

# OLD MARSTON PADDOCK

PUBLIC ENGAGEMENT

MAY 2021

Prepared by TSH Architects



# 1.0 INTRODUCTION

## 1.1 INTRODUCTION & DESIGN TEAM

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#### INTRODUCTION

This document presents site context, precedent research and analysis together with proposed site layout, floor plans, sketch perspectives and visualisations.

Design responses have been informed by this contextual analysis and by similar contemporary residential schemes in city fringe or Conservation Area Edge conditions.

This scheme is for the development of 40 dwellings and accompanying landscape design.

**PRIOR  
+ PTNRS**

Planning



**Stantec**

Civils, Transport, Sustainability & Acoustics

**Adams Habermehl  
Landscape Architects**

Landscape Architects



Heritage Consultants



Masterplanning  
& Architectural Design



Arboriculture



Ecology

## 1.2 PLANNING POLICY BACKGROUND

### KEY HEADLINES:

- Identified by the Local Plan to provide a minimum of 39 homes
- Allocated site under Policy SP23 in adopted Local Plan
- Inset from the Green Belt as part of Local Plan, with associated compensatory improvements
- A minimum of 10% of site to be used for public open space
- Design to be influenced by conservation area and its setting to the south

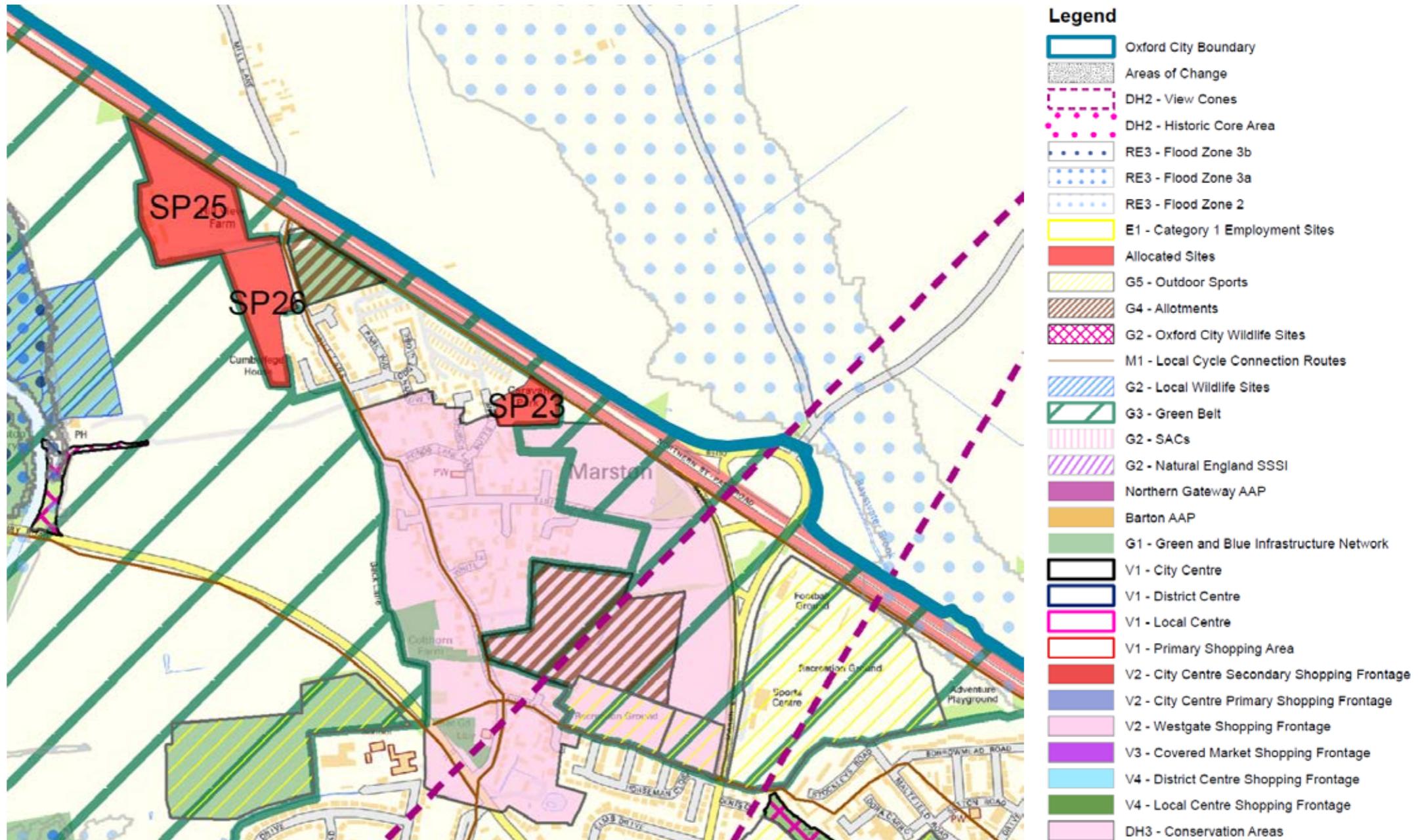
### SITE ASSESSMENT INFORMATION TO DATE:

The Site has previously been assessed as HELAA site 114d, submitted as part of the Call for Sites process in 2017.

HELLA (2019) Appendix A and B extracts:

- This area was assessed in the Green Belt Study because of the landowner interest in the site and because of there being no other constraints such as GI or a biodiversity designation. It found development of this parcel would have a low-moderate impact on the integrity of the Green Belt, so this area of Green Belt will be reviewed through the Local Plan.
- 39 homes delivered in the period between 2021-2026.

The draft red line shown within this document is entirely within the SP23 allocation.

