

DESIGN COMPLIANCE STATEMENT

OXFORD ROAD, BODICOTE

PREPARED BY PEGASUS URBAN DESIGN | JULY 2018 | P16-1364_19A



The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

(PARA. 56, NPPF 2012)

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01 Introduction

PURPOSE OF THIS STATEMENT

- 1.1 Pegasus Design are instructed by Crest Nicholson to submit a Reserved Matters Application for the erection of 44 dwellings at Oxford Road, Bodicote.
- 1.2 This Statement is pursuant to Outline Planning Permission 14/02156/OUT for the:
outline permission for 95 no. new homes and vehicular access
- 1.3 The proposed development at Oxford Road, Bodicote was granted Outline planning permission on 3rd January 2016 (ref: 14/02156/OUT). The approved design and parameters continue to form the basis for developing the detailed design through to an upcoming Reserved Matters planning application.
- 1.4 This document outlines the design vision for the site and establishes how the approved design principles have been interpreted.
- 1.5 This statement considers the site as whole to ensure a holistic design approach, covering two separate reserved matters applications. Both applications seek consent for detailed matters of layout, scale, appearance and landscaping, with phase 1 (see opposite) for 37 no. dwellings and phase 2 for the remaining 58 dwellings.
- 1.6 This document achieves this within the following sections:
Section 1: Introduction – outlines the purpose of the document;
Section 2: Assessment – considers the site and its surroundings in terms of the physical, social and planning context;
Section 3: Design Evolution – outlines the stakeholder participation and consultation undertaken as well as its key findings. Presentation of the design principles that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution;
Section 4: Design Proposals – presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.
- 1.7 This statement should be read in conjunction with the wider suite of documents and plans that collectively comprise the planning submissions for each reserved matters application.



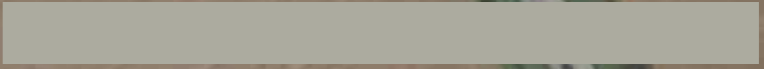


BLACKWOOD PLACE

OXFORD ROAD

PHASE 1

PHASE 2



02 Assessment

Site Context

- 2.1 The site is located on the southern edge of Bodicote and consists of a single field which is broadly rectangular in shape, and is currently in agricultural use.
- 2.2 The site is bounded to the south east and south west by an established landscape screening belt, comprising mature woodland planting.
- 2.3 The phase boundaries are shown (right), with Phase one comprising 37 units, and phase two comprising 58 dwellings.



Site's Immediate Context

- 2.4 The application site for phase 1 extends to 1.80ha, and phase 2 extends to 2.56ha..
- 2.5 The reserved matters submission includes an area of land within the site that fronts onto the adjacent residential development, by Cala Homes.

Topography

- 2.6 The site is steeper in parts, mainly in the centre of the field. Locating open space here, as per the Outline proposals suggest, may help to appease the site levels in this area. Further consideration will be given to the nature and sizing of the dwellings located here.
- 2.7 Towards the periphery of the site, the levels are somewhat more flat, offering scope for development for dwellings of a terrace form.

Existing Vegetation

- 2.8 A detailed suite of technical studies was undertaken for the Outline application.
- 2.9 The surveys and studies show the existing vegetation around the site boundaries.
- 2.10 An existing Oak tree is located in the centre of the site, that will be retained and become a key focal feature for the scheme.





OPPORTUNITIES AND CONSTRAINTS PLAN

Opportunities and Constraints

2.11 The constraints and opportunities presented have been utilised to inform and structure the development proposals.

These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities plan shown opposite.

Opportunities

The site is contained by existing development to the north and east, and by a mature woodland belt to the south and west. The site presents an opportunity for an organic extension of the village to the south.

There are numerous opportunities to link new homes to both the existing village centre and the surrounding footpath network.

The A4260 Oxford Road provides a highly engineered access to the site from the east and, together with other footpath connections, ensures there is an opportunity to link new homes to the existing public transport network.

The existing mature Oak tree in the centre of the site presents a natural focal point, around which both recreational spaces and built form can be designed.

The existing woodland belt spanning the south and south-western boundaries presents an opportunity to both screen new development from surrounding countryside views and provide a pleasant outlook for new homes.

The adjoining residential development site presents an 'open-ended' green corridor along its southern boundary. This provides an opportunity to create a strongly linked network of open and green

spaces within both the proposed development, and the adjacent consented residential development site.

Constraints

The site is largely unconstrained by natural features, with the exception of the mature woodland belt along the south and south-western boundaries and the in-field Oak and Sycamore trees. Consideration must be given to protection of natural assets which are to be retained as part of the development.

New housing must be orientated to ensure there is an acceptable residential environment for future residents.

Development at the interface between the application site and the adjoining residential development should be sensitively designed and formed, to ensure an acceptable relationship between both developments. Appropriate physical and visual connections should be provided.

03 Design Evolution

DESIGN PRINCIPLES

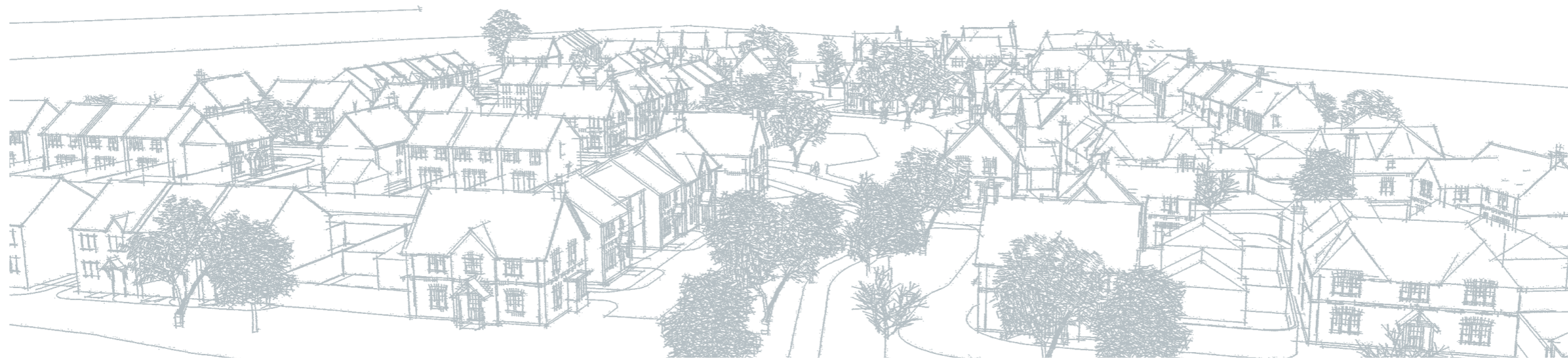
3.1 The following principles are taken from the approved Design and Access Statement, and are a direct result of the evaluation of the site's context, constraints and opportunities and as a result of consultation responses.

