



THE STEADINGS
CIRENCESTER

Parcels 2D and 2E

Detailed Design Code

April 2025



BATHURST DEVELOPMENT LTD

Ben Pentreath



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1. Introduction

The purpose of this Detailed Design Code is to provide design guidance for the development of Parcels 2D and 2E of The Steadings against which subsequent Reserved Matters Applications will be considered.

It has been prepared on behalf of Bathurst Development Limited (BDL) for submission to Cotswold District Council (CDC). The code will ensure that the highest standard of design is delivered when preparing and considering Reserved Matters Applications (RMA) for Parcels 2D and 2E and in so doing carry forward the design ethos as set out in the Site Wide Design Code (SWDC) and Outline Planning Permission (OPP).

- 1 The Steadings
- 2 Cirencester Town Centre
- 3 Cirencester Park
- 4 Tetbury Road
- 5 Spratsgate Lane



Aerial photo of The Steadings site



The Steadings Illustrative Masterplan

The Steadings Vision

The development plan context

Policy S2 of the adopted Local Plan sets out the requirements for a “sustainable, high-quality, mixed-used development” at The Steadings. It is cross-referenced to the Vision and Objectives included at Appendix B of the Local Plan, which describes how the Council, with community participation, prepared the Vision for the site. The Vision describes how the development