WELCOME

Land South of Chesterton
CIRENCESTER
chestertoncirencester.co.uk

Thank you for attending today's Design Code Exhibition.

The purpose of this event is to display the emerging Design Codes for Land South of Chesterton, and obtain feedback from the local community.

JTP and the design team listed below have been commissioned by Bathurst Development Ltd to produce a Site-wide Design Code, and a Detailed Design Code for the first phase of development. These documents are required as part of the planning conditions of the Outline Planning Permission.

The exhibition boards are colour coded:

- Introduction to Design Coding
- Site-wide Design Code
- First Phase Detailed Design Code

Members of the design team are available today to discuss these proposals with you in more detail and answer any questions you may have.

The Team:

Bathurst Development Ltd — Landowner / Master Developer

jtp — Architecture & Masterplanning

savills — Planning

pba peterbrett — Sustainability

PHILIP CAVE ASSOCIATES • LANDSCAPE ARCHITECTURE • URBAN DESIGN • — Landscape and Arboriculture

i-Transport — Highways and Transport

CANNON CONSULTING ENGINEERS Highways, Transport & Infrastructure Planning — Utilities, Drainage, Infrastructure

Land South of Chesterton

The Strategic Site adjoins the edge of Cirencester, and has been allocated in Cotswold District Council's (CDC) Local Plan as a Strategic Site for a mixed use neighbourhood. It will deliver up to 2,350 residential units which includes student accommodation and housing for the elderly along with employment, education, community facilities, and a large amount of public open space.

The location for the new neighbourhood extends to approximately 120 hectares / 300 acres in total. It will deliver important infrastructure, create new jobs, accessible areas of public open space and walking and cycling links north-south between Cirencester and the countryside. It will help to bring long term investment into the town. Bathurst Development Ltd's aim is to contribute to the sustainable future growth of Cirencester.

Feedback

We would appreciate your feedback on the information presented today. Feedback forms are available for you to provide us with your comments and suggestions. You can put your completed feedback forms in the box provided, alternatively you can contact us via email or post:

Post JTP Studios, Unit 5, The Rum Warehouse, Pennington Street, London, E1W 2AP

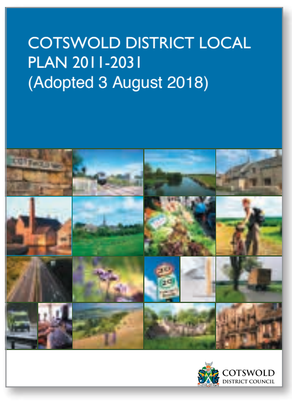
info@chestertoncirencester.co.uk

www.chestertoncirencester.co.uk

PLANNING CONTEXT

Local Plan

The Strategic Site is allocated in Cotswold District Council's Adopted Local Plan (2011-2031) for a sustainable, high quality, mixed use development, including up to 2,350 homes and 9.1 hectares of employment.



Outline Planning Application

Outline planning permission was granted on 3rd April 2019 following the signing of legal agreements with both the District and County Councils. The planning permission is subject to the obligations contained within the legal agreements and 69 planning conditions.

Design Codes

The planning conditions and legal agreements control aspects of the development. The requirement for Design Codes is set out in the following conditions:

Condition 9 requires the submission and approval of a Site-wide Design Code prior to the submission of the Reserved Matters Applications apart from for initial infrastructure works.

Condition 10 requires the submission and approval of a Detailed Design Code for each key phase of the development. The key phases will be set out in the phasing plan to be submitted under condition 6.

Condition 11 requires applications for reserved matters to comply with the requirements in the approved design codes unless an alternative involving outstanding innovative design is proposed. Each application is required to set out a compliance statement with the respective design codes.

Reserved Matters Applications

The process now requires the submission of Reserved Matters Applications to Cotswold District Council which will set out the detail of the development. The site will be split into phases of development over a number of years, expected to be of around 200-300 dwellings in size. There will also be separate applications for the employment uses, community buildings, the neighbourhood centre, the new primary school and open spaces.

PROJECT TIMELINE

- **JANUARY 2018** — Planning Committee resolved to grant Outline Planning Permission
- **17th JULY 2018** — Stakeholder Design Code Workshop
- **3rd APRIL 2019** — Section 106 Agreement signed and Outline Planning Permission Granted
- **11th APRIL 2019** — Design Code Public Exhibition
- **AUTUMN 2019** — Submission of Site-wide Design Code & First Phase Detailed Design Code to Cotswold District Council
- **SPRING 2020** — Anticipated approval of Site-wide Design Code and First Phase Detailed Design Code
- **SPRING 2021** — Submission of first Reserved Matters Application for residential

We are here

Off-site infrastructure works

Infrastructure works for new Thames Water sewer pipeline to South Cerney Sewage Treatment Works - construction start anticipated Q4 2019. Construction completion anticipated September 2020.
Cherry Tree Lane junction improvements - Design complete and submitted to Gloucestershire County Council`t Highways for Technical Approval - anticipated July 2019. It is anticipated that Technical Approval may take 6 months or more before the on-site highway improvement works can commence.

DESIGN CODE FAQs

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

WHAT IS A DESIGN CODE?

A Design Code is a set of illustrated design rules and requirements which instructs and advises on the physical development of a site. The graphic and written components of the code are detailed and precise, and build upon a design vision.

The Outline Planning Application for Land South of Chesterton establishes fundamental principles for the type and amount of development proposed. While a series of 'parameter plans' set out a framework for the scheme, proposing land uses, open space, building heights and primary routes based on an Illustrative Masterplan; buildings, streets and spaces have not been designed in detail at this stage.

Detailed designs for individual phases of housing, employment uses, mixed-use and community buildings, landscape and road infrastructure will be submitted following grant of Outline Planning consent. These detailed proposals (Reserved Matters Applications) are to comply with a Design Code covering the full site, and a Detailed Design Code covering that particular phase or sub-phase.

A Design Code therefore acts as an overarching set of design rules to ensure quality of design throughout the development. It will essentially set out illustrated design rules, with the objective of ensuring quality - at a level consistent with Bathurst Development Ltd's vision for a high quality level of design for the Land South of Chesterton.

WHY CODE?

The Planning Conditions for Land South of Chesterton require the production of a Site-wide Design Code and Detailed Design Codes for phases / sub-phases.

Design Codes are a useful tool to ensure high quality development by setting a clear set of rules to ensure a higher quality outcome, setting an increased level of design control than currently approved at Outline Planning stage. It provides an opportunity for greater assurance over the quality of the output.

The Outline Planning Application has all matters reserved except for access which is approved in detail. It sets the parameters for development such as the extent and location of land uses, location of access and the quantum of development. A Design Code provides an extra layer of control and design rules for Reserved Matters Applications to comply with.

A key strength of design codes is their ability to coordinate design across the successive development phases of large sites in order to deliver a coherent design vision.

HOW IS IT ENFORCED?

Cotswold District Council will not approve a Reserved Matters Application unless the applicant has illustrated compliance with the Site-wide Design Code and the relevant Detailed Design Code; unless an alternative solution involving outstanding innovative design is proposed.

Bathurst Development Ltd as landowner and Master Developer recognises its responsibility, alongside Cotswold District Council, to regulate compliance with the principles established in the Design Codes. This will be achieved through vigorous oversight and contractual obligations placed on any party developing at Land South of Chesterton and enforced through restrictions on title. This is an important part of achieving Bathurst Development Ltd's vision of a high quality development that meets the needs of the local community.

WHAT WILL BE CODED?

Design Codes set out design principles aimed at delivering better quality places, for example the requirements for streets, blocks, massing and so forth, or they may focus on landscape, architectural or building performance issues (for example, increasing energy efficiency).

However, unlike many generic urban design guidelines or local development standards, design codes do not simply repeat policy or guidance found in other national or local policy or guidance documents. Instead, codes provide a positive statement about the particular qualities of a place.

Codes are focussed around those design characteristics that are important to achieve, and they establish and firmly fix the 'must have' design elements. In so doing codes help to provide continuity in quality and consistency over time.

The Planning Conditions require that the Design Codes include the following:

Site-wide Design Code

- A plan showing the phases and/or sub phases for which Detailed Design Codes, including 1:1000 or 1:1250 Framework Plans, will subsequently be submitted to the local planning authority for approval (i.e. corresponding to the Phasing Plan).
- Character areas.
- Street types.
- Block types and associated design principles.
- Building uses.
- Building heights.
- Architectural principles (i.e. applicable to the development as a whole).
- Key public spaces.
- Design principles for: play areas; protecting trees and hedges; preserving biodiversity; and promoting efficient use of natural resources.
- Arrangements for ongoing monitoring and review of design quality.
- Arrangements and timescales for monitoring, review and updates of the Site-wide Design Code.

Detailed Design Code(s)

- "a 1:1000 or 1:1250 Framework Plan, for the area in question"
- "Each Detailed Design Code shall prescribe, at a greater level of resolution than the Site-wide Design Code, how relevant design principles and instructions are to be applied within that area to achieve the development form illustrated on the associated Framework Plan."

WHO USES THE DESIGN CODES?

- Bathurst Development Ltd as the Master Developer will use the Design Code(s) to ensure future housebuilders are producing a high quality development.
- Reserved Matters Applicants will use the Design Codes to set the design rules / requirements for their design.
- Cotswold District Council will use the Design Code as a tool to ensure the Reserved Matters Applications are delivering the vision approved at Outline Planning stage.

WHO IS INVOLVED IN THE PRODUCTION OF THE DESIGN CODE?

Master Developer Bathurst Development Ltd

JTP Masterplanners and Architects

i-Transport Transport Consultants

Philip Cave Associates Landscape Consultant

PBA Sustainability

Cannon Utilities and Drainage

Savills Planning

Key Stakeholders (see subsequent exhibition board)

General Public

HOW MUCH IS CODED?

The Planning Conditions require all of the site to be coded within Site-wide Design Code. A series of Detailed Design Codes will then be produced for phases or sub-phases.

APRIL 2019

Bathurst Development Ltd

jtp

LAND SOUTH OF CHESTERTON DESIGN CODES

Land South of Chesterton CIRENCESTER

chestertoncirencester.co.uk

SITE-WIDE DESIGN CODE

This Site-wide Design Code will be submitted to Cotswold District Council to discharge Condition 9 of the Outline Planning Permission (ref:16/00054/OUT).

The purpose of this Site-wide Design Code is to provide design guidance for the development of Land South of Chesterton against which subsequent Reserved Matters Applications will be considered.

It has been prepared to ensure that the highest standard of design is delivered when preparing and considering Reserved Matters Applications that are submitted. In so doing, the Site-wide Design Code carries forward the design ethos as set out in the Outline Planning Design and Access Statement.

This overarching Site-wide Design Code will be the first in a series of Codes that will be prepared for Land South of Chesterton. Detailed Design Codes will be developed for future phases of the development, as agreed by Cotswold District Council.

DETAILED DESIGN CODES

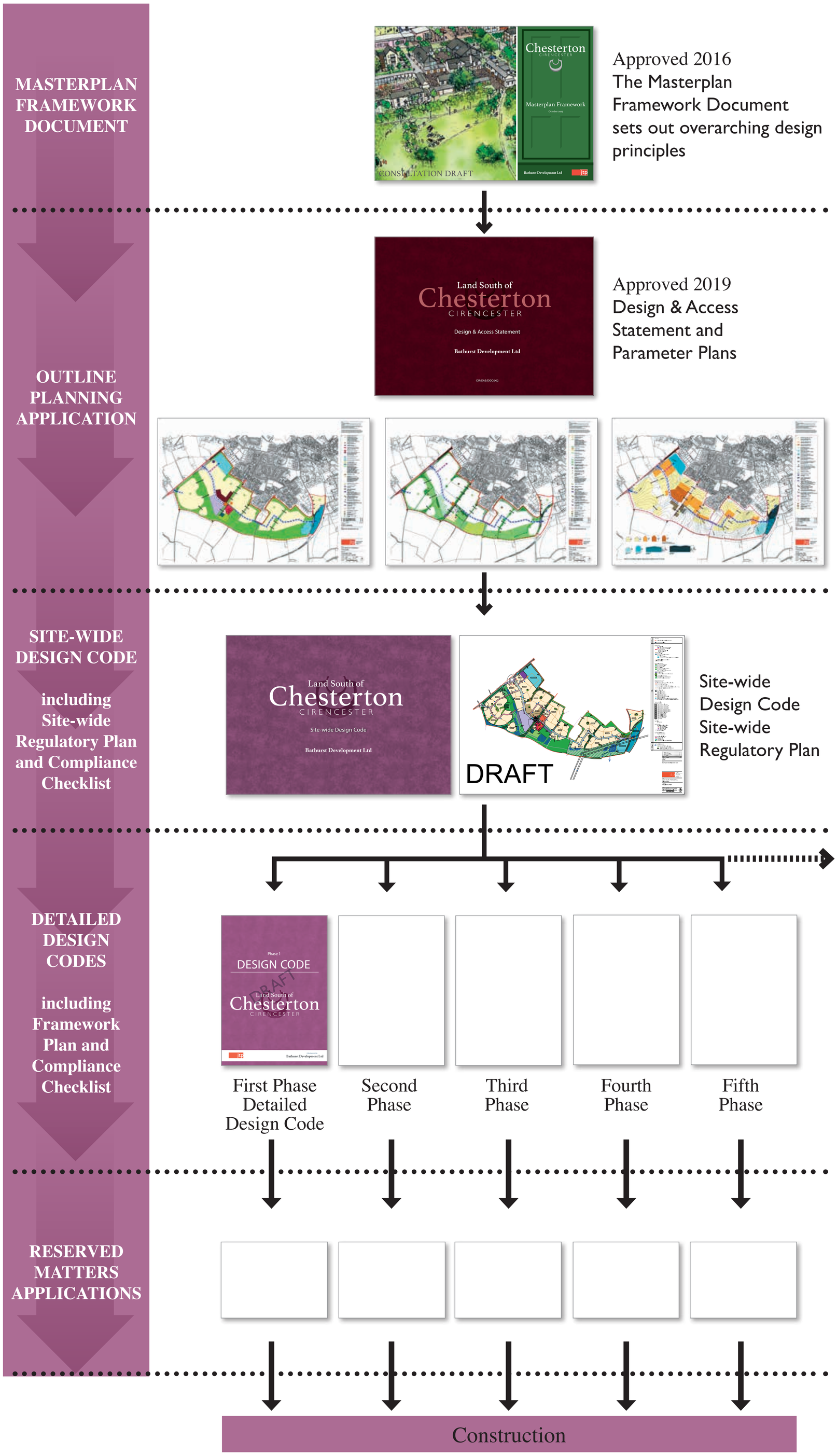
The Site-wide Design Code will be supported by a series of area-specific Detailed Design Codes. These Codes will set out further design fixes such as architectural character, materials and planting specification.

MASTER DEVELOPER

Bathurst Development Ltd are the 'Master Developer' for Land South of Chesterton. This will involve managing and closely controlling the development process with Cotswold District Council and other stakeholders to ensure that the proposed development delivers the 'vision' as set out in the Design and Access Statement (October 2016) and the Design Codes.

PROCESS

The diagram below illustrates where the Design Codes sit within a suite of approved documents and drawings for Land South of Chesterton.



APRIL 2019

Bathurst Development Ltd

jtp

STAKEHOLDER WORKSHOP
17 JULY 2018

Land South of Chesterton
CIRENCESTER
chestertoncirencester.co.uk

We held a Stakeholder Workshop in July 2018 attended by around 40 members of the community, including representatives from:

- Cirencester Town Council
- Cotswold District Council
- Gloucestershire County Council
- Gloucestershire Police
- Save Our Cirencester
- Civic Society
- Watermoor Community Group
- Cirencester Cohousing
- Bromford Housing Association
- Church of England
- Park Community Group
- Royal Agricultural University
- Deer Park School students who are studying a Design, Engineer and Construct GCSE

The workshop was a productive and useful event and allowed us to hear what attendees think is important in the preparation and use of a Design Code, as well as particular lessons learned from development within Cirencester and the Cotswolds.

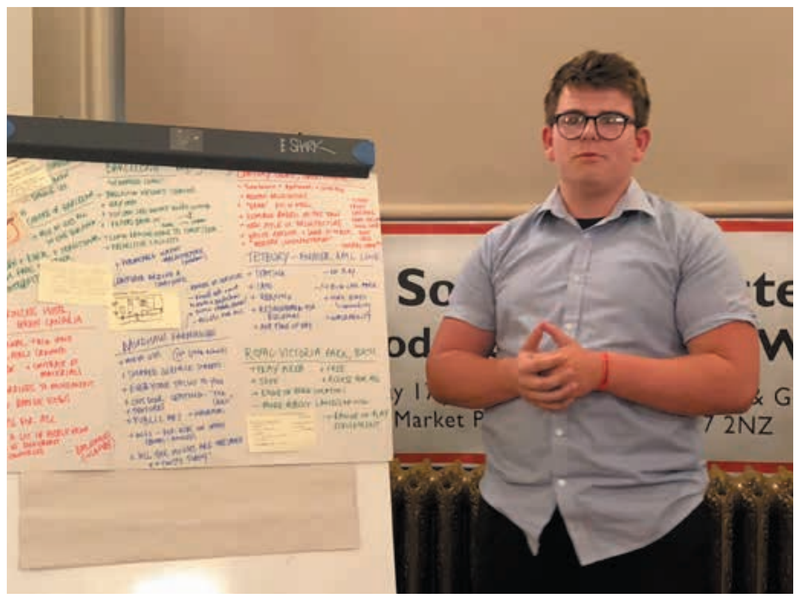
There were a number of key consensus points that emerged from the Stakeholder Workshop which will inform the Site-wide Design Code and First Phase Detailed Design Code. These codes will act as an overarching set of design rules to ensure quality of design throughout the development. Key areas to be considered in production of the Codes include:

- **Sustainability and future proofing** – setting out an energy strategy; considering site orientation; and using existing resources such as rainwater
- **Green infrastructure and sustainable drainage** – SuDs; swales; and water features
- **Parking** – standards; location; and types
- **Building materials** – high quality; low-embodied energy; locally sourced; and a variety
- **Safety and lighting** – lighting to routes and footpaths; and ensuring low level light pollution, particularly near locations of green infrastructure / key wildlife corridors
- **Gardens** – space standards; appropriate defensible space for all dwellings; and a sense of enclosure
- **Boundary enclosures and treatment** – types of hedges and fences; and materials
- **An interactive community** – encouraging 'bumping spaces'
- **Maintenance of open space** – can there be a landscape clerk of works
- **Street hierarchy** – character areas should define street types; carriage widths to be clearly set-out; and shared surfaces to be clearly specified in terms of dimensions and materials
- **Street furniture** – consideration of where bins and benches are located; and material type and design
- **Architectural details** – appropriate letter box heights; location of entrances to dwellings; and consistent window colours and proportions
- **Refuse storage** – for public realm and individual dwellings; design to be appropriate – built-in/ free standing
- **Public realm** – for everyone; flexible and useable; consideration of materials; and incorporating heritage where possible
- **Legibility and wayfinding** – use of street signs; accent buildings for orientation; and material use
- **House types** – consideration of space standards; creating a variety of dwelling types; and ensuring high quality materials and construction methods
- **Accessibility** – to be inclusive for all; public space and public buildings

The points set out above have helped inform the design approach, ensuring that the Codes address aspects considered by the stakeholder group to be important.