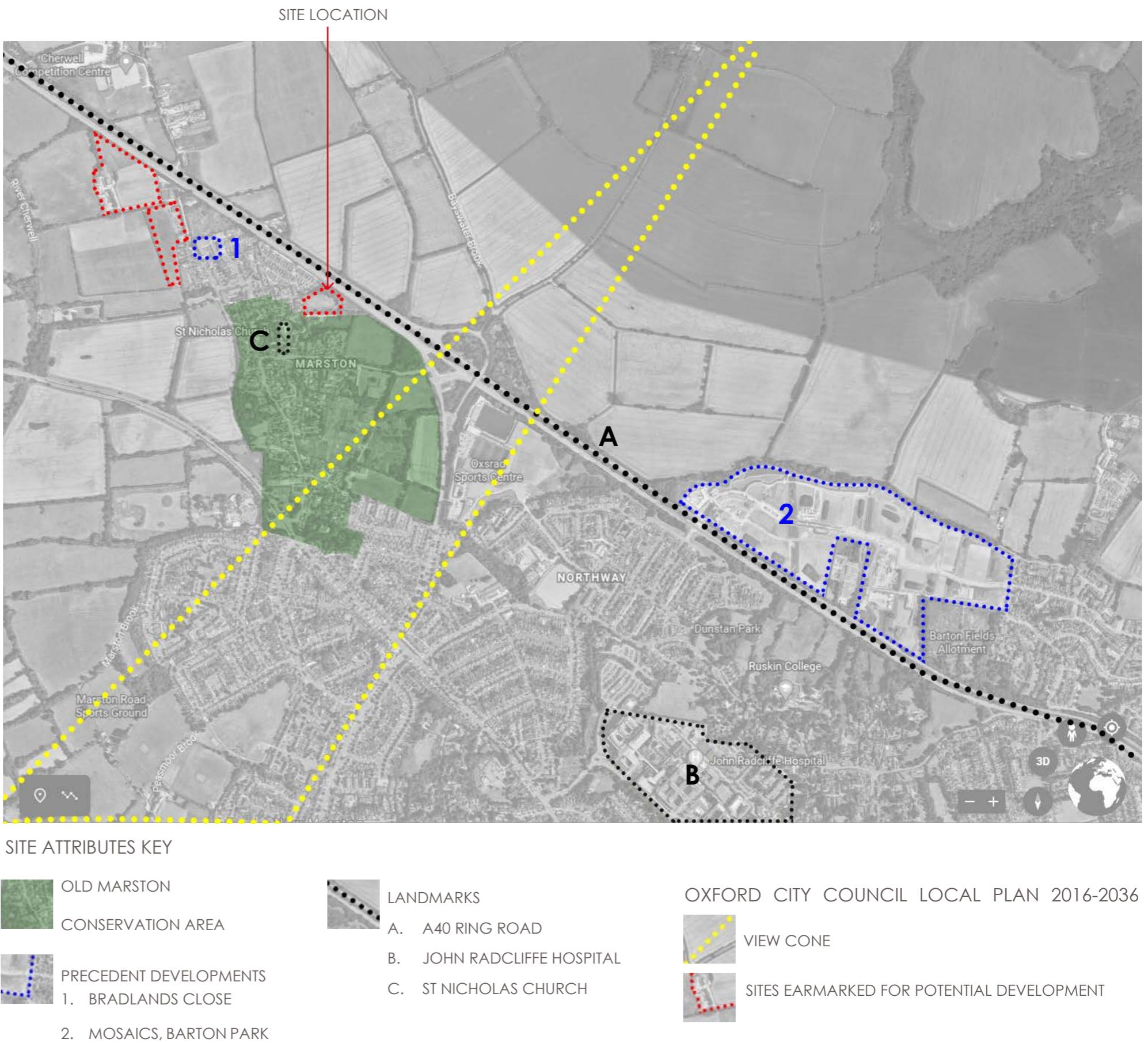


## 1.3 SITE LOCATION & APPRAISAL

### SITE APPRAISAL

The site appraisal shown adjacent demonstrates the relationship of the Old Marston Paddock site within its environs. It identifies that the site is on the city's edge; forming a transition from urban to rural. This transitional condition is fundamental to the overall concept of the scheme in order to relate to its context and enhance its local surroundings.

Key elements from the Oxford City Council Local Plan are shown to highlight site constraints and opportunities; as well the relationship to other sites earmarked for potential development.



## 1.4 SITE AERIAL CONTEXT

### SITE CONTEXT

The Site lies approximately 3 miles to the North East of Oxford City centre.

The Site is approximately 0.8ha and is a former Green Belt site allocated for residential development.

Marston Paddock consists of a single pasture field of semi-improved grassland, with scrub, broadleaved trees, hedgerows and a dry ditch to the south.

To the North the site is bounded by the St Nicholas Caravan Park; to the East by the A40 and its cycle path, open scrub & farmland; to the South by a private farm residence; and to the West by recent residential development on Butts Lane.



## 1.5 SITE CONSTRAINTS

### SITE CONSTRAINTS

This study demonstrates site specific constraints such as Category B trees and the shelter belt of existing mature trees and vegetation that currently creates a buffer between the A40 and the site.

The contours depicted show that the site slopes away at the North Eastern boundaries, with a drop of approximately 2m between lowest and highest part of the site

A further constraint is the bank and ditch to Southern & Eastern boundary. This bank defines the edge of potential gardens.

### ACCESS

The site is accessed via Butts Lane, which also provides access to the St Nicholas Caravan Park. Please refer to the Access & Movement Section for more information.



Buffer Zone  
to A40  
Carriageway



SITE BOUNDARY



DEVELOPABLE AREA



CATEGORY B TREES



CATEGORY C OR U TREES



TOPOGRAPHY  
(each contour  
=0.5m drop)



BANK

## 1.6 SITE PHOTOGRAPHS

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View from Site Entrance Gate - Looking East



View looking West from within Site (Back to Butts Lane)

## 1.7 ELSFIELD VIEW CONE PANORAMA

### Elsfield View Cone

As is demonstrated in the map adjacent, the site lies outside of the Elsfield View Cone.

- The high viewing point allows views down onto the city, with the foreground of the view illustrating the rural, green setting to Oxford, and views across to the western hills beyond, which mark the skyline
- The breadth of the view is expansive and evidences aspects of the city's 20th century development, with the John Radcliffe to the left in the view as a prominent element
- Marston Paddock lies to the right, away from the focus of the view and outside the view cone
- Recorded in travel writings and paintings from the 18th century
- First identified in 1960s planning policy the view from Elsfield in one of Oxford's view cones identified in the Oxford Local Plan 2036



## 1.8 MARSTON CONSERVATION AREA

### KEY CHARACTERISTICS OF THE CONSERVATION AREA

Whilst the site lies just outside the Marston Conservation Area, it is important to note the key characteristics of it:

- Street pattern of long winding spine road with narrow lanes off
- Rural character to its setting and contribution of green spaces
- Use of materials that reinforce local distinctiveness
- Variety in form and age of buildings
- Informal layouts, individual buildings, clusters and terraces
- Finer grain details to buildings
- Grass verges and stone boundary walls reinforce vernacular and rural roots and help to enclose and connect spaces and buildings
- Buildings, trees and boundary details help to channel views to curate the viewing experience resulting in points of interest in the view
- Suburban developments with their hard landscaping and uniformity detract from the village's vernacular qualities and people's experience
- Traffic, street furniture and highway signage detract from essential qualities and local distinctiveness

Stone walls typical to the Marston area has been incorporated into the sketch proposals to create a sense of place within the scheme itself, but also to connect to the locality.

The Old Marston Conservation Area Appraisal also identifies green hedges and stone walls as supporting the rural character of the area as well as enhancing the street scene. The proposed site is located adjacent to the Conservation Area, although not within it, therefore it is important the scheme responds to its local character and makes a positive contribution to its surroundings.



Cromwell's House



View along Mill Lane towards Cromwell's House

## 2.0 PROPOSALS

### 2.1 SITE LAYOUT

#### PROPOSED SITE LAYOUT

The proposed site layout comprises 40 dwellings (50% affordable), and Public Open Space (>10%) that is principally located in the centre of the site. The shared surface creates a new cycle route and pedestrian access, connecting Butts Lane through to the public green space at the centre of the site, subsequently to the wooded area and finally connects to the A40 cycle & footpath. Each house has a private garden and the flats benefit from private amenity space such as balconies. Please refer to landscape strategy for more information. The proposals comprise 26 houses and 14 flats composed in a village terrace or rural courtyard vernacular combined with corner cottages and unified by soft landscaping.



