



Project: Residential Development at Allotment & Paddock Sites, Clifton Hampden, South Oxfordshire
Applicant: Thomas Homes Ltd

Land at Clifton Hampden

DESIGN & ACCESS STATEMENT - Revision A

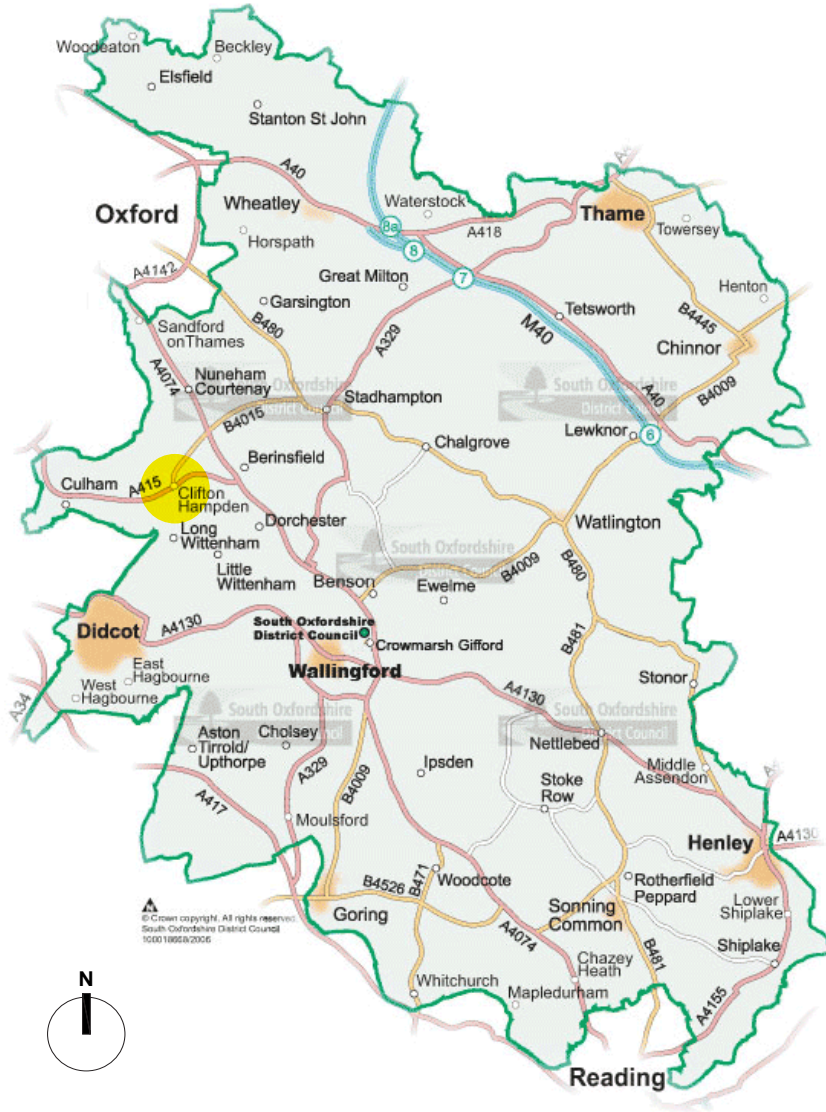
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Map showing Clifton Hampden within South Oxfordshire District Boundary

This summary of proposals supports a Pre-application enquiry for residential development on two parcels of land north & south of Abingdon Road in Clifton Hampden. The application is expected to be sought for the erection of 20 dwellings and associated open space, together with provision for a new surgery to serve the village and other improved landscape amenities.

This document seeks to demonstrate how the emerging development plans have evolved from an initial appraisal and understanding of both the current and developing context, and an application of good practice design principles.

Strategic Context

Clifton Hampden is a village in South Oxfordshire, located approximately halfway between Oxford to the north and Wallingford to the south. The village lies along the A415 highway between Abingdon & Berinsfield.

Abingdon is the nearest town, approximately 2 miles away to the west. The Joint European Torus (JET) facility at Culham lies just to the west, and the River Thames flows just to the south of the village centre.



River Thames northeast toward Clifton Hampden village centre.

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The two application sites are located either side of Abingdon Road, northwest of the village core.

The proposals seeks to locate a number of new houses on the allotment site, shared with the existing village hall and electricity substation, together with the relocation of the doctors practice to a new larger surgery building serving the village.

Further new dwellings are proposed on the Paddocks site to the south of Abingdon Road, via a new access.

The proposals are made in conjunction with the Clifton Hampden Parish Council and their Development Partner Thomas Homes, who together seek - under a *Neighbourhood Development Order* - to provide additional housing to meet the needs of the village, plus appropriate service provision in the shape of a new doctors surgery and other much needed improvements listed elsewhere.



