**Heyford Park – Phase 5C**

**Ref : 17/00973/REM**

*Reserved Matters application to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 17 residential units of mixed type (dwelling houses and flats) and tenure (open market and affordable) with associated landscaping, car parking, infrastructure and external works.*

**Urban Design Comments**

1. The Design Code refers to 2.5 storey heights in this location. The proposed buildings facing Camp Road are 3 storey.
2. The design of the ‘key corner building’ appears to lack architectural distinction and does not seem to draw design references from the local context.

On the eastern elevation it is not clear whether the three entrances to parking spaces within the building are open or will have garage doors. This parking arrangement achieves an unattractive and insecure ground floor street frontage with poor natural surveillance of the street.

The cranked downpipes on the Camp Road elevation should be avoided.

1. The 3 storey house type appears bland and has no apparent design connection with the contextual design cues.
2. The rear parking areas are in effect shared parking courts. Rear parking courts are generally not desirable from an urban design perspective and should only be acceptable where they are well overlooked (natural surveillance) or gated (automated gates) and secure.

The Design & Access Statement refers to the Design Code Parking Typology ‘Landscaped Parking Court’. The proposed parking courts appear to be devoid of any ‘landscape’ and too tight to accommodate any significant planting.

1. Bin stores are vulnerable to damage and should have steel frames, steel bumper rails and steel framed doors/gates.

Paul Acton

Urban Designer

2 June 2017