

PR6a Enquiry by Design Event 5

Introduction

Recap of events

Vision and principles

Development options

24 July 2021

PR6a Enquiry by Design - Introduction

AGENDA

- Introduction and housekeeping
- Summary of previous sessions
- Feedback
- Draft masterplan option for discussion purposes
- Feedback
- Closing remarks

Comments received during this session on the masterplan vision and development principles are noted on the slides in orange.

Comments on the draft 'discussion' masterplan are noted on the 'Mural'.

A key has been added to the masterplan slides following the 'live' presentation

Vision and Stewardship

- Vision: no initial comments on written vision
- Stewardship: what we have learned
 - Wider than just on site – connect to existing community
 - Review benefits and impacts to existing communities
 - Importance of community development, not just landscape maintenance
 - Benefit of multi-use buildings e.g. the school
- 'Ownership' and management of wider open spaces to be included

Identity and character

- What we have learned:
 - Consider local building materials, don't copy (grey bricks from) Barton Park
 - Existing landscape and views to the landscape could inform character
 - On site landscape, Sustainability features, sustainable drainage
 - Trees, orchards, drainage features, green spaces could help to define character
 - Boundary treatments, railings, street furniture, craftsmanship of ironwork or stone
 - Gateway feature - strong entrance feature
 - Street hierarchy – primary avenues down to intimate spaces defines different areas
 - Community and social functions (clubs, e.g. Edible Cutteslowe)
 - Mix of heights, consider topography, lower to the east
 - Integration with Oxford city site, but also consider Kidlington character
 - Consider further exemplars – Abode at Harlow, Kings Hill (Maidstone) and Hanham Hall (Bristol)
- Character of trees to edges of site important (e.g. Oxford Rd and adjacent to P&R)
- Not just grey bricks, but frontage design of Barton Park also considered unsympathetic
- There should be a clear gap between Kidlington and Oxford – this site relates to Oxford rather than Kidlington

Mix and location of uses

- What we have learned:
 - School is key to layout given specific requirements
 - Physical benefits to school and local centre co-location (shared facilities)
 - Social benefits to school and local centre co-location (shared functions)
 - Good local access to local centre
 - Local centre to consider ethical operators, cycle hub
 - Local centre relationships to facilities in Cutteslowe and Kidlington
- The local centre, its facilities and its function should be informed by the demographics of the wider site, including all housing types
- In particular demographics will be a driver for the community centre and its functions
- Careful consideration is needed of the spaces / flexibility of spaces provided in the community centre, in conjunction with any shared spaces provided with the school. Ensure school space is not redundant after school hours
- Poundbury is a precedent that should be considered in relation to mix of uses

Connectivity and sustainable travel

- What we have learned:
 - Great opportunity to facilitate and encourage non car travel
 - The on site uses and connectivity will lead to the internalisation of many trips
 - The primary school site needs to have good pedestrian / cycle links, discouraging car drop off
 - Facilitate Ebike and Ecar infrastructure
 - Off-site connectivity is equally important
 - Explore linkages for pedestrians and cyclists through Cuttleslowe Park – ensure existing users' safety
 - Explore improvements to the north, especially at the bridges and the Kidlington / Sainsbury's roundabout (OCC improvement scheme)
 - Explore improvements to the south, along Oxford Road and Banbury Road (Cuttleslowe roundabout)
 - West /east pedestrian / cycle connectivity also important
 - Options analysis for severance effects of roads
- The Oxford Road is a potential barrier, and a bridge should be considered to join PR6a with PR6b
- Any consideration of cycling routes through Cuttleslowe Park should not affect the way the park is currently used by existing users
- Broader cycling connections are important, including consideration of cycling and other movement connections between PR6a and other allocated sites
- Delivery of cycle superhighway
- Consideration of cycling and bus infrastructure to work together

Connectivity and sustainable travel

- What we have learned (Cont):
 - Access / connectivity needs to be explored to the wider area including employment
 - Explore bus service enhancements in the local area
 - Car parking provision needs careful consideration including investigating options for car clubs and car share schemes
 - Traffic modelling is required to inform:
 - Site access design
 - Residual traffic impacts and what highway improvements required
 - Cumulative impacts