They underpin the detailed proposals subject to this submission:

- Creation of a central 'village green';
- Incorporation of existing oak tree as a focal point;
- Creation of a strong north / south green connection;
- Clear and logical hierarchy of roads and footpaths;
- Preferred smaller block structure to maximise views through and within the site;
- 'Positive' interface with all site boundaries;
- Landmark buildings in prominent locations;
- Creation of a long green corridor around the perimeter of the site, promoting biodiversity improvements, and allowing access along the entire frontage of the development;

The preferred Design Concept form the approved DAS is shown to the right.

ILLUSTRATIVE 3D VIEW



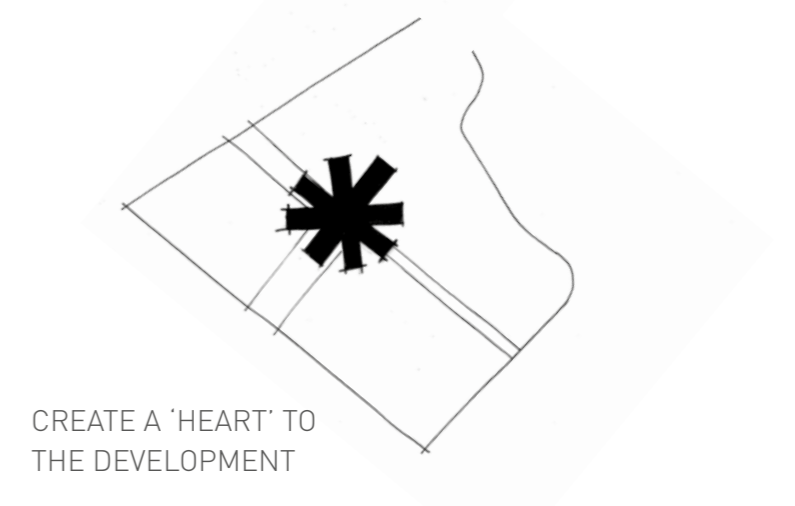
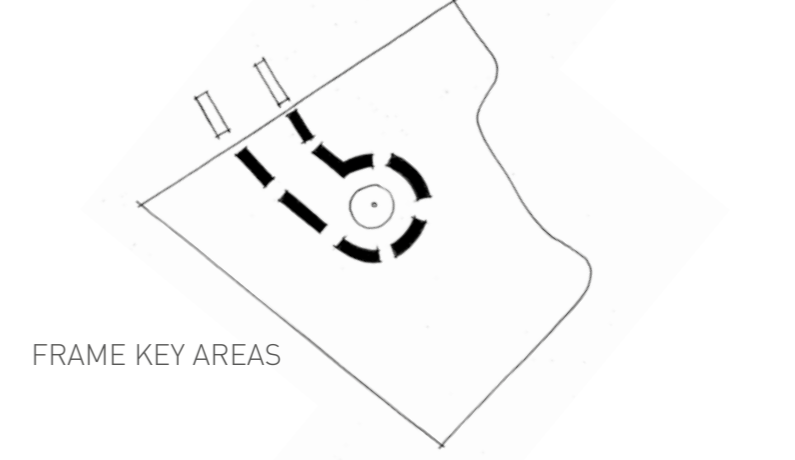
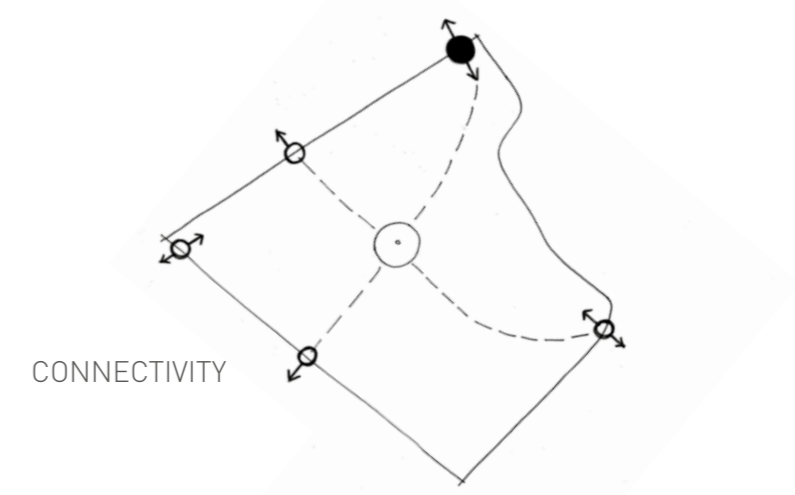


-  Banner Homes Development Central POS
-  Main access
-  Views
-  Countryside connection points
-  Key landmark buildings

DESIGN EVOLUTION PLAN
[SOURCE: APPROVED DAS]

Key Concepts

The key concepts (shown below) have been informed by the principles established at Outline.



