

# Bunkers Hill Kidlington

Proposed Development:  
Bunkers Hill  
Kidlington  
Oxfordshire OX5 3BA

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Bunkers Hill, Kidlington

## 1. Introduction

**Site Address:**

Bunkers Hill  
Kidlington  
Oxfordshire, OX5 3BA

**The Applicant:**

Keble Homes Ltd  
The Old Exchange  
16 Market Place  
Woodstock  
Oxfordshire, OX20 1TA

**Planning Consultants**

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**Architectural Designers:**

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Bunkers Hill, Kidlington

Design & Access Statement | Development Team



Aerial photo of the site with the site outlined by a dotted red line and blue which is owned by the Bunkers Hill Management Company Limited.

## 1. Introduction (Cont...)

This statement has been prepared by Ashby Design Ltd on behalf of Keble Homes to support the outline planning application for a development to the land currently occupied by Keble Homes and the Bunkers Hill Management Company henceforth referred to as the application site.

The design and access statement sets out to cover the architectural aspects of the proposal in terms of principle, means of access, unit numbers and accompanies an application for outline planning permission for the erection of 10 units and associated amenity, parking and community space.

Following the previously approved outline application (planning reference 14/02132/OUT) which covered means of access for 8 houses with improved access we have proposed the development of 10 houses with associated parking and amenity, and public open space.

This document should be read in conjunction with the drawings and details prepared by Ashby Design Ltd together with the relevant documentation produced by other members of the design team.



Aerial photo of the site with the site outlined by red line and the surrounding roads and river visible.



Street view towards of the site access road and neighbouring dwellings.

## 2. The Site

### The Site & Location

The site is located 3 miles from Kidlington, 2.7 miles from Woodstock, 8 miles from the centre of Oxford, and 2.8 miles (8 mins) and 4.6 miles from Tackley and Oxford Parkway Railway Stations respectively. Regular bus services are available on the A4260, within a 250m walk.

The site, shown in red, is approximately 0.88 hectares, largely level and approached from the A4095 Bunkers Hill via a single lane driveway.

### Existing Buildings

There is a single storey former Social and Country Club which is to be demolished, as part of the proposal.

### Adjacent Uses

The site is behind a row of terraced and semi-detached dwellings on Bunkers Hill. These dwellings are 2 and a half storeys and are approximately between 8.5 - 9.3m in height.

To the north east of the application site is the Bunkers Hill Garden Shop, and to the east on the opposite side of Bunkers Hill is Shipton Quarry.

### Transport & Local Character

Within a 10-mile radius, Bunkers Hill neighbours the London Oxford Airport, Blenheim Palace and Park, Woodstock (market town), River Cherwell, Kirtlington village, and a number of other small villages. The A4095 provides good connections to the A4260 towards Oxford and the M40.

There is a bus services that travel through the A4260 that runs between 1 hour and 30 mins during the day. This along with the Great Western Railway service from Tackley station service (2.9miles away) provides links to Oxford and Banbury.

These dwellings along Bunkers Hill are all red brick, and have gable ends or hipped roof designs. UPVC casement windows and doors with canopies are also a common feature. The large front gardens and parking to the rear provides desirable screening and reduced traffic on Bunkers Hill.



Proposed site plan with additional annotation to illustrate the development details.

### 3. Proposed Design

#### Use

The proposal is to provide quality dwellings to Bunkers Hill, community open space and an improved access road to the site and the existing dwellings.

#### Amount

The layout brings 10 dwellings with the associated parking and private amenity. The number of units on site delivers a sensible layout supporting an appropriate quantum of parking, refuse, cycle storage and amenity area.

Below is a comparison of the approved site GIA and the proposed GIA:

Plot Number	Approved Area sq.m.	Proposed Area sq.m.
1	194	137
2	194	137
3	194	144
4	220	144
5	194	144
6	194	137
7	194	137
8	220	137
9		144
10		137
<b>Total GIA</b>	<b>1,604</b>	<b>1,398</b>

Approved areas as shown on approved drawing 1320 002F to planning permission 14/02132/OUT of April 2016.

Though we have an additional 2 units added to the scheme, but a reduction.

#### Layout

Upon entry the site, the rows of existing trees surround the access road. The existing houses with their garages will be resurfaced where necessary and have new screen planting to improve the aesthetic and serve the existing users as a planting buffer. The proposed dwellings have been set back with large front gardens to preserve the privacy of the existing dwellings and carry the design feature that is common on Bunkers Hill. To the north of the site is the public open space that will serve the existing and future community here and give the cul-de-sac a pleasant end.

### 3. Proposed Design

#### Access

The access road which is existing will be widened along the spine road to ensure 4.8m width is achieved in front of the dwellings and garages. This proposal is wider than the previously approved scheme with an access road of 4.5m.

The existing vehicular access via Bunkers Hill will be retained, reconfigured and resurfaced. The reconfiguration will include provision for a turning head at the end of the road and the internal roadway at 4.8m wide, compared to 4.5m as per the granted permission (planning reference 14/02132/OUT) in April 2016. This would greatly improve the current residents garage access, which are located at the rear of the properties.



Proposed site plan with additional annotation to illustrate the development details.



Proposed site plan extract from drawing no. 392\_17\_PL1002 Site Plan with additional annotation.

## 4. Conclusion

In summary, our proposal has sort to provide a scheme that has the same access and many of the layout features of the previous application (planning reference 14/02132/OUT). Our proposal provides the following:

- 10 new detached dwellings where we will seek to create an appearance, landscape and scale that complements Bunkers Hill.
- Existing residential parking and trees retained.
- All significant planting and trees retained
- Approximately 41m minimum distance from the front of the proposed dwellings to the rear elevations of the existing to protect their privacy.
- Existing access, parking and garaging to the existing dwellings to remain unchanged.
- New screen planting and surfacing (subject to agreement with occupiers of existing garages).
- Provision of community facility to the north end of the site.
- Northern boundary planting to be retained and reinforced with new planting to create a dense visual break.

The proposed design seeks to provide a quality residential scheme to enhance the local area by proposing family homes and to give a wide appeal to the site. Also, a selection of traditional quality external materials will be blended together to complement the house designs of Bunkers Hill.