

# Statement of compliance to the Design Code

September 2015

To accompany the Reserved Matters planning application for development at Longford Park, Banbury  
Phase 3 , parcels D and E.



Rev A

September 2015

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## 1.0 Introduction

### 1.1 The Proposal

The scheme allows for 32% affordable units.

The proposed layout has been informed by the masterplan submitted with the outline application along with discussions with Cherwell District Council.

This application seeks reserved matters approval for the third phase of development, parcels D and E comprising 125 residential dwellings as part of the overall Longford Park development.

The proposed development comprises -

- 4 no. 1 Bedroom Apartments
- 8 no. 2 Bedroom Apartments
- 29 no. 2 Bedroom Houses
- 45 no. 3 Bedroom Houses
- 31 no. 4 Bedroom Houses
- 7 no. 5 Bedroom Houses
- 1 no. 2 Bedroom Bungalow



NORTH

## 1.2 Location

The application site forms part of the proposed parcels D and E. The Bovis portion of this development is located to the south of the proposed spine road covering both parcels.

The site abuts existing residential properties to the south west, existing agricultural land to the south, and new development to the north.

Proposed Site





## 2.0 Site Analysis and Context

### 2.1 Constraints

Consistent frontage along main spine road.

Canal Lane requires new landscaping and building line recessed in line with adjacent properties.

This parcel is particularly constrained along the southern boundary requiring a 22m standoff to new dwellings from the rear boundary of bungalows along Oxford road and 13m from 2 storey dwellings.

Existing hedgerows to be maintained along the southern boundary.

Distinct blocks to be maintained with building heights max 2 storey to perimeter of site and max 2.5 storey to the spine road.

Key buildings to be provided to extreme east and west points of the site.

Density provision of 39dph to parcel D and 38dph to parcel E.

Vehicular access to the site will be via the main spine road onto side streets.

Even distribution of parking across the site.

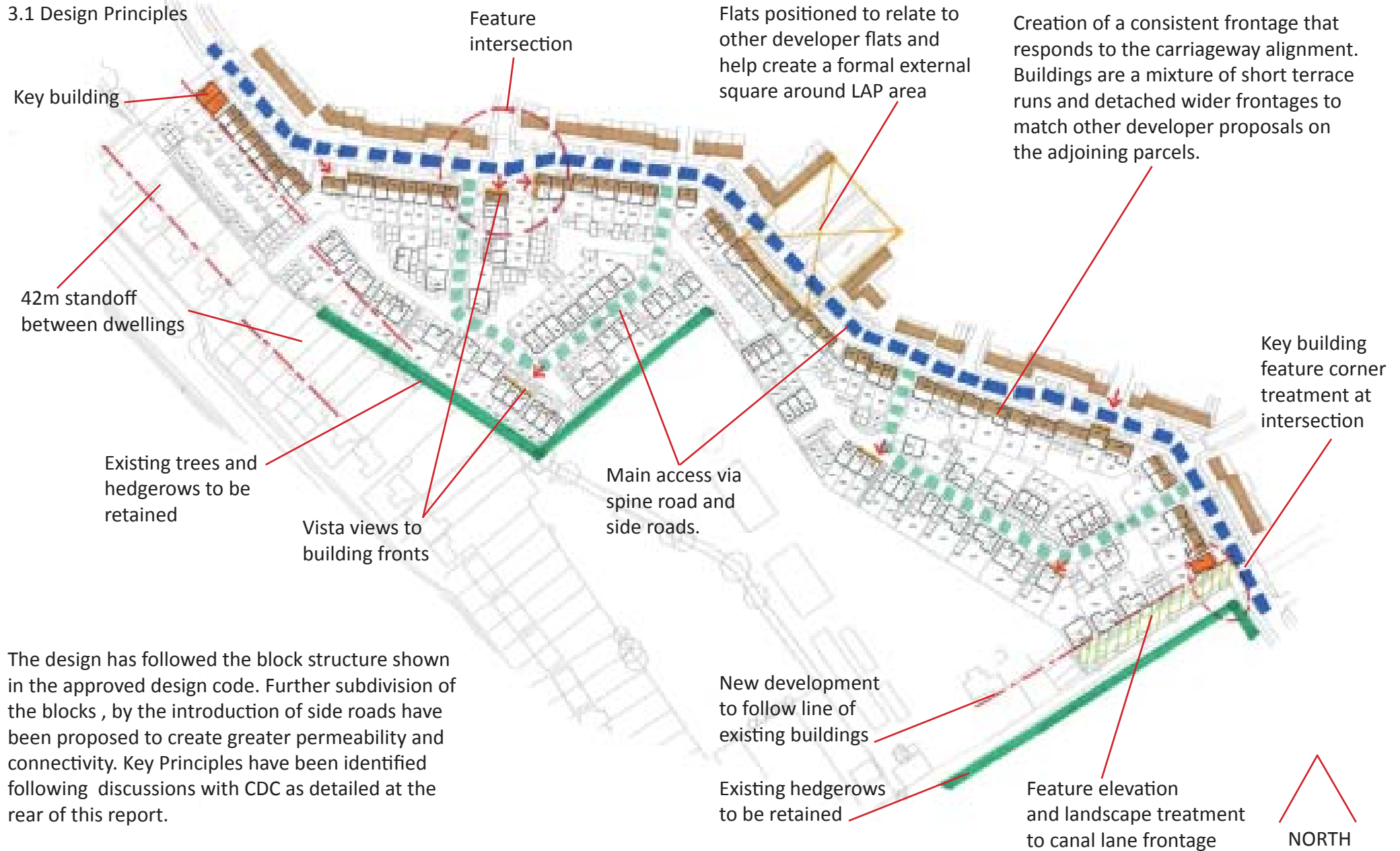
No more than 15 affordable units in one cluster and an even site distribution.