CREATE A 'HEART' TO THE DEVELOPMENT

Amendments to the Layout

The Preferred Approach

3.2 The Illustrative Masterplan identifies the key concepts, and on the right their interpretation within the detailed proposals (source: Outline DAS):

- The creation of a central 'Village Green' to serve as a focal point for the development, assisting in navigation of the site and enhancing the visual and social linkages between the application site and the consented residential development to the north.
- Incorporation of the existing Oak tree as a focal point within the Village Green area, retaining a key existing feature in the landscape, giving the Village Green immediate character and a sense of place.
- Creation of a strong north/south green connection, from the centre of the north-adjointing development, down through the proposed development, which connects both sites physically and visually and provides an interesting connection to the surrounding public footpath network.
- A clear and logical hierarchical network of internal roads and footpaths, providing direct access across the site, north up into the heart of Bodicote Village, and out to the wider footpath network that lies just outside the site.
- Provision of the preferred smaller residential block structure creating maximising views through and within the site.
- 'Positive' relationships with all site boundaries, with housing facing onto all site boundaries and providing robust and interesting features in potential views.
- Landmark buildings in prominent locations throughout the development, in particular around the village green.
- The creation of a long green corridor around the perimeter of the site, which allows for biodiversity improvements to be achieved and also allows access along the entire frontage of the development.



KEY FEATURES:

- A - 'VILLAGE GREEN'
- B - EXISTING OAK TREE
- C - NORTH / SOUTH CONNECTION
- D - ROAD & FOOTPATH HIERARCHY
- E - SMALLER BLOCK STRUCTURE, TO MAXIMISE VIEWS
- F - 'POSITIVE' INTERFACE WITH SITE BOUNDARIES
- G - PROMINENT LANDMARK BUILDINGS
- H - GREEN CORRIDOR & BIODIVERSITY IMPROVEMENTS

ILLUSTRATIVE MASTERPLAN

Pre-application Advice

3.3 The applicant, along with their planning & design consultants, met with Cherwell District Council on 12th July 2017. The following items were concluded as key aspects to evolve on the proposals.

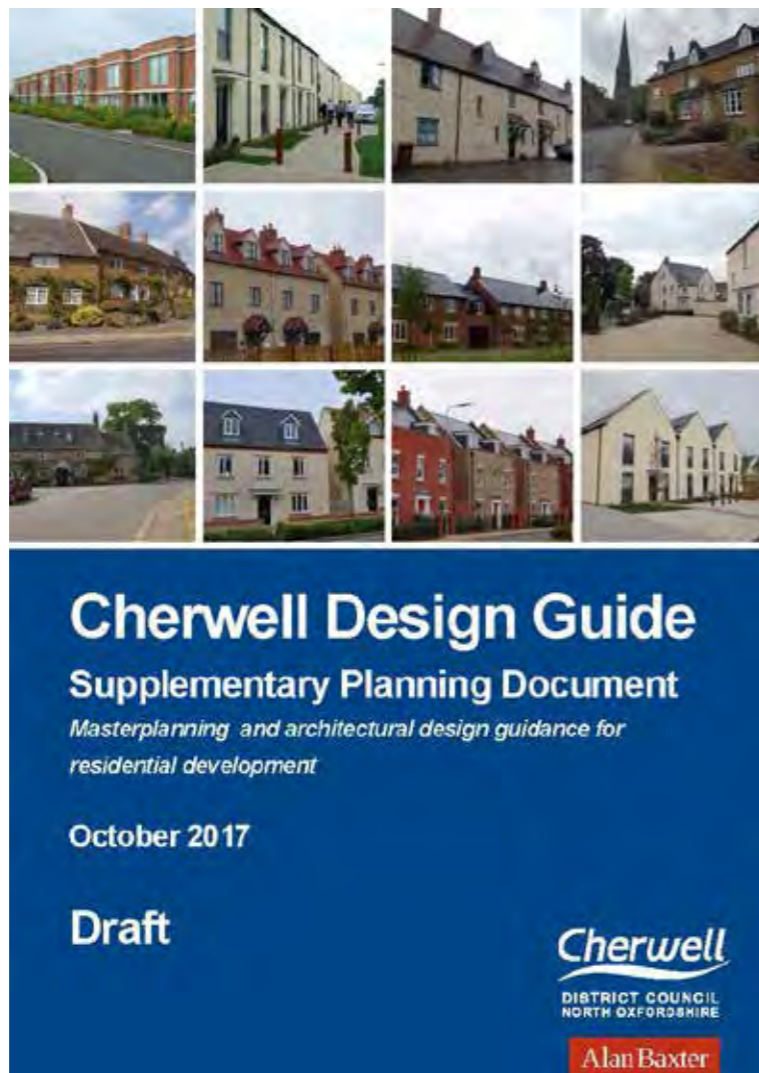
Key points:

“TO PROTECTING AND ENHANCING THE SPECIAL CHARACTER OF THE DISTRICT. THE CHERWELL DESIGN GUIDE HAS BEEN WRITTEN TO SUPPORT HIGH QUALITY RESIDENTIAL DEVELOPMENT... GUIDING THE DEVELOPMENT OF LOCALLY DISTINCTIVE PLACES THAT REINFORCE THE POSITIVE CHARACTER OF THE DISTRICT.”

- | | |
|--|--|
| <p>A. THE USE OF CHARACTER AREAS TO CREATE A SENSE OF PLACE AND TO INFORM THE CHOICE OF MATERIALS/HOUSE TYPES;</p> <p>B. A CLEAR HIERARCHY OF PERMEABLE STREETS AND PEDESTRIAN ROUTES;</p> <p>C. STRONG CONTINUOUS, YET INFORMAL, BUILDING LINES THAT REFLECT THE LOCAL VERNACULAR AT THE ENTRANCE TO THE SITE AND ALONG KEY ROUTES AND FRONTAGES;</p> <p>D. INTEGRATION WITH THE ADJACENT DEVELOPMENT, INCLUDING FULL-EXPLORING OPTIONS TO LINK WITH THE ROADS ON THE ADJACENT DEVELOPMENT;</p> | <p>E. FULL USE OF ON-STREET PARKING BAYS, TO PROVIDE FLEXIBLE PARKING OPTIONS AND REDUCING CAR-DOMINATED FRONTAGES;</p> <p>F. MORE BALANCED HOUSING MIX, WITH FEWER LARGE DETACHED PROPERTIES;</p> <p>G. GREATER USE OF SEMI-DETACHED/LINK ATTACHED HOUSE TYPES;</p> <p>H. A LAYOUT AND LANDSCAPING SCHEME THAT HAS BEEN INFORMED BY A CLEAR DRAINAGE STRATEGY FOR THE SITE.</p> |
|--|--|

3.4 Subsequently the proposals have been revised and take into consideration the feedback received from the Local Authority.

