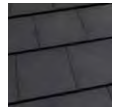




Brick Type 1 - predominantly Red with occasional brown tones

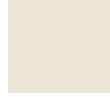
ROOF MATERIALS



Slate/Slate Effect



Brick Blue/Grey



Render Ivory or Sand Colour



Grey Cladding

WINDOW COLOUR



White



Warm Grey



Light Grey

COMPLIANCY

- ✓ Planning application external building materials reflect Design Code. Refer to Dwg 0521-PH8A-8C-108- Materials Layout.

COMMENTS
-
See built form typology table. Apartments predominate up to 50%.
Higher density achieved through higher proportion of apartments.
Subject to tree survey.
Views between adjoining built form parcels will be encouraged. Minimum 5m gaps between development blocks promoted by edge type E8.
Gable form to be explored to animate frontage.
Contemporary form allowance for window sizes to vary in relation to room purpose.
Potential for full height windows & box bay projecting window surrounds on landmark buildings. 'L' shaped flat top canopies to primary entrances & flat top dormers.
Predominantly brick, occasional render and/or cladding. Materials to be agreed at RMA stage.
-
One of the only places at Heyford Park where the landscaped courtyard parking will be encouraged.

COMPLIANCY

- ✓ Refer to Section 3.1.8 Edge Types.
- ✓ Refer to Section 3.3.6 Building Typology.
- ✓ Refer to Section 3.1.5 Building Density & Heights.
- ✓ Refer to Section 3.1.1 Key Frontages & Section 3.1.8 Edge Types.
- ✓ Refer to Section 3.1.5 Building Density & Heights.
- ✓ Refer to 0521-PH8A-HTB-Housetype Booklet, PH8A-200 SPF2(A), PH8A-200 SPF3 & Dwg 0521-PH8A-8C-103 - Street Scenes.
- ✓ Refer to Dwg 0521-PH8A-102 - Planning Layout, 0521-PH8A-HTB-Housetype Booklet, PH8A-200 SPF2(A), PH8A-200 SPF3 & Dwg 0521-PH8A-8C-103 - Street Scenes.
- ✓ Refer to 0521-PH8A-HTB-Housetype Booklet & PH8A-200 SPF2(A), PH8A-200 SPF3
- ✓ Refer to Dwg 0521-PH8A-8C-108 - Materials Layout.
- ✓ Refer to Section 4.0 Public Realm Codes.
- ✓ Refer to Section 2.3 Parking Strategies.

3.3 Building Types

3.3.1 Built Form Guidance - Streetscene Overview

The Planning Application shows:

- ✓ Creation of active street frontages through movement at building entrances and visibility through fenestration.
- ✓ Visible end elevations treated as part of the street scene.
- ✓ Dwellings will have living spaces fronting streets. No bathrooms or ancillary rooms to dominate street frontage / public realm.

3.3.2 Building Detail

The Planning Application shows:

- ✓ A relatively simple palette of materials which vary according to character area.

Refer to Dwg 0521-PH8A-8C-103 Street Scenes and Dwg 0521-PH8A-8C-108 Materials Layout.

3.3.3 Built Form - Architectural Design

The Planning Application shows:

- ✓ Modulation of structural form to create varied, identifiable character. This includes:
 - ✓ Deep eaves to provide shading and modelling on walls.
 - ✓ Use of simple projections including window bays to provide modulation and shading.
 - ✓ Use of deeper door and window reveals (min 65mm) to give a sense of depth to openings.

3.3.4 Built Form Guidance - Fenestration

The Planning Application shows:

- ✓ A hierarchy of parts, reflecting the relative importance of their functions. This includes:
 - ✓ Entrances emphasised through set backs, recesses, canopies and steps.
 - ✓ Windows of principal rooms (eg lounges and main bedrooms) expressed through larger size or greater prominence.
 - ✓ Windows are located to allow ease of surveillance of property, especially at entrances.
 - ✓ Scale and proportions of windows have been considered in relation to the facade composition.






3.3.5 Built Form - Materials

The Planning Application shows:

- ✓ Contemporary Style houses and apartments with a campus style environment
- ✓ Maximum 3-4 finishes in a single elevational composition.
- ✓ Change of materials used to express geometry of the building design rather than just for variety.
- ✓ Where buildings form a focus or marker, their main architectural elements such as entrances or projecting elements will be emphasised to create a feature.