## 2.2 PROPOSED GROUND FLOOR PLAN & HOUSING MIX



## 2.3 LANDSCAPE STRATEGY



1 SITE FRONTAGE WILDFLOWER RICH GRASS VERGE WITH MID-SCALE TREES, WITH LOW PLANTING AND TALL STONE WALL TO GARDEN BOUNDARY.

2 STREET FRONTRAGE TREATMENT OF STREET TREES, SHRUB PLANTING AND HEDGE LINES. MID-HEIGHT BIN AND BIKE STORES WITH PLANTED ROOFS AND GREEN ROOF BIKE STORE UNITS DIVIDE PARKING BAYS. PERMEABLE BLOCK PAVING TO ROADWAY AND PARKING SPACES PROVIDE CHANGE FROM CONVENTIONAL HIGHWAY CHARACTER. CYCLEPATH CLEARLY DEFINED WITHIN OVERALL PAVING PATTERN

3 CENTRAL GREEN OPEN SPACE INCLUDES SEATING AND LAP PLAY SPACE AS A SHARED AMENITY. MID TO LARGE SCALE SINGLE SPECIES TREE GROUP OVER MOWN WILDFLOWER LAWN GRASS. PRIVACY AND AMENITY PLANTING TO BUILDING FRONTRAGES.

#### 4 TRANSITION ZONE BETWEEN FLATS AND WOODLAND WITH GRASS CELLS

PATH AND POSSIBLE RAIL-GARDEN SUDS BEDS. RURAL PATTERN STOCK-NET TYPE FENCING AT NORTH AND EAST BOUNDARIES, WITH ESTATE RAIL GATED ENTRANCE ONTO CAR-PARK ACCESS POINT AT SOUTH.

5 WOODLAND BLOCK PLANTED WITH REPLACEMENT TREE AND UNDERSTOREY SPECIES FOR NEAR AND LONG-TERM BENEFIT AND CONTINUITY OF WOODLAND COVER. STOCK FENCE AND AGRICULTURAL HEDGE SPECIES PREVENT PUBLIC ACCESS AND SUPPORT WOODLAND PLANTING / BIODIVERSITY ENHANCEMENT MEASURES. LOG-PILES AND CHIPPED BRASH MATERIALS RETAINED FOR HABITAT OPPORTUNITY

6 EASTERN WOODLAND BOUNDARY ZONE PLANTED WITH MIXED DECIDUOUS AND EVERGREEN HEDGE AND COPPISE SPECIES, TO MAINTAIN DENSE COVER AND SCREEN CLOSE CYCLEWAY AND A40 VIEWS.

## 7 WOODLAND REINFORCEMENT PLANTING WITH TALL GROWING DECIDUOUS

SPECIES TO MAINTAIN WOODLAND COVER AND SCALE AS PART OF CITY-EDGE TREE COVER AND SCREEN WITHIN LONG (ELSFIELD) VIEWS. DECIDUOUS SPECIES MAINTAIN CHARACTER, PROVIDE WINTER FILTER AND SUMMER SCREEN, AND ALLOW LIGHT TO ENHANCED WOODLAND FLOOR WILDFLOWER SEEDING.

8 'WOODLAND GLADE' WITH ADDITIONAL TREE SPECIES TO EXTEND AND REINFORCE THE WIDER EASTERN WOODLAND BLOCK, BUT SPECIES CHOICE AND MANAGEMENT FOR LIGHT CANOPY AND WOODLAND WILD FLOWER UNDERSTOREY. AREA EDGED WITH AGRICULTURAL PATTERN STOCK-NET AND HEDGE BOUNDARY. FOOTPATH / CYCLEWAY CONNECTION TO A40 CYCLEWAY POTENTIAL FOR LOW-KEY SEATING TO EXTEND RESIDENTIAL AMENITY.

9 EXISTING DITCH-LINE AS LANDSCAPE AND HABITAT CORRIDOR. GATED MAINTENANCE ACCESS. EXISTING OUTGROWN HEDGE TREES MANAGED FOR BOUNDARY REINFORCEMENT WITH NEW NATIVE SPECIES HEDGE AND

MID-SCALE TREE PLANTING TO MATCH, PROVIDING LANDSCAPE STRUCTURE IN LOCAL AND LONGER VIEWS.

10 PRIVATE GARDEN AREAS WITH PAVED PATIO TERRACES AND CLOSE-BOARD PLOT DIVISION FENCING. ALL FENCES TO INCLUDE 'HEDGEHOG GAPS'; WHILST BUILDINGS AND RETAINED TREES WILL INCLUDE BIRD AND BAT-BOX PROPOSALS AS APPROPRIATE.

11 NORTHERN BOUNDARY FENCING AND PLANTING. TIMBER FENCE OR SIMILAR, WITH CLIMBING PLANTS AND MID-SCALE TREES. PROPOSALS TO PROVIDE SECURITY WITH SOME VISUAL PERMEABILITY FOR PASSIVE SURVEILLANCE AND TO AVOID A BLANK BOUNDARY ELEVATION. PROPOSED TREE PLANTING TO REINFORCED RETAINED ON AND OFF-SITE TREE COVER, FOR RESIDENTIAL AMENITY, DEVELOPMENT INTEGRATION AND MAINTAIN LOCAL LANDSCAPE STRUCTURE.

## 2.4 ACCESS & MOVEMENT

### Site Access:

Paragraph 9.133 of the Local Plan states

"Access to the site is via Butts Lane and Church Lane, which are of single carriageway width. Proposals for the development of this site would need to demonstrate that access arrangements would not be detrimental to highway safety."

The principle of the site access is identified in the City Council Local Plan being provided from Butts Lane which is a narrow access lane which leads into the St Nicholas' Park mobile home park as well as serving some existing residential properties. The lane is of limited width and narrows around the southern end where it meets Church Lane.

Swept path analysis of Butts Lane has been carried out for a variety of scale of vehicles. This confirms that emergency vehicles (fire tender) and refuse collection vehicles are able to access the site via Butts Lane.

Initial pre-application consultation with the Oxfordshire County Council is in process.