3.5 The proposals, will be clearly informed by this Design Compliance Statement that draws from the principles set out in the draft DCDG and will address the key issues.



“SUPPORT THE DEVELOPMENT OF NEW PLACES THAT REINFORCE THE CHARACTER AND VITALITY OF A SETTLEMENT. CENTRAL TO THIS IS THE NEED FOR DEVELOPMENT THAT PROVIDES SAFE PLACES TO LIVE AND WORK, PROMOTES SUSTAINABLE TRANSPORT AND WAYS OF LIVING WITH GOOD CONNECTIONS TO LOCAL FACILITIES.”

Principles set out in the draft DCDG

3.6 The Council has recently published the Draft Cherwell Design Guide Supplementary Planning Document (SPD) - October 2017 (DCDG), which once adopted will be a material consideration in the determination of planning applications.

The application site seeks to draw upon the following principles from the DCDG: Establishing the structuring principles.

New development in Cherwell should promote:

- A robust masterplan structure which is grounded in a solid understanding of the constraints and opportunities of the site and its setting;
- A clearly articulated vision for the character of the scheme to establish a locally distinctive place which sits comfortably with its surroundings;
- Connectivity between the masterplan and the surrounding settlement;
- A land use mix which provides community focus, including public buildings, that directly responds to local needs and is in line with local planning policy;
- Continued engagement with the Council and local stakeholders as the masterplan is developed.

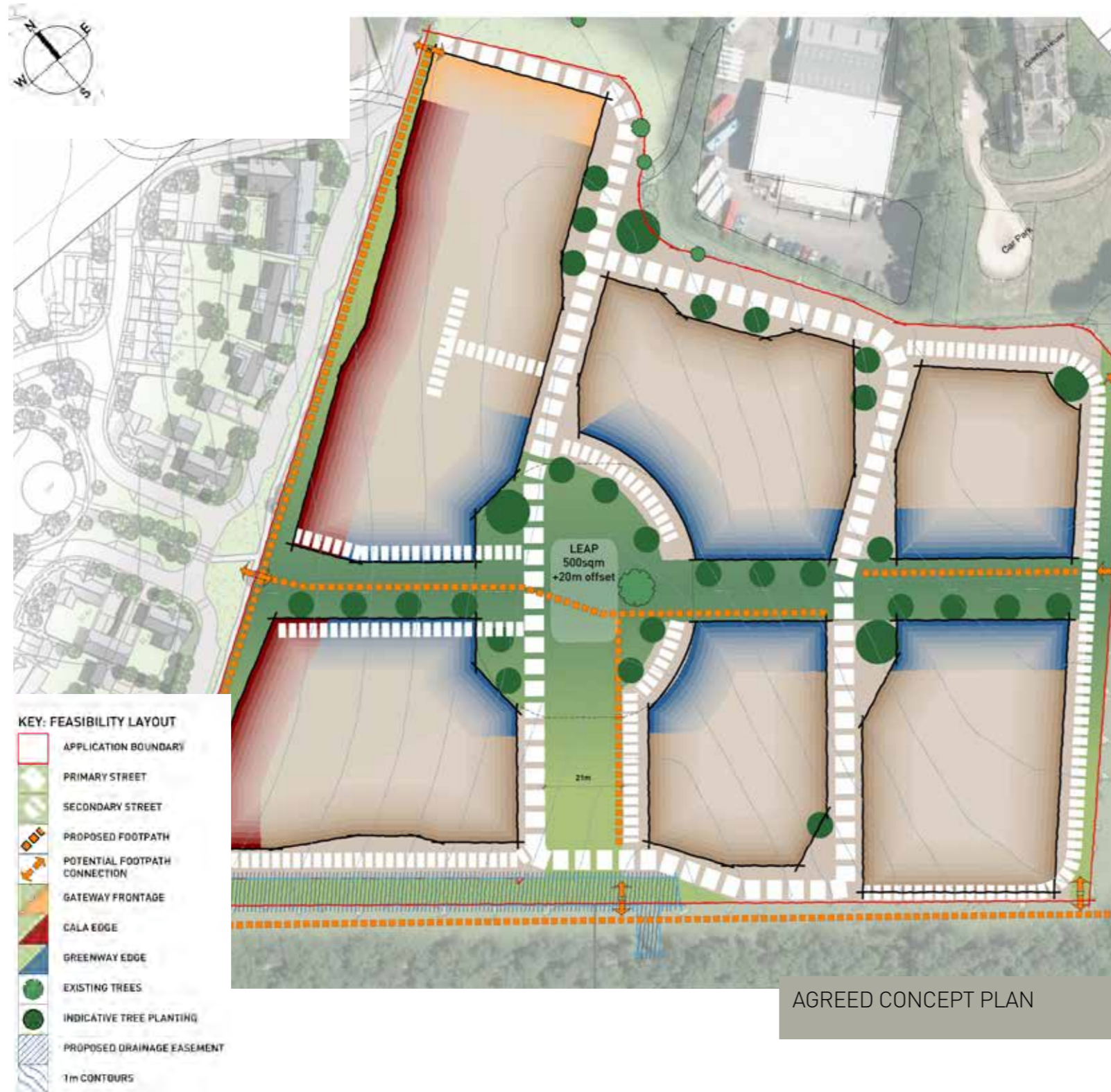
New development should avoid:

- A disconnection between analysis and masterplan layout and a lack of creativity when responding to site constraints;
 - A lack of a clear and distinctive vision for the character of place to be created;
 - Layouts which fail to connect and respond to the existing settlement pattern, street network and context;
 - Schemes which block future settlement expansion;
 - Fixing the development brief before the masterplan can be objectively tested.
- 3.7 The key concepts (shown right) have been informed by the principles approved at Outline, along with the pre-application discussions with the Council.