3.3.6 Building Typology

The Planning Application (sub-phase 8A) complies with the Building Typology Codes as follows:

	CA3 - TRIDENT HOUSING	COMPLIANCY
2 BED	 <p>4 IN A ROW MINIMUM</p> <p>HEYFORD CAMPUS TERRACES</p>	n/a
3 BED	 <p>4 IN A ROW MINIMUM</p> <p>HEYFORD CAMPUS HOUSES DETACHED/TERRACED</p>	Minimal Compliance
4 BED	 <p>4 IN A ROW MINIMUM</p> <p>HEYFORD CAMPUS HOUSES DETACHED/TERRACED</p>	Minimal Compliance
5 BED	N/A	n/a
APARTMENTS STRUCTURES	 <p>HEYFORD CAMPUS APARTMENTS</p>	✓
ANCILLARY STRUCTURES	 <p>HEYFORD GARAGES/REFUSE STORAGE (REFUSE STORES MAY BE HORIZONTAL TIMBER CLAD STRUCTURES WITHOUT A ROOF TO KEEP AN OPEN CHARACTER)</p>	n/a

4 Public Realm Codes

PLEASE NOTE THIS CHAPTER IS RELEVANT TO THE
WIDER PHASE 8 (ALL SUB-PHASES OF 8A, B & C)

4.1 Landscape Strategy & Placemaking

4.1.1 Public Realm Code

The overall design and character of the public realm will help establish a clear and unified vision for the site that will transcend several development parcels. The design rationale for the external spaces varies depending on location and function, the key aspects of which are scale and orientation of open space, existing landscape features and planting and how this approach links to private gardens and frontages.

4.1.2 Landscape Proposals

The landscape proposals have been designed in close association with the design team and client to help create a cohesive feel to the overall development, creating a contemporary and visually interesting setting to the new buildings.

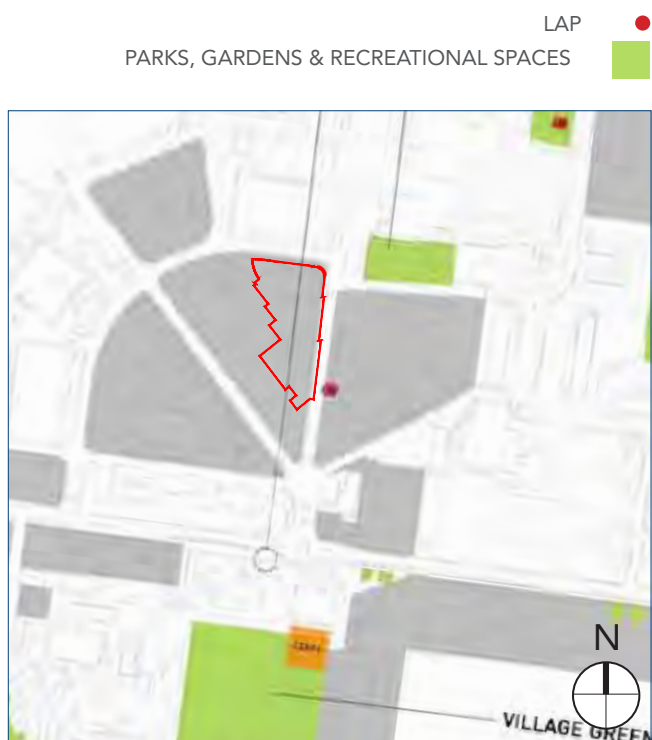
The proposals shown on the detailed landscape reflect the need for a high quality scheme which links with the architectural style and prominence. Where space allows strategically placed trees along garden frontages and road verges will help to break up the building mass, these predominantly native tree species will link the adjacent trees and woodland areas creating 'green-corridors' through the development and beyond into the surrounding landscape.

Hard landscape treatments as described above will be designed to create interesting features and inviting exploration of the various open spaces.

Open space both within the site and surrounding environs helps to create a relatively soft setting to the scheme, the large area of open space to the village green has a relatively formal character and helps to unify the overall development proposals.

Robust yet simple landscape planting will be implemented which encapsulates a green structure of low native hedgerows, through which larger yet generally small canopied street trees will be implemented such as Acer, Sorbus, Prunus and Frans Fortaine.

All of the retained trees which will be made safe and managed appropriately to an agreed programme of works. Generally, where space permits native shrub planting will be implemented to include species such as field maple to create vertical height and structure below the existing tree canopies and to help a green matrix throughout the site. It is anticipated that overall the proposals will encourage a range of birds and invertebrates typically found in gardens in the local area and to further this aim, new and existing tree species will be provided with bat and bird boxes.



Design Code - Landscape Strategy Plan

Whilst the scheme is relatively tight regarding physical space for planting to individual plots the key landscape strategy is to create belts of colour to house frontages, this will be in the form of shrub and herbaceous planting to break the linearity with belts of smooth, curving planting with the structure of low/medium/high planted in waves wrapping through the scheme and leading through from primary to secondary routes, this will unify the scheme and create a sense of place and arrival.

The Local Areas for Play (LAPs) within these phases of the scheme has been designed to provide safe and secure areas for the local residents. The LAPs are individually designed to create distinct characters, specific to each phase, and thus improve orientation and enable local residents to experience a 'sense of ownership' of each space.

The general palette of materials consists of self-binding gravel, benches and open areas of grass with shrub and tree planting. The planting varies between the different LAPS, but is chosen to provide seasonal variation in colour, with strong colours and fragrance to appeal to younger user groups. Feature trees and existing trees have been used to create features of visual interest, and areas of dappled shade. Taller shrubs are located around the boundaries of the spaces to buffer external road activities and noise.