Climate mitigation and energy

- What we have learned:
 - Materials – resource efficiency & better performance through use of pre-fabrication / Modern Methods of Construction (MMC) and novel / unique products
 - Materials – timber in construction
 - Materials – delivery by train
 - Building standards – use of community standard to guide / measure development – BREEAM Communities / WELL Community Standard
 - Building standards – use of building level standards – HQM (homes) / BREEAM (non-residential) / Passivhaus principles
 - Technology – renewables – heat pumps for space and hot water heating, photovoltaic for on-site energy generation
 - Technology – support for residents in terms of technology in their homes (e.g. heat pumps) and understanding trade-offs
 - Technology – smart grid – energy connection between homes
- Sewers need to be considered

Climate mitigation and energy

- What we have learned (cont):
 - Longevity – adaption of homes to changing patterns of use – family size / home working / others (shared houses perhaps)
 - Water – use of sustainable urban drainage systems and avoiding non-porous surfaces
 - Water – rainwater harvesting – rainwater butts and consider shared below ground tank
 - Engage with university expertise to review other reports / projects (raised in the topic session)

Natural and historic environment

- What we have learned:
 - Consider all existing habitats particularly those supporting existing fauna, e.g. skylarks
 - Ensure protection of existing features (trees, habitats) during construction
 - Integrate edible landscapes with public open space
 - Commitment to 10% net biodiversity gain and early delivery of open space
 - Provision of trees and planting of different scales at early stage
 - Provision of landscape / wildlife corridors through the site, connecting to the wider landscape
 - Consideration of listed farmhouse and associated wall
 - Intervisibility between the site and the wider Cherwell landscape, creating new views from new public open space
 - Multi-functional green spaces to deliver ecological benefits, drainage, play
 - Extend green links through the site, connecting habitats.
 - Retention of trees / scrub along Oxford Road frontage
 - Not just allotments – consider other edible planting and community green space
- The hedge along Water Eaton Farm track is valuable
- Lighting should be considered in relation to wildlife corridors

Health and wellbeing

- What we have learned:
 - Community development initiatives are key
 - Early delivery of facilities and activities including community meeting location
 - Sustainable facilities – how funded in long term
 - Be inclusive for wider community
 - Design of places to enable mixing and integration
 - Mix of uses, tenures and size of units across the site
 - Convenient and attractive areas of open space
 - Varying opportunities for play for differing age groups not just children and sports pitches
 - Access to the wider variety of existing sports and leisure facilities in the area
- Existing resources should also be considered, for example ongoing access to the St Frideswide Farm Orchard (and potentially an extension to this)
- Wildlife corridors to Orchard are important
- Access from school to green space is important consideration