Pre-application Feedback

- 3.8 The site layout (left) was presented to the Council at pre-application discussions. The following points were raised as aspects to address in the proposals:
- Improve vehicular permeability through a loop road arrangement;
 - The green network to relate better to the adjacent approved residential scheme;
 - The scheme appeared to turn its back onto the northern boundary and an active elevation would improve the relationship to the site boundaries.



Development of the Concept Plan

- 3.9 In response to points raised by the Council, the Concept Plan (left) was drawn up in order to agree the design principles.
- 3.10 The Concept Plan was then submitted and well received by officers.



KEY DESIGN PRINCIPLES

- 1** **CONSIDERATION OF EXISTING TOPOGRAPHY**
 INCREASED GARDEN DEPTHS TO 'DE-ENGINEER' THE GRADING OF LAND & STREETS HAVE BEEN DESIGNED TO AVOID RUNNING AT TANGENTS TO CONTOURS
- 2** **CONSIDERATION OF EASEMENTS**
 INCREASED ROAD WIDTH TO ACCOMMODATE THE WATER MAIN RUNNING THROUGH THE SITE. THE ALIGNMENT HAS BEEN INCORPORATED IN TO THE DESIGN TO PROVIDE VIEWS TOWARDS THE CENTRAL OPEN SPACE.
- 3** **CALA INTERFACE**
 THE PROPOSALS NOW SHOW AN INFORMAL BUILDING LINE AND MASSING MORE REFLECTIVE OF THE ADJOINING CALA SCHEME TO HELP INTEGRATE THE TWO SITES AND PRESENT A HOLISTIC DESIGN SOLUTION. THIS HAS BEEN ACHIEVED WITHOUT THE NEED TO 'DOUBLE-BANK' ADOPTABLE ROADS ALONG THIS EDGE, WHILST STILL SIGNIFICANTLY REDUCING THE REAR PARKING COURT AND A PERIMETER BLOCK ARRANGEMENT INCREASING NATURAL SURVEILLANCE.
- 4** **SITE ENTRANCE**
 A NEW HOUSE TYPE HAS BEEN INTRODUCED TO CREATE A HIGH-QUALITY STREETSCENE AND ENTRANCE. A STRONG, CONSISTENT FRONTAGE IS PROPOSED, WITH BUILDINGS SET BACK FROM THE HIGHWAY TO CREATE A VERDANT CHARACTER.

COMPOSITE SKETCH LAYOUT

Post-submission discussions (June/July 2018)

- 3.11 Following discussions with officers in June, a composite Sketch Layout was prepared (left) which sought to address concerns relating to the interface with the Cala scheme to the north, reduce car dominance at the site entrance and create stronger building lines.
- 3.12 The layout was generally well received, with final comments from officers requesting the rear parking court along the northern edge be designed out completely.
- 3.13 A revised proposal for this area was then submitted (right), which was deemed appropriate and has been incorporated in the latest submission plans.



CALA INTERFACE SKETCH

04 Design Proposals

Use & Amount of Development

- 4.1 (The Town and Country Planning (Development Management Procedure) (England) Order 2015 states that “amount” means (a) the number of proposed units for residential use).

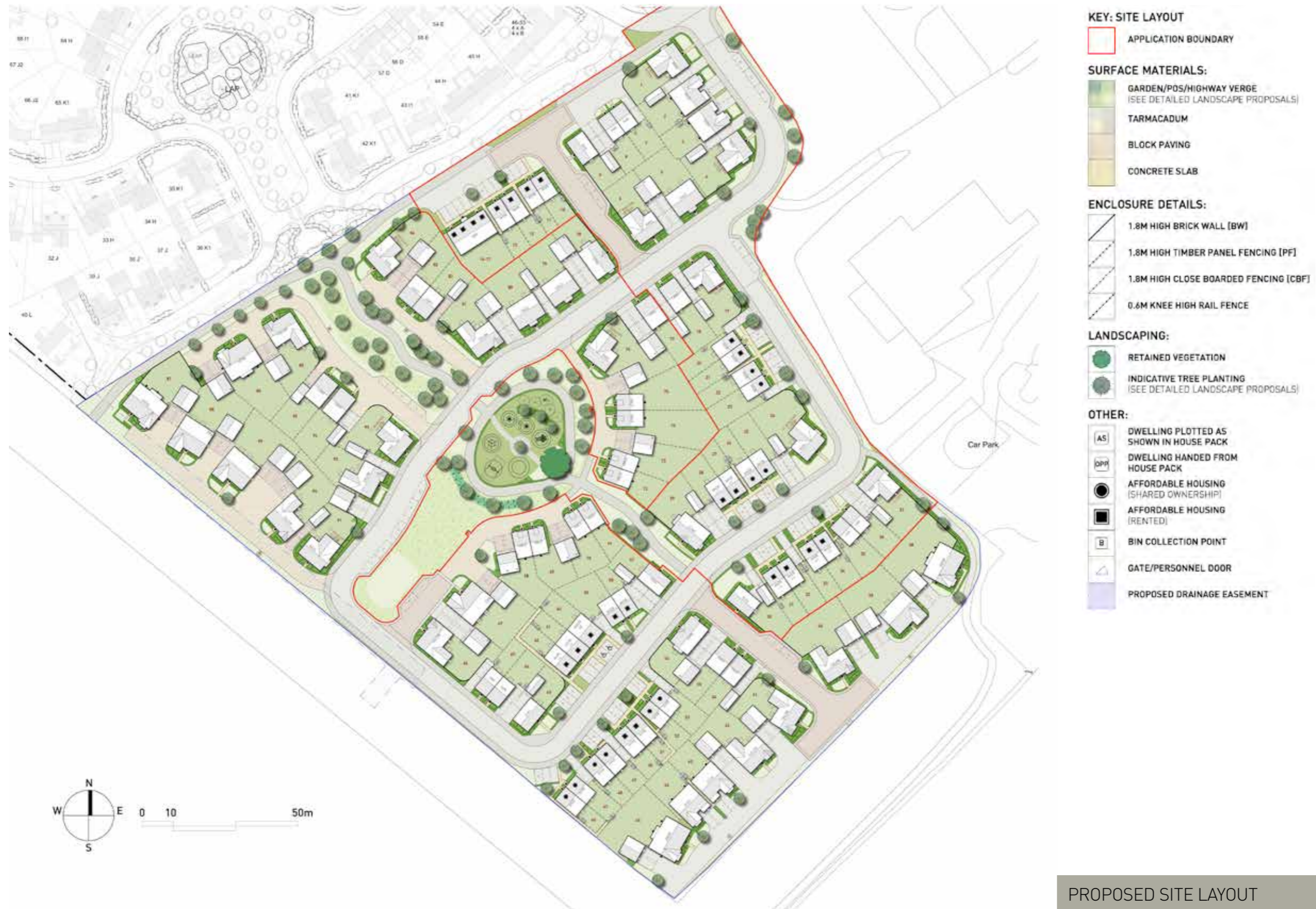
Residential - 95 dwellings (Class C3)