There were some additional discussion points that fall outside of the remit of a Design Code:

- **Maintenance of open space** - will there be a Management Company? - Public open space will be managed and maintained through a Community Management Trust, a charitable company.
- **An interactive community** - what community facilities should there be? The Outline Planning Permission and Section 106 specifies certain community uses such as a community hall and arts and culture space



STRUCTURE AND CONTENTS

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

The Site-wide Design Code sets out design rules for the whole of the Strategic Site. There are specific chapters or sections of the Code that focus on certain uses or areas of the site - such as the employment areas or public open spaces. The Code defines an overarching set of rules for the site which subsequent Reserved Matters Applications will need to comply with.

Due to the size and breadth of the Site-wide Design Code this exhibition doesn't include all of the document. The following exhibition boards illustrate draft extracts of the Code for your feedback.

The Site-wide Design Code is accompanied by a Site-wide Regulatory Plan - a single drawing setting out the mandatory elements of the Code.

The Site-wide Design Code is structured in four Parts:

Part A Background

Part A of the Code sets out the relevant background information, the masterplan design principles and the vision for the new development.

Part B Spatial

Part B of the Code explains the spatial elements of the Regulatory Plan through different layers and the design of building plots, focusing on the interface of built form with the public realm.

Landscape Design, including the size, character and form of greenspaces, facilities and requirements;

Street Design, including highway features, street trees, street lighting and design speed;

Parcel Layout and Frontage, including design principles of housing layouts, arrangements of buildings along a street and key edges.

Self Build / Custom Build

Non-residential Uses, including built form principles

Part C Detailing the Place

Part C of the Code prescribes the architectural design principles

Architectural Principles, including landmark buildings, aspect and orientation of buildings and entrances to buildings;

Building Components, including roofs, positioning of rainwater goods and window proportions;

Part D Technical

Part D of the Code prescribes technical requirements and standards that Reserved Matters Applications should comply with.

Sustainability Strategy, including design principles going beyond Building Regulations

Waste and Recycling Requirements, including positioning of bin storage

Parking Standards, including design principles, cycle parking and electrical charging points.

MANDATORY VS ILLUSTRATIVE

The Design Codes will include mandatory and discretionary components. The codes will clearly indicate what is mandatory through the use of language such as – 'will', 'shall' or 'must'. Discretionary elements will use language such as 'should', 'may' or 'can'. This will be further reinforced through graphical representation in the document, as shown below. Any image or text with an (M) is mandatory and Reserved Matters Applicants will be required to comply with the principles.

Example text (M)

Mandatory design principles

Example text (M)

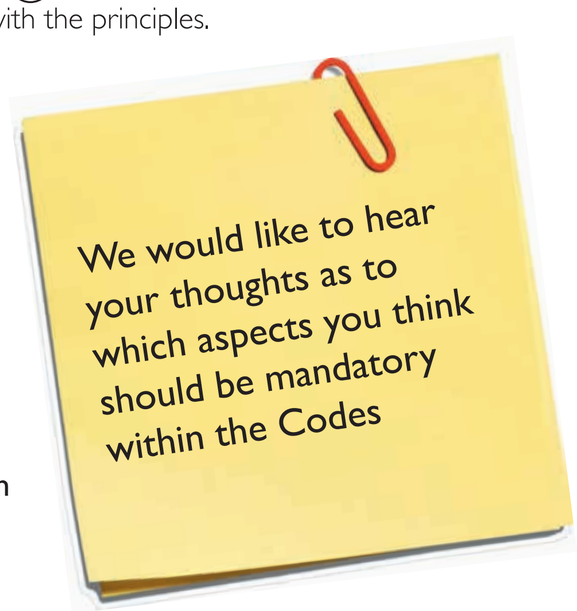
Image / drawing

Mandatory design principles / illustration

Example text

Image / drawing

Design guidance illustration



COMPLIANCE CHECKLIST

A Compliance Checklist accompanies both the Site-wide Design Code and Detailed Design Codes. This sets out the mandatory elements of the Code in a 'checklist' table for Reserved Matters Applicants to complete as part of their application. This will illustrate whether the mandatory elements of the Design Code have been followed, and if not design justification will be required.

The Planning Condition Number 11 requires Reserved Matters Applicants to demonstrate compliance with the Site-wide Design Code and associated Detailed Design Code:

"Each application shall be accompanied by a statement describing how the reserved matters designs comply with the approved Site-Wide Design Code and relevant Detailed Design Code, or (where relevant) explaining why an alternative solution is proposed. Development thereafter shall be carried out in accordance with the approved details."

REF.	Design Principle	YES	PARTIALLY, with design justification provided	NO, with design justification provided	Not applicable
9.1	Does the design take account of the principles set out for the Western Gateway Key Grouping?				
10.3	Has the Neighbourhood Centre been designed to ensure a clear definition between public and private spaces; and to provide a substantial area of defensible space between the shop fronts and any adjacent areas of car parking?				

Extract from an example Compliance Checklist

SITE-WIDE REGULATORY PLAN - EXHIBITION DRAFT

Land South of Chesterton
CIRENCESTER
chestertoncirencester.co.uk

The Regulatory Plan sits at the front of the Site-wide Design Code document and sets out on a single drawing the mandatory requirements which must be adhered to in order to achieve the vision for a new development. The Regulatory Plan reflects the Parameter Plans from the Outline Planning Application, demonstrating broad compliance with their parameters.

Mandatory requirements are more prescriptive along the edges of development parcels, where buildings face key spaces and streets, with more flexibility permitted within the development parcels.

Parcel references

The Regulatory Plan includes parcel references for development parcels. These letters are not cross referenced in the Design Code, but are provided for ease of reference for future Reserved Matters Applications. These parcel references do not represent a phasing sequence.

Structure of the Code

The structure of the key on the Regulatory Plan relates directly to the structure of the Design Code, such that the Plan and the Code must be read in conjunction. The three main parts are 'Background' to the project, 'Spatial' covering layout of buildings, streets and spaces, and 'Detailing the Place' covering aspects such as building design, and street furniture.

The Regulatory Plan also illustrates points of more technical detail that are expanded upon further either within the Green Infrastructure chapter of the Code or within the Technical Details chapter. These items include ecology issues such as ponds, locations for play areas, utilities including locations for the pumping stations, and indicative parking areas for community facilities including the school and central sports pitches.

Part A: BACKGROUND

2. Context
- Outline Planning Application Boundary
- Overhead Powerlines

Part B: SPATIAL

4. Land Uses
- 4.1 Residential
  - 4.1.1 Potential Student Accommodation
  - 4.1.2 Homes for the Elderly
- 4.2 Community Uses
  - 4.2.1 Community Hall
  - 4.2.2 Healthcare
- 4.3 Mixed Use
- 4.4 Education
- 4.5 Sports and Health & Fitness
- 4.6 Employment
  - 4.6.1 B1 Business
  - 4.6.2 B2 and/or B8 Industrial storage or distribution
- Existing buildings to be retained

5. Green Infrastructure
- 5.3 Northern Greenspace
- 5.4 Fosse Way Corridor
- 5.5 Chesterton Ride
- 5.6 Rural Links
- 5.7 Sports and Health & Fitness
- 5.8 Chesterton Meadow
- 5.9 Spratsgate Woods
- 5.10 Allotments
- 5.11 Green Fingers and Local Landscape / Doorstep Play
- 5.12 Amenity Greenspace (minimum sqm)
- 5.13 Ecological Enhancement
- 5.14 Drainage and SuDS
- Existing Trees and Hedgerows

6. Movement and Access
6.2 Site Access Points
- Site Access Points (pedestrian / cycle only)
- Access to Employment
- Access point - fixed location
- Access point - Indicative location (+/-5m)
- Access point (No through route) - indicative location (+/-5m)
- Crossing point - indicative location (+/-5m)

6.3 Street Hierarchy:
- 6.3.1 Primary Road 1
- 6.3.2 Primary Road 2
- 6.3.3 Primary Road 3
- 6.3.4 Secondary Road 1
- 6.3.5 Bus Only Road
- 6.3.6 Cross Parcel Permeability
- 6.3.7 Tertiary Road
- 6.3.8 Shared Surface
- 6.3.9 Private Drive
- 6.4.2 Bus Route and Stops (exact position of stops to be agreed)
- 6.5 Pedestrian and Cycle network (including Bridleways)

7. Edge Conditions
7.2 Edge Sections
- 7.2.1 Chesterton Ride edge
- 7.2.2 Chesterton Meadow edge
- 7.2.3 Spratsgate Wood edge
- 7.2.4 Northern Greenspace edge
- 7.2.5 Rural Link edge
- 7.2.6 Fosse Way Edge
- 7.2.7 Chesterton Link edge
- 7.2.8 Employment edge

8. Heritage
- 8.1 Listed buildings
- 8.2 Scheduled Ancient Monument

9. Townscape
9.1 Building Scale and Views
- 9.1.1 Marker Building
- 9.1.2 Key Building
- 9.1.3 Focal Point
- 9.1.4 Key Views

9.2 Key Groupings
- 9.2.1 Western Gateway
- 9.2.2 Tetbury Road South-West Gateway
- 9.2.3 Neighbourhood Centre
- 9.2.4 Village Square
- 9.2.5 Eastern Gateway

10. Parcel Layout and Frontages
10.2 Frontage Characters
- A1. Fosse Way Frontage
- A2. Tetbury Road Frontage
- A3. The Avenue
- A4. Linear Park
- B1. Copse Edge
- B2. Green Ribbon
- B3. Village Street
- C1. Green Link
- C2. Meadow Edge
- C3. Suburban / Rural

12. Non-Residential Built Form
- 12.1 Mixed Use
- 12.2 Community Use
- 12.3 Education
- 12.4 Healthcare
- 12.5 Employment

Part D: TECHNICAL

17. Technical Standards
17.2 Sports and Play Strategy
- 17.2.1 Outdoor sports provision
- 17.2.2 Play Provision (and catchment) NEAPs / LEAPs / LLAPs / LAPs

D	04.04.19	Frontage charact. edge cond. and more	JR	RF

APRIL 2019

Bathurst Development Ltd

jtp

LAND USES

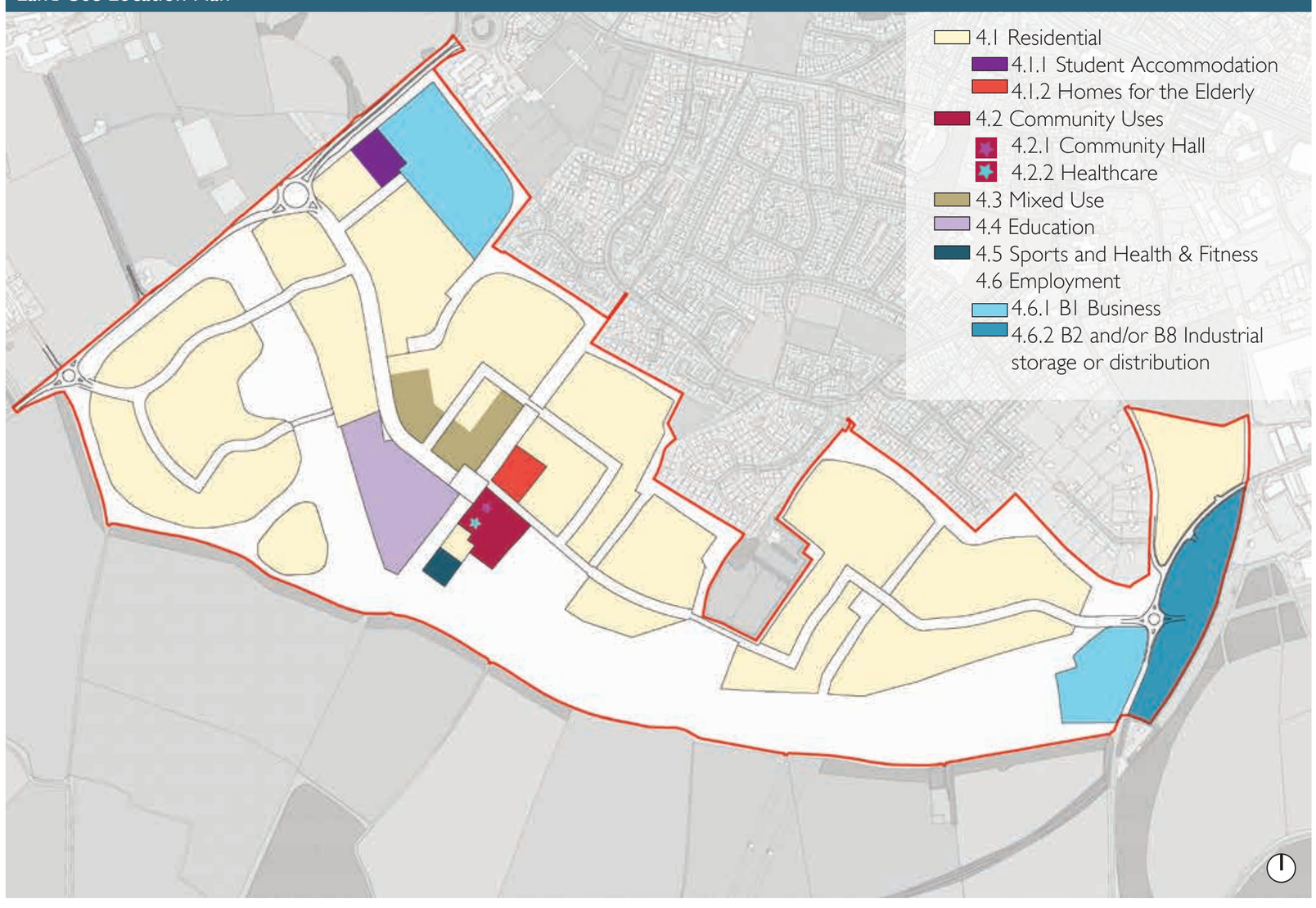
Land South of Chesterton CIRENCESTER

chestertoncirencester.co.uk

The Regulatory Plan indicates where each type of development is located across the site. The Design Code will define what should be delivered within each coloured area on the adjacent plan.

The Land Use Plan on this board illustrates where the different uses will be permitted across the site. The location of land uses follows the Land Use Parameter Plan approved as part of the Outline Planning Application.

Land Use Location Plan



The Regulatory Plan sets out the land uses, as stated in the outline planning consent and comprises of the following:

4.1 Residential

These areas within the Regulatory Plan are for residential use only. Land South of Chesterton will deliver up to 2,350 new homes:

- A range of dwelling types, sizes and tenure will be provided to ensure the delivery of a healthy and balanced residential community.
- 30% of dwellings should be affordable.
- Areas of local landscape / doorstep play spaces will be provided within the residential areas and are indicated on the Regulatory Plan.

4.1.1 Student Accommodation

Potential 100 unit Student Accommodation

4.1.2 Homes for the Elderly

A potential location is identified for the provision of 60 homes. The design and detail are to be set out as part of a future Reserved Matters Application.

4.2 Community Uses

This area next to the square is for community uses to provide a range of activities and services in this central location. This includes a GP surgery and multi-purpose community hall (up to 500m^2). The retained Chesterton Farm complex (including Grade II listed buildings) will be restored and converted to provide community uses such as a pub / restaurant / local shop / café.

4.2.1 Community Hall

A potential location is identified for a multi-purpose Community Hall, D1 Use Class up to 500m^2.

4.2.2 Healthcare

A potential location is identified for a healthcare facility D1 Use Class, up to 500m^2.

4.3 Mixed Use

At the heart of the community will be the Neighbourhood Centre comprising of both residential (C3 Use Class) and non-residential uses. Non-residential uses will include uses in Use Classes A1-A5 with associated parking. Indicative area for the uses A1-A5 Local Convenience Retail - up to 2000m^2 gross floor area.

4.4 Education

A new 3 form entry primary school will be required within Land South of Chesterton. The site of 3 hectares has been identified for this provision fronting onto the Public Square.

4.5 Sports and Health & Fitness

Sports, Health & Fitness facilities are located south of the Neighbourhood Centre and will provide indoor and outdoor facilities including football pitches and tennis courts.

A 0.3 ha parcel of land has been identified to accommodate a Sports Hall and Health & Fitness uses. An additional 1 ha parcel of land will provide two mini-soccer pitches and three outdoor tennis courts.

4.6 Employment

Employment areas are allocated to provide choice for live / work lifestyle on site.

4.6.1 B1 Business

Employment area East of Tetbury Road and Employment area West of Spratsgate Lane will include B1 use (Business). Up to 30,658m^2 gross floor area.

4.6.2 B2 and/or B8 Industrial storage or distribution

Employment area East of Spratsgate Lane will include B2 (General Industrial) and/or B8 (Storage or Distribution) uses. Up to 13,006m^2 gross floor area.

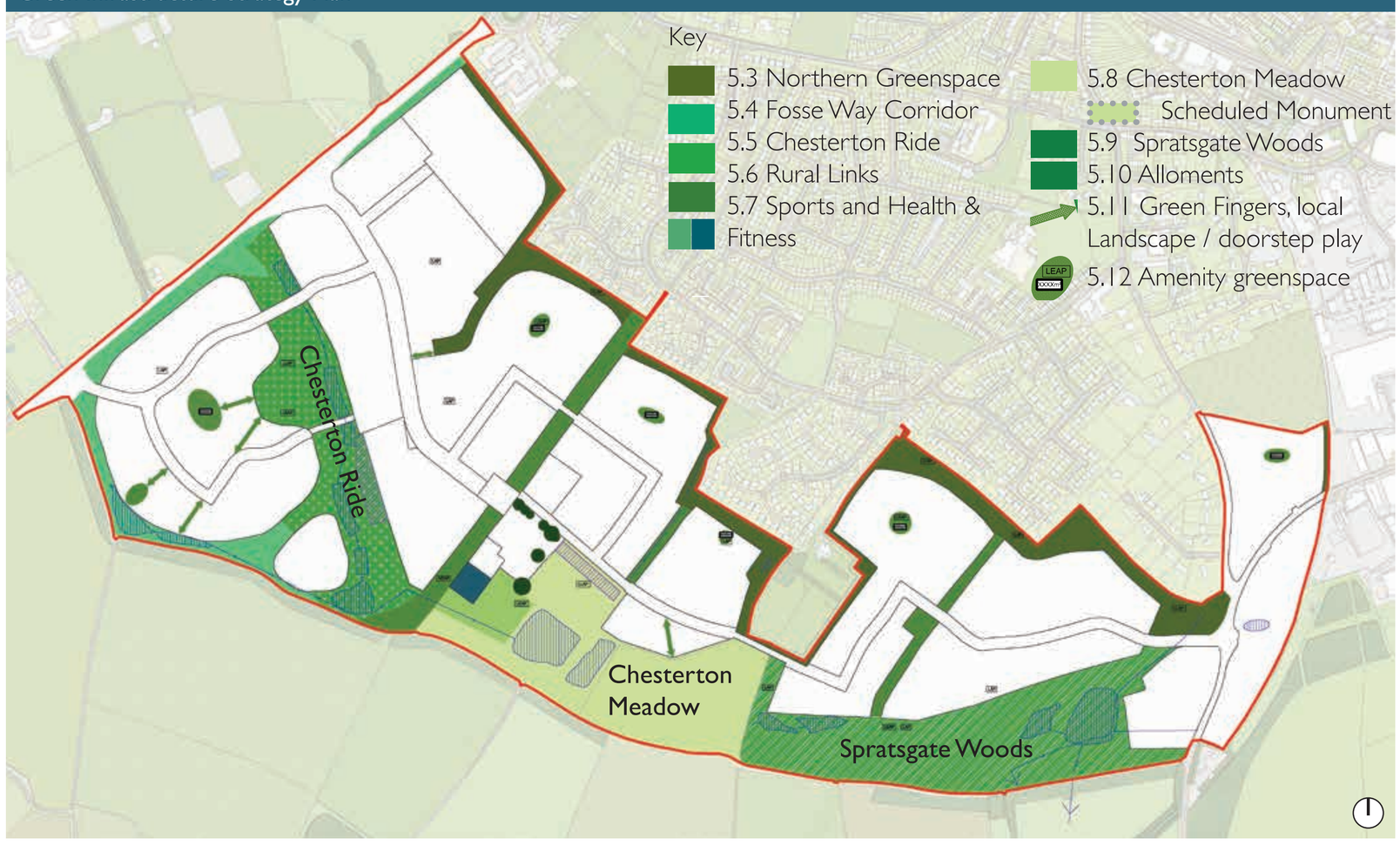
GREEN INFRASTRUCTURE

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

The Site-wide green infrastructure strategy seeks to create a range of high quality spaces which complement the existing landscape character and give Land South of Chesterton a unique identity. Overarching design principles are:

- Retaining the existing key landscape elements, principally the existing tree planting along Tetbury Road and the existing Bridleway and the site boundaries, as well as hedgerows and copses of trees through the site;
- Using a limited palette of hard and soft landscape materials which, when used in different ways, create a subtle change in the character of the spaces;
- Providing a co-ordinated approach to connectivity, open space provision (sport, play and food production), tree planting, bio-diversity, SuDS, lighting and underground utilities;
- Creating opportunities for both formal and informal play, encouraging interaction with nature in the form of 'playful and inventive' landscape and;
- Meeting the technical requirements in terms of the local need.