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Feedback

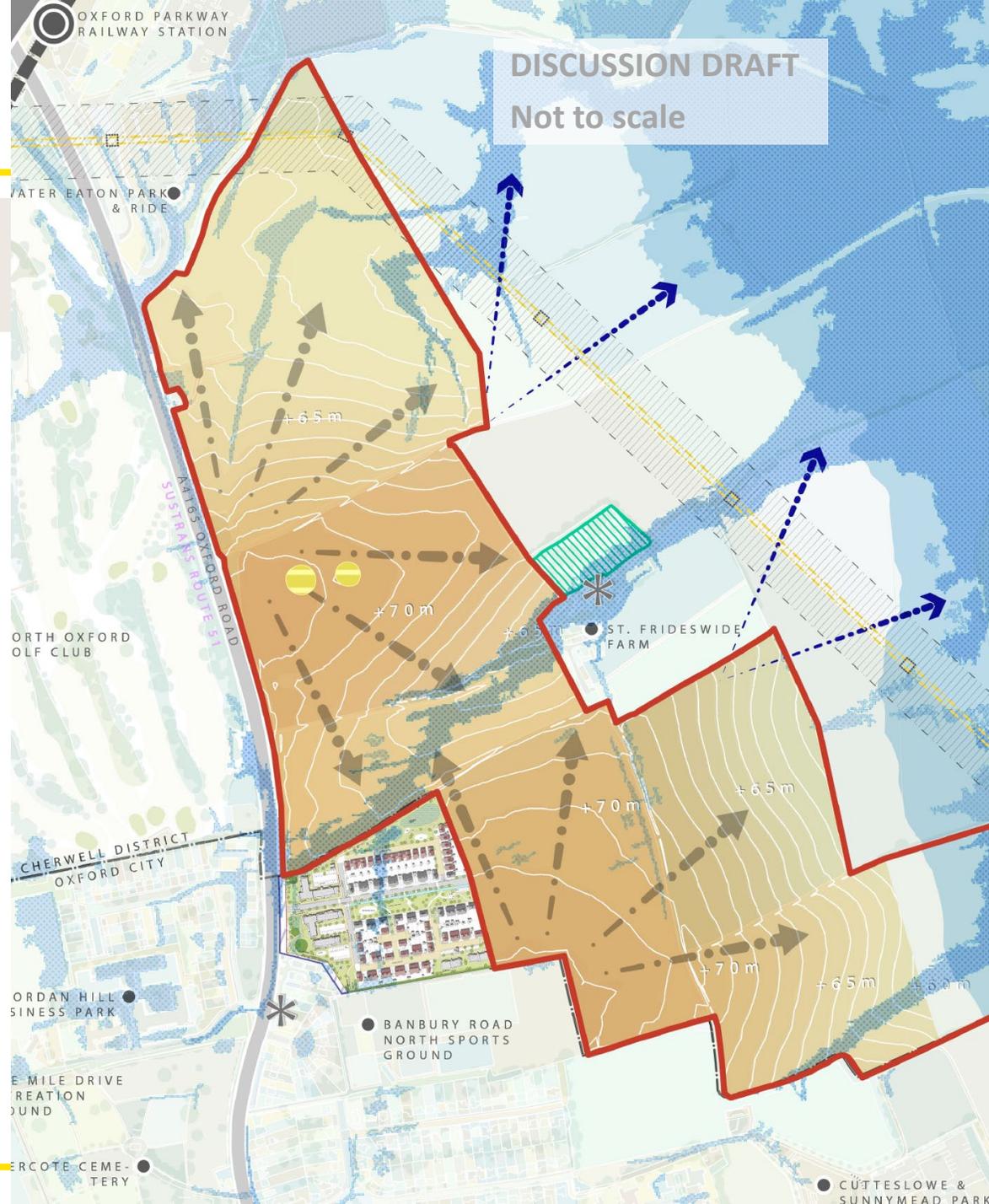
Draft masterplan discussion

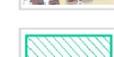
- Draft prepared for discussion purposes only
- Incorporating themes from EbyD event – a potential way of combining the principles and issues discussed
- Raises questions for further consideration
- Requires further detailed testing

