in their gable ends.

At the southern end of the development there is an east-west pedestrian link but because it crosses a car park, deviates around a retained tree and then follows a shared surface its legibility could be improved.

There are two other pedestrian routes from Carswell Circle but unfortunately these do not continue as direct east-west routes connecting to the north-south street along the west side of the development.

The need to retain rear access to the rear of existing houses in Carswell Circle exposes the backs of these properties, however efforts have been made to ensure that there is a reasonable degree of natural surveillance of these backs and of the intervening open space from proposed dwellings. It is unfortunate, however, that although plot 255 has a ground floor window and first floor oriel window facing the open space neither is to an ‘active’ room. Overlooking must be from ‘active’ rooms.

**Parking**

Although tandem parking has been approved elsewhere on the Heyford Park development it is inconvenient for users and tends to lead to more parking on the carriageway.

Frontages to affordable housing are dominated by car parking provision which tends to identify it where tenure blindness should prevail.

**House Types**

House type SP1 has poor proportions with a tall roof and too much unbroken space between the first floor window heads and the eaves.

All traditional form houses should have chimneys or flues punctuating their roofline. The affordable housing in particular should not be distinguishable by lack of chimneys.

**Street Scenes**

Not all streets scenes are covered by the submitted plans.

**Trees**

There is potential for additional light foliaged trees to be planted in rear gardens to aid privacy between backs of properties and enhance tree cover.

**Boundary Treatments**

Rear garden gates should be match-boarded, not close-boarded.

Hedges enclosing plot frontages should be planted behind physical boundaries such as estate railings.

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