Green Infrastructure Strategy Plan



5.3 Northern Greenspace

M

Features:

- retention of hedgerows and trees;
- upgrading of screen to existing houses with new trees, hedgerows and small copses;
- enhancement of ecological habitats with wildflower meadows and native tree and shrub planting;
- connection with other ecological corridors;
- a cycle/footpath system as safe routes for walking, cycling, jogging, etc.;
- main paths (minimum 2.5m width) to be surfaced with Cotswold crushed stone, to accommodate walkers and cyclists, with a system of secondary paths as mown grass;
- mown grass areas and features for natural play for all ages including trim trails; and
- seating areas for passive recreation.

Key plan

Illustrative Plan

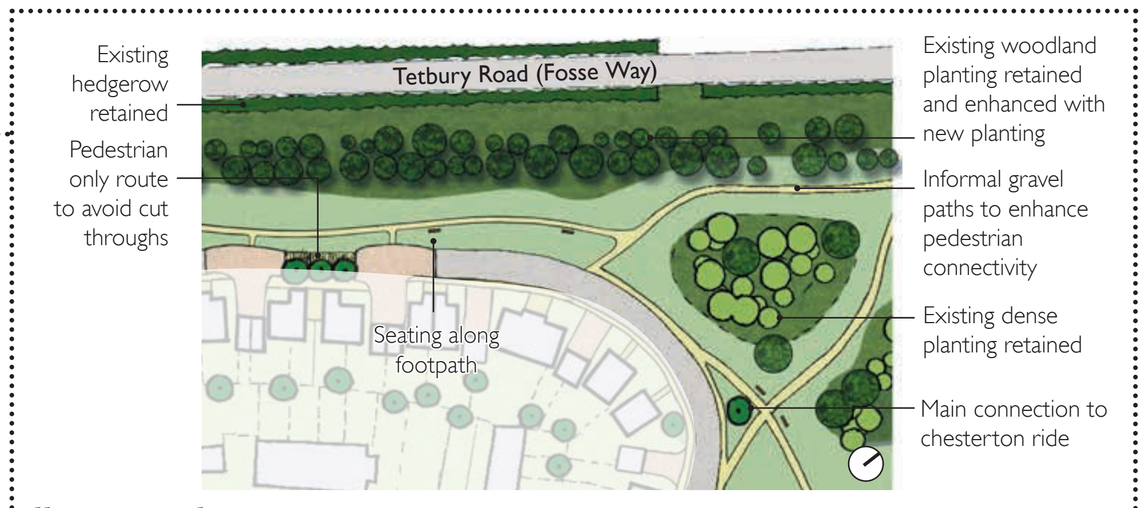
5.4 Fosse Way Corridor

M

Features:

- retention of existing tree avenue where possible;
- native woodland planting to re-enforce the existing tree planting and provide a visual screen to the road;
- an attractive surfaced footpath as safe walking route with linkages north south along Tetbury Road separated from the vehicular route by the existing and enhanced tree planting;
- substantial tree avenue off the roundabout with associated hedges as a gateway.
- planting strategy should reflect the character of the space, reinforcing the linearity of Tetbury Road as a former Roman Road.

Key plan



Illustrative Plan

5.11 Green Fingers, Local Landscape / Doorstep Play

M

Features:

- informal 'doorstep' play areas for younger children on grass;
- extensive playable space;
- paths to connect with adjacent road and path network (surfaced with crushed stone);
- seating areas with benches and picnic type tables;
- tree and hedge planting to create enclosure;
- wildflower meadows with some mown grass areas to accommodate informal recreation;
- native planting for wildlife where appropriate.

Key plan

Illustrative Plan

Bathurst Development Ltd

jtp

GREEN INFRASTRUCTURE

5.8 Chesterton Meadow

M

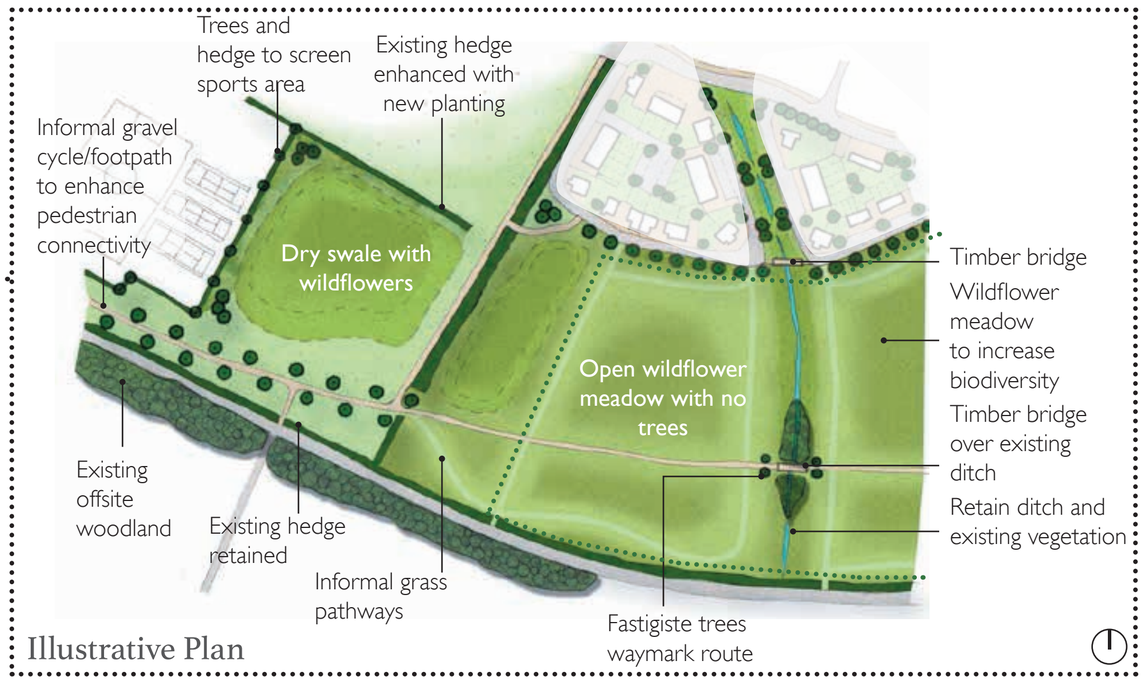
Features:

- native tree and shrub planting to screen the sport facilities;
- new network of footpaths to access the area surfaced with crushed Cotswold Stone;
- flood attenuation as dry swales outside the area of the Scheduled Ancient Monument.

Scheduled Monument:

- an open and accessible wildflower meadow to increase biodiversity and visual appeal;
- informal routes of mown grass to follow desire lines;
- retention of existing open ditch
- a crossing of the central ditch designed to be in keeping with rural character, and avoid any physical harm to the Scheduled Ancient Monument;
- providing information boards on the former Romano-British settlement and 19th century farmstead;

Key plan



Illustrative Plan

Scheduled Ancient Monument

5.9 Spratsgate Woods

M

Features:

- a landscape design that reduces the visual impact of the overhead pylons - creating alternative vistas and meandering paths to break up the linearity of the pylons;
- a cycle/footpath network to access the greenspace east-west, linking the Employment Area to housing in the west, and running north-south linking the greenspace and housing;
- main paths (minimum 2.5m width) to be surfaced with Cotswold crushed stone, to accommodate walkers and cyclists, with a network of secondary paths as mown grass;
- retention of existing hedgerows, cut back as necessary to ensure a safe route for walkers;
- new native hedgerow to create pockets of amenity space / play areas next to housing;
- new low level planting and shrubs to reduce visual impact of pylons at ground level - must comply with suppliers safety and technical requirements;
- native woodland copses (of field maple, wild cherry, oak, sycamore, larch and scots pine) to extend and enhance existing woodland, and help reduce visual dominance of the pylon structures;
- open spaces as wildflower meadows with some mown grass areas to accommodate informal recreation;
- occasional benches along the paths;
- some informal 'doorstep' play areas or LAPs on grass adjacent to housing;
- dry basins for flood attenuation with varying slopes to allow them to fit in with the landscape;
- a few small, seasonally wet, ponds at the western end to expand the breeding population of great crested newts found at The Cranhams (approx. 250m to the north).

Key plan

Natural play within a woodland setting

Example of a landscaped swale

Illustrative Plan

5.6 Rural Links

M

Features:

- a footpath system to provide North-South access
- main paths (minimum 2.5m width) to be surfaced with crushed stone, to accommodate walkers and cyclists
- retention of existing trees and hedgerows, cut back as necessary to ensure a safe route for walkers
- occasional benches/picnic tables along the paths
- some informal 'doorstep' play areas
- ensure designs accommodate existing hedgerows and have consideration for future maintenance

Key plan

Illustrative Plan

SITE-WIDE DESIGN CODE - EXHIBITION DRAFT

MOVEMENT AND ACCESS

Land South of Chesterton CIRENCESTER

chestertoncirencester.co.uk

ACCESS ARRANGEMENTS

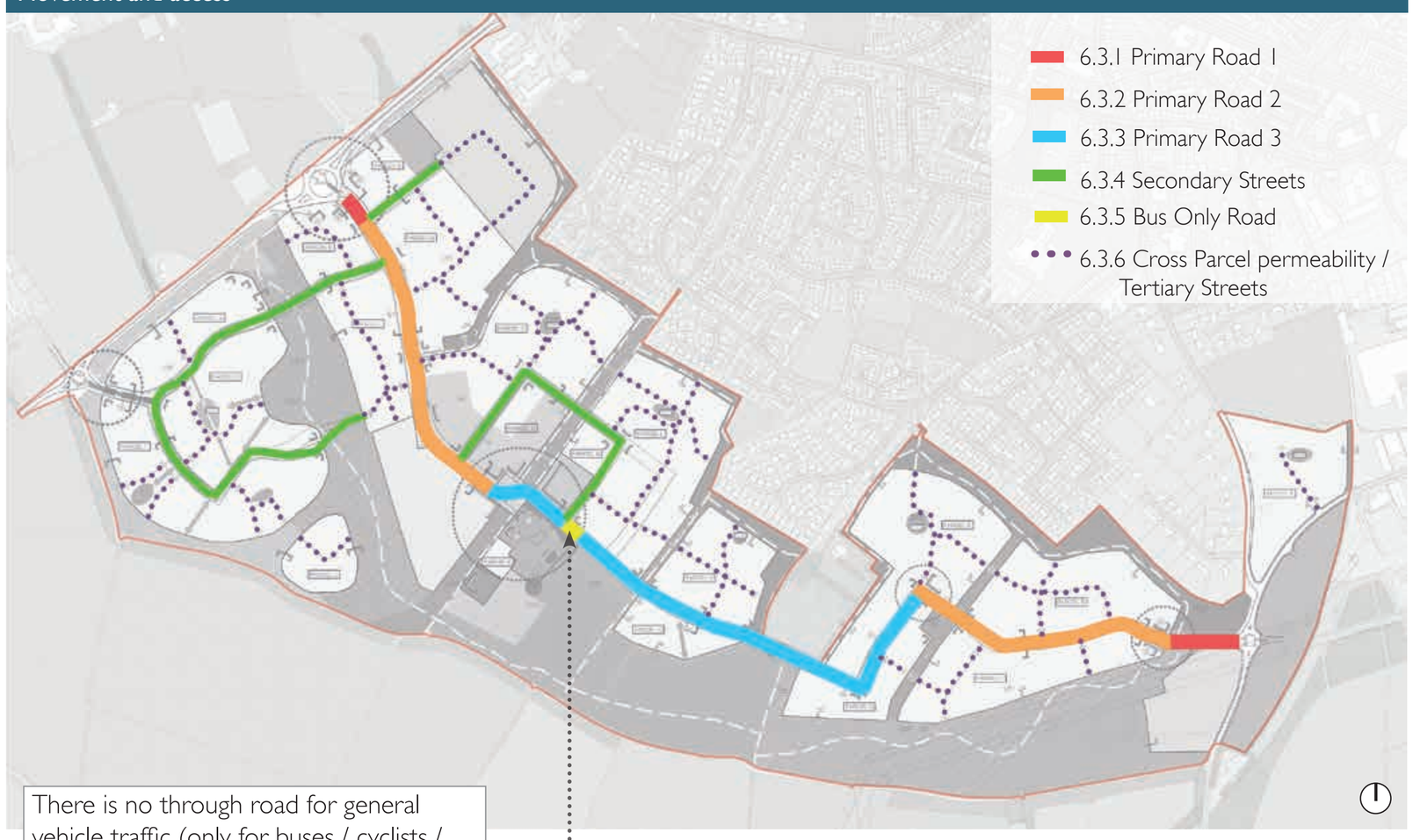
The form and location of the access points into the site (i.e. the proposed roundabouts onto the A429 Tetbury Road and Spratsgate Lane) have been fixed and agreed as part of the outline planning consent and are therefore outside of the scope of the Site-wide Design Code. The design code focuses on the street layout within the site.

INDICATIVE STREET HIERARCHY

The design of streets and how people use them will have a strong impact on the character of the new neighbourhood. We are proposing a road network which is easy to navigate and provides a choice of routes for all road users, but also promotes sustainable movement by foot, bicycle and public transport
The plans and illustrations on this board and the next show our proposals for a hierarchy of different street types, with varying carriageway widths and landscape treatments. They are designed to create a varied character across the site and lower traffic speeds on streets further from the main routes.

The character of the new neighbourhood will allow generous off-street parking to be provided for every home; with on-street parking for visitors in designated bays, carefully designed to discourage inconsiderate parking elsewhere on the street. The only road which is fixed at this stage is the proposed Primary Road running east-west through the development (with only a through route for buses). The arrangement of the other streets are indicative and subject to detailed design as part of future Reserved Matters Applications.

Movement and access



There is no through road for general vehicle traffic (only for buses / cyclists / pedestrians) this has been approved as part of the outline planning consent

Extract from the Draft Site-wide Design Code:

PRIMARY ROAD 2 - AVENUE

The main route for vehicles, connecting Tetbury Road to the Neighbourhood Centre. The Avenue accommodates a bus route and tree lined verges with a swale feature.

Design speed 25 - 30

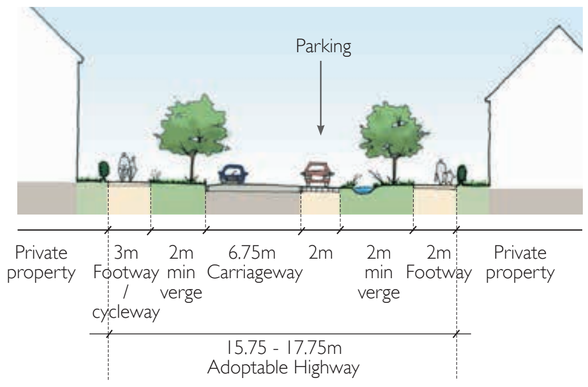
Key plan

Precedent

Standard

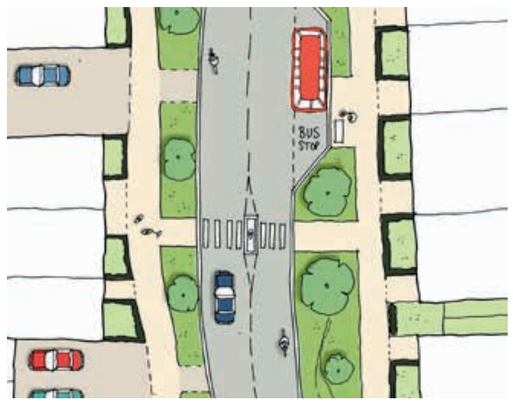
Plan

Section

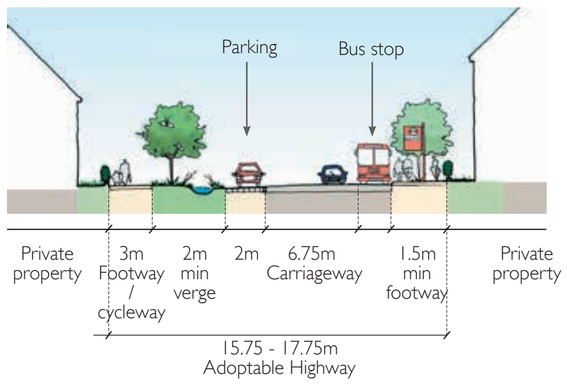


Bus stop variant

Plan



Section



General Information	
Location	East of entrance roundabout from Tetbury Road to the Public Square. West of employment access from Spratsgate Lane to square in Eastern Parcel
Direct vehicular access to properties	Yes - Restricted at junctions. Grouped shared drives and lateral parking bays encouraged. Ample parking should also be provided to prevent overspill onto the bus route
Street Design	
Width of adoptable highway	15.75 - 17.75m
Footpaths / cycleways	• 3m shared surface footway / cycleway on northern side of access road • 2m footway on southern side where bus stops are provided effective footway width should not narrow to less than 1.5m
Minimum carriageway width	6.75m (may require localised widening on the bend to allow two buses to pass)

Public transport route	Yes
Traffic calming	Traffic calming vertical traffic calming should be avoided, (i.e. speed bumps). Occasional pinch points permitted in the form of pedestrian crossing points
Statutory undertaker provision	Provided within footway / cycleway
Service strip	Incorporated within footway / cycleway
Street lighting	8m high columns
Road markings	To standards set out in TSRGD 2016
On-street parking	• 2m x 6m (parallel) • 2.4m x 4.8m (perpendicular) To be provided in addition to carriageway width

Technical Details	
Design speed	25 - 30mph
Junction spacing (centreline – centreline)	30m for adjacent junctions and 15m for opposite junctions (swept path analysis required)
Kerb Radius	6m-8m (swept path analysis required)
Centreline radii	40m
Pedestrian crossings	Pedestrian refuge island
Minimum junction visibility	2.4m X distance and 45m Y distance with 47m minimum forward visibility
Street Landscaping	
Verge width	Verge separation between carriageway and footway / cycleway of 2.0m minimum
Street trees	Encouraged
Surface finishes	Hot Rolled Asphalt or Close Graded Asphalt Concrete
Sustainable drainage	Incorporated within verge between carriage and footway

MOVEMENT AND ACCESS

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

Extract from the Draft Site-wide Design Code:

SECONDARY STREETS

Secondary Streets connect the residential parcels within the new development. They are narrower than the primary streets and designed to encourage slower vehicle movements.