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Draft masterplan discussion

- Base plan
- Identifies some of key physical influences on design

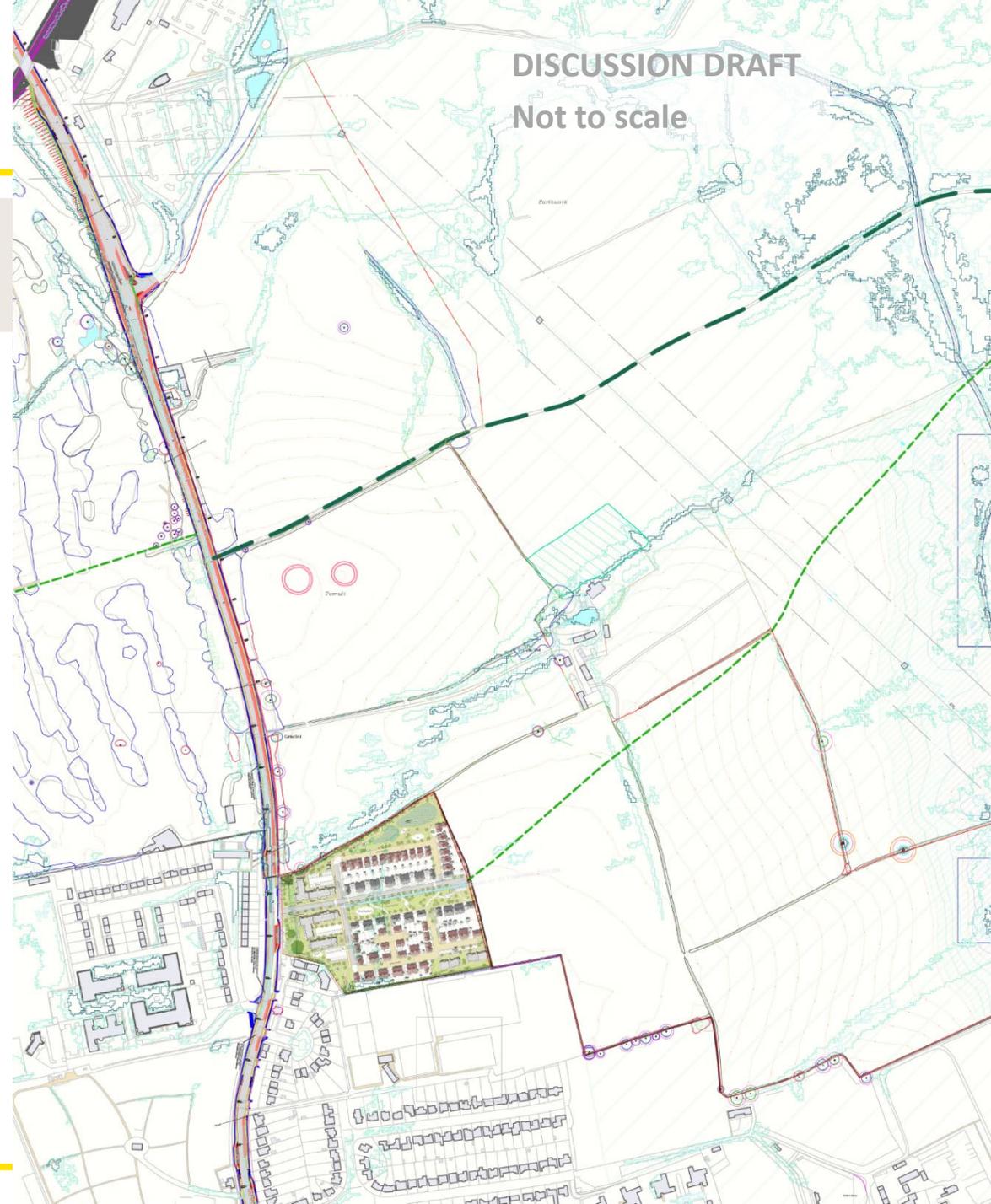


-  Site Boundary
-  Direction of Slopes
-  Extent of Fluvial Water Flooding
-  Extent of Pluvial Water Flooding
-  Prominent Views
-  Existing Site Topography & Contours
-  Existing Barrows
-  Listed Buildings & Structures
-  Overhead Power-lines and 40m Offset
-  Proposed Development (Croudace)
-  NERC Act. S41

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Draft masterplan discussion

- Base plan for overlay
- Identifies some of key physical influences on design



*Christ Church
Oxford*

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Creating masterplan options

- **Green network**
- Pluvial (rainstorm) corridors permeate site
- Hedgerows retained
- Habitats and linkages retained
- Orchard and extension
- Barrows
- Existing rights of way
- Link to city site / open space
- Potential for multi-use green spaces throughout



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Creating masterplan options

- **School** is key land use
- Centrally located
- Feathers to countryside edge
- Accessible by east west green route / right of way