### On-site Access Principles:

The Proposed Development will provide:

- A footway provision linking to Butts Lane
- Cycle parking to accord with Local Plan minimum levels.
- Housing within a short walk of bus stops on Elsfield Road (approx. 200m of the edge of the site).
- A slow-speed internal layout suitable for pedestrians
- Motorcycle parking in line with Local Plan policy
- A new access junction to Butts Lane in the form of a new priority junction.
- Turning provision on-site for refuse vehicles
- Car parking at a ratio of one space per dwelling, reflecting the location of the site and in accordance with Local Plan maximum parking standards.
- Electric Vehicle Charging for all new allocated new spaces, in line with Local Plan Policy

### Construction Access & Management:

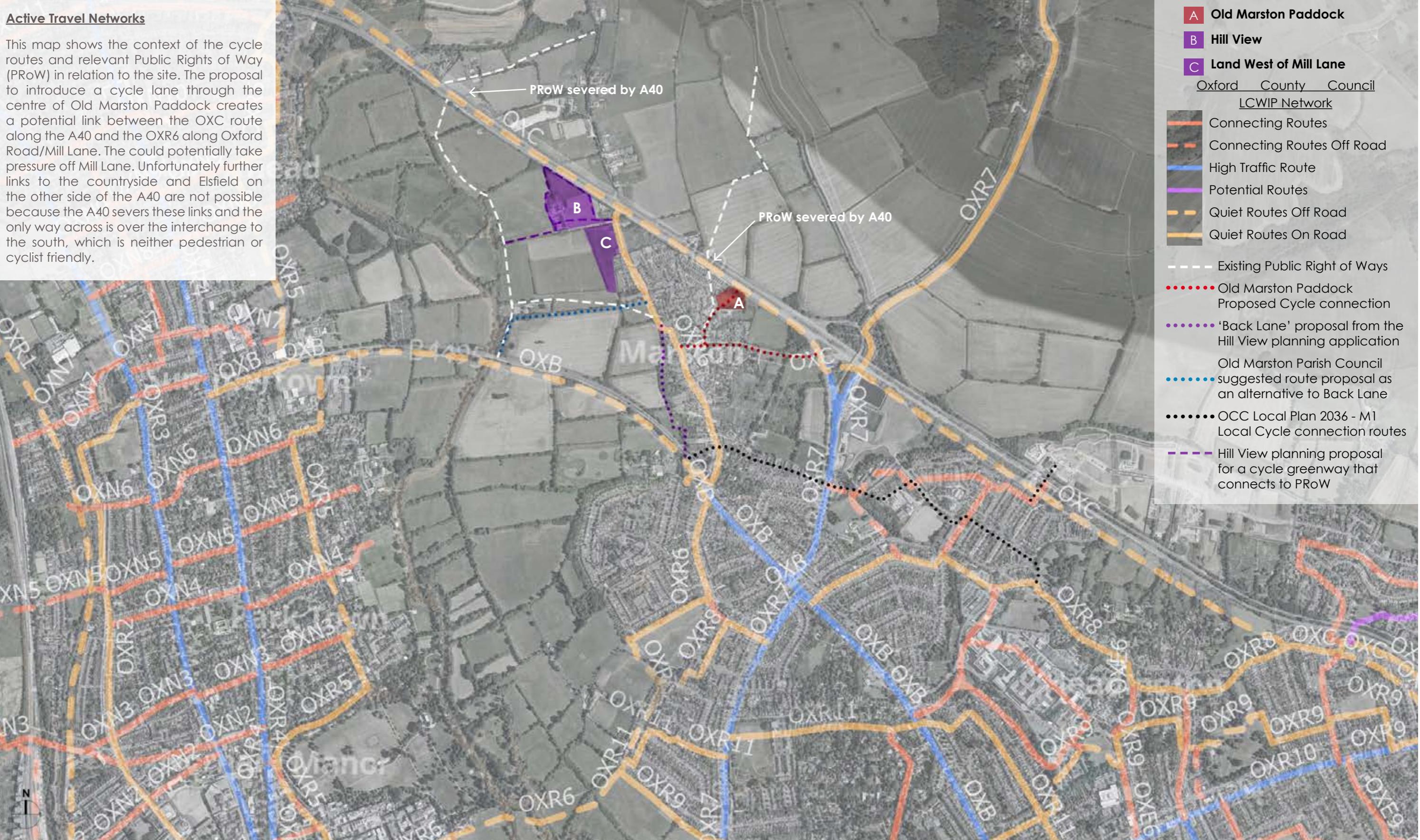
The applicant is prepared to work with the planning and highway authority to agree an appropriate scale of vehicle accessing the site and the disruption to existing residents as far as is practical.

Butts Lane has been used for construction access in the recent past to build the new houses on the opposite side to the site and suitable management of construction traffic will be needed



## 2.4 ACCESS & MOVEMENT

Please note routes shown are indicative and are for illustrative purposes only



## 3.0 DESIGN RESEARCH & APPROACH

### 3.1 COMPARATIVE DENSITY STUDY

The adjacent tissue studies comprise the Marston Paddock site boundary overlaid on different areas of the Marston Conservation Area. The red line approximately shows the developable area of Marston Paddock. This study demonstrates how the site is heavily influenced with regard to the requirement for a minimum 39 dwellings (given acute housing need across Oxford); thus requiring much higher density than is presently found in the Marston Conservation Area. For example Tissue Study 03 shows 8 dwellings in the same site area as Marston Paddock, of which requires 39 dwellings as a minimum. This highlights how a contemporary urban design approach with high density is required for Marston Paddock.

Tissue study 01 shows one of the most successful areas of the Conservation Area: Mill Lane, featuring Cromwell's House. Inspiration can be taken from the urban morphology, positive and negative space as well as the street character of Mill Lane.



#### KEY



Marston Paddock Site Boundary



Marston Paddock Approximate Developable Area



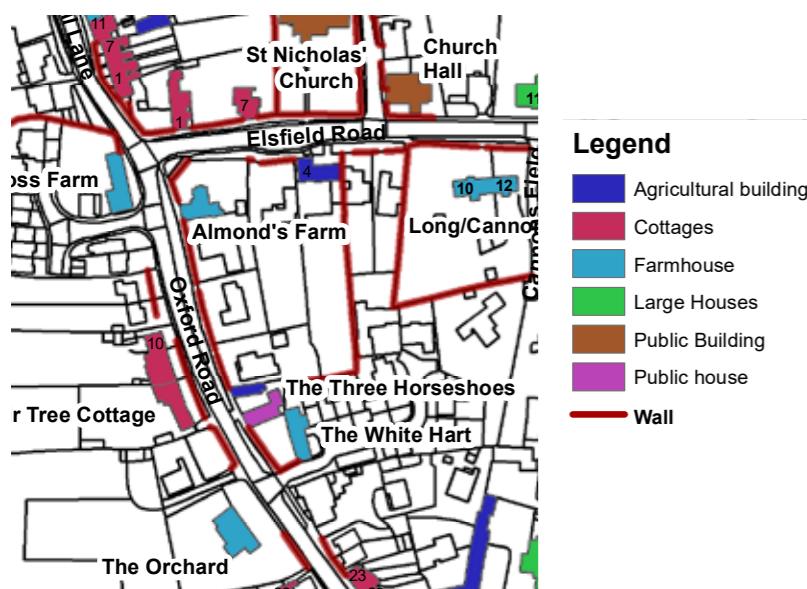
## 3.2 TYPOLOGY DEVELOPMENT

### LOCAL TYPOLOGIES

Building upon the typologies established in the Old Marston Conservation Area Appraisal 'Positive Building' Map (shown below) three typologies have been developed to inform the design and respond to its context. How these building types are unified with stone walling and soft landscaping is also identified on this map.

Typology 01 is the 'Corner Cottage' that features a gable that fronts the street, with its facade blending with boundary stone walls. This can be used at corners in the development but also as a device to break-up and add variety to Typology 02 the 'Village Terrace' which is inspired by Mill Lane. Within the terrace there is variety in height, roof pitch, materials, and chimneys. The houses are unified with similar scale, character and elements of stone walling and soft landscaping. Furthermore the terrace contributes to the street scene with active frontages with living spaces at ground floor, facing the street.