Location Plan (Ordnance Survey - NTS)

Site: looking west across the site from its SE corner





Allotments site - car park looking west



Allotments site - car park looking north



Allotments site 'south field' Abingdon Road just L of photo



Allotments site 'north field'

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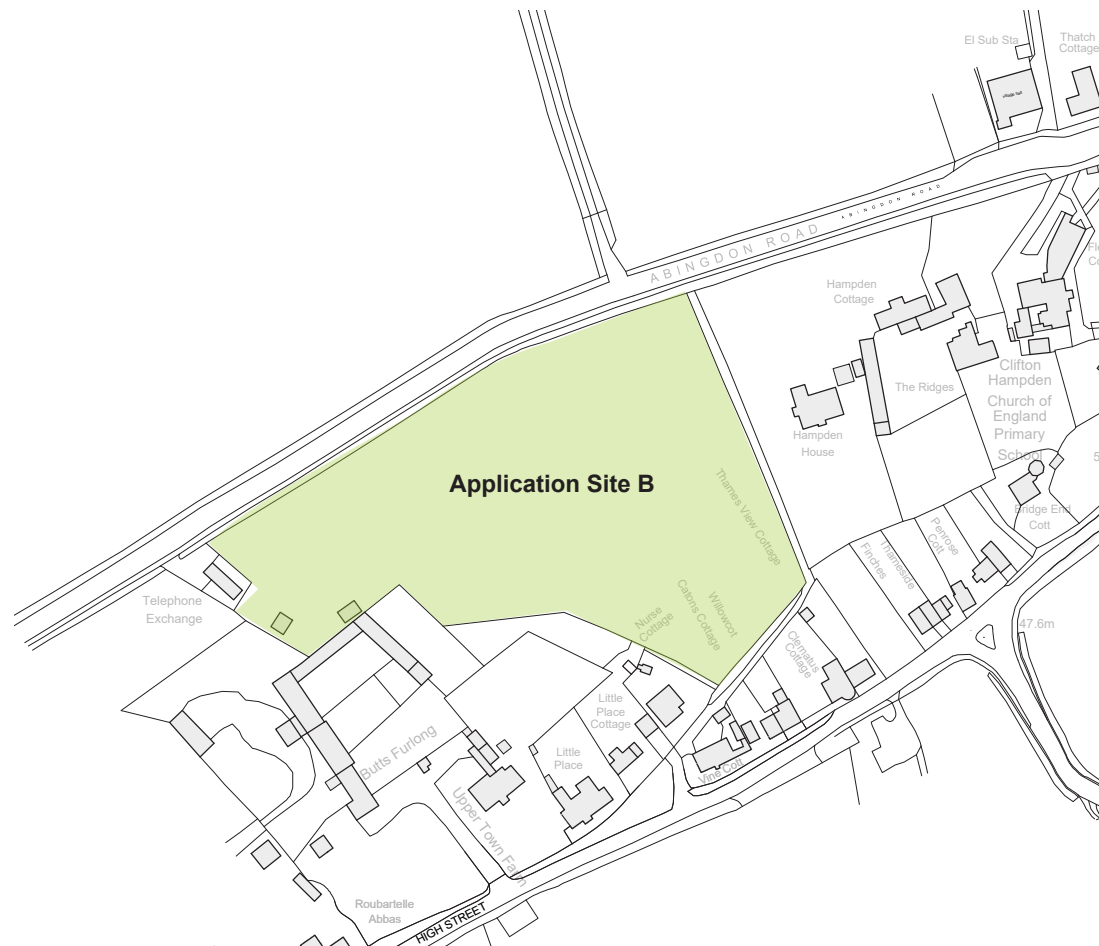
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Description of the Application Site B: The Paddocks 6

The paddocks site is almost triangular in shape, with an area of just under 1.5ha. The site is mainly grazed paddock land partially enclosed by well established hedgerows and tree clusters to the south and to the west. The northern boundary is formed by the vegetated edge of Abingdon Road. The topography of the site falls gently to the southeastern boundary, where a public footpath leads around the site from High Street to Abingdon Road.



Location Plan (Ordnance Survey - NTS)



Site B: looking east across the site from its western corner

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Looking south from northeast of site



Looking west from eastern boundary (footpath)



footpath to east of Paddocks site



Looking east from western end of site

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The application sites both lie within the village Conservation Area (CA). There are 26 Listed buildings within the CA, indicated opposite.

The sites and village lie within the Oxford Green Belt. The North Wessex Downs AONB is some 0.7kms to the south so both sites are considered to be within its setting.

A Statement of Significance and Heritage Impact assessment has been undertaken in respect of and informing the emerging proposals, and accompanies this design statement.



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- **Abingdon Road & Bus stop** to the south of the allotments site
- **Retention of natural features:** maximize retention of existing hedgerows and trees - particularly at boundaries - for ecological and visual impact reasons
- **Landscape Impact:** Consider impact of site particularly in medium and longer distance views toward site from the north and west
- **Neighbouring residences:** Have due regard to protecting amenity of Watery Lane properties backing onto site along its eastern boundary.
- **Context:** Respect density, layout and character of the village generally, and nearby heritage assets such as Courtiers to the northeast of the site.
- **Planning policy** requirements.

Site Opportunities and Design Objectives

- **New Landscaping:** supplement existing landscaping with new trees and hedgerows to increase biodiversity. Provision of new planting and open space to provide a strong landscape structure. Integrate the development within its setting & provide a high level of residential amenity for residents and visitors.
- **Permeability:** maximize permeability through the site by all access modes: inc. on foot and on bicycle. Provide access for both residents and visitors
- **Footpath links:** allow for integration of existing footpaths that surround the site.
- **Local distinctiveness:** design of development to reinforce the existing layout, density, scale and character of the locality
- **Site orientation:** exploit size, nature and orientation of site wherever possible to optimise potential for solar gain and aid energy efficiency
- **Built form:** design to reinforce the public/ private realm, e.g. through the creation of robust perimeter blocks and engaging public spaces. Provide clear boundaries between public and private space; create clear routes; avoid 'hidden' spaces and ensure good surveillance to reduce opportunities for crime
- **Quality design:** proposals to connect to and integrate with the surrounding area. The design of the development should relate in terms of scale, form and appearance of the locality
- **Inclusive access:** proposed development to be accessible to all members of the community. Design to provide suitable means of access, parking and facilities for people with disabilities





The Allotments Site will comprise a new surgery, together with improvements to the village hall, and 14 new homes, comprised of 1-, 2- & 3-bed dwellings, including apartments and bungalows.