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Creating masterplan options

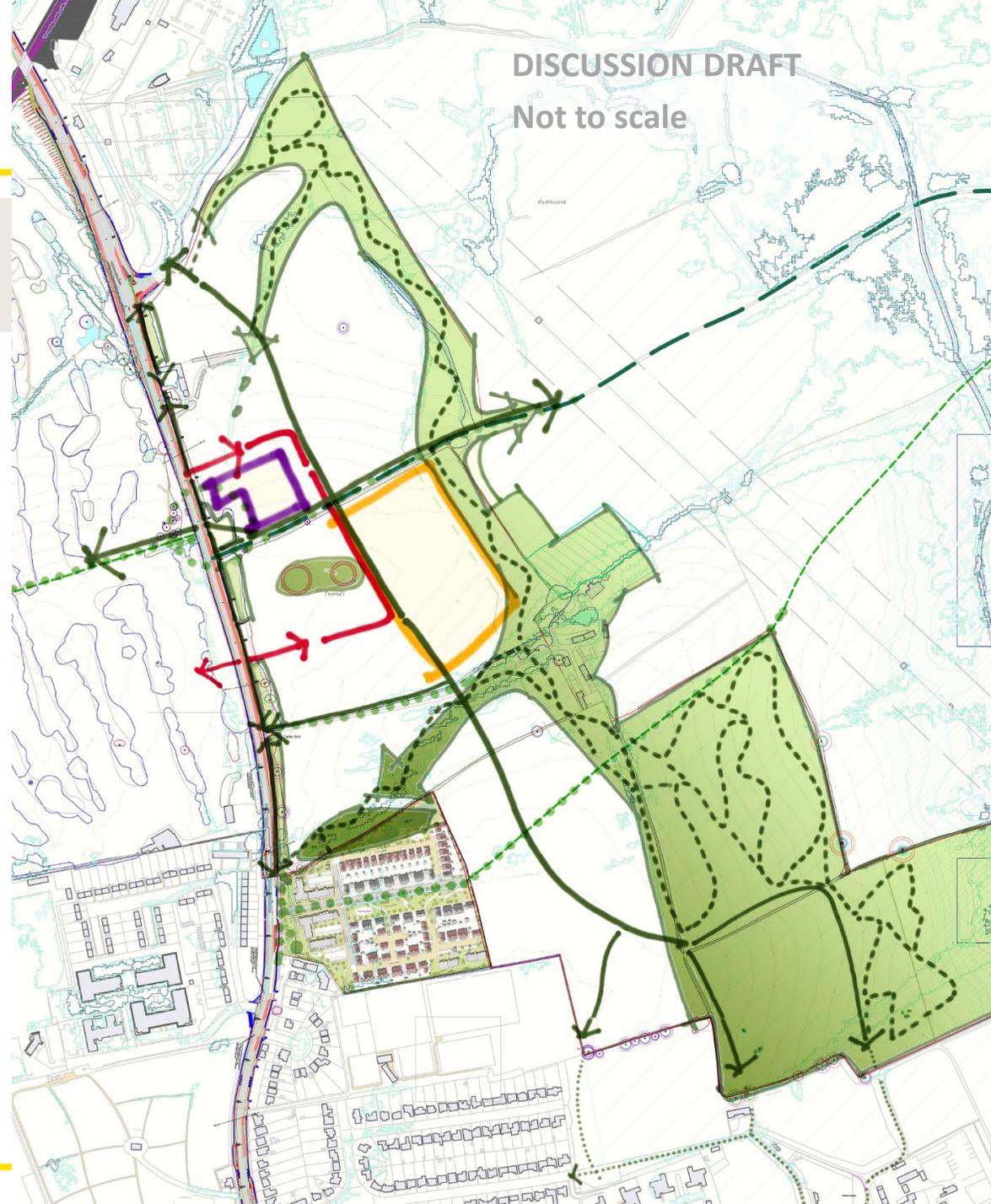
- **Local centre**
- Close to school
- Potential for shared areas
- Opportunity for community uses and ethical retail
- Potential for cycle hub
- Accessible via footpath and bridleway right of way



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Creating masterplan options

- **Movement network**
- Pedestrian / cycle routes:
 - Direct route on Oxford Rd
 - Direct route through site
 - E-W route connects PR6a and Oxford N employment and bus stop
- Leisure routes through edge of site and accessing linear park
- Cross roads to south for vehicles
- Secondary access north of local centre