Typology 03 comprises the 'Rural Courtyard', different examples of which can be throughout Old Marston. Typical to these rural courtyards is the use of gable frontages to turn corners and emphasise the courtyard condition. Furthermore timber cladding is utilised at first floor that emphasises rural vernacular and is another device to break up the mass of the houses.



### TYPOLGY 01 - CORNER COTTAGE



1 Elsfield Road Marston



Typology 01 Sketch\_Old Marston Paddock



Abode, Great Kneighton, Cambridge  
Proctor & Matthews Architects

### TYPOLGY 02 - VILLAGE TERRACE



Cromwell's House and Mill Lane



Typology 02 Sketch\_Old Marston Paddock



West Sussex Village  
Mohsin Cooper Architects

### TYPOLGY 03 - RURAL COURTYARD



Cross Farmhouse



Typology 03 Sketch\_Old Marston Paddock



Channels, Chelmsford \_ JTP

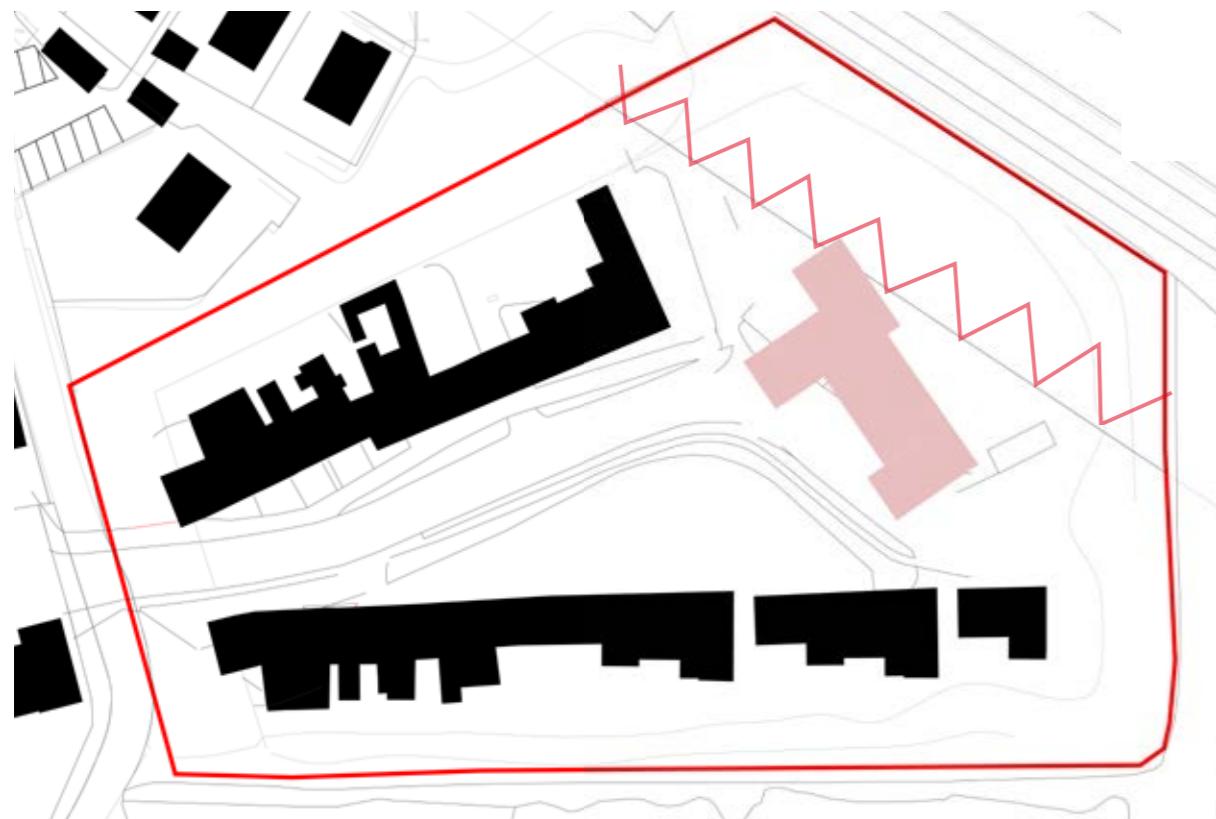
### 3.3 TISSUE STUDIES - INITIAL SITE ARRANGEMENT



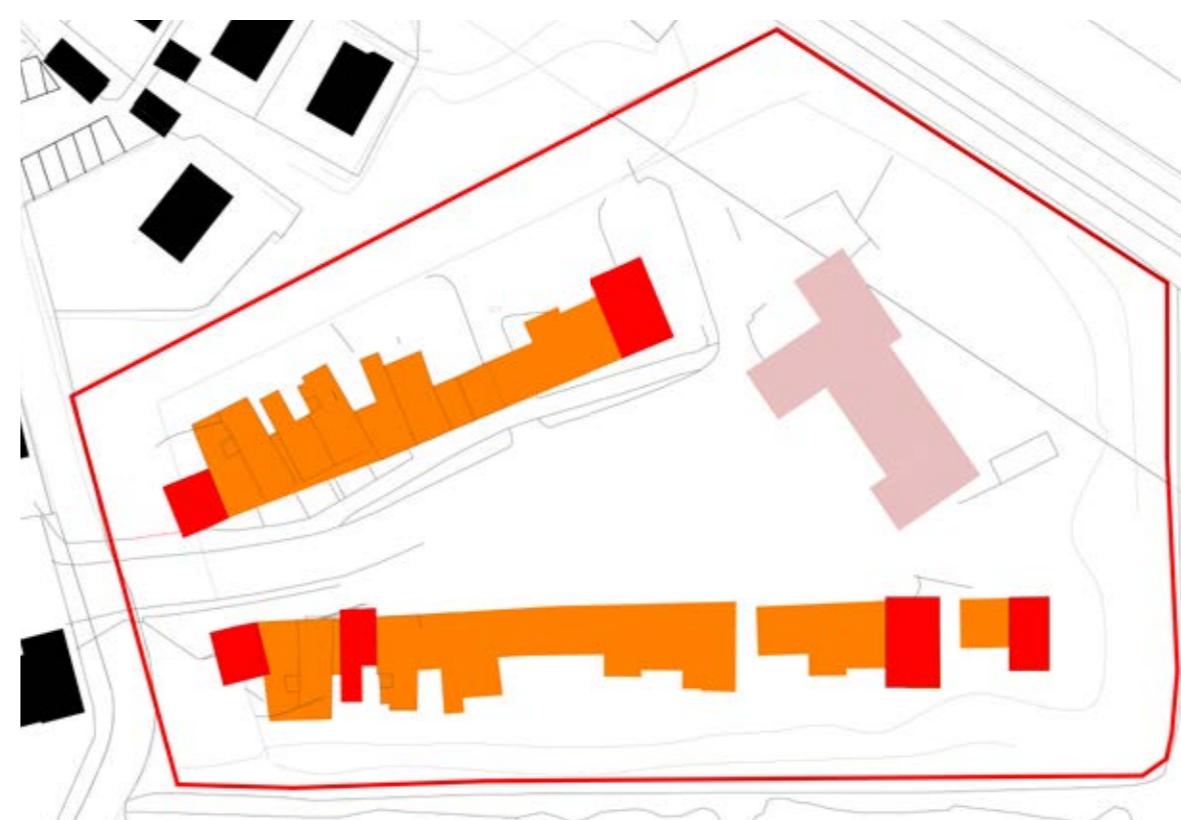
01\_MILL LANE OVERLAY



02\_REPLICATION OF VILLAGE TERRACE AND FARM COURTYARD



03\_BOUNDARY DEVELOPMENT ROTATED AT 45° TO THE A40



OLD MARSTON PADDOCK | OXFORD

Taking inspiration from the street character of Mill Lane, these development diagrams show the figure ground plan of Mill Lane overlaid on the Marston Paddock site.