Design speed 20 - 30

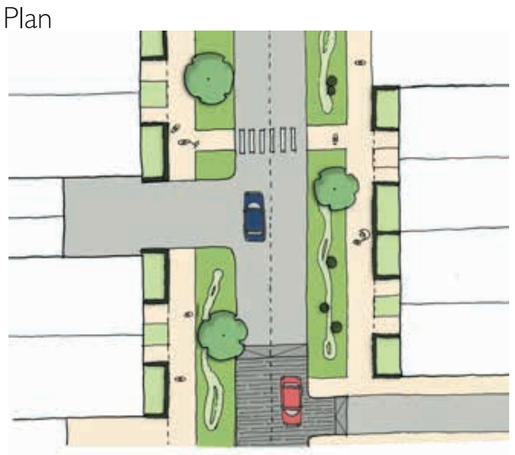
Key plan

Precedent

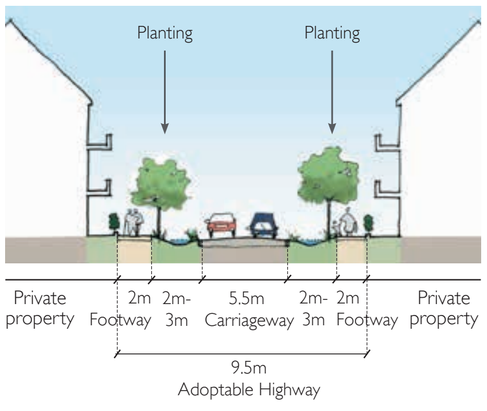
General Information	
Location	All secondary streets
Direct vehicular access to properties	Yes - Restricted at junctions
Street Design	
Width of adoptable highway	9.5m - 15.5m
Footpaths / cycleways	2m wide footway on both sides, cyclists to be accommodated within the carriageway
Minimum carriageway width	5.5m (may require localised widening on the bend to allow a refuse vehicle to pass a car)
Public transport route	No
Traffic calming	Features at 60m-80m separation including on-street parking, street trees, formal crossings or raised tables
Statutory undertaker provision	Provided within footway
Service strip	Incorporated within footway
Street lighting	6m high columns
Road markings	To standards set out in TSRGD 2016
On-street parking	• 2m x 6m (parallel) • 2.4m x 4.8m (perpendicular) To be provided in addition to carriageway width

Technical Details	
Design speed	20mph
Junction spacing (centreline – centreline)	Determined by swept path analysis of vehicles likely to use the proposed street
Kerb radius	6m radii (swept path analysis required)
Centreline radii	10m - 40m
Pedestrian crossings	Dropped kerb crossing
Minimum junction visibility	2.4m X distance, 22m Y distance with 25m minimum forward visibility
Street Landscaping	
Verge width	Occasional to accommodate street trees
Street trees	Occasional
Surface finishes	Close graded asphalt concrete
Sustainable drainage	Incorporated within verge between carriage and footway where appropriate

Plan



Section



Extract from the Draft Site-wide Design Code:

TERTIARY STREETS

Tertiary Streets are designed to encourage slow movement of cars. They are local streets with traffic calming to create a safe residential environment.

Speed limit 15 - 20

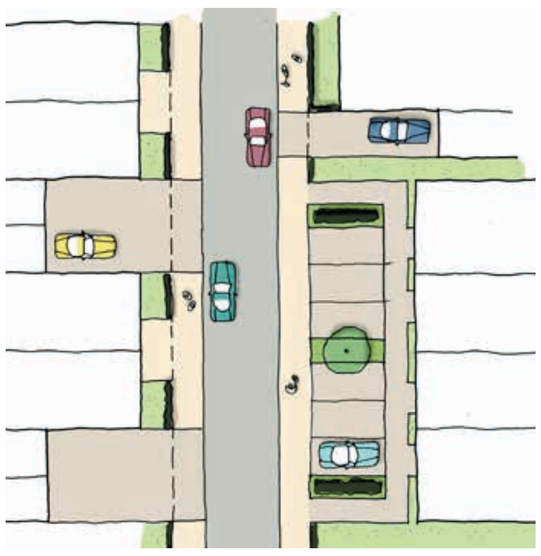
Key plan

Precedent

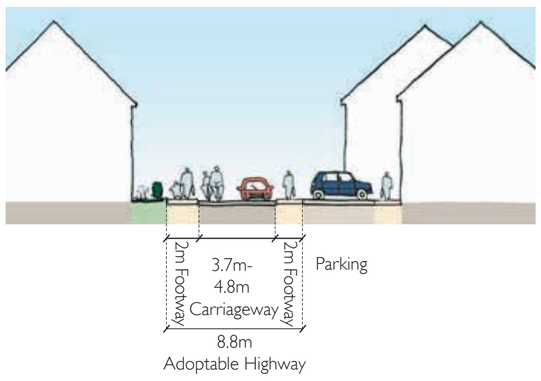
General Information	
Location	To be agreed in Reserved Matters Application(s)
Direct vehicular access to properties	Yes - Restricted at junctions
Street Design	
Width of adoptable highway	8.8m
Footpaths / cycleways	2m wide footway on both sides, cyclists accommodated within the carriageway
Minimum carriageway width	4.8m (localised narrowing to a minimum of 3.7m can be provided over short distances on straight sections)
Public transport route	No
Traffic calming	Through alignment or the provision for on-street parking / street furniture
Statutory undertaker provision	Provided within footway
Service strip	Incorporated within footway
Street lighting	5m high columns
Road markings	Centreline markings omitted
On-street parking	• 2m x 6m (parallel) • 2.4m x 4.8m (perpendicular) To be provided in addition to carriageway width

Technical Details	
Design speed	15 - 20mph
Junction spacing (centreline – centreline)	Determined by swept path analysis of vehicles likely to use the proposed street
Kerb radius	6m radii (swept path analysis required)
Centreline radii	10m
Pedestrian crossings	Dropped kerb crossing
Minimum junction visibility	2.0m X distance, 22m Y distance with 25m minimum forward visibility
Street Landscaping	
Verge width	Occasional to accommodate street trees
Street trees	Occasional
Surface finishes	Close graded asphalt concrete
Sustainable drainage	Incorporated within verge between carriage and footway where appropriate

Plan



Section



Bathurst Development Ltd

jtp

TOWNSCAPE AND LAYOUT

9.1 KEY GROUPINGS

Five key groupings are identified on the Site-wide Regulatory Plan. Key Groupings are areas that are essential for creating distinctiveness within Land South of Chesterton. Design principles are set out for each, providing a more detailed design brief including the alignment of buildings, entrance locations and response to key views and vistas.

Key plan

Key buildings frame key views and their primary frontage should address the open space and public realm

Key views

9.1.3 Western Gateway

The Western Gateway provides the primary entrance into the development off Tetbury Road. The formal entrance to the development is marked by key apartment buildings fronting onto Tetbury Road.

The linear green corridor along the Tetbury Road forms the western frontage of the development. This green corridor is influenced by the character of the retained tree belt and reflects the enclosed character of this stretch of the Fosse Way. This is an area characterised by higher-density development, with a series of pavilion blocks forming a consistent arrangement and strong building line. This area will play a key role in creating a sense of arrival and setting the tone and quality of the wider development.

Design Principles: M

- Buildings will create strong active frontage to Tetbury Road
- Key buildings will be positioned at the entrance into the site to frame views along the Avenue and create an appropriate sense of arrival
- The design of buildings will reflect their important role in setting the tone and quality for the wider development

10.1 LAYOUT PRINCIPLES

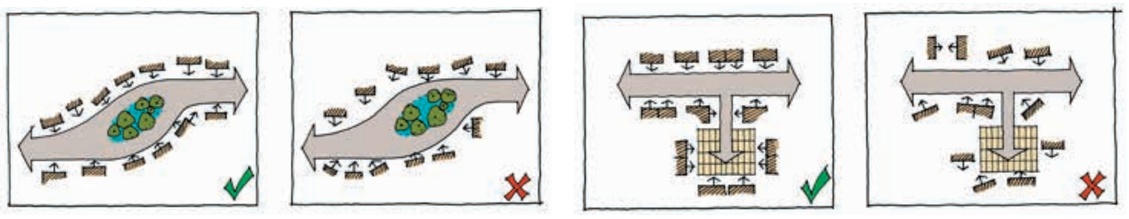
This chapter of the Design Code sets out design principles for the residential areas. These are key urban design 'rules' to ensure attractive and safe streets and spaces.

All Reserved Matters Applications will be required to demonstrate compliance with these design principles.

The following plot layout rules will be adhered to throughout all Reserved Matters Applications in order to achieve well designed streets and spaces. M

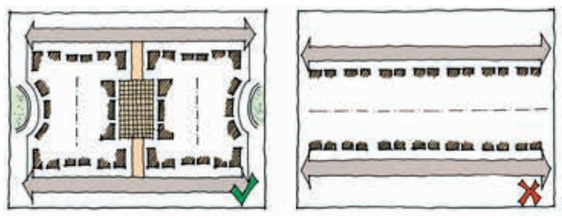
10.1.1 Building orientation will relate to routes and spaces

- Buildings must directly address routes and spaces such that their primary frontage is parallel to the edge of that route or space.
- Buildings should not be positioned at an angle to the back-of-footpath line, or to the defined edge of a shared surface.
- For informal arrangements the dwelling must still align to the immediate edge of the route or space it faces.
- Primary entrances to buildings must be visible from the public realm.



10.1.2 Groupings will form components of the layout

- Within development parcels, dwellings are to be configured in identifiable groupings that define spaces of a certain character and function.
- Groupings will be discernible either as 'clusters' of buildings around a shared space, or configurations that address and define a particular space to their front.

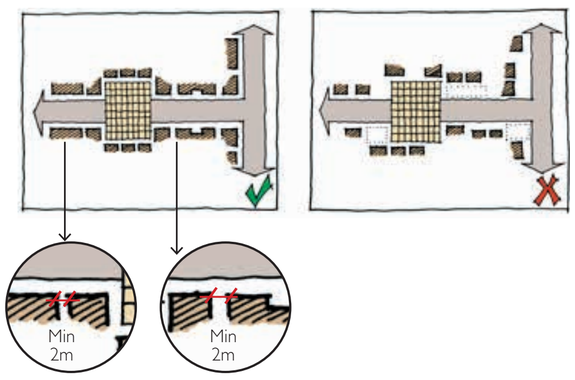


Identifiable groupings add character and function and creates a sense of place

No variation of dwelling typologies, massing or enclosure does not add character and creates no sense of place

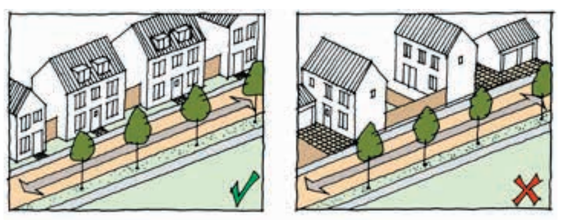
10.1.3 Continuity and enclosure will be achieved

- All frontages along streets and spaces must be designed to create clear definition through legible continuity of building form, linkage and positioning.
- Public and private space must be clearly distinguished through continuity of frontage.
- 'Semi-public' space arising from lack of continuity or enclosure must be avoided.
- Dwellings must be clearly separated, with a minimum of 2.0 metres clear between flank walls. This minimum dimension applies to detached, semi-detached dwellings and terraces (as shown on the right).



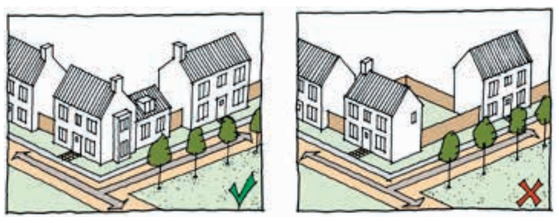
10.1.4 Routes and spaces will be addressed by active frontage

- Routes and spaces must be overlooked by windows to habitable rooms at ground and first floor levels, providing natural surveillance.
- Blank elevations largely devoid of windows must be avoided where they face or are clearly visible from the public realm.
- Active frontage must be enhanced through the use of balconies at first floor level, glazing within or alongside primary entrances, and full height projecting bays on flank elevations where appropriate.



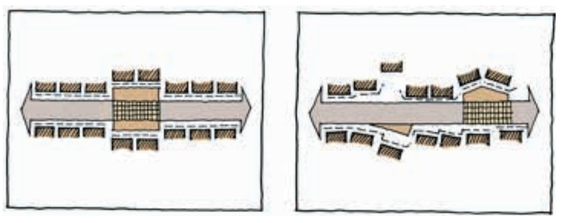
10.1.5 Corners and plot sides will be positively resolved

- All buildings located on identifiable corners (where two routes, two spaces, or a route and a space meet) must positively address both directions through positioning of entrances, generous windows to habitable rooms, glazed projections and upper level balconies where appropriate.
- Building form must respond to defined corner locations through the tallest or largest element of the building massing being located directly on that corner.
- Buildings L-shaped in plan should be positioned on defined corner locations.
- Where a corner plot forms the end of a row of street-facing dwellings, the dwelling on that corner plot may have its primary entrance positioned on its flank elevation, but should ensure active frontage in all cases on both elevations. Interest may be created through projected windows and upper level balconies.
- Simply introducing one or two windows on a flank elevation will not represent acceptable solution of a dwelling addressing a corner plot.



10.1.6 Building alignment will be coherent

- Building frontages must establish a common building line where they face routes or linear spaces (except in areas of lowest density where departure from this principle is permitted).
- Rear and flank walls of garages and outbuildings may be considered as components in establishing a common building line, although this must be limited.
- Along more tighter / enclosed streets where the distance between building frontage and back of footpath should be minimised, a buffer privacy strip of minimum 800mm, including landscaping must be maintained at all times.
- Set backs from an established building line will be in accordance with the permitted dimensions specified on the Frontage Character.

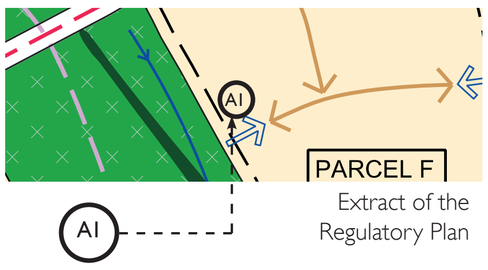


FRONTAGE CHARACTER

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

Frontage character refers to the relationship between the fronts of dwellings and the adjacent street or open space. It is defined by a number of factors including the formality or informality of the building alignment, the spacing between buildings and the parking arrangements. The guidance in the design code focuses on the most prominent edges of development parcels; those that are most critical to ensuring the delivery of a new neighbourhood with a varied but harmonious character.

The frontage label on the Site-wide Regulatory Plan (as shown below) prescribes which frontage character will be used along a given edge.



Extract of the Regulatory Plan

Frontage Character Group A
- A1 Fosse Way Frontage
- A2 Tetbury Road Frontage
- A3 The Avenue
- A4 Linear Park

Frontage Character Group B
- B1 Copse Edge
- B2 Green Ribbon
- B3 Village Street

Frontage Character Group C
- C1 Green Link
- C2 Meadow Edge
- C3 Suburban / Rural

Three Frontage Character Groupings have been identified.

Group A - Formal / Semi-Formal
Group B - Stepped / Staggered
Group C - Informal / Clustered

Within each group the Site-wide Design Code will specify what is permitted in terms of streetscene components and plot components (see below)

FRONTAGE CHARACTER GROUP A - FORMAL / SEMI-FORMAL

Formal Frontage Character types are considered to be appropriate to the Avenue, and will also lend themselves to higher density layouts.

FRONTAGE CHARACTER GROUP B - STEPPED / STAGGERED

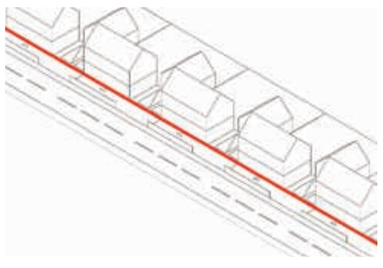
Stepped Frontage Character types are considered to be appropriate to the secondary and some tertiary street types, and will also lend themselves to medium density layouts.

FRONTAGE CHARACTER GROUP C - INFORMAL / CLUSTERED

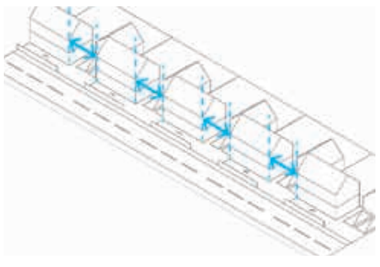
Informal Frontage Character types are appropriate to tertiary streets and rural edges, responding to local variations in topography and vegetation etc. This will lend itself to mid- to low-density layouts.

10.2.1 Streetscene Components

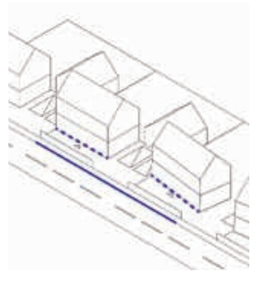
There are three components which influence the design of a street. These components can be combined in a number of ways to create different residential character. Each frontage character sets out design principles for each component along the residential edges.



1. Building Line
How buildings are arranged along the street - whether the positioning of the buildings are straight, stepped or informally arranged creates a different character



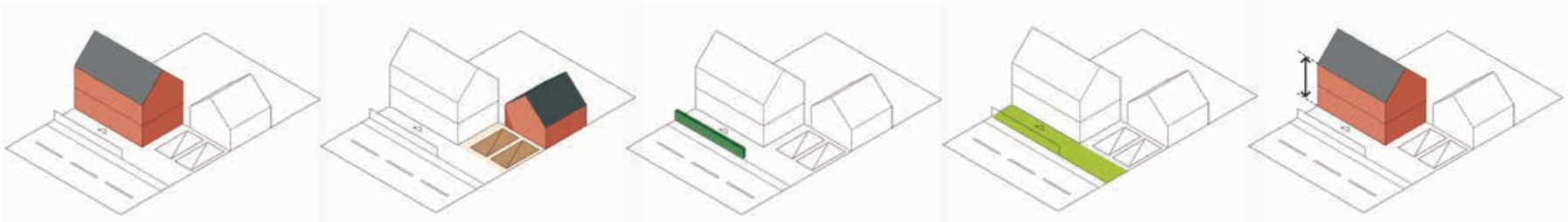
2. Spacing between buildings
The spacing influences the enclosure of a street or space. It is likely to increase in lower density areas to allow for parking between dwellings, and decrease in higher density areas to create enclosure to spaces such as the Public Square



3. Building Alignment
The angle the buildings are positioned relative to the road

10.2.2 Plot Components

There are five components which determine the design of a plot. These components can be combined in a number of ways to create different residential character. Each frontage character sets out design principles for each component along the parcel edges.



1. Building Type
2. Parking Arrangement
3. Boundary Treatment
4. Set-back of the building in metres from footpath / street / open space
5. Building Height

Bathurst Development Ltd

jtp

SITE-WIDE DESIGN CODE - EXHIBITION DRAFT

ARCHITECTURAL PRINCIPLES

Land South of Chesterton CIRENCESTER

chestertoncirencester.co.uk

This board sets out extracts from the Site-wide Design Code showing architectural principles and details that are mandatory for Reserved Matters Applications to comply with. These principles apply to residential areas.

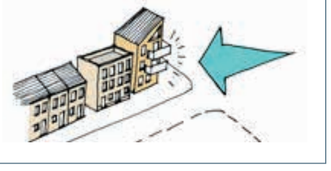
Recognisable Form (M)

- Proposals will follow the gradation between urban, suburban and rural. This will be achieved by using appropriate and recognisable forms that relate to the relevant frontage character.