(37dw within Phase one, 58dw within Phase two)

- 4.2 The development will achieve an average gross density of 21 dwellings per hectare (dph). This allows for the formation of differing degrees of massing across the development including higher density along the western green link character area to create a continuous frontage and lower densities near landscape sensitive areas (to the periphery of the site (mainly the south and east rural edge).
- 4.3 Overall the density results in the efficient use of the site and the retention of landscaping whilst at the same time promoting densities which are appropriate to the local area and which will help assimilate the development into the surrounding areas.
- 4.4 The density also allows for a balanced housing mix across the site with varying sizes in order to accommodate a variety of household types. This provides a hierarchy of dwellings from larger detached properties, through to smaller terraced forms, allowing for a variety in the proposed streetscape.

Layout

- 4.5 As mentioned, the site’s natural features are now more evident in the structuring of the proposals. The retained Oak tree establishes the alignment of the green corridor through the site, creating a meaningful and attractive sequence of spaces. This helps reinforce a strong sense of legibility and character based on the existing natural environment.
- 4.6 The retention of the tree also ensures the topography around them will be incorporated into the design, with dwellings set back and a more organic highway arrangements suggested to avoid an over engineered character to dominate.
- 4.7 The Village Green itself has been reconfigured to allow a truly multi-functional green space to form the heart of the proposals. This area now includes the required playspace and attractive pedestrian routes, again influenced by the site’s topography. Open space is overlooked by a number of properties including landmark buildings to increase legibility and a sense of place.
- 4.8 Different character areas are created by varying the urban grain across the site, with tighter, more formal building lines towards the site’s entrance, opening up to more generous, wider fronted, lower density plots around the central open space. This helps reinforce a sense of place and increase legibility.
- 4.9 The affordable provision and clustering was acknowledged to be adequately distributed across the site, and this approach is maintained.



PROPOSED SITE LAYOUT



Affordable Housing

- 4.10 Affordable housing will be provided within the development in a series of clusters.
- 4.11 These will include affordable rented and intermediate equating to 33 units across the site.
- 4.12 The affordable housing provision is in accordance with that agreed through the Section 106 Agreement associated with planning permission reference 14/02156/OUT.