To increase the density required for the site the village terrace at the entrance to the site has been mirrored to emphasise the street scene (as shown in diagram 02). The rural courtyard has also been replicated in response to where the site starts to widen.

Diagram 03 shows progression of the boundary development, of which should be 45° to the A40 to mitigate the impact of road noise; as discussed in the local precedents section.

Diagram 04 highlights the distribution of typologies of dwelling that have been inspired by the Marston Conservation Area. This is evident in the proposed scheme and will be developed further.

#### TYPОLOGIES

01\_CORNERS  
COTTAGE

02\_VILLAGE  
TERRACE

03\_RURAL  
COURTYARD

### 3.4 SITE RESPONSE

Further developing the tissue study and figure ground analysis, these diagrams demonstrate the response to site specific constraints and opportunities.

**Diagram 01** highlights the opportunities for public open space created by the figure ground layout. This also responds to Pre-Application engagement with Officers; whereby the public open space should be located at the front and/or centre of the site. This has been developed to include a woodland walk that connects the central space to the A40 footpath.

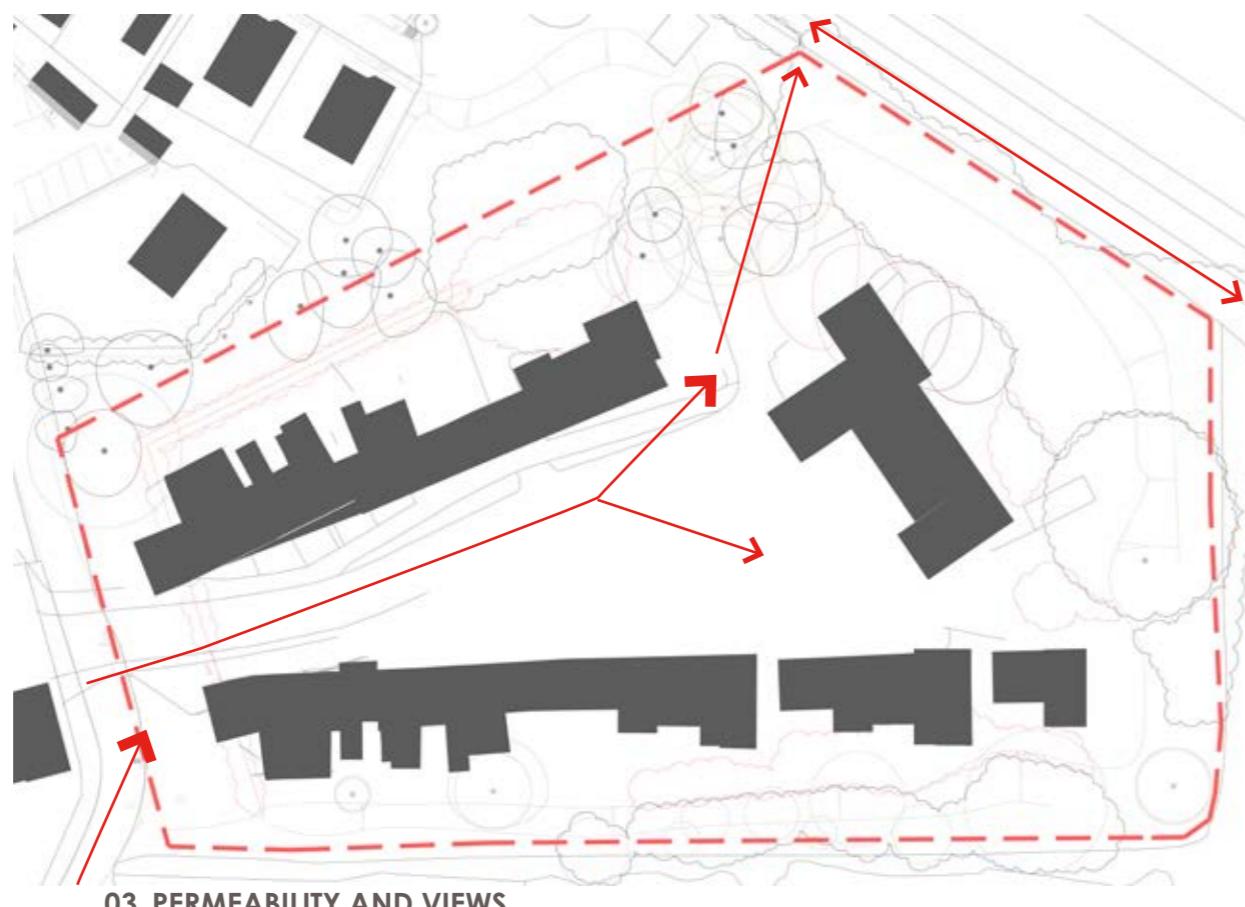
**Diagram 02** refers to the desire to create active frontages within the street scene; as this is a successful condition present in Mill Lane.

**Diagram 03** indicates the idea of permeability through the site, in terms of visibility of the open space and trees to the rear of the site but also the potential to create a pedestrian and cycle route through the site and out to the A40 paths.