Landmark (M)

Landmark buildings will:

- Mark the end of vistas or long views.
- Address prominent corners.
- Frame key views.
- A landmark building can contain features such as projecting bays, large window openings, balconies and expressive roof forms



Frontage Addressing the Public Realm (M)

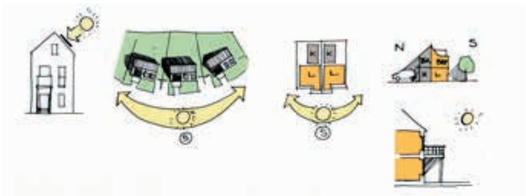
- Dwellings which front the public realm will maximise the potential for active frontages and provision for balconies.
- This will provide natural surveillance and assist in creating activity within the street scene.

Silhouette (M)

- Dwellings will create unified and interesting silhouettes through repetitive roof forms within terraces and groupings of dwellings. This can be achieved, for example, through the use of chimneys or gables.

Aspect & Orientation (M)

- Dwellings will maximise the potential for roof pitches to face south.
- Where possible, dwellings will maximise potential for south/south west facing habitable rooms.
- Dwellings will show consideration of solar shading principles to provide a comfortable living environment.

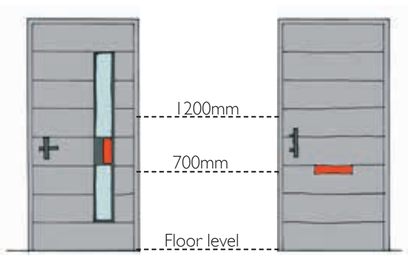


Express individuality of Linked & Terraced Dwellings (M)

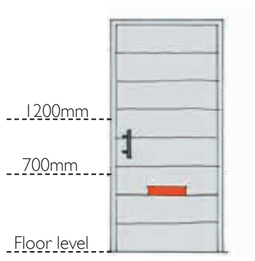
- Dwellings which form part of a terrace or grouping of buildings will express individuality through celebrating the entrance and openings.
- This can also be achieved, for example, through alternating features such as projecting elements or set-back elements within the composition of dwellings.

Letter Box Positioning (M)

- Letter boxes will be positioned at a height that makes their use easier. They will be between 700mm and 1200mm above floor level.
- Their positioning should be considered in relation to other elements of the door like the door handle, typically between 850mm and 1200mm above floor level, and sometimes a glazed pane.
- Plastic and chrome numerals, letterboxes and knockers will not be permitted.



Acceptable examples of horizontal and vertical letterboxes positioned 700mm above floor level



Unacceptable examples of letterboxes positioned below 700mm line from floor level

Create Order & Unity (M)

- Variety will be achieved through handed, framed and repeated elements but groupings of dwellings and street scenes must achieve order and unity within their overall layout and composition.

Celebrate Entrances (M)

- Entrances to dwellings will add definition and create interest to the front elevation.
- Entrances will be provided with some form of shelter.

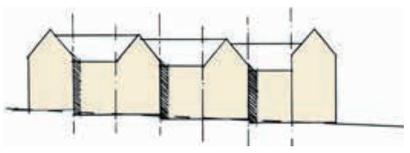
Porch 'cut-out' of plan to create interest & 'protection' and provide shelter at entrance

Double height porch & loggia with gable highlighting entrance

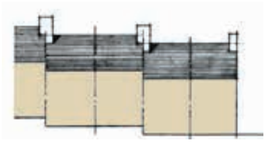
Respond to Topography (M)

- Design to respond to changes in topography
- Forms reflect changes in level
- Consistent stepping
- Avoid significant retaining walls

Building form steps down slope



Topography expressed through stepped footprint and massing



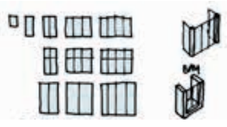
Terraced form has distinctive stepped breaks

'Honesty' (M)

- Dwellings will utilise simple forms and masses both individually and within a grouping of buildings.
- Dwelling features will be simple and honest to the purpose they serve, e.g. usable balconies.
- The use of materials will demonstrate a rationale and may distinguish key elements of the dwelling such as projecting bays.

Simple wide fronted units with subsequent elements e.g. garage, bay etc.

Gable used to provide shelter to Loggia and bay

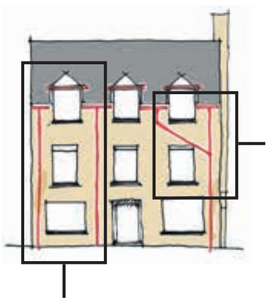


Simple Window Palette; Used to form other elements

Rainwater goods (M)

- Rainwater goods, including guttering and rainwater pipes, will not detract from the overall composition of the building elevation or street elevation.
- They will be carefully positioned to minimise visual clutter, avoiding unsightly alignments and junctions.
- Rainwater goods will preferably be black in colour or a brushed metal finish.

Positioning of rainwater goods carefully considered to minimise visual impact



Rainwater downpipes diagonally crossing the building elevation

Rainwater downpipes dominate the composition of the elevation due to poorly considered placement of dormer windows

Rainwater downpipes diagonally crossing the building elevation

Roofs (M)

- Roofs will be designed to complement the style of the building and the character of the surrounding area. Note: An exception may be made for feature or landmark buildings where it may be appropriate to choose a contrasting style.
- The majority of roofs will be pitched.
- All garage roofs will be pitched, with the exception of those providing a roof terrace for an adjoining dwelling.
- A mix of hips and gables should not be used on any single building.

Pitched Roofs

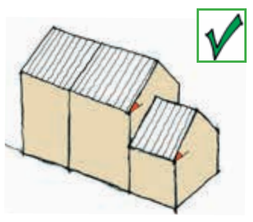
- Pitched roofs will have a minimum pitch of 37.5 degrees and a maximum pitch of 52 degrees (see note below for possible exceptions).
- The roof pitch will be consistent along a terrace or within a group of buildings.

Note: A lower roof pitch may be acceptable for:

- Apartment buildings which use standing seam metal finishes or a similar contemporary material.
- Green/brown roofs in appropriate locations.

Flat Roofs

- A limited number of flat roofs will be permitted with design justification.
- Flat roofs will be concealed behind a parapet, or very carefully detailed to minimise the depth of fascia and provide an elegant leading edge profile.
- Green/brown roofs are encouraged.



All terraces will have a consistent roof pitch.

Inconsistent roof pitches along terraces will not be permitted.

Roof pitches are not consistent along the group of buildings

SITE-WIDE DESIGN CODE - EXHIBITION DRAFT

SUSTAINABLE HOMES

Land South of Chesterton CIRENCESTER

chestertoncirencester.co.uk

A range of types and tenures of homes to meet need, aspiration and demand - no affordability gaps

Plots for people who want to build their own homes (self build)

Plots for people who want to commission their own designers and builders (custom build)

Homes specially designed for older people as increasing amounts of care may become appropriate

Small and large homes to suit different household sizes and incomes

New Technology

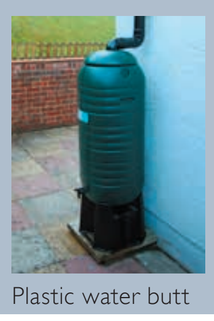
Use green and brown roofs for storm water attenuation on the primary school and at least 60% of total employment area roof space.

Collect rain water from commercial and community building roofs and use for irrigation of landscaped areas.

Collect rain water from all domestic roofs for irrigation of all domestic gardens (e.g. using water butts).

Use low water-use systems at all opportunities, e.g. dual-flush toilets, showers, baths and sinks fitted with tap aerators, dishwashers and washing machines with high water efficiency ratings.

Install water meter readers easily accessible and readable within water usage areas, e.g. bathrooms and kitchens.



Plastic water butt

Specifications

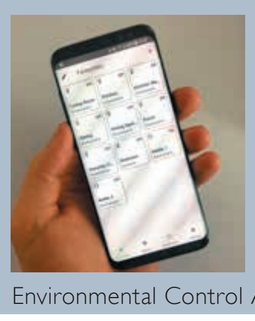
All electrical appliances and lighting should achieve the highest energy efficiency ratings (e.g. 'A').

Technology

App technology, e.g. Environmental Control App, to be integrated into the design of all new homes to allow residents to, for example, control heating, lighting, power and energy, and/or maintain surveillance remotely.

Provide real-time energy and water usage that can be stored and accessed remotely.

Provide real-time battery storage readers.



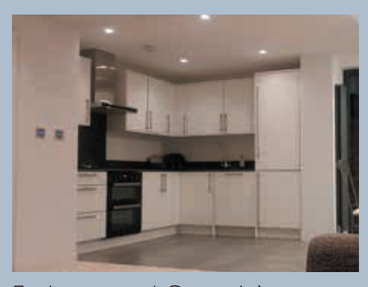
Environmental Control App

Management & Maintenance

Provide user manuals and easy access to equipment for maintenance.

Adopt strategies which make it easy for occupiers to manage their buildings:

- Provide controls which are simple to use and manage.
- Ensure systems are responsive for ease of use.
- Ensure that additional space is provided in the plan for necessary kit so that basic storage provision is not compromised.
- Specify building and mechanical systems that are easily repaired through replacement of components rather than wholesale disposal and replacement.



Environmental Control App - controlled lighting and appliances

Building Design

- Buildings should adopt simple footprints, layouts and massing. The more compact a building is, the easier it is to be energy efficient as the heat loss envelope area is low relative to the useful floor area.
- Unnecessary corners and complexities should be avoided in the thermal envelope to minimise the heat loss area and the likelihood of thermal bridges occurring.
- Buildings should avoid using 'heavy' balconies that require significant supporting structures, as these could cause a break in insulation and become a thermal bridge. Inset balconies should also be avoided. If balconies are required, the 'lighter' cantilever type is preferred from an energy efficiency perspective.
- Orientate building south if possible.

Internal Layout

- High-occupancy rooms such as living rooms, bedrooms and studies/offices should be located on the south-side for useful passive solar gains. Low-occupancy rooms (such as bathrooms and WCs) and circulation spaces (corridors and stairs) should be located on the north-side.
- Access areas and circulation spaces (corridors and stairs) should be minimised (to enhance useful floorspace relative to the thermal envelope).
- Wet rooms (those requiring extract and servicing) such as kitchens, bathrooms and WCs should be grouped (both by floor and vertically) to minimise vent ducts and water pipework runs.
- Services should be centrally located within a building and inside the air barrier.
- Space should be allowed for Mechanical Ventilation with Heat Recovery (MVHR) systems in dwellings. MVHR should be located on an external wall (to minimise intake and extract ducts to external) and within the thermal envelope (insulation layer) of the building. The MVHR unit should be in a bathroom, WC, kitchen or an appropriate cupboard for noise mitigation.
- 500mm thickness should be allowed for construction build-ups to accommodate sufficient insulation to achieve good energy efficiency (e.g. 350mm insulation of 0.035 W/mK conductivity).

Windows

- Window size and position should be led by good design. However, where possible windows should be larger on the south façade than on the east, west or north façades. South facing windows give the best passive solar gains (particularly in the winter) and are easier to shade against overheating in the summer.
- Windows should not be too large as this will cause overheating during the summer. Floor-to-ceiling glazing should be avoided.
- External shading to south, east and west elevations should be considered.
- Windows should be carefully installed (in line with the wall insulation layer) to allow a continuous thermal envelope.
- Simplified window designs should be used, and traditional mullions avoided (as these are a thermal bridge).

TECHNICAL STANDARDS

This chapter of the Code will set out key requirements for parking provision, utilities (positioning and technical easements), sports pitch design, sustainable drainage design and waste and recycling standards. An extract of this chapter is set out below.

Parking Strategy

Car Parking Standards M

Vehicle parking for residential dwellings is to be provided in accordance with the Parking Toolkit (part of the Cotswold District Local Plan 2011-2031). Most residential parking will be via on-plot parking. Visitor parking will generally be provided at 0.2 spaces per dwelling, except in areas where there is more than 50% unallocated parking.

Parking Courts

The following design principles will be accorded with:

- designed so that dwellings overlook the spaces, providing natural surveillance from active frontages of homes;
- well lit throughout the night;
- have safe and convenient pedestrian connections with the properties they serve;
- provide adequate space for manoeuvring, without conflict with others.

Designing for car parking on-plot

Garages will be designed to accommodate the size of modern cars.

Car parking spaces should be designed so that:

- cars can park in front of the garage without obstructing the footway
- the garage doors can be opened without the car being moved;

Cycle parking

- a minimum of 1 cycle parking space per dwelling will be provided for flats and apartments in safe and secure cycle parking close to building entrances.

Neighbourhood Centre

Parking will be in accordance with the parking standards set out in Appendix F of the Cotswold District Local Plan 2011-2031. Parking for the local centre will typically be shared and will take account of the good availability of public transport within the site and the fact that the peak use of the various land uses does not all coincide. Appropriate parking for mobility impaired people will be provided at a ration of 6% of the total capacity plus one space for each disabled employee. Sufficient bicycle and motorcycle parking will also be provided to accommodate the expected parking demands by employees/visitors at the Neighbourhood Centre.

Primary School

Sufficient parking will be provided for teachers/staff and adequate drop-off facilities will be provided to accommodate parents

Waste & Recycling Strategy

The size, location and orientation of waste storage facilities / collection points must be carefully considered: they should be discretely placed to avoid visual intrusion and nuisance, whilst ensuring ease of use and collection at all times.

Considerations to be taken into account when designing waste storage and collection facilities.

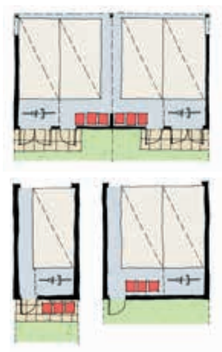
- The facilities should be positioned within close proximity of vehicle collection routes to ensure the maximum carry distances set out in Building Regulations are not exceeded;
- Recycling of waste materials must be encouraged by the provision of facilities for storage and collection of separated waste at residential and non-residential premises.
- Homes will be required to provide adequate internal and external space for waste and recycling containers.
- External storage will be adequately screened and planned into the site layout at an early stage.
- Community recycling facilities will be provided in the vicinity of the new Neighbourhood Centre.
- Waste storage areas in front of dwellings will generally be discouraged
- Homes will be provided with composting facilities within the back gardens of properties.

Footways / cycleways should not be expected to provide space for bin collection areas

Open bins at main entrance of dwellings / apartment block are not acceptable.

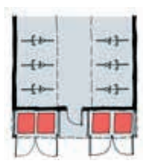
Communal bin stores for apartment blocks must either be integrated with the building and / or designed as a roofed enclosure and sited unobtrusively.

Car barns



1. Car barns can provide bin storage areas at the rear of the shelter, to be wheeled to the collection point on specific days.

2. Garages for dwellings can also provide a storage area for bins, or bins can be stored against a wall on a paved area within the private amenity space, however this should be not be placed fronting onto the main entrance area / drive.



3. Apartment blocks are to be provided with communal bin stores. This can be designed as part of the bike store within the grounds of the apartment block or separate bin stores integrated with the building. This must not face the public realm or main pedestrian entrance to the block. Open bins should never be placed along the main approach to the parking court of the block.

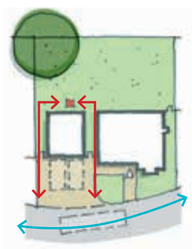
Residential refuse collection options

Route to collection points (no more than 30m)

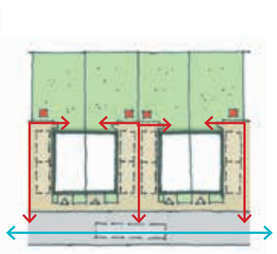
Collection points

Refuse collectors walking route (no more than 25m and 10m for four-wheeled containers)

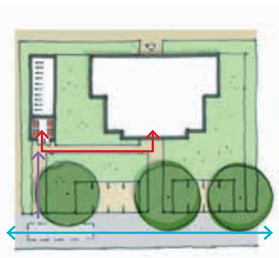
Refuse collection vehicle route



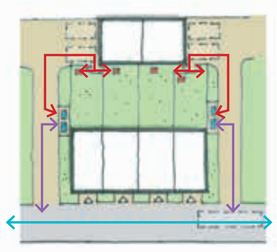
Detached dwellings



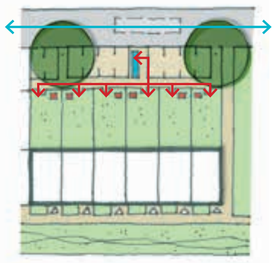
Semi-detached dwellings



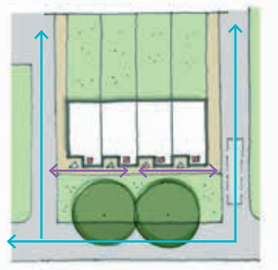
Apartment



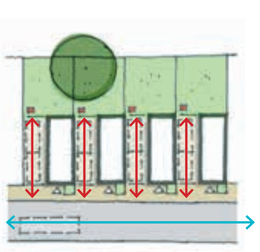
Terraced example 1



Terraced example 2



Terraced example 3



Terraced example 4

INTRODUCTION

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

The Site-wide Design Code will be supported by a series of area-specific, Detailed Design Codes. Detailed Design Codes will be produced for phases or sub-phases. This is a Condition (Number 10) of the Outline Planning Consent. These Codes will add an extra layer of detail to the Site-wide Design Code, for example setting a palette of building materials, 'rules' for architectural character, and location specific design principles.

The following exhibition boards give an overview of the Detailed Design Code for the first phase of development, this includes:

- Up to 75 homes
- 3.24 hectares of Employment Land (B2/B8 Use Class)

The plan adjacent illustrates the area that this first phase Detailed Design Code applies to. This Code is accompanied by a Detailed Regulatory Plan which adds an extra layer of detail to the Site-wide Regulatory Plan.

Plan of the site showing the area that the first phase Detailed Design Code applies to

Permitted Use Classes

Employment

The eastern employment parcel is approximately 3.24 hectares and is located east of Spratsgate Lane and south of Wilkinson Road. The parcel will allow for Use Class B2 and/or B8 Industrial storage or distribution. Its location is shown on the adjacent plan. A maximum of approximately 13,000m^2 gross floor area B2 / B8 Use Class Employment space will be provided.

Residential

The eastern residential parcel is approximately 3.12 hectares and is located east of Somerford Road and north of Wilkinson Road. The area is for residential (C3) use only. It is anticipated that a total of approximately 75 dwellings will be provided.