Sketch design indicating key site constraints

## 3.0 Design

### 3.1 Design Principles



The design has followed the block structure shown in the approved design code. Further subdivision of the blocks, by the introduction of side roads have been proposed to create greater permeability and connectivity. Key Principles have been identified following discussions with CDC as detailed at the rear of this report.

## 3.0 Design

### 3.2 Use and Amount

The proposals consist of a residential development comprising a total of 125 dwellings. The proposed dwelling tenure is as follows -

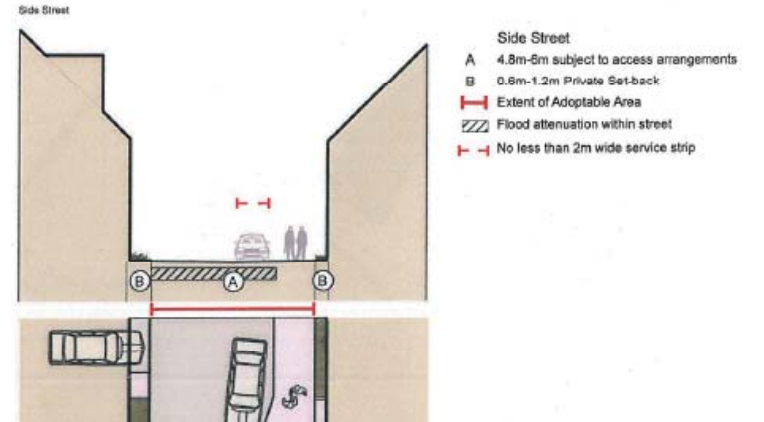
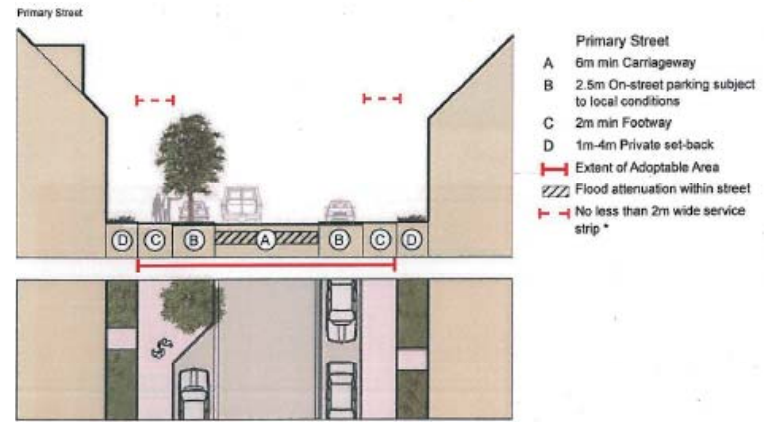
Ref	Sqft	No.
Speculative		
P202	675	11
P302	853	26
P303	959	10
P401	1000	3
P402	1200	9
P404	1342	11
W4008	1400	8
P501	1612	4
P503	1608	3
		85
Affordable		
1BF	485	4
2BF	721	8
SH203	818	18
SB201	744	1
SH309	926	9
		40
	Total	125



# 3.0 Design

## 3.3 Street Hierarchy

Extract from the Design Code



Design response





## 3.0 Design

### 3.4 Massing



A predominance of 2 storey development is proposed across the site with some 2.5 storey where appropriate along the main spine road.

## 3.0 Design

### 3.5 Affordable housing



The  
acrc