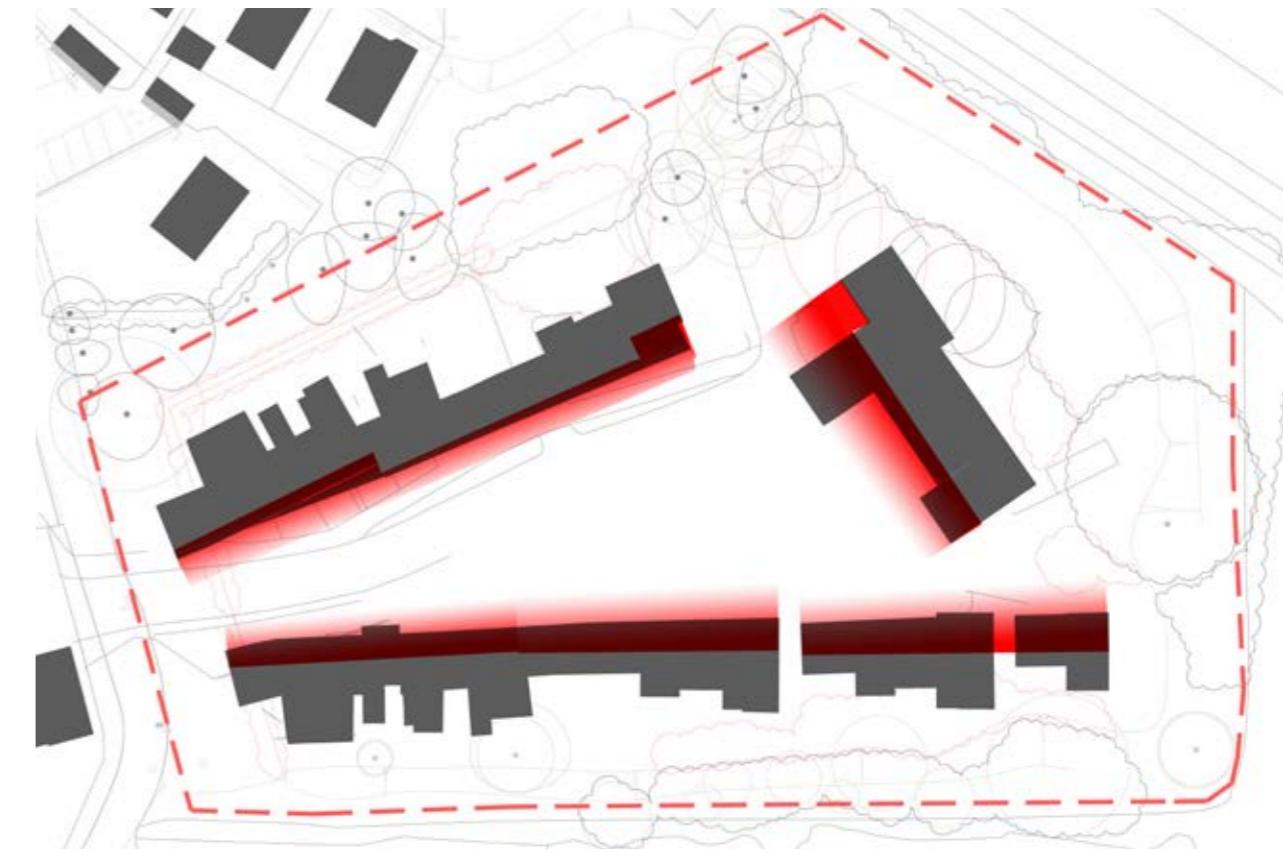
**Diagram 04** demonstrates how stone boundary walling and soft landscaping, inspired by Old Marston, can unify the houses and open space whilst also responding to the local historic context.



01\_PUBLIC OPEN SPACE



03\_PERMEABILITY AND VIEWS



02\_ACTIVE FRONTAGES



04\_STONE BOUNDARY WALLING & SOFT LANDSCAPING

## 3.5 PRECEDENTS STUDY

### INSPIRATION

Successful schemes that transition from a city fringe to open countryside utilise a village courtyard vernacular juxtaposed with contemporary townhouses; brought together with sensitive landscaping and pedestrian priority shared surfaces. A material palette of timber, brick and tile reinforce this village courtyard vernacular. Further architectural devices such as vertical facade elements that interrupt horizontal cladding break up the mass of the development and create opportunities for green space.

### LOCAL PRECEDENTS

Whilst the development of typologies and contextual response of the Wolvercote Mill scheme are successful, the lack of active frontage and soft landscaping at street level in some locations is a real missed opportunity. However, the red-brick mews shown adjacent do have active frontage and some soft landscaping at street level; of which represents a village vernacular but also activates the street.

The plan shown of Barton Park demonstrates strategies of how to mitigate the boundary with the A40. At Barton Park, the development has been orientated at 45° to the A40 and planting and parking has been placed between the houses and the road. This is a strategy that can inform the Marston Paddock approach; although noting that the proposed dwellings are further from the edge of the carriageway than Barton Park.

### DENSITY STUDY

This density study highlights relevant developments and their associated density and typology in relation to the proposed scheme at Old Marston Paddock.

Gateway sites that define city fringes, such as Barton Park and Athena in Cambridge have a density of approximately 65-70 units per hectare; whereas Abode/Accordia are gateway sites of 47dph. The Mill Road development is an example of Conservation Area typology and has a density of 47 dph. Old Marston Paddock represents a gateway site adjacent to a Conservation Area and the proposed layout comprises a similar density at approximately 48 units per hectare. This highlights how Wolvercote Mill and Abode are appropriate precedents for this project.



Wolvercote Mill, Oxford\_Glenn Howells Architects

### PRECEDENT DENSITY STUDY

SITE	LOCATION	DENSITY (Dwellings per Hectare)	TYPOLOGY
Old Marston Paddock	Marston, Oxford	48	Edge of Conservation Area
Mill Road	Wolvercote	47	Conservation Area
Barton Park	Barton, Oxford	70	Gateway Site
Eagle Works	Jericho, Oxford	100	Suburban Site
Abode/Accordia	Cambridge	47	Gateway Site
Athena	Cambridge	65	Gateway Site



Barton Park, Oxford\_CZWG Architects



Abode, Cambridge  
Proctor & Matthews Architects

## 3.6 SUSTAINABLE DESIGN STRATEGY

### Energy & MEP Strategy

#### **Policy requirements:**

National Building Regulations – Part L (Conservation of Fuel and Power)

- Current requirements – L1A 2013 delivers a 6% carbon dioxide saving across the new homes build mix relative to Part L 2010 and introduced a Fabric Energy Efficiency (FEE) target to encourage minimum efficiency for building fabric (the longest lasting part of a home);
- Emerging requirements – Following the Future Homes Standard (FHS) 2019 consultation on Building Regulations Part L (January 2021), it was confirmed that, from 2025, the FHS will deliver homes that are 'zero-carbon ready' by setting a performance standard at a level which new homes will not be built with fossil fuel heating (i.e. natural gas boilers). A proposed uplift of energy efficiency requirements will be implemented in 2021 which will form a "stepping stone" to the FHS from 2025. At this stage, it is expected that the 2021 uplift will comprise a 31% reduction in CO<sub>2</sub> compared to current standards, delivered through a combination of an increase in fabric standards and technology.
- Changes in Part L from 2021 are also expected to see a shift to electric-led heating strategies in new developments rather than traditional gas fired plant.

Policy RE1 Sustainability Design and Construction of Oxford Local Plan 2036

- Maximising energy efficiency and use of low carbon energy;
- Achieving at least 40% reduction in carbon emissions over 2013 Building Regulations (or future equivalent legislation) compliant base case;
- If a heat network exists in close proximity to the scheme, it is expected to connect. This will count towards development's carbon reduction requirements. Evidence is required to demonstrate the unfeasibility to connect to the existing network.