The benches are located to allow resting places whilst overseeing play within the space. Furthermore, each LAP is designed to be surrounded by a bow-top railing (approximately 1200mm in height) and self-closing gate, to enable a secure space for play but with good intervisibility to outside, thus creating a strong perception of safety and prevent any feeling of enclosure.



4.2 Play Areas

4.2.1 Play Areas

The wider Phase 8 area contains 1 LAP but there are none included within this application area. The approved LAP remains unchanged and will be delivered as approved under 16/00864/REM. The adjacent parcel within Trident is being delivered by Bovis also contains a LAP.

4.2.2 Pocket Parks

There are no Pocket Parks within this Planning Application.

4.3 Boundary Treatments & Street Furniture

4.3.1 Boundary Treatments

Refer to Section 3.2 Character Areas.

4.3.2 Street Furniture

- ✓ Street furniture will be coordinated across Heyford Park to create identity and be area specific with an emphasis on timber furniture in the informal landscape areas and more metal street furniture on more formal areas (eg Village Centre).
- ✓ Street furniture will be coordinated and will be of a design to reflect the architecture.
- ✓ Height of street lighting columns will emphasise size of space, subject to Section 38 Technical Submission.
- ✓ Street name signage will be attached to buildings wherever possible to minimise clutter.

5 Sustainable Design & Infrastructure

PLEASE NOTE THIS CHAPTER IS RELEVANT TO THE
WIDER PHASE 8 (ALL SUB-PHASES OF 8A, B & C)

5.1 Drainage Infrastructure

5.1.1 On Site Drainage Strategy

The Approved Flood Risk Assessment (FRA) prepared by Waterman sets out the approach to drainage and attenuation across the Upper Heyford site. The FRA makes the following statements/indications:

- The proposed surface water strategy must mimic the existing situation, restricting flows to the existing rate while taking climate change into account.
- Surface water attenuation will be provided through the use of permeable paving and attenuation tanks where necessary.
- The area known as Phase 8 falls within existing catchment area 3 which outfall to the east of the development as part of the "eastern diversion" network.

5.1.2 Adoption Strategy

It is envisaged that:

- All new primary drainage runs (generally located within adoptable roads) are to be adopted by the Water Company subject to a Section 104 application.
- All existing drainage downstream of the proposed drainage outfalls are to be adopted by the Water Company subject to a Section 102 application.
- All gullies serving the proposed adoptable roads are to be adopted by the County Council subject to a Section 38 application.
- All Storage tanks are to be maintained by the Water Company or management company.

- All drainage not covered by the above will be the responsibility of the homeowners or management company.

5.1.3 Surface water strategy overview

The proposed surface water drainage system will be separate from the foul water system.

Due to the shallow groundwater and underlying rock encountered elsewhere within the development, infiltration is unlikely to be suitable as the primary surface water discharge method for the scheme.

The proposed system has been designed using the latest version of micro drainage simulation software for storm events up to and including a 1 in 100 year return period plus a 30% allowance for climate change.

The area known as Phase 8 includes:

- Parcel D2b
- Parcel D3b

The maximum surface water storage volume estimated for each parcel is as follows:

- Parcel D2b - 179m³
- Parcel D3b - 375.5m³

The current design incorporated Hydrobrakes to restrict the speed of water passing through the system. Where water backs up due to these controls, oversized pipes and storage tanks have been utilised to ensure the water can be stored within the underground system.

In places the oversized pipes may be shown as "twin" runs. This is due to the shallow nature of the drainage system defined by the level of the outfall.

The current design contains 554.5m³ of underground storage tanks, the majority of which are 1.0m deep and are located within parking or other accessible areas.

The planning layout also requires a length of porous paving (on each parcel). This will be lined and used for additional below ground attenuation.

Extreme event flood water is to be stored within the road. The proposed site levels will be designed so that the water will be directed away from the entrances to the proposed buildings and flow along designated flood routes.

Phase 8 discharges into the existing network in 3 locations. Water in the existing network passes through a petrol interceptor before discharging to the existing watercourse.

In addition to the petrol interceptor, trapped gully pots will provide further protection against contamination from hydrocarbons.

The existing discharge rate at the outfall from the development which includes Phase 8 during a 1 in 100 year storm event has been calculated as 393.3 l/s.

The proposed discharge rate at the outfall from the development which includes Phase 8 during a 1 in 100 year storm event plus a 30% allowance for climate change has been calculated as 394.5l/s.

There is no above ground uncontrolled flooding during a 1 in 100 year event including a 30% allowance for climate change within this phase.

5.1.4 SUDS

The SUDS elements proposed on Phase 8 (and the downstream system) are:

- Flow control manholes
- Underground tanks
- Porous paving
- Petrol interceptor

5.1.5 Foul Drainage

The scheme will flow by gravity through the "eastern diversion" network into the existing Sewage Treatment Works.

5.2 Building Construction

5.2.1 Building Fabric to Achieve Reduction in Carbon Emissions

The development will be constructed using the latest in building techniques and to the current building regulations.