Outline Planning Application Boundary
Residential
Employment - B2 and/or B8 Industrial storage or distribution

Site Access Points (all modes)
Site Access Points (pedestrian / cycle only)
Access to Employment (all modes)
Access point (no through route) indicative location (+/-5m)

Cross parcel permeability
Pedestrian and cycle route
Pedestrian route

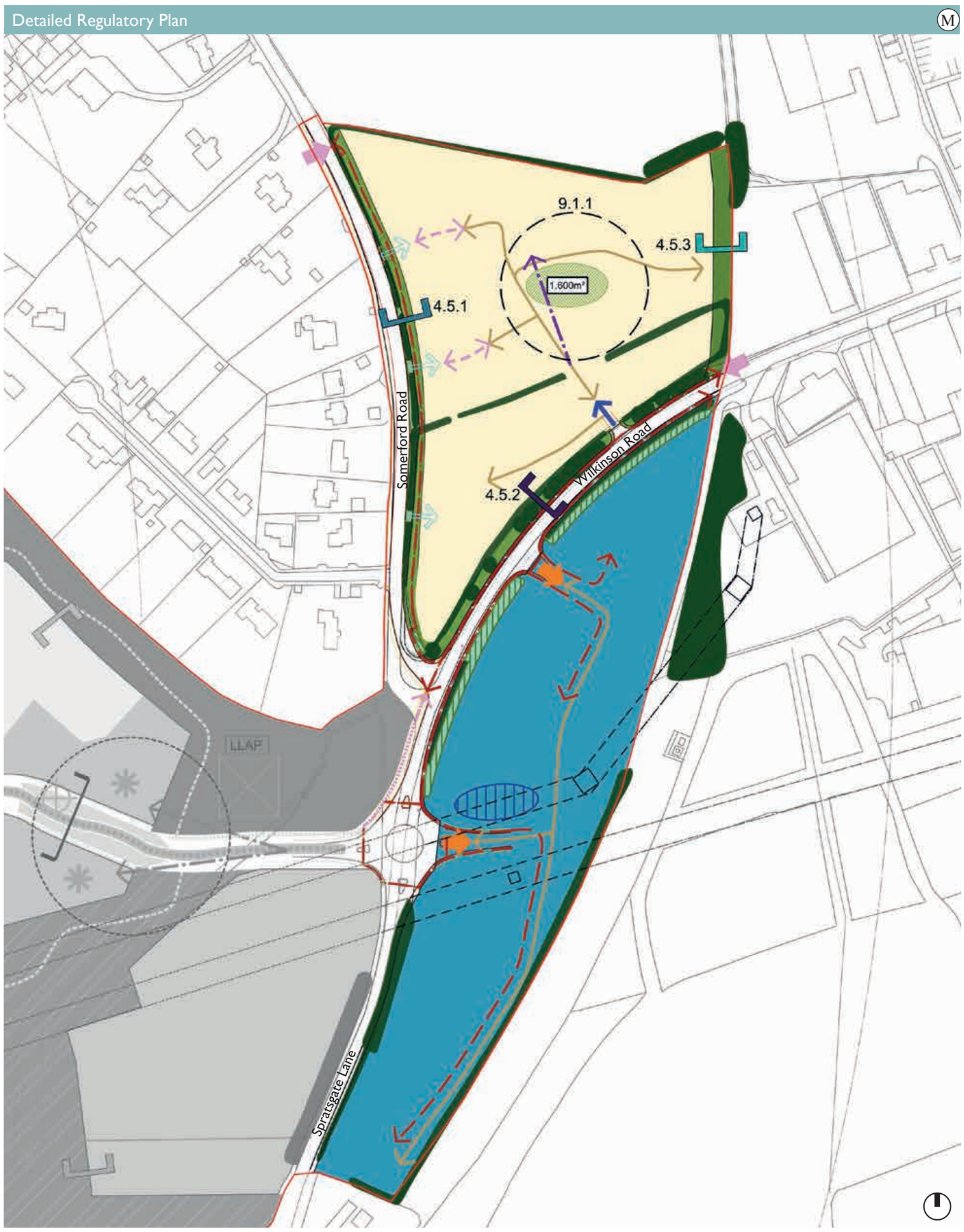
Green fingers and local landscape
Amenity greenspace (minimum area)
Existing trees and hedgerows to be retained
New planting required

4.5 Edge Sections
4.5.1 Somerford Road edge
4.5.2 Wilkinson Road edge
4.5.3 Love Lane edge

Key Buildings
9.1.1 Amenity Greenspace
Key Views

SuDs Strategy

Overhead Powerlines



Bathurst Development Ltd

jtp

VISION

Land South of Chesterton CIRENCESTER

chestertoncirencester.co.uk

Residential Dwelling Mix

A lower density of development is proposed for Phase one in response to the site context – existing low density development and allotments to the north and countryside to the south. The residential neighbourhood is envisaged as predominantly a mix of family housing with children's play facilities located centrally.

The development will take advantage of, and reinforce, the existing green infrastructure corridors which run alongside the roads, enhancing the semi-rural character of development. There is an opportunity to keep the existing trees that currently form the southern boundary of the parcel, so that the landscape character is retained, and a new greenspace will be created to the northern edge of the existing planting.

It is required that the parcel will have an informal amenity greenspace with terraced and semi-detached housing arranged around it, creating a key grouping of buildings.

Employment Area

The employment area east of Spratsgate Lane will accommodate general industrial, storage and/or distribution type uses. A network of pedestrian and cycle paths will connect the employment area to the network of Green Infrastructure and Neighbourhood Centre to the west.

Addressing an area with two high power lines

The area has been designed to incorporate and work with the identified constraints, particularly the two high voltage power lines (400kV / 132kV), with associated pylons which run in a north east to south west direction, crossing over Spratsgate Lane. Buildings must be designed to respect the swing and sag distances of the overhead powerlines.

Illustrative: Concept Plan

- Residential
- Employment
- Indicative building frontages
- Key buildings
- Key grouping
- Local Area for Play (LAP)
- Vehicular access point (fixed)
- Vehicular access point (no through route) (+/- 5m)
- Indicative vehicular route
- Pedestrian route
- Parking area
- Greenspace and green corridors
- Green link
- Amenity greenspace
- Tree groups for retention
- Existing hedgerow
- Attenuation Pond
- Power line and pylons

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

INTERFACES

Detailed proposals will be expected to demonstrate a clear rationale for the type and character of development along key edges of the parcel in line with the following design principles.

4.2 Somerford Road Interface

M

Character:
- Repeated building forms creating a distinct rhythm and consistent character.
- Dwellings set-back from Somerford Road behind a retained hedgerow, reflecting the existing character to the west of Somerford Road.

Building Line and Set-back:
- Minimum 2m set back to retain green character
- Strong building line following the curvature of Somerford Road in keeping with existing character.
- Building / Plot Orientation primarily towards Somerford Road.
- Principally front elevations of buildings, with multiple active frontages to help turn the corner onto Wilkinson Road.
- The following will not be permitted:
  - Dwellings backing onto Somerford Road
  - Large areas of blank elevation

Boundary Treatments to properties:
- Low front boundaries and/or hedge planting to maintain a green and open aspect.
- Side boundaries that address the public realm or street must be constructed of brick to provide continuity of the main built form. A planting zone is to be provided alongside the property and boundary wall.

Dwelling typologies:
- Large wide fronted detached dwellings, corner turning typologies used to provide overlooking where footpath links are provided.
- Varied typologies with a rhythm and pattern to create visual interest.

Access and parking:
- Vehicular access via three shared driveways off Somerford Road.
- Parking provided on-plot, between dwellings and to the rear, behind the building line. Garages set behind the building line.
- Pedestrian and cycle route provided to the east of the retained hedgerow, accommodated with shared surface driveways, connecting to Somerford Road to the north and south of the development.

Green infrastructure:
- Existing hedgerow along Somerford Road to be retained (with limited removal as required to provide access and associated visibility splays) within an informal varied width verge.

4.4 Spratsgate Lane Interface

M

Character:
- Employment area east of Spratsgate Lane accommodating general industrial, storage and/or distribution type uses, responding in character to Love Lane Industrial Estate.

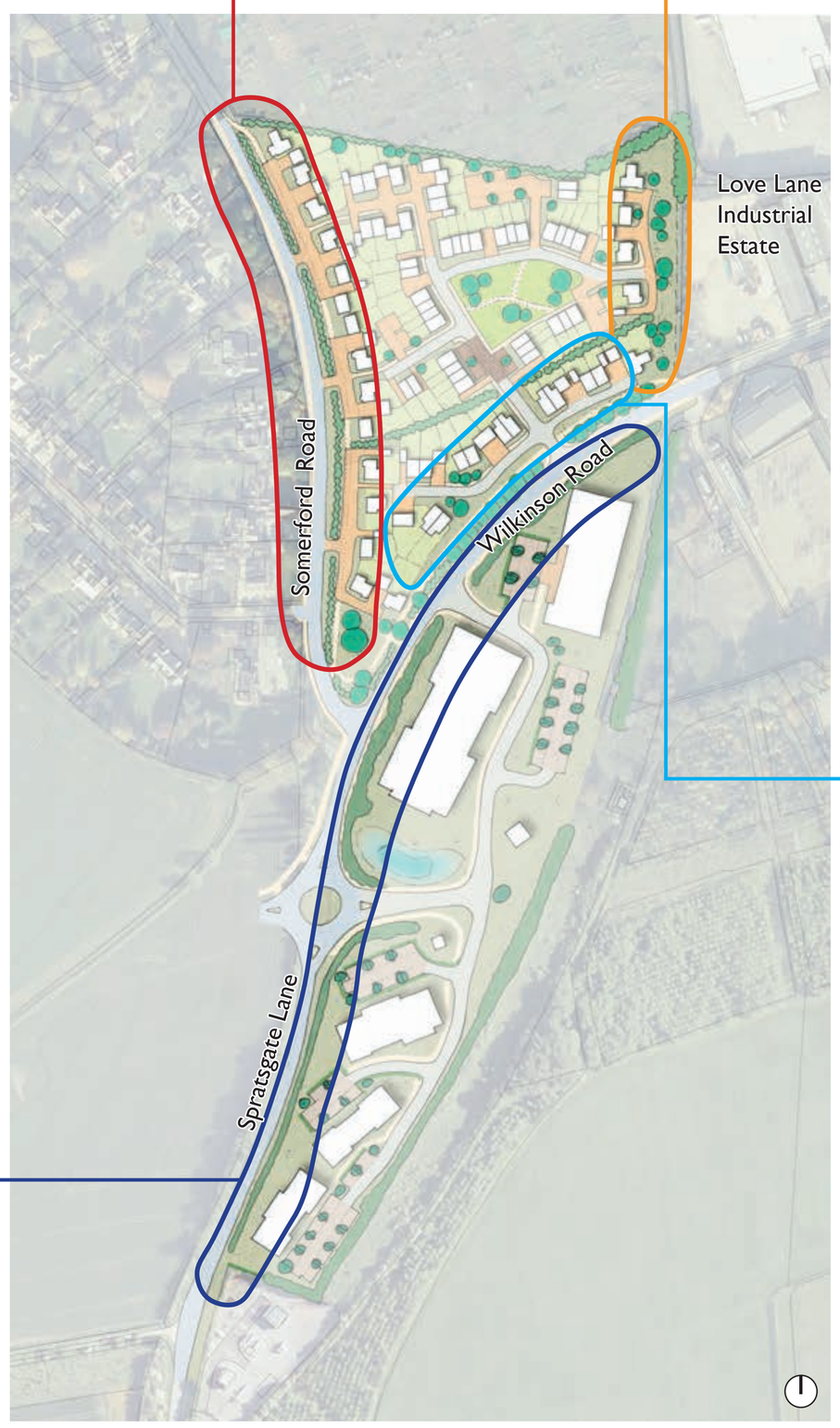
Building Line and Set-back:
- Variation in building line and plot orientation. Not necessarily parallel or perpendicular to the street edges of the plot.
- Typically buildings fronting onto Spratsgate Lane and Wilkinson Road with servicing and parking to the rear or side.

Boundary Treatments to buildings:
- A landscaped verge to be provided adjacent to access roads.
- A planting zone in front of the building line is to be provided to soften the setting of the building.

Building typologies:
- B2 and B8 industrial buildings with a 14m maximum ridge height from existing ground level.
- Buildings will have a distinct front, with most open/active uses facing the public realm,

Access, parking and service areas:
- Primary vehicular access off a new roundabout on Spratsgate Lane, secondary access off Wilkinson Road.
- Parking and servicing provided adjacent to employment buildings, screened from view by landscaping.
- Parking areas to accommodate tree planting to soften the visual impact

Green infrastructure:
- Edge planting along Spratsgate Lane and Wilkinson Road to screen employment buildings and reinforce existing hedgerows.
- Gateway greenspace at the new roundabout accommodating existing pylons and proposed sustainable drainage pond.



4.1 Love Lane Interface

M

Character:
- Opportunity for a looser arrangement forming an informal development edge.
- Staggered cluster of housing reflecting its frontage onto a green edge.

Building Line and Set-back:
- Staggered building line with varied set-back and garden depths.
- Varied gaps between buildings.

Building/Plot Orientation towards Love Lane Industrial Estate:
- Principally front elevations of buildings.
- The occasional side elevation as long as it provides opportunities for passive surveillance from windows to habitable rooms.
- The following will not be permitted:
  - Dwellings backing onto Love Lane Industrial Estate or Wilkinson Road
  - Large areas of blank elevation facing Love Lane Industrial Estate

Boundary Treatments to properties:
- Low front boundaries and/or hedge planting to maintain a green and open aspect.
- Side boundaries that address the public realm or street must be constructed of brick to provide continuity of the main built form. A planting zone will be provided beside the property and boundary wall.

Dwelling typologies:
- Predominantly large wide fronted detached dwellings.
- Varied typologies to create visual interest.

Access and parking:
- Vehicular access from low-key streets and private drives adjacent to the frontage.
- Parking provided on-plot, between dwellings and to the rear, behind the building line. Garages set behind the building line.

Green infrastructure:
- A green corridor with a minimum depth of 10m will be provided as a landscape buffer to Love Lane Industrial Estate, accommodating informal clusters of trees and screen planting.

4.3 Wilkinson Road Interface

M

Character:
- Repeated building forms creating a distinct rhythm and consistent character.

Building Line and Set-back:
- Subtle variation in set-back from public realm.
- Regular spacing between buildings.

Building / Plot Orientation towards Wilkinson Road:
- Mainly front elevations of buildings, orientated to front onto Wilkinson Road and respond to the southern gateway into the site.
- The occasional side elevation as long as it provides opportunities for passive surveillance from windows to habitable rooms.
- The following will not be permitted:
  - Dwellings backing onto Wilkinson Road
  - Large areas of blank elevation

Boundary Treatments to properties:
- Less formal boundary treatment with low brick walls with hedge, low ornamental hedge or low-clipped planted zone.
- Side boundaries that address the public realm or street must be constructed of brick to provide continuity of the main built form. A planting zone is to be provided alongside the property and boundary wall.

Dwelling typologies;
- Predominantly medium/large detached and semi-detached dwellings.
- Repetition of dwellings of a similar typology and size to generate a strong rhythm along the street.

Access and parking:
- Vehicular access from low-key streets and private drives adjacent to the frontage greenspace.
- Parking provided on-plot, between dwellings and to the rear, behind the building line.

Green infrastructure:
- A green corridor between Wilkinson Road and dwellings to accommodate retained trees, hedgerow and new planting.

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

SOFT LANDSCAPING

The Detailed Design Code will set out an extra layer of design rules for the areas of greenspace within the phase. The following design principles relate to the residential area. A similar planting strategy will be included for the employment area.

12.2 SOFT LANDSCAPING (M)

Existing planting to be retained;

- All trees along Wilkinson Road are to be retained
- All hedgerows to be retained unless removal required for pedestrian or vehicular access.
- Where located at garden boundaries, plots to be adjusted to allow for their retention.
- Hedgerows should be pruned to allow them to be incorporated in the design

New planting as part of green infrastructure

Trees planting to:

- define pedestrian/cycle and vehicle routes
- screen development from adjacent land uses where appropriate
- reduce impact of parking
- bring scale to that of a pedestrian
- shade hard surfaces for climate mitigation
- increase biodiversity

They should be native on the boundaries and extensions to existing woodland but can be ornamental towards the centre of the development to create identity for a street or open space.

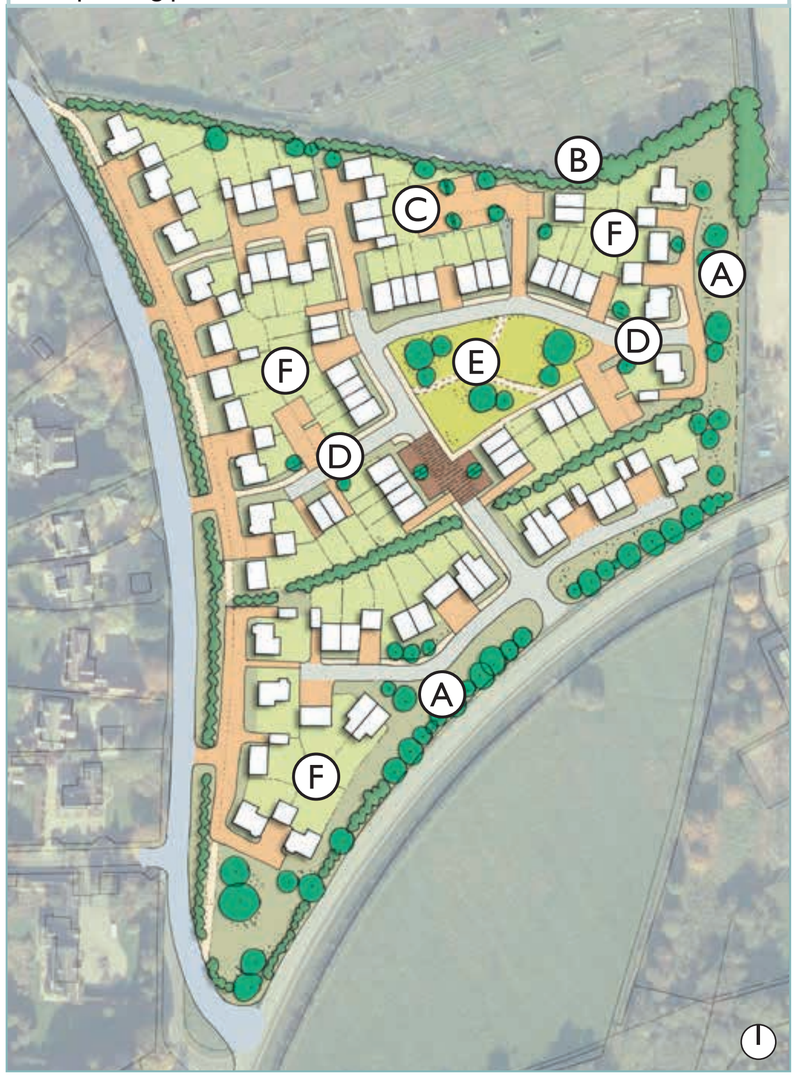
ILLUSTRATIVE: LOCAL AREA FOR PLAY

A Local Area for Play (LAP) should be designed in accordance with the following key characteristics and features:

- Intended primarily for children up to age 6.
- Within 1 minute walking distance of home.
- Recommended minimum activity zone of 100m^2.
- A landscape buffer zone of 5m minimum between the activity zone and the nearest dwelling or habitable room.
- Primarily consists of playable landscape features but some low key play equipment may also be incorporated.
- Best positioned beside a well used pedestrian route and accessible without the need to cross busy roads.