A small village square is proposed between the extended village hall and the new surgery, which offers a convenient pedestrian route from the bus stop and also a pedestrian access only, with provision for school drop-offs, facilitated by a kiss-and-drop arrangement.

To the west, a new main access is proposed off Abingdon Road, which offers good visibility in both directions. Discreet, landscaped parking is provided for the new surgery, allotments & cemetery as well as overflow 'grasscrete' parking for parents of schoolchildren in the mornings and for afternoon collection.

The access turns behind the surgery with a short terrace of new homes which overlook the village hall and square.

A new, informal lane extends from the site entrance around a landscaped green space, around which new dwellings are distributed. An irregular form and surfacing will reinforce the informal rural village character of the new lane, and the homes here are generously spaced in pairs allowing views to the landscaped amenity areas of the burial ground, allotments and enhanced ecology/habitat landscape beyond.

Landscaping features include the continued provision of allotments, a new green space overlooked by the new dwellings, and an enhanced habitat landscape to the north of the site, all of which are considered central landscape amenities of the site for the use and enjoyment by the wider community.



New pathways are proposed across the site, encouraging visitors to enjoy the enhanced landscape features whilst providing a good link to existing footpath infrastructure and also the Paddocks Site to the south.

The allotments/village hall site has been recognised as being close to the village core, lying immediately opposite the primary school and just along from the main crossroads, public house and village shop.

In order to reflect the prevailing character of this part of Abingdon road, development generally is set back from the road frontage whilst minimising development 'creep' into the green belt landscape as much as practicable.

To reflect the scale and position of buildings alongside Abingdon Road, lower buildings in the form of the surgery and single storey dwellings (bungalows) are proposed here, largely screened by mature hedgerow. Taller 1½ storey buildings (rooms in roof, dormers), set back from the road by the green space, and a modest terrace of 1½ storey is set behind the village hall courtyard and mature tree canopy (in time).

The scale of new dwellings broadly reflects that of a number of Watery Lane properties to the east and the larger, set back properties of Hampden Cottage & Hampden House opposite.

Density is also considered along the site in an east-west direction, such that the concentration of new built form is to the east, alongside the village hall and opposite the school, closest to the village centre. By contrast building density reduces further west with the introduction of semi detached cottages generously spaced, and finally at the westernmost part of the site a pair of single storey (bungalows) set perpendicular to the road to further minimise their impact on Abingdon Road.

Overall the allotment site can be described as consisting of two clusters: to the east the community functions of village hall are added to with the surgery across a small landscaped square, overlooked by a short terrace of cottages. To the west a small green space is overlooked by a looser arrangement or cluster of cottages.



aerial view across new village square, surgery - allotments site from southeast



aerial view across allotments site from southwest



view of access to allotments site (new surgery right of image)

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village hall extension & new entrance



new square approached from Abingdon Road

The village hall is proposed to be extended to provide a more generous accessible entrance, together with accessible wc facilities.

Maintaining the character of the original village hall as it faces the highway - together with planning for the wider site – informs a new entrance formed on the extended west elevation, adjacent to improved parking provision for users of the village hall. By extending here, the new entrance allows users to arrive at the hall foyer without disturbing activities within the hall itself, whilst retaining the smaller hall space as a generous foyer, with direct access to and from the kitchen.

To the north, a new meeting room of similar proportions is proposed such that smaller meetings can still take place, and this room is provided with direct access to a small courtyard behind the kitchen.

This courtyard will be secured, but also offers a convenient link through to the amenity space to the north for less frequent events.

Appearance

Overall the design of the new entrance and meeting room adopts the materials and language of the existing building.

The new entrance is formed between the existing hall and new extension. The opportunity is taken to remedy the rather poor relationship that the existing side door had with adjacent windows – the new glazed entrance offers a welcome and very clear entrance to approaching visitors from afar.

The form and proportions of the new meeting room echoes that of the existing hall, and finishes the range of buildings in positive manner forming a second ‘front’ to the building as it overlooks the new courtyard to the west.



surgery road frontage



surgery with landscaping omitted for clarity - protected entrance, covered cycles

The design of the new surgery has been informed by a detailed schedule of accommodation from the practice, including provision for treatment and consult rooms, reception and waiting areas as well as staff facilities.

A low lying, rural shed form has been adopted to provide the necessary space under a relatively simple single roof, distinct from the architectural language of the existing village hall and domestic properties surrounding it. Timber board cladding set the building apart from the new houses, whilst the red brick base and joinery echo the material palette of the village hall as a thread of continuity along the highway frontage.

A linear plan form offers scope for deeply overhanging eaves and cross-ventilation of the building interior. The form also provides enclosure to the courtyard to the village hall behind.

A deeply set entrance at the corner of the building provides covered waiting and secure cycle storage for visitors to the surgery. At the eastern end the roof is extended to provide a similar shelter and additional cycle storage for users of the village hall and bus stop there.

Solar panels are proposed on the roof slopes where they can be most effective, and - coupled with heat pump heating - the building fabric will be designed in greater detail and constructed to high standards of sustainability, meeting the Net Zero standard for operational energy demands - approximately 70% lower than typical existing buildings*.

*<https://www.netzerocarbonguide.co.uk/guide/where-to-start/what-is-a-net-zero-carbon-building/summary>



new principal site access off Abingdon Road - new surgery



square between village hall and new surgery offers pedestrian access and vistas through site.



New houses appear to be two storeys; the height of these should not exceed the general height of existing houses on Watery Lane.