Density 105dph

Brick Walls: 600mm thick 0.110 W/m<sup>2</sup>K

Render: 500mm thick 0.083 W/m<sup>2</sup>K

### Energy Principles:

The Proposed Development will:

- Follow the Government's energy hierarchy: Be Lean (reduce energy demands); Be Clean (select an efficient and sustainable heating system); and Be Green (generate clean energy through on-site renewable and low carbon technologies, where it is appropriate to do so);
- Follow a 'fabric-first' approach to building design, with a focus on passive demand reduction measures including appropriate heat loss form factor and fenestration (Be Lean);
- Demonstrate that there are currently no existing heat networks in proximity to the development and therefore no current connection opportunities (Be Clean);
- Implement a low carbon heating strategy. This is still to be refined, however, an electric-led heating strategy is preferred in line with the changes in the Building Regulations. A number of options are currently being explored, of which air source heat pumps (ASHPs) are likely to be favoured; and
- Use renewable technologies (Be Green). Technology options are currently being explored; among these, the opportunity for solar photovoltaics (PV) is currently being investigated alongside potential landscape sensitivities and visual impacts associated to this technology.

### PRECEDENTS

#### **BARTON PARK, OXFORD**

The design code states that the houses were designed to Code 4 Sustainable Homes, of which is now obsolete. Non-residential buildings should be built to BREEAM very good rating.

#### **WOLVERCOTE MILL, OXFORD**

190 residential units, employment space and community facilities; Mill square has a energy centre providing renewable energy. Built to old Local Plan 2001-2016 which required 20% of the development's energy requirements to be produced by on site renewables.

#### **GOLDSMITH STREET, NORWICH**

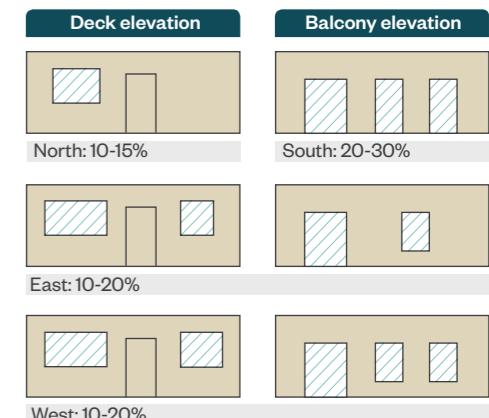
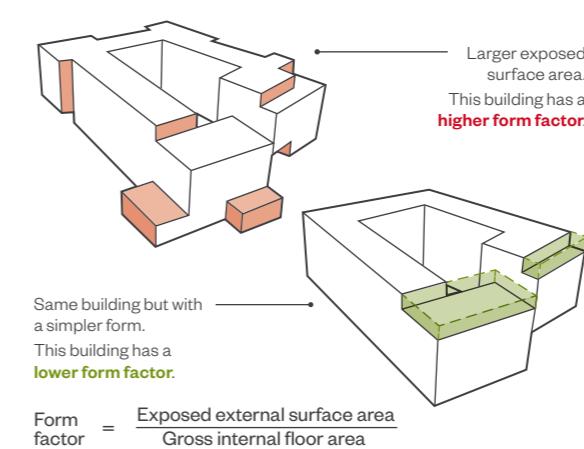
Certified PassivHaus high-density social housing scheme. Approximately equivalent to BREEAM Outstanding. Construction technologies utilised off-site manufacturing with timber panel construction technology.

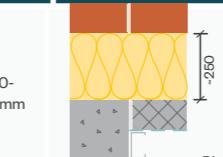
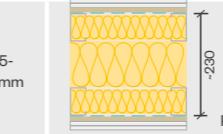
Use of terraced housing to increase form factor; reducing external wall perimeter

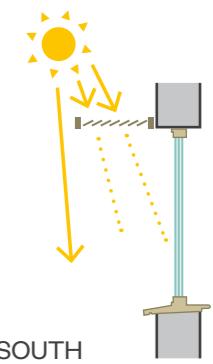
Density 105dph

Brick Walls: 600mm thick 0.110 W/m<sup>2</sup>K

Render: 500mm thick 0.083 W/m<sup>2</sup>K



Element	Target U-value (W/m <sup>2</sup> .K)	Approx. total thickness	Example element build-up and comments
External walls (incl. separating walls to bin/bike stores and plant/sub-station)	0.13-0.15	550-600mm	 <p>PLAN</p> <ul style="list-style-type: none"> <li>• Approx. +250mm mineral wool insulation</li> <li>• Keep structure clear of the insulation zone</li> <li>• Reduce number of masonry supports where possible; ensure wall ties and masonry supports are included in U-value calculations</li> <li>• Full fill insulation may not be suitable in exposed locations or at height.</li> </ul>
Separating wall (e.g. dwelling/corridor)	0.16-0.18	325-425mm	 <p>PLAN</p> <ul style="list-style-type: none"> <li>• Approx. +230mm mineral wool insulation</li> <li>• Standard dwelling to dwelling party wall constructions can also be used between dwellings and unheated corridors inside the thermal envelope.</li> </ul>



### 3.7 DESIGN DEVELOPMENT

The scheme has been presented at 4 pre-application meetings with Oxford City Council as well as discussions with Old Marston Parish Council, Oxfordshire County Council, Oxford Preservation Trust and a review from Oxford Design Review Panel (ODRP).

These presentations and discussions have led to several iterations to the scheme in response to comments made.

The images adjacent show the scheme that was presented to ODRP. The key comments that were taken forward and incorporated into the current proposal are as follows:

- A stronger design narrative should be developed, based on the community that will use the spaces created. This will include future residents of the Old Marston Paddock development and the existing residents of the village and caravan park as well as the passers-by who will use the cycle route.
- The site layout should be simplified and other alternatives explored, including a layout with three terraces surrounding a central green, with all front doors facing the green.
- A noise survey should be undertaken to determine A40 noise mitigation measures required, taking into account the trees in the wooded area close to the road. (*This is in process*)
- Car parking spaces should closely align with individual dwellings but form part of the public space, which should be recognisable as belonging to all residents.
- Access to the flats should be from the street; not the rear.
- The shelter belt of trees with wildflower meadow behind the flats ideally would not feature a footpath; instead this should be kept as an ecological haven
- Potential to move southern terrace closer to Butts Lane to create more space centrally.



## 4.0 PROPOSED VISUALISATIONS

### 4.1 PROPOSED AERIAL PERSPECTIVE



#### 4.2 SKETCH PERSPECTIVES - SITE APPROACH

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Approach from Bricklayers Court - Sketch View of Proposal



Approach to Old Marston Paddock- Sketch View of Proposal



Approach from Bricklayers Court



Approach to Old Marston Paddock

#### 4.3 SKETCH PERSPECTIVES

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Site Entrance

#### 4.3 SKETCH PERSPECTIVES

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View along Village Terrace  
towards courtyard

#### 4.3 SKETCH PERSPECTIVES

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View of Public Open Space

#### 4.3 SKETCH PERSPECTIVES

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View from courtyard  
towards Site Entrance

#### 4.4 MATERIALITY STUDY

The proposed material palette complements Old Marston and is inspired by contemporary vernacular precedents. Darker materials have been chosen where possible to ensure the scheme blends more successfully into the landscape; a lesson learnt from Bradlands close that is too dominant in the landscape due to its use of white render.





We would love to know your thoughts, please email them  
to [oldmarstonpaddock@priorpartners.com](mailto:oldmarstonpaddock@priorpartners.com)

*As part of the public engagement a leaflet drop is underway that directs you to the TSH website and this document.*