KEY: AFFORDABLE HOUSING

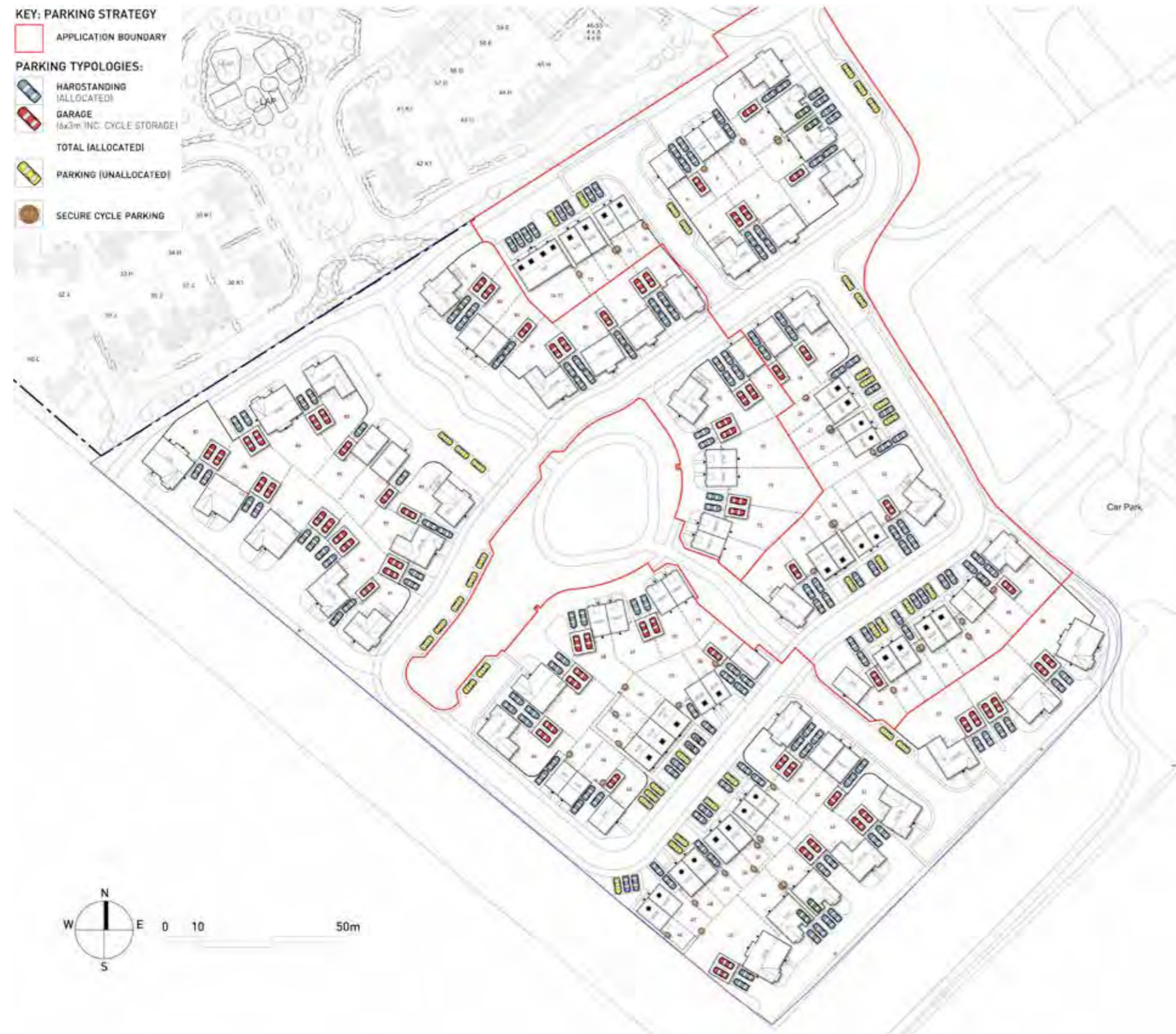
- APPLICATION BOUNDARY
- AFFORDABLE RENT
- INTERMEDIATE

AFFORDABLE HOUSING STRATEGY



Areas of Adoption

- 4.13 Land is designated for the proposed public open space in accordance with both the quantum and location set out in the approved masterplan. An area of open space is included and it is strategically placed at the centre of the development.
- 4.14 The design intention for this area to comprise the existing oak tree at the centre of the scheme.



Parking

- 4.15 Parking has been designed in line with the guidance contained within the Oxfordshire County Council 'Residential Road Design Guide'.
- 4.16 The flexible parking arrangements are provided in the form of parallel parking bays, on-plot and generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.
- 4.17 The majority of allocated parking is provided on-plot and generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.
- 4.18 Visitor parking is also provided, evenly distributed across the site
- 4.19 The use of landscaping to soften the streetscape is also incorporated. Parking is convenient for the user.
- 4.20 Cycle parking will be provided either within garages or via secure storage in rear garden.



Highways and Connectivity

- 4.21 A clearer and typical road hierarchy is now proposed, with the primary route the site serving lower category, with small off shoots allowing access to individual housing clusters. Highway design guide requirements are combined with variations in built form and landscaping to help establish reinforce varying character and hierarchy within the streetscene.
- 4.22 Pedestrian connections are provided along the interface between the adjoining development, where possible, with access to the surrounding public footpath network available in a number of locations around the perimeter

CONNECTIVITY PLAN

Scale and Density

- 4.23 The design of the development proposals is broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of existing residents.
- 4.24 This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment. Proposed dwellings form appropriate relationships with the adjacent existing dwellings in order to minimise overlooking and to incorporate the new development into the existing urban form without forming any physical barriers.

Height and Massing

- 4.25 Dwellings are typically 2 storey on heights, with an element of 2.5 storey proposed to frame the central open space and increase legibility.
- 4.26 A range of house types and sizes ranging from smaller 1 bedroom units to 5 bedroom detached houses are proposed to help ensure a balanced community is created.

Appearance and Character

- 4.27 Following a detailed assessment of local area, street typologies, distinctive spaces, materials and details have been identified that exhibit distinctive local design. They have been incorporated into the detailed design of the new development.





INDICATIVE STREETSCENES A-AA



INDICATIVE STREETSCENES C-CC

Architectural Details

4.28 The architectural approach has been carefully considered to offer a distinctive character to the surrounding area and using design elements to help integrate the development into the wider area. The approach to street pattern, building lines and plot sizes will help ensure that the proposals sit comfortably with the adjoining residential development, along with elevation and design.

- *There is a strong pattern of terraced and detached housing in the area, often of ironstone construction.*
- *Housing often fronts directly onto the pavement but this sometimes widens, in an irregular but attractive arrangement.*
- *Public open space often incorporates grassed areas, including as distinctive grass verges between cottages and the street, and is interspersed with trees of varying sizes.*
- *The local area has a distinctive and high-quality architectural vernacular, with varied fenestration, window arrangements and window detailing.*

Source: Outline DAS

These key characteristics and features in the local area have been considered and incorporated within the site layout.

Palette of Materials

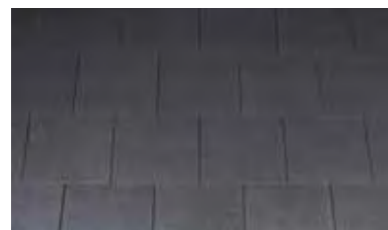
'A similar palette of materials will be applied to the proposed development, as was applied to the adjoining development. Ironstone construction will be a key and dominant material, maintaining the tradition of use of local materials.'

Source: Outline DAS

4.29 Facing materials within the site are a mixture of natural stone and red/orange brick, to create interest and variety within the streetscene. This palette of materials reflects the local area where red and grey roof tiles are also common, and will be incorporated within the detailed design.