Generally 1½ storey cottage scale at the eastern end (broadly consistent with the height of Hampden House and Hampden Cottage opposite.), reducing to single storey cottages in the west.

Extensive areas of hard surfacing should be avoided, retaining a rural character as far as possible in keeping with the landscape character area.

Surfacing designed to provide the minimum hard standing necessary for safe parking and manoeuvring of e.g. refuse vehicles within the site. Wherever possible hard paving gives way to informal shared gravel driveways and verge to reflect a distinctive rural character of small scale development.

Parking in front of the surgery would be open to views from the road (as shown in the DAS illustrations) and would be better relocated behind the building, also parking on the access road to the north would be better located out of view.

Further planting and extending of the mature hedgerow to the entrance to the site will see much of the surgery screened from the main route toward the village centre, whilst providing convenient parking for visitors of limited mobility. Updated illustrations support this application.

Consider a less formal layout for the allotments and burial ground which would be more appropriate to the rural setting; these could be combined with the community orchard.

Burial ground has been relocated to a more discreet and quiet location on the southern site (paddocks), whilst allotments provision will be a much looser arrangement as a buffer between the houses and open habitat landscape, interspersed with new tree planting and public pathways, rather than rigid grid arrangement.

Use hedges to form boundaries around allotments and gardens, avoid the use of close board fencing.

Native hedgerows with stock proof post & rail fencing will provide much of the boundary treatment to dwelling plots, except for limited use of screen fencing at the dwellings for privacy and amenity.

Allow sufficient space for additional hedge and full canopied, tall native tree planting to the site boundaries.

Tall planting is proposed at key points within the site and within the landscaped square to provide summer shading and visual amenity to surgery and nearby dwellings. Trees planted in hard areas will need sufficient space to develop both above and below ground.

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The paddocks site is a simpler proposal overall. A development of just three new dwellings means as much of the open paddock landscape to the north and east of the site is retained as landscaped green space.

The proposed new dwellings have been carefully sited and set back to the line of existing farm buildings to the west, and older dwellings to the east.

Setting the properties back from the highway in this way ensures the character of the boundary to the highway remains that of an established hedgerow – albeit laid back into the site in order to achieve safe visibility for vehicles exiting the site. Alternative proposals for a more direct relationship between house frontage and highway would undoubtedly affect the character of the approach and screen any views into the former paddocks.

Smaller numbers here also allows us to treat the road design in a much looser fashion, and the proposals loosely echo the organic growth of a typical farmstead - a compact arrangement of distinct building forms which adopt an broadly agrarian hierarchy of Farmhouse in the centre of the site with associated 'barn' to the west.

These forms naturally offer scope for larger 4- and 5-bed homes, and each adopt a unique appearance, that is harmonious with its neighbour but also the wider rural setting and that of the village pattern as it extends into open countryside. A more agricultural reference avoids a 'modern executive' appearance commonly seen elsewhere.

Landscaping features include a new burial or remembrance garden and a small community orchard or plantation to the rear of the dwellings, along with public access to the existing green space to the east of the site alongside the existing footpath.

Loose development of low density bespoke housing here importantly optimises open space within the public realm and respects the largely open character of the paddocks site, in contrast to the more dense development within the village core.





paddocks site from north

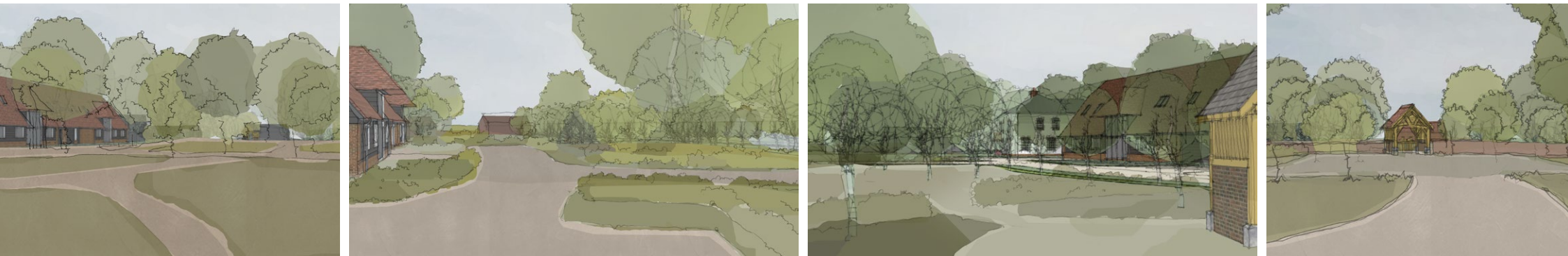


paddocks site from northeast





paddocks site from eastern footpath (composite)



Set back new development in the southern site in line with the existing building line; remove the building at the western end which protrudes in front of this.

New dwellings on the paddock site have been set back to appear as a natural continuation of the existing farm buildings there. The westernmost dwelling has been removed and the

Restrict the height and size of buildings so they do not appear dominant in views from the A415 or from the footpath through the site, and are not visible in views from the High Street to the south.

Farmhouse & barn types have been swapped – or ‘mirrored’ on the site to better reflect the reduction in scale from village centre (east) to rural countryside (west).

Provide a link to the footpath connection to the High Street, avoiding the busy A415, to help prevent the site being isolated from the rest of the village.

The existing footpath to the eastern boundary of the paddock site is to remain as a right of way, but enhanced with a further loop into the eastern part of the site for that area of the site to be publicly accessible offering a direct link to the high street both from paddocks as well as the allotments site opposite.