Illustrative sketch of Local Area for Play

Tree planting plan



ILLUSTRATIVE: SOFT LANDSCAPE ELEMENTS

LOCATION	TREE SPECIES OPTIONS	MIN PLANTED SIZE
(A) Green corridor to East & South	 Oak - Quercus robur;  Whitebeam - Sorbus aria;  Pine - Pinus sylvestris	75% 25 - 30cm girth but 30-35cm for pine 25% 16 - 18cm girth
(B) Boundary to North	 Whitebeam - Sorbus aria;  Field Maple - Acer campestre	100% 20 - 25cm girth
(C) Within car parks	 Whitebeam - Sorbus aria;  Hornbeam- Carpinus betulus	100% 25 - 30cm girth
(D) Road hedge	 Pear - Pyrus chanticleer;  Fast. Oak - Quercus robur koster	100% 25 - 30cm girth
(E) Central amenity space	 Pine - Pinus sylvestris;  Sweet Gum - Liquidambar;  Himalayan Birch - Betula jaquemontii	100% 30 -35cm girth
(F) Rear gardens	 Bird Cherry - Prunus padus;  Silver Birch - Betula pendula	100% 20 - 25cm girth

Shrubs/Hedge planting to:

- help screen development from adjacent land uses where appropriate
- reduce impact of parking
- increase biodiversity
- prevent desire lines across grass
- delight the senses with flowering and berrying
- be mostly evergreen for year round effect

They should be native on the boundaries but can be ornamental towards the centre of the development to create identity for a street or open space and introduce the year round effect of evergreens

Native shrub examples


Sambucus nigra


Cornus sanguinea


Corylus avellana

Hedges examples


Field hedge


Prunus lusitanica hedge

Wildflower meadow areas to:

- increase biodiversity
- delight the senses with flowering

They should only be proposed for areas with low foot traffic and kept back from the edges of paths

Mown grass areas to:

- provide a hard wearing ground cover that withstands a moderate amount of foot traffic
- provide an edging (minimum 2m width) to wild flower meadows

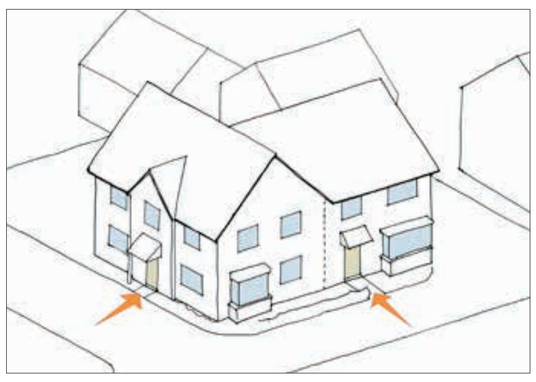

Wildflowers


Mown grass

BUILT FORM / SITE LAYOUT

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

The following extracts set out design principles that relate to the residential area.



Corner and plot sides will be positively resolved

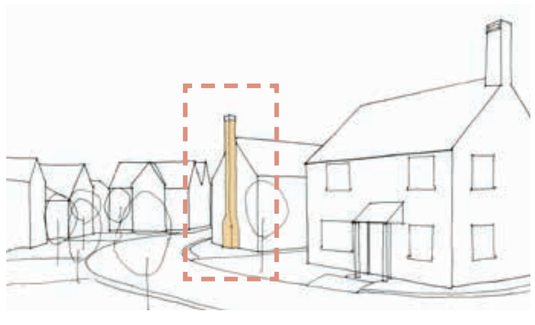
The design will establish visual stops to terminate views

KEY BUILDINGS AND KEY GROUPINGS (M)

- Key buildings should be used to frame views or terminate views along streets.
- Key buildings may have a slightly different character from others in the vicinity.
- Chimneys may be used as a focal point for an important elevation.
- A key grouping, a group of different key buildings, should be used around the central amenity greenspace to provide enclosure and to frame views.
- Prominent corner buildings should actively respond to the streets/ spaces on both sides.

Grouping of houses around the open space framing views and providing enclosure

Two focal buildings framing the site access



Chimneys may be used as a focal point for an important elevation.

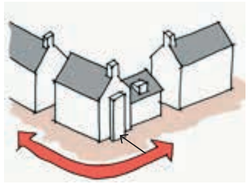
ELEMENTS ON ELEVATIONS (M)

Entrances

- Entrances will be used to provide active frontage to the public realm and ensure that the main entrance is clearly visible from the street.
- Clearly define the main building entrance and create a sense of arrival.
- Locate the entrance to corner turning homes on the side elevation to maximise passive surveillance of the public realm.

Simple canopy or porch marks entrance

Porch 'cut-out' of plan provides visual interest as well as shelter



Entrance to corner turning home on the side elevation

Windows

- Windows will be used on the side elevations of corner turning houses and gable end walls to maximise passive surveillance of the public realm. These windows will be used to create visual interest.
- Should generally be of a size appropriate to the scale of the space or street they are fronting to.
- Buildings should utilise a variety of window sizes to create visual interest, with the design of window appropriate to the uses within.
- The use of feature elements such as corner windows, bays and oriels is encouraged, particularly to add rhythm along the street or create emphasis at the end or corner of a street.

Bay windows create rhythm along the street

9.1 KEY BUILDINGS & GROUPINGS (M)

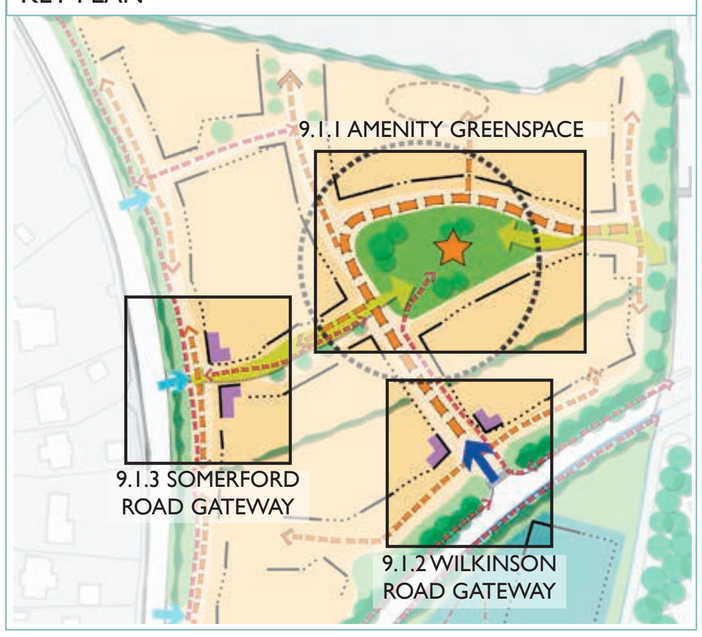
- Key buildings and key groupings will be located in the areas shown on the Concept Plan and take account of the detailed principles set out on the following pages.

Key buildings are identified at a number of locations on the Concept Plan. These buildings are positioned to:

- frame or terminate key views
- create an appropriate sense of arrival
- address key areas of open space and public realm

There may be one or more buildings within each location shown, depending on the scale of the individual buildings, and their role.

KEY PLAN



Key buildings
Key grouping

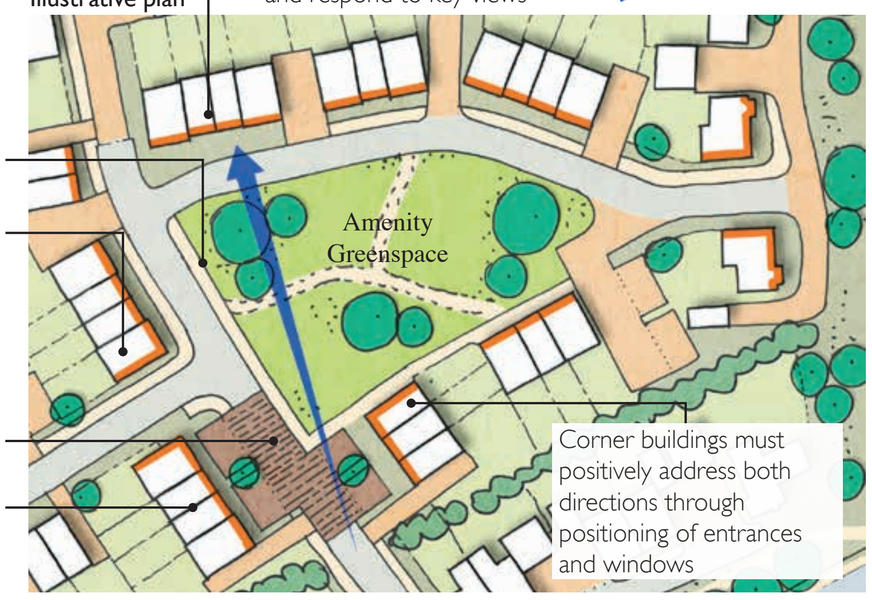
9.1.1 AMENITY GREENSPACE KEY GROUPING (M)

Design Principles

- Buildings will create strong active frontage to the open greenspace
- Buildings will positively address the open greenspace and the two green links to it.
- Buildings will be generally aligned with the back of footpath or be positioned with a limited setback.

Active frontage
Key views

Illustrative plan



Key frontages will mark the end of vistas or long views and respond to key views

The amenity greenspace will benefit from natural surveillance from surrounding dwellings

Corner buildings must positively address both directions through positioning of entrances and windows

A shared surface to create a sense of arrival to the open greenspace

Buildings will be used to frame the entrance into the open greenspace

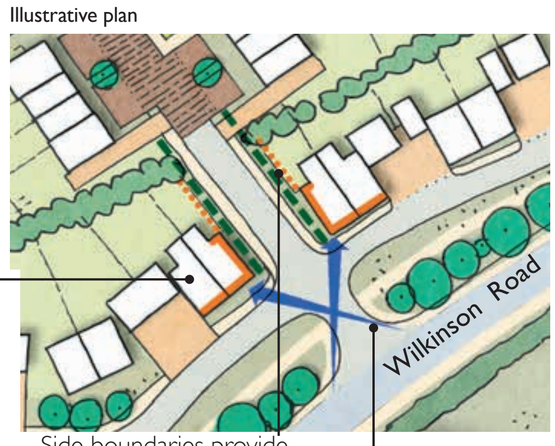
Corner buildings must positively address both directions through positioning of entrances and windows

9.1.2 WILKINSON ROAD GATEWAY (M)

Design Principles:

- Buildings will be used to frame the entrance into the residential parcel from Wilkinson Road
- Side boundaries that address the street will provide continuity to the main built form.
- A planting zone is to be provided alongside the property to enhance the access route.

Illustrative plan



Building form must respond to defined corner locations, with elevations addressing both directions. It will provide overlooking onto the street and greenspace

Side boundaries provide continuity to the built form and planting enhances the access

Buildings frame the entrance

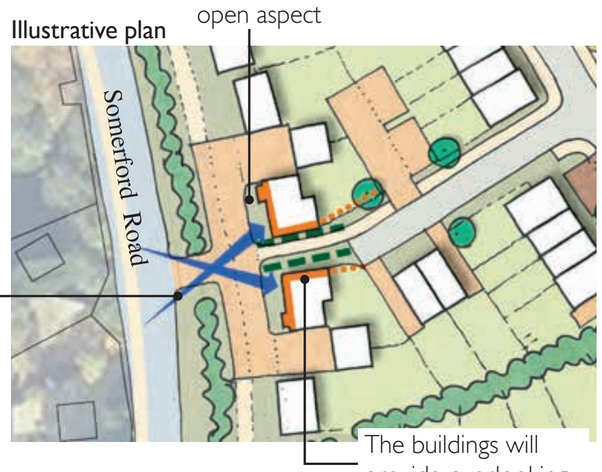
Side boundaries
Planted zone
Active frontage
Key views

9.1.3 SOMERFORD ROAD GATEWAY (M)

Design Principles:

- Buildings will be used to frame the pedestrian entrance into the residential parcel from Somerford Road and provide overlooking onto the footpath
- Building frontages will respond to views from Somerford Road.
- Side boundaries that address the street will provide continuity to the main built form. A planting zone is to be provided alongside the property and the green link

Illustrative plan



Low front boundaries and/or hedge planting to maintain a green open aspect

Buildings frame the entrance and respond to key views

The buildings will provide overlooking onto the footpath

Side boundaries
Planted zone
Active frontage
Key views

Bathurst Development Ltd

jtp

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

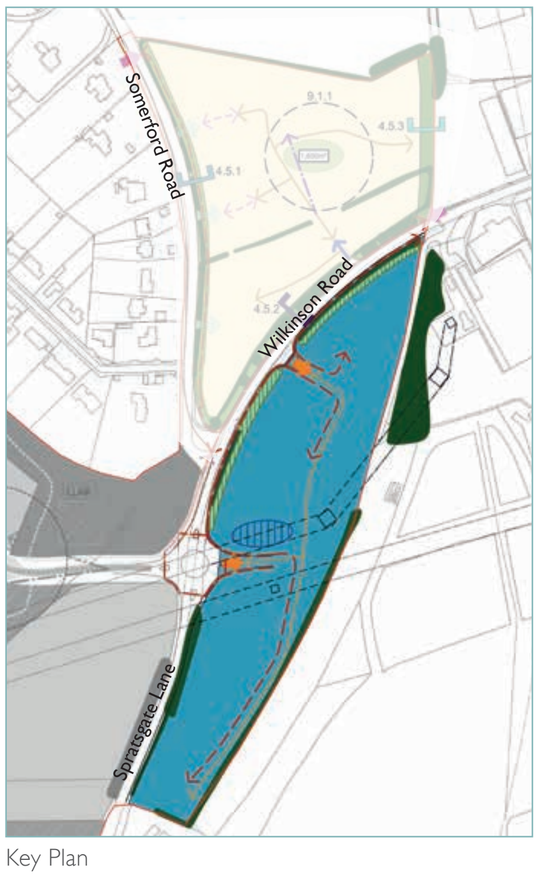
EMPLOYMENT

The First Phase Detailed Design Code includes 3.24 hectares of employment land. The following extracts from the Design Code set out design principles specifically for this part of the site. The design principles cover built form, massing and response to site constraints.

6.8 Site layout Principles (M)

Employment layouts will comply with the principles set out in Part D (pages 61-64) of the Site-wide Design Code.

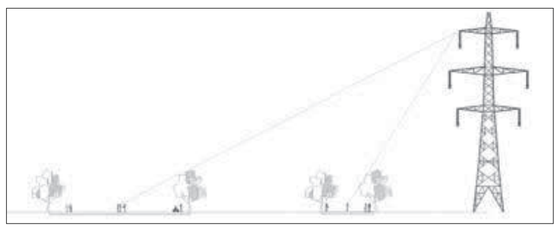
- Larger buildings, widely spaced and set back from the street within landscape and partially screened by it
- Most open/active uses (e.g. Office elements) should be placed at the front of the building to activate the public realm
- Buildings will have a distinct front, facing the public realm, and a private back providing servicing and refuse storage which is well screened and not visible from the public realm
- Buildings should have a principal entrance visible from the street or access road (possibly a secondary access at the side if required)
- Primary vehicular access via a new roundabout on Spratsgate Lane, secondary access via Wilkinson Road

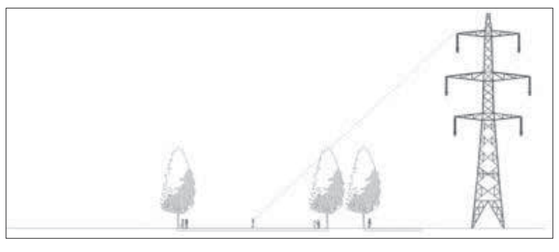


Key Plan

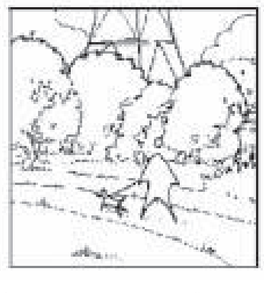
6.11 GUIDELINES FOR DEVELOPMENT NEAR HIGH VOLTAGE POWER LINES (M)

- Careful consideration should be given to the disposition of public open spaces so that they do not frame views towards pylons.
- Cranking the alignment of streets and paths or curving them even by relatively small degrees can help offset views of pylons and reduce the perception of their visual impact
- Particular attention should be paid to creating visual interest on the ground, strategic planting and the orientation of paths in order to diminish the visual impact of the pylons
- Planting can play an effective role in screening views of pylons and overhead power lines. However there are constraints on the size of planting in close proximity to the pylons and lines
- Ancillary external storage uses such as a builders merchant, service yard or distribution centre can be successfully accommodated beneath high voltage overhead lines, subject to careful observance of safe working procedures and statutory safety clearances.
- Wherever it is proposed to alter the ground level in the vicinity of high voltage overhead lines with sustainable drainage patterns, roads, cycleways and paths, National Grid must be consulted to ensure that appropriate safety clearances are maintained at all times.


Narrow avenues of trees create intimate and enclosed paths where pylon's impact is reduced relatively close to the transmission route


Taller trees needed to create a similar effect closer to the pylon. However there are constraints on the size of planting in close proximity to the pylons and lines


Carefully placed groups of trees can reduce the impact from a distance


Planting at the base of pylons can reduce the impact at the pedestrian level

7.2 BUILT FORM PRINCIPLES OF EMPLOYMENT (M)

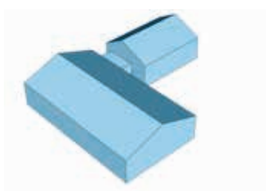
Architectural built form will comply with the principles set out below, ensuring the delivery of an attractive area of employment with a distinct character.

SCALE AND PROPORTION (M)

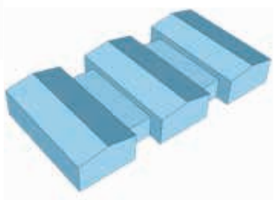
- Generally large single storey buildings. Small elements of associated office use may have two storeys.
- The roof of large footprint industrial / employment buildings should be divided into a number of smaller elements to limit the ridge height and create a more varied and interesting roofline.
- Breaking the mass of a new building into modules, with varying roof lines and vertical articulation, is often valuable. A low profile should be maintained whenever possible.
- Employment buildings should be sited, scaled and designed sensitively. Careful consideration should be given to placement and massing, responding to the scale of nearby buildings.

MASSING AND DISTRIBUTION (M)

- Breaking up the mass into modules
- Varying roof lines
- Vertical articulation
- Contemporary roof forms


Breaking up the mass into modules


Varying roof lines and vertical articulation


Repetition of contemporary roof forms

11.6 ILLUSTRATIVE: PRECEDENTS - SUITABLE DESIGN SOLUTIONS


© Tyack Architects

- Barrel vaults may be acceptable subject to detailed design resolution
- Simple, contemporary forms with horizontal emphasis and vertical articulation of different modules or parts.

- Varying rooflines and vertical articulation
- Steep dual-pitched roofs
- No more than two materials used across an elevations

- Contemporary employment buildings which have an emphasis on simple but strong geometric forms with a contrasting neutral material colour palette

- Office elements on the most prominent frontages.
- Generous glazed areas for reception/office functions and limited on the industrial areas.

- Use of stone cladding and modern aluminium cladding
- Limited glazed areas except for reception/office functions where it van be more generous.

Precedent images

1. Dutch Barn - live-work unit
2. Industrial building at Moreton-in-Marsh
3. Timber showroom at Tetbury
4. Industrial building at Bourton-on-the-Water
5. Commercial / employment building at Love Lane Industrial Estate

ARCHITECTURAL CHARACTER

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

The detailed design of houses and other buildings will form part of future Reserved Matters Applications.

However, the Detailed Design Code document will provide guidance on the architectural character, and the application and type of materials which will be acceptable to ensure a high standard of design.

The aim is to create a new place which feels like it belongs in the local area; one which has a distinct, **unified character, but where there is enough variety to create interest and delight.**

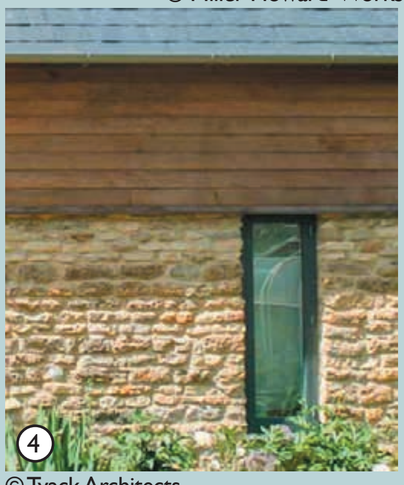
We believe that buildings should have a timeless design with simple forms and unfussy detailing, using materials which are durable and weather beautifully. The precedent images on the right of this board show possible interpretations of these principles, using traditional architectural approaches with a contemporary twist.