Marley due edgemere_
Old english dark red roof tile



Marley garsdale
blue-black roof tile



Ibstock lambourn
Orange multi stock brick



Ibstock Leicester
red stock brick

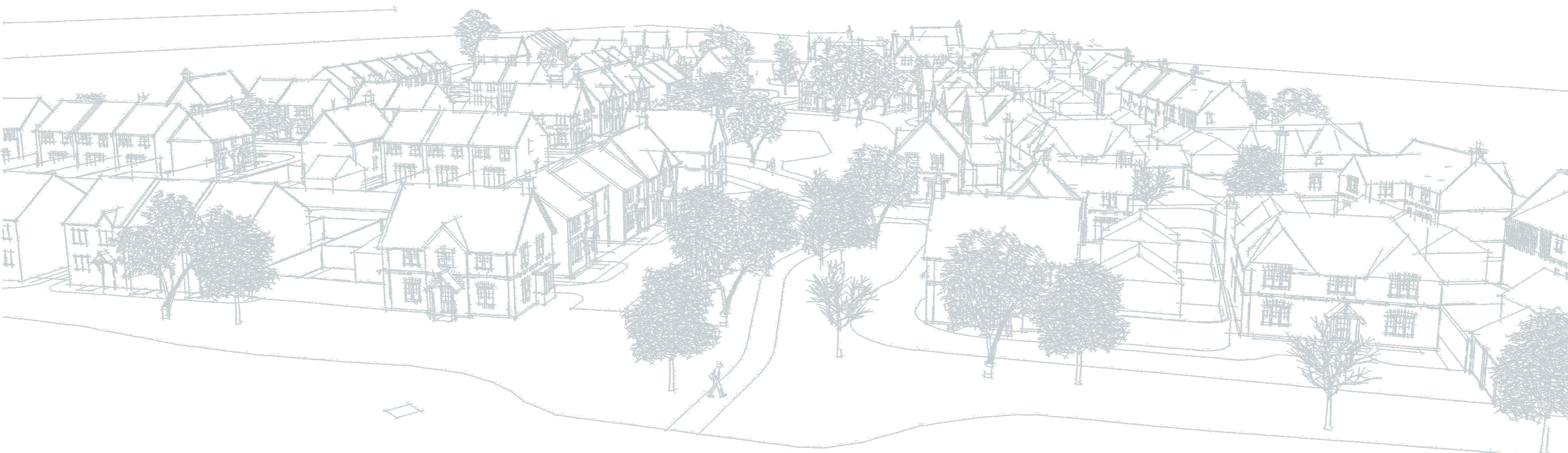


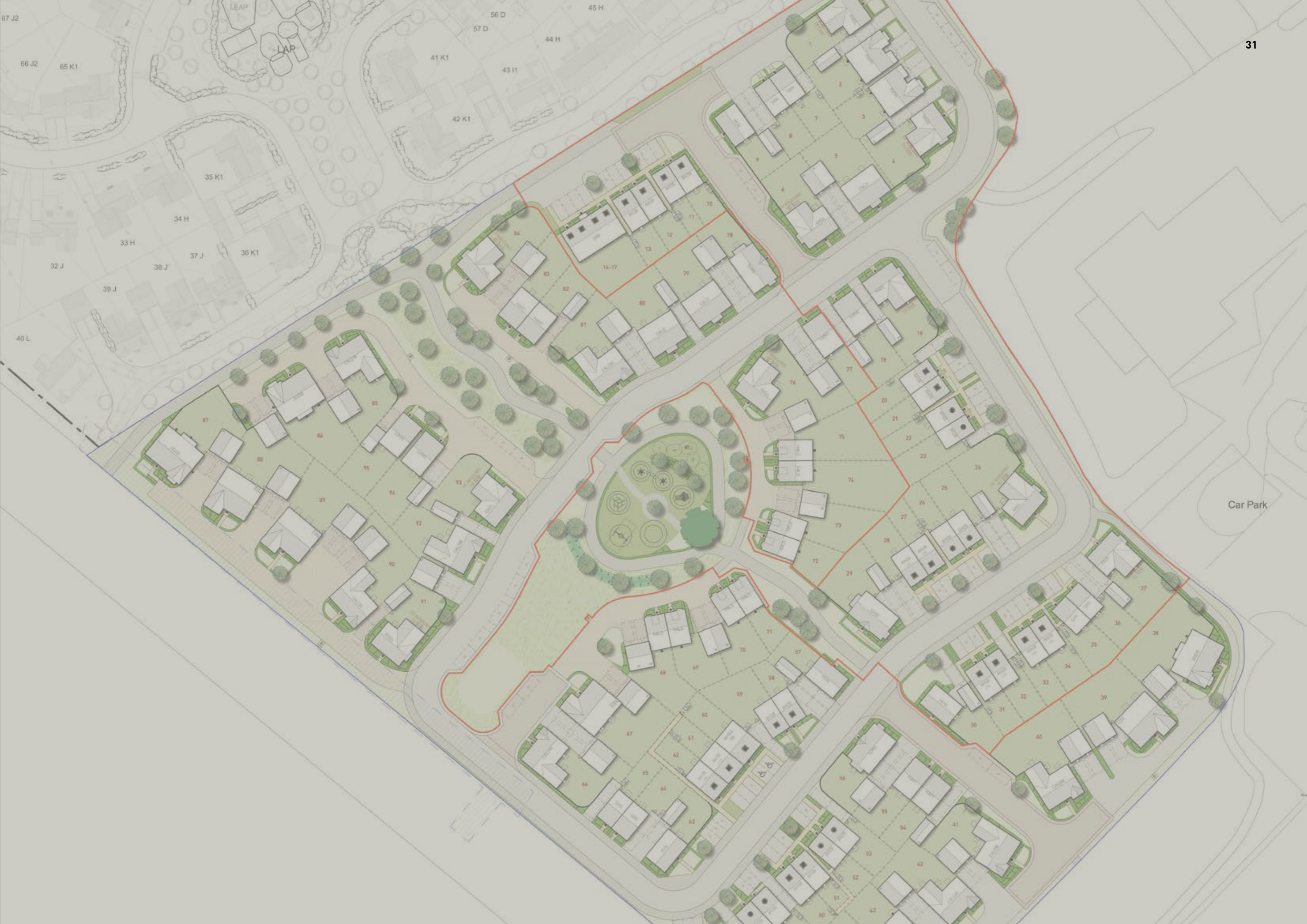
Natural Stone



05 Summary

- 5.1 It has been demonstrated that the proposed development is based upon sustainable and inclusive design principles as well as national and local policy objectives. The proposed development is consistent with the Illustrative Masterplan that underpins the Outline permission.
- 5.2 The design approach and the aspiration to create a desirable place to live has evolved as a result of significant evolution with the proposals as well as key assessment of the existing surroundings in Bodicote.





Car Park



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