**Heyford Park Phase 6 (Revised Plans)**

Demolition of Buildings 485 & 488 & the erection of 43 dwellings with associated parking, infrastructure, landscaping & public open space.

Ref: 16/00263/F

Urban Design Comments - July 2016

Some positive improvements have been made in response to my comments of 12th April 2016 as outlined in section 2 of the Planning, Heritage and Design Statement addendum.

**Proposed Demolition**

I previously commented that buildings 485 and 488 should be retained as assets that contribute to historic context, sense of place and aid legibility but if removed the applicant should be asked to consider compensatory introduction of a one or two distinctive ‘rogue’ buildings as incidents to relieve the homogeneity of much of the development and to aid legibility. Such buildings should be distinctive one-off designs.

The applicant seems to have misunderstood this (Planning, Heritage and Design Statement addendum) as a request for replacement with apartment buildings. I did not suggest that the ‘rogue’ buildings should be apartment buildings, or an increase in the number of dwellings but rather the replacement of one or two houses with more distinctive one-off buildings that would add interest, assist legibility and relieve homogeneity.

**House Types**

Chimneys have been added to some of the affordable housing *‘so that they are indistinguishable from open market dwellings’*  (Planning, Heritage and Design Statement addendum), however, they have not been added to plots 326,327, 329-330 to which the same logic should presumably apply.

**Trees**

I previously commented that:

*‘There also appears to be scope for light foliaged trees e.g. birch (e.g. Betula jacquemontii) in rear gardens… Some could be located to interrupt back-to-back views and aid privacy.’* With the exception of plot 307 the applicant has not added any rear garden trees.

Paul Acton

Urban Designer

July/16