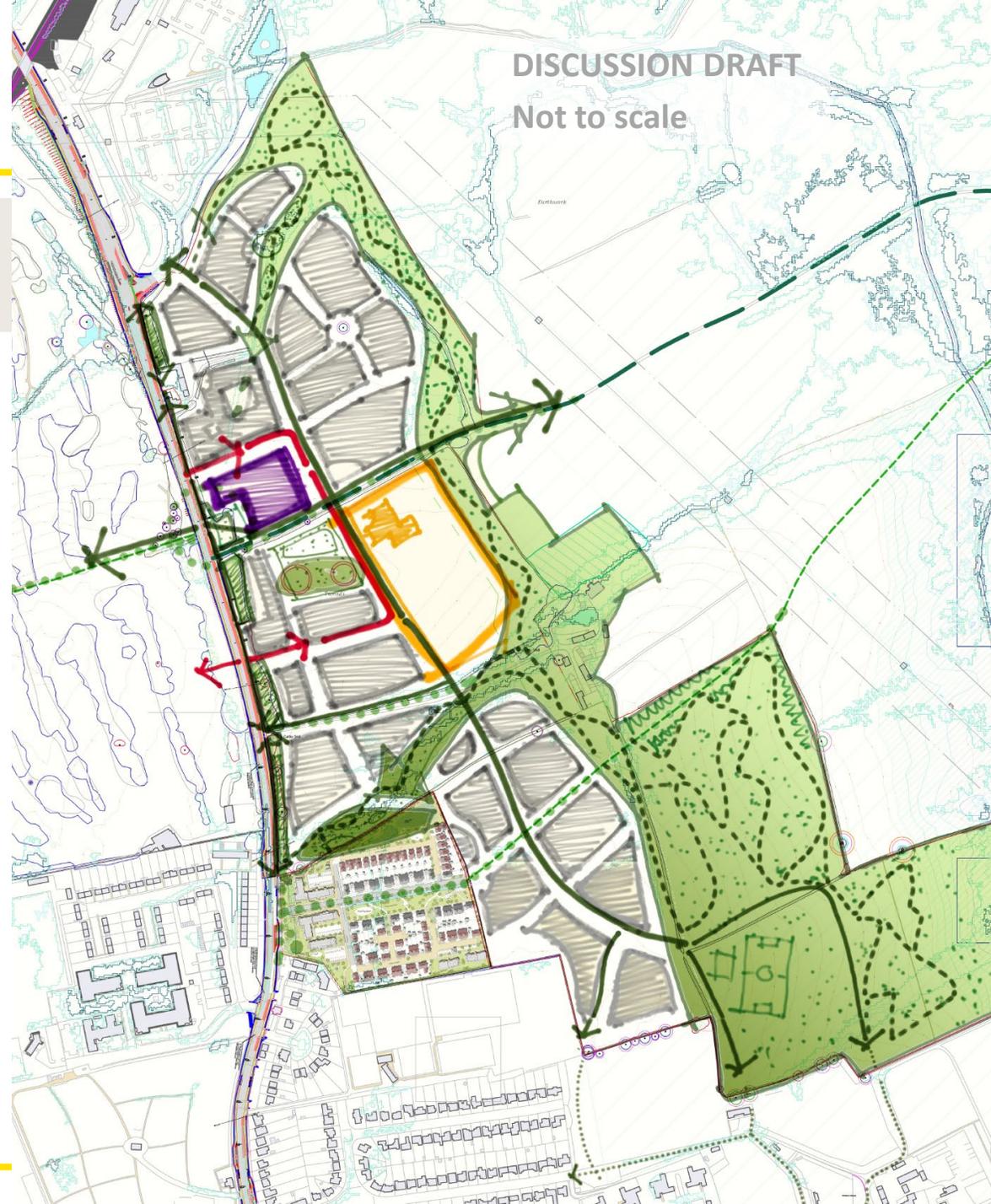


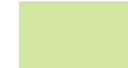
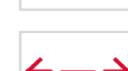
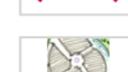
- Multi-use green spaces
- Existing public right of way
- School
- Local centre
- Direct cycle route / green corridor
- Leisure cycle / pedestrian route
- Vehicular access and circulation

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Creating masterplan options

- **Residential uses**
- Designed around green network
- Opportunities for all types of housing
- Orientation to maximise solar gains and sustainability



-  Multi-use green spaces
-  Existing public right of way
-  School
-  Local centre
-  Direct cycle route / green corridor
-  Leisure cycle / pedestrian route
-  Vehicular access and circulation
-  Indicative residential areas

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Feedback

(see Mural board)

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NEXT STEPS for design work

- Review
- Refine
- Report

NEXT STEPS process

- After the EbyD
 - Further comments
 - Public consultation
- Summary and thank you

Thank you