Consider replanting an orchard in the eastern part of the site, linking with the remaining trees, to reinstate the historic character and provide filtering of views between the proposed houses and the footpath.

This suggestion has been adopted and a small orchard is proposed to the east of the site along with the retention of existing trees there.

The proposed retention of small areas of grazing may not be practical.

The relocation of the burial ground to the paddocks site, coupled with the small orchard and new footpaths means that grazing will no longer be practical on the site.

Provide hedges and trees to screen car parking, buildings and roads.

Native hedgerows with stock proof post & rail fencing, or metal estate fencing will provide much of the boundary treatment to dwelling plots, except for limited use of denser screen fencing or garden walls to match the properties immediately at the dwellings for privacy of neighbouring rear terraces.

Relatively simple 'figure-ground' diagrams are a useful way to study the current grain of built form and better understand the historic morphology of the village.

The technique is particularly useful for exploring the relationship between buildings and open spaces.

In this case we can illustrate that the proposals on each site are complementary to the historic building and spatial patterns within the historic core of the village and as it extends westward.





proposal sites from south

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It is envisaged that the proposed dwellings will adopt simple traditional forms with steeply-pitched roofs generally. It is considered that the material palette should be drawn from the prevalent higher quality materials in the village core rather than those present in some of the neighbouring developments. A loose hierarchy is to be employed such that 2 storey dwellings are treated as relatively 'higher grade' buildings (brick detailing, embellishment), whilst smaller cottages take on a low-key rural appearance and single storey buildings adopt a more agricultural appearance:

Roofs: to be predominantly clay plain tiles but with some slate coverings to single storey buildings/parts.

Walls: to be red/ orange brick (possibly with some grey feature bricks and/ or pronounced brick detailing, plinths and string/dentil courses) or rendered cottages with brick arches. No stone or flint work (so as not to compete with nobler historic housing stock). Natural timber cladding to barn forms including surgery building.

Feature Elements: brick detailing and gabled frontages to provide high level visual interest generally. Consider (fenestrated) gables (twinned if dwellings are semi-detached) in key locations.

Appearance and Material Palette

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new access to allotments site



on-plot parking and overlooked parking courts amongst strong landscaping features

Access to both sites dwellings will be off Abingdon Road (A415). An assessment of site visibility has been conducted and identified two locations from limited possibilities, taking into account traffic speed, impact on existing hedgerows and relative ground levels at each site entrance point.

A new access to the paddocks site is proposed in the site frontage, with existing hedgerows managed to accommodate required sight lines (refer landscaping proposal drawings). Beyond a tarmac 'bellmouth' and access to burial garden parking, the access road takes the form of an informal rural driveway serving the three dwellings.

Allocated on-plot (or courtyard) parking provision has been incorporated across the site in a range from 1 space for 1 bed apartments to 2 spaces for 2 bed apartments and at least 2 spaces for 3 bedroom dwellings or larger. Most three bed dwellings have a garage space in addition and all 4 bed dwellings have one or two garage spaces. 6 unallocated resident visitor spaces have been provided on the allotments site, with 4 spaces on the paddocks site. Parking courts have been set out to be well-overlooked by residents and are landscaped with native hedgerow planting and other features to minimise their impact on the surrounding area. Further information on the proposed Parking provision can be found within the separate Highways Report.

Inclusive Access

The following inclusive design strategies have been incorporated into the scheme design and will be developed as the detailed design of the project progresses.

- Car parking surfaces will be smooth and even
- 'Gently sloping ramps' (i.e. of 1:20 fall or less) can be incorporated within the landscaped drives or courtyards to ensure that the approach to dwelling entrances are safe and convenient for everyone.
- Entrances into individual dwellings will have flush thresholds.
- Access within buildings will be designed to accord with Approved Document Part M of the Building Regulations

All new homes will offer much greater levels of sustainability than typical existing homes, with significantly reduced 'in use' energy demands delivered by a number and variety of complementary measures including:

- Detailed design and construction to meet or exceed continually improving Building Regulations requirements.
- 'Fabric first' approach to lowering energy usage through improved levels of insulation and air-tightness.
- Air source heat pumps provide a renewable heating solution to each dwelling.
- Superfast broadband provision with integrated networking to facilitate seamless home working.
- Integrated Electric Vehicle (EV) charging points to each home.

Landscape and Amenity Proposals

Detailed proposals for integrated landscape amenity prepared by Adams Habermehl accompany this submission. Care has been taken to provide new opportunities for a truly engaging landscape which fulfils the practical requirements of the village community whilst offering a unique environment for the benefit of local residents, visitors and wildlife including:

- A landscaped public square shaded by large-growing trees with seating, potential for occasional community events/market space etc.
- 'Village Green' with large-growing trees and potential for 'LAP' play space.
- Village hall garden and extended event space.
- Amenity woodland planting.
- New burial ground within early landscape setting
- New allotments and Community orchard
- Access paths through the site integrated with and augmenting existing public footpaths - all retained.
- Enhanced natural habitat landscape to the edge of new development.





An arboricultural assessment of the site and the implications of the development on the existing trees and hedgerows has been carried out by Venners Arboriculture. The importance of the retention of the boundary trees and hedgerows is recognised, and the design has developed to safely accommodate them. It is intended that the proposed development would not have an adverse arboricultural impact on the character and appearance of the local landscape, or on the amenity or biodiversity that the existing trees provide; and accordingly that it complies with national planning policy guidance and with local planning policies.

New access points to the two sites have been identified to minimise impact on existing native hedgerows with minimum loss of existing trees possible, as a result of providing suitable visibility to vehicles existing the site to the Abingdon Road.