The Detailed Design Code will give detailed guidance on how to design the following building elements and the materials to be used:

- Walls (including lintels, quoins and other detailing)
- Windows and doors
- Porches and canopies
- Roofs (including photovoltaics, chimneys and rainwater goods)

© Miller Howard Workshop Ltd © Quintin Lake

© Tyack Architects



© Tyack Architects

© Tyack Architects

© Roger Gransmore Architect

Precedent images

1. Mill Place, Cirencester.
2. House Extension, Cockadilly, Nympsfield
3. 4. Contemporary extension
5. Barn conversion
6. Mill Place, Cirencester
7. Old Mill House, Quenington.

ACCEPTABLE WALL MATERIALS (M)

1. Stonework

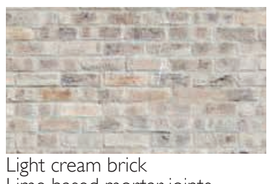
Rough rubble stonework
Light cream / grey limestone

Squared/dressed rubble stonework
Light cream / grey limestone

Lime based mortar

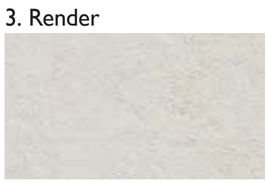
2. Brickwork

Red stock brick
Lime based mortar joints



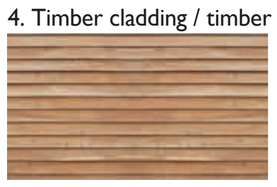
Light cream brick
Lime based mortar joints

3. Render

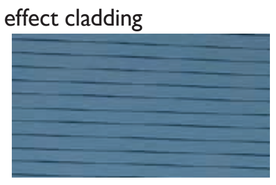


Roughcast lime render
Light cream colours

4. Timber cladding / timber effect cladding



Timber weatherboarding
Treated finish



Fibre cement cladding
Silver grey colour

EXAMPLES OF ACCEPTABLE PORCHES AND CANOPIES

Timber and lead canopy

Timber and lead canopy

Stone porch

Monopitch timber porch and timber door

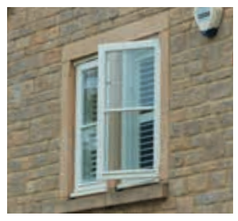
Pitched timber porch

Recessed entrance forming a small porch

EXAMPLES OF ACCEPTABLE WINDOWS

Dark grey metal window frame
Stone surround and mullion

Grey green metal window frame



White timber window
Stone surround and mullion

White timber window
Timber lintel and stone cill

Metal window surround

Timber window with flush stone surround and cill

Bay window
Flat Roof

Bay window
Pitched roof

ACCEPTABLE ROOF MATERIALS (M)

Natural Cotswold Stone Slates

Artificial Cotswold stone slate

Natural blue-grey slate

Zinc roofing

EXAMPLES OF CORRECT ROOF DETAILING

Eaves and verges of gablets.
Natural stone roof

Roof verge
No barge board

Dormer window and parapet wall

ARCHITECTURAL FORM

Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

The following extracts set out architectural design principles that Reserved Matters Applications will have to comply with. These relate to the residential area only.

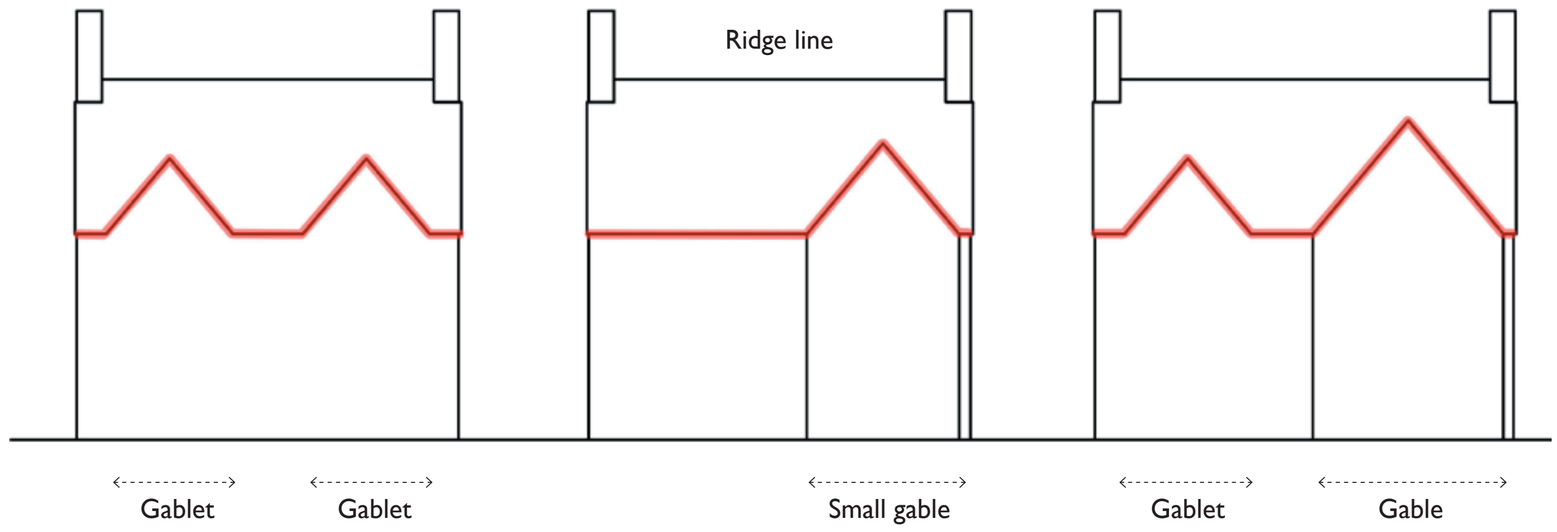
10.1 ARCHITECTURAL FORM (M)

- Proposals will demonstrate a consistent and logical approach to proportions across the parcel
- Lack of symmetry of individual buildings in plan and elevation (usually overt but sometimes quite subtle) is encouraged
- Minimum floor to ceiling height:
  - +2.6m on ground floor (habitable rooms)
  - +2.5m on first floor and above

- Gables on the front elevation that are 4m wide or more can extend beyond the building line.

Detached Houses

- Normally wide fronted dwellings where the principal frontage width is greater than the depth of the building form.
- The ridge is parallel to the principal frontage.
- Some L-shaped and T-shaped corner turning units will be used.
- Typically has one forward facing gable and sometimes a secondary gable or gablet - see illustrations below



Typical composition of 2 storey detached house with two gablets

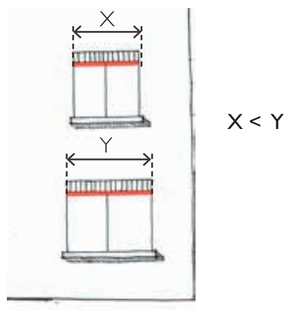
Typical composition of 2 storey detached house with one gable

Typical composition of 2 storey detached house with a gable and a gablet

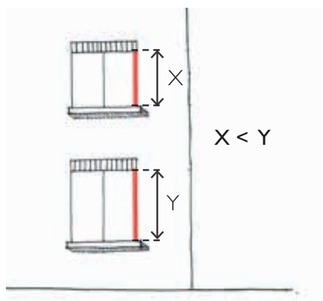
10.4.2 DESIGN AND ARRANGEMENT OF WINDOWS (M)

- uPVC windows will not be permitted
- Windows will be generally vertically aligned along their central axis.
- Generally a hierarchy to the openings, with wider windows on the ground floor and progressively narrower windows above, however height of windows typically does not vary significantly
- The vertical dimension of the wall area between windows on different floors should be a maximum of 1.3 times the upper window height
- On wider/larger forward facing gables double fenestration will be acceptable as long as the windows are well-spaced and there is a hierarchy to the opening sizes on different floors.
- The use of windows which do not accord with the above principles may be appropriate where they will contribute to the creation of special character, but they should be used sparingly. For example:
  - Large timber/metal framed areas of glazing extending from floor to ceiling
  - Fully or partially glazed gable end walls and front gables
  - Fully glazed, triangular roof lights

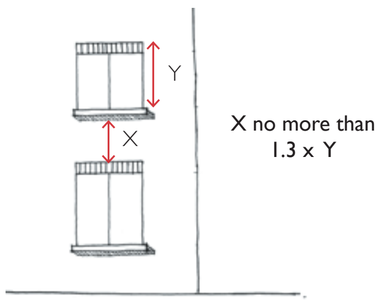
Creating a hierarchy to the openings:



Ground Level openings are wider than those on upper floors



Ground Level openings are taller than those on upper floors



Veritcal dimensions

APPLICATION OF WALL MATERIALS (M)

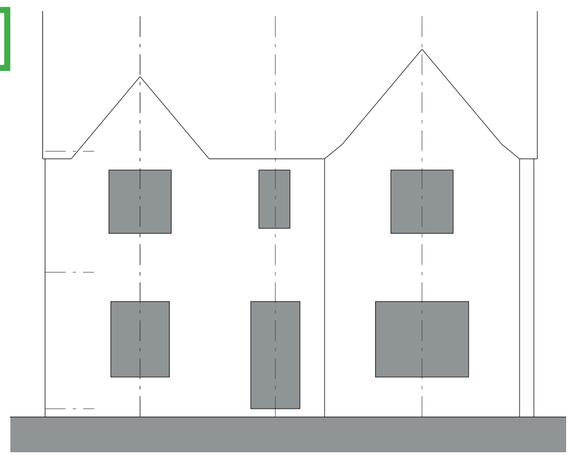
- Clear materiality logic with material changes for specific built elements (front gable and bay window)

- Clear materiality logic with material changes for specific parts of the building (ground floor and first floor)

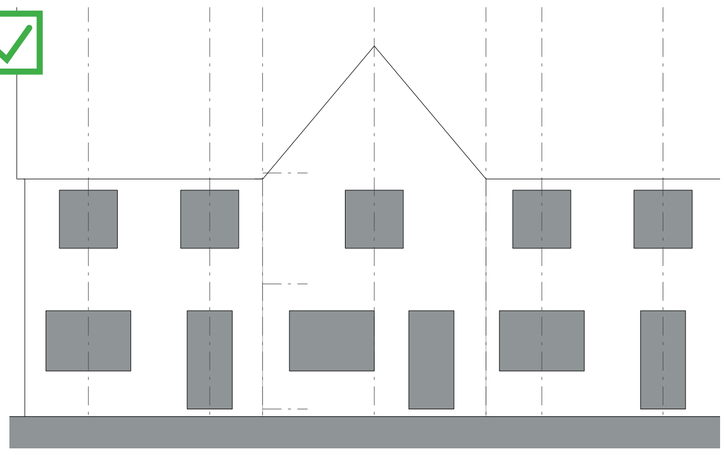
- Excessive use of materials
- More than two materials used on one elevation
- Illogical and random material changes

- Lack of logic for material changes

ILLUSTRATIONS OF APPROPRIATE WINDOW ARRANGEMENTS



Window proportions and arrangement of double fronted house with one gable and gablet.
- Windows vertically aligned along their central axis
- Hierarchy to the opening sizes
- Ground level openings are typically wider than on upper floors



Terrace house with front facing gable. Openings on front gable do not vertically align along their central axis but there must be a hierarchy to the opening sizes.

Bathurst Development Ltd

jtp

ARCHITECTURAL CHARACTER

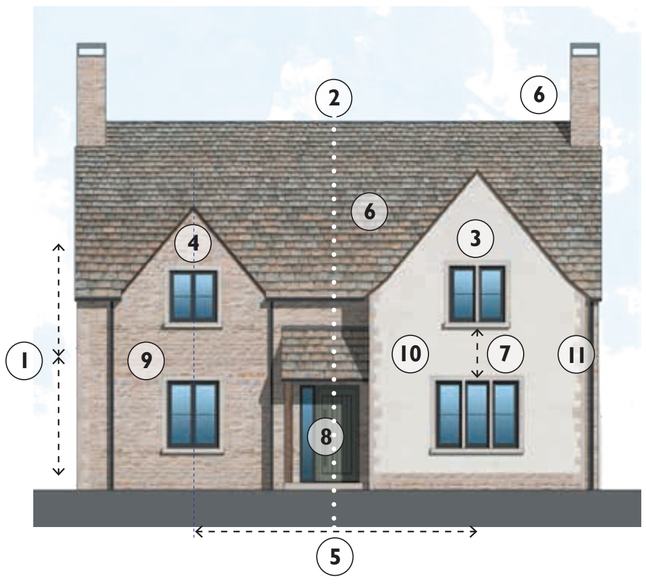
Land South of Chesterton CIRENCESTER
chestertoncirencester.co.uk

The illustrations on this board show illustrative examples of how the guidance on architectural form and character in the Detailed Design Code could be interpreted, although alternative design solutions will also be possible. The intention is to reflect the Cotswold vernacular but encourage subtle variation to create a slightly more contemporary character.

Key design features:

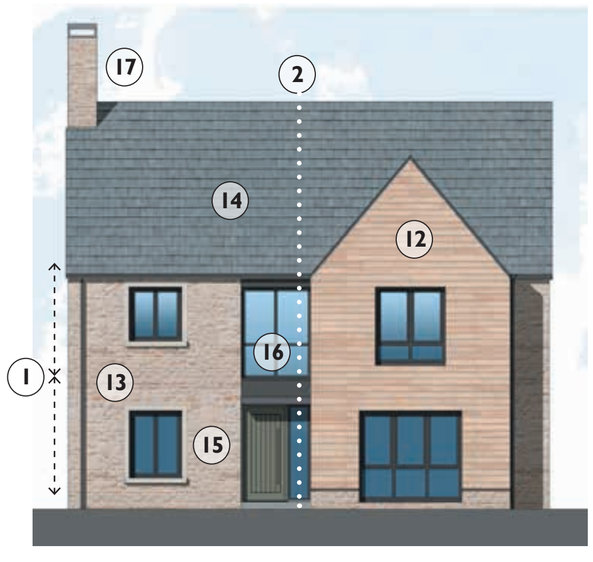
1. Floor to ceiling height of 2.6m / 8'6" on the ground floor
2. Subtle lack of symmetry in building elevation to create semi-informal character
3. Primary forward facing-gable
4. Narrower secondary gablet
5. Gable and gablet separated
6. Steeply sloped roof of stone slates with tall stone chimney on both gable ends to create additional prominence
7. Clear hierarchy of window openings with wider windows on ground floor and use of stone mullions to windows in primary gable
8. Simple timber framed porch with stone roof and timber post
9. Rubble stonework laid to courses
10. Roughcast render highlights primary gable as feature
11. Ashlar stone quoins on the main elevation further enhances prominence of primary gable
12. Treated timber cladding
13. Coursed stone used as primary facing material
14. Steeply sloped slate roof
15. Simple metal casement windows
16. Large area of glazing
17. Tall stone chimney

Illustrative elevation of a detached house



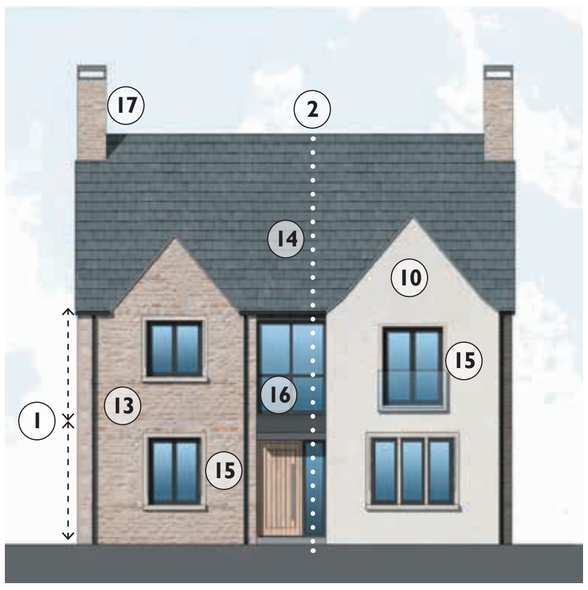
Illustrative elevation of a row of terraced houses

Illustrative elevation of a detached house

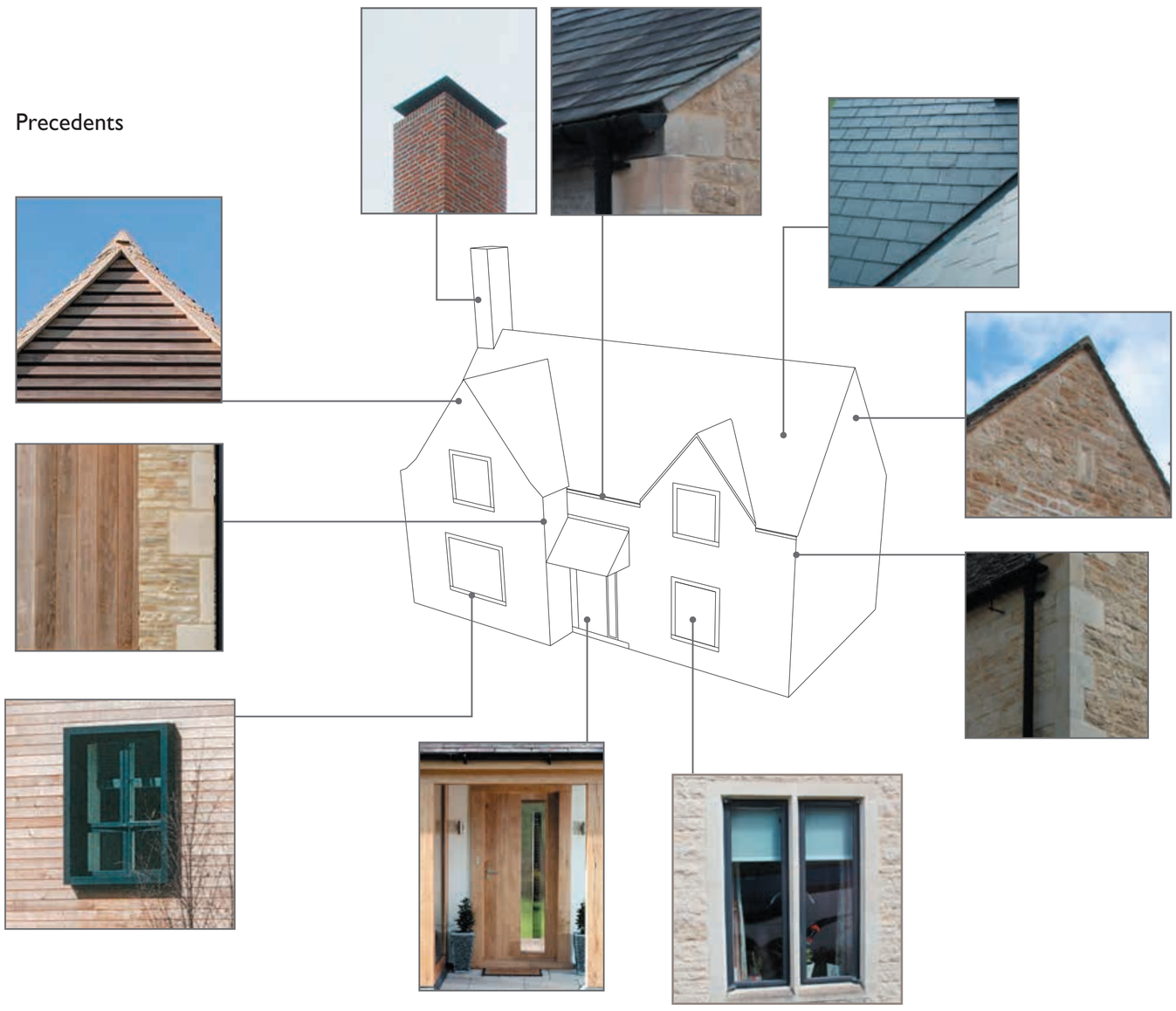


Illustrative elevation of a pair of semi-detached houses

Illustrative elevation of a detached house



Precedents



Bathurst Development Ltd

jtp