Ecology

An Ecological Appraisal (EA) has been prepared and accompanies application. The appraisal finds that the proposed development is unlikely to have any significant impact on nearby designated sites, and recommends measures to avoid or mitigate harmful impacts on local wildlife.

It is anticipated those measures will be fully incorporated within the detailed design of both the developments themselves and also the surrounding landscaping proposed alongside, whilst embracing the opportunities for biodiversity enhancement through the creation of new habitats such as species-rich grassland and wetland features.

Through further design iteration and application of sound landscaping principles, it is proposed to take the opportunity to positively enhance the biodiversity and natural habitat provision to the north of the Allotments site.



An initial Flood Risk Assessment indicates that both sites lie within Flood Zone 1, an area with a low probability of flooding (refer Appendix B).

A surface water drainage strategy is proposed based on the principles of SuDS surface water management.

Utilities and Foul Drainage

A Utilities and Foul Drainage Assessment has been undertaken by Stantec (*refer separate document*). In summary it is proposed to provide a new foul water drainage system to serve the proposed residential development and connect to the proposed or existing public foul water sewer network. It is considered that there are suitable connection points for new infrastructure to serve the proposed development, and no issue is identified in their report that will prevent the successful development of the site for the use proposed.

Noise

On both sites, residential development is significantly set back from Abingdon Road to reduce the effects of road noise to occupants of the dwellings, with additional protection to private gardens through appropriate fencing. A noise report recording on site levels anticipates desirable internal noise levels being achieved without any special measures.

Conclusion

Whilst acknowledging that the character of each site will be changed through development, the scheme recognises the open nature of the western approach to the village by setting back the majority of properties from the main highway. It is anticipated that the experience of the western approach to the village will remain that of a distinct and more open site with glimpsed views through and beyond to allotments and enhanced habitat landscape.

This Design & Access Statement seeks to demonstrate that the design proposals submitted are of a high quality, sustainable development that has taken account of the site's unique features and constraints and responded positively to the local context and feedback from local residents and planners through a rigorous pre-application consultation process.

KJB/ December 2022 (RevA)

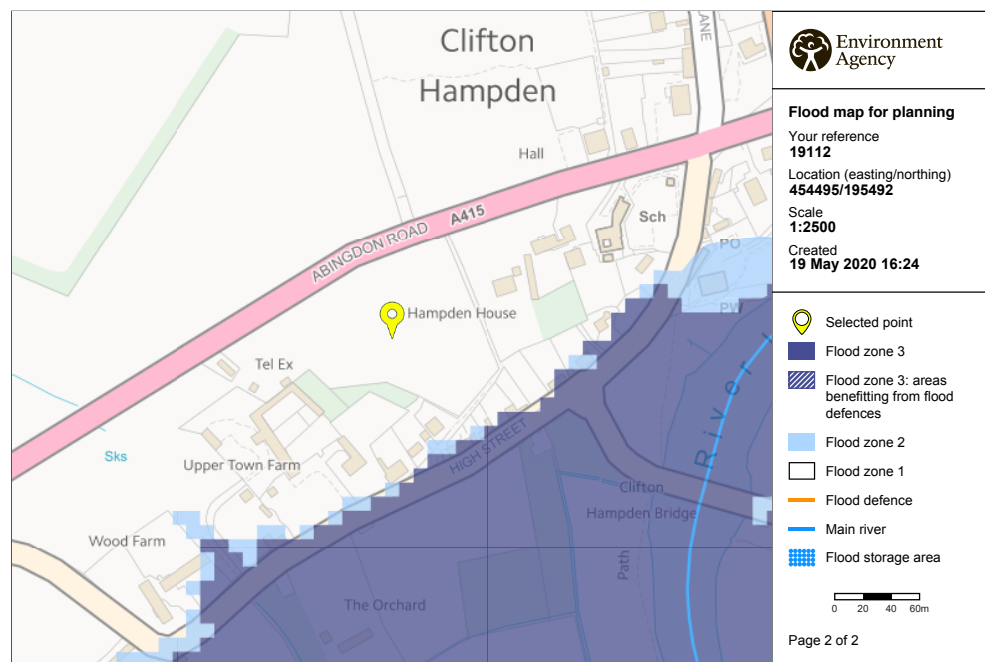
APPENDIX A

- Schedule of House Types and Areas

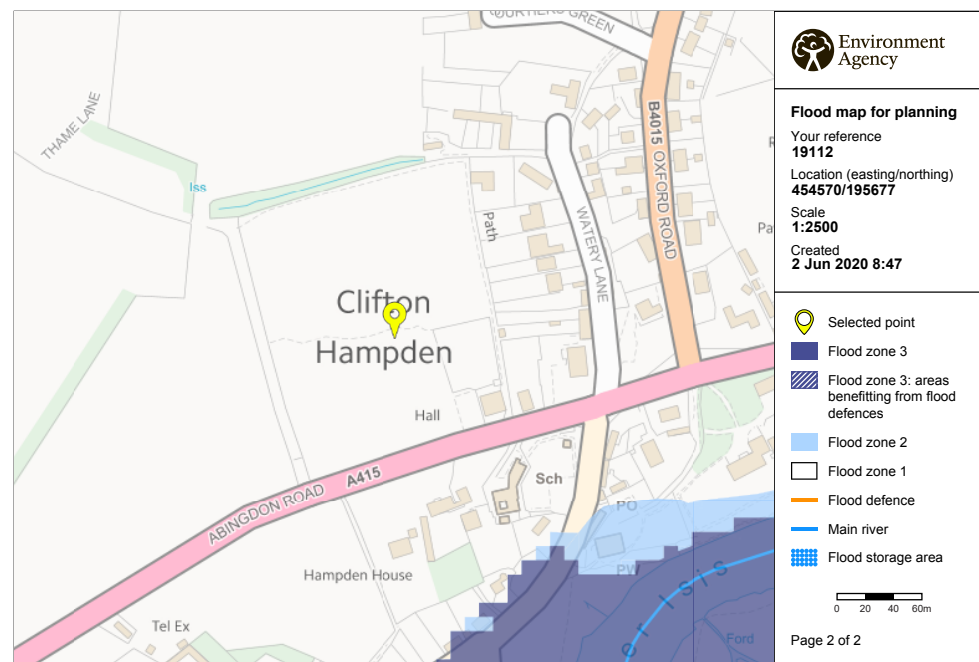
Plot	Bdrms	Type	m ²	ft ²		
1	2	End-terrace	87.9	946		
2	1	Maisonette – Ground	59.9	645		
3	1	Maisonette – Ground	59.9	645		
4	1	Maisonette – First	77.2	831		
5	1	Maisonette – First	77.2	831		
6	2	End-terrace	87.9	946		
7	3	Semi-(excl garage)	99.7	1,073		
8	3	Semi-	99.7	1,073		
9	2	Semi-	79.3	854		
10	2	Semi-	79.3	854		
11	2	Semi-	79.3	854		
12	2	Semi-	79.3	854		
13	2	Semi-Bungalow	80.4	865		
14	2	Semi-Bungalow	80.4	865		
15	4	Linked-'Barn' (excl garage)	251.8	2,710		
16	4	Linked-'Barn' (excl garage)	251.8	2,710		
17	5	Detached-'Farmhouse' (excl garage)	329.5	3,547		
Total Residential			1,960.5	21,103		
Surgery			350	3,767		
					BALANCE OF DWELLINGS (ALL)	
					1 BED	4
					2 BED	8
					3 BED	2
					4 BED	2
					5 BED	1
					ALL (CHECK)	17

APPENDIX B

- Flood Maps for planning (Rivers & Seas)



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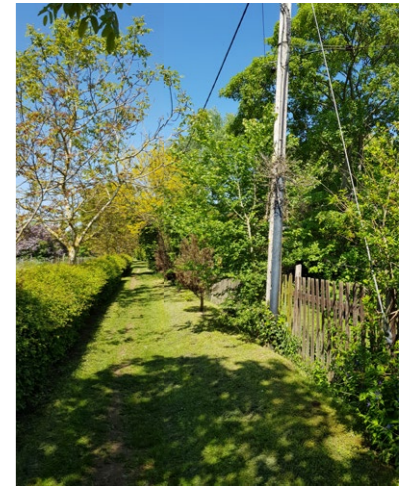
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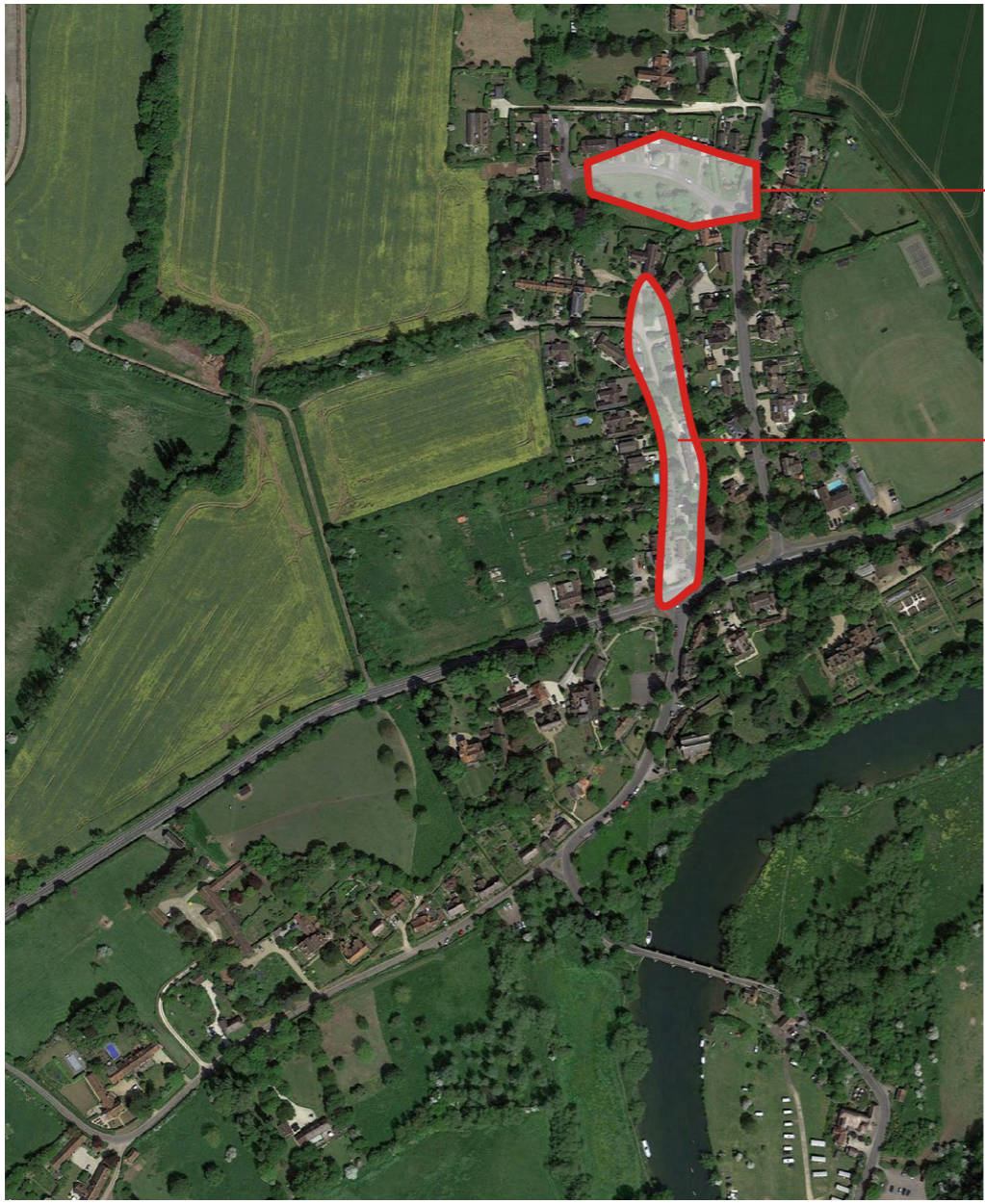
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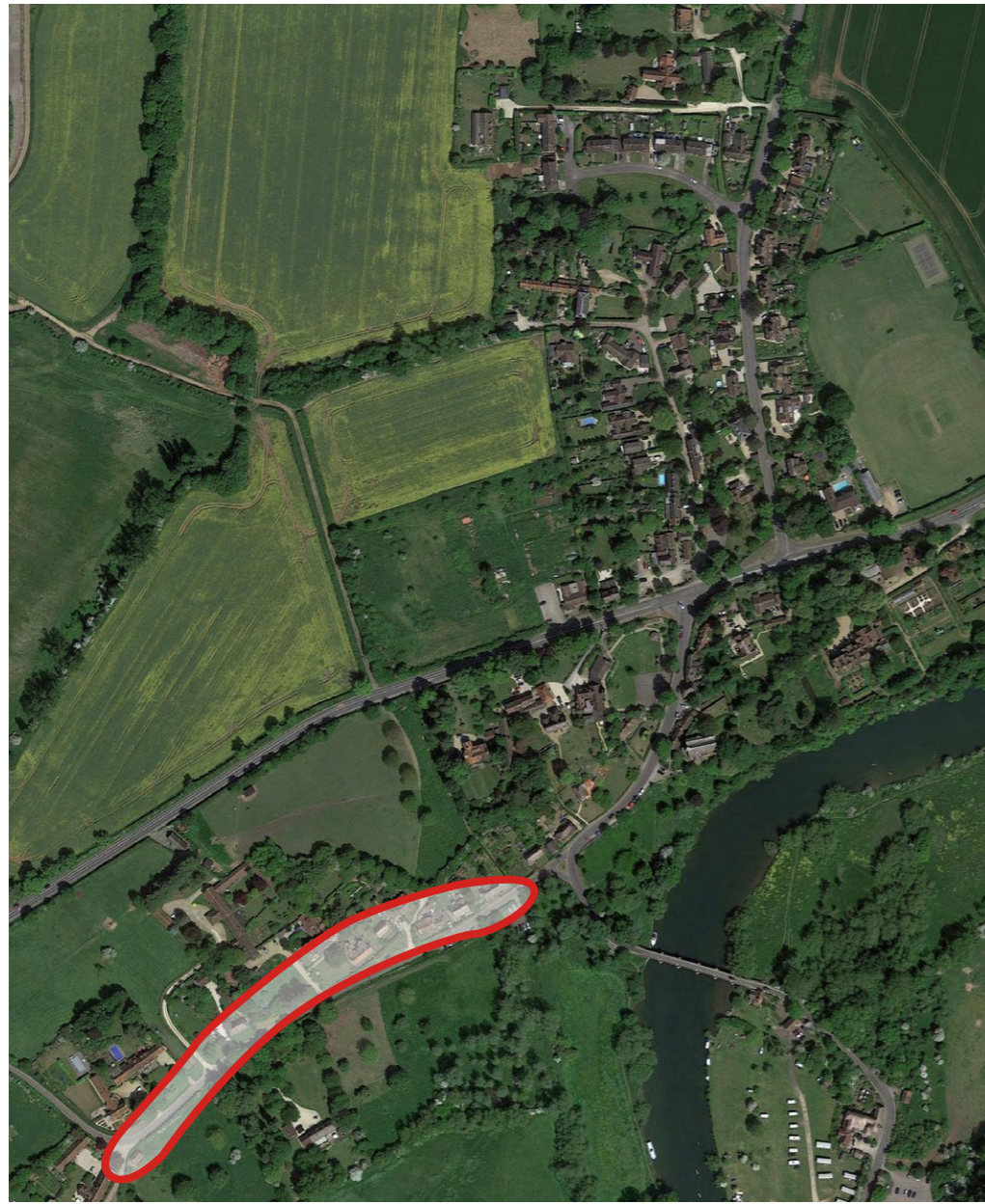
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Land at Clifton Hampden

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-  main access road through village
-  secondary routes through village
-  hedge rows in/adj. to site
-  footpath
-  sensitive boundary
-  conservation area
-  trees within site
-  all modes access into site
-  pedestrian access into site
-  potential pedestrian links to neighbouring developments



Site Plan (NTS) illustrating Site Features, Constraints and Opportunities



- main access road through village
- secondary routes through village
- hedge rows in/adj. to site
- footpath
- sensitive boundary
- conservation area
- trees within site
- all modes access into site
- pedestrian access into site
- potential pedestrian links to neighbouring developments
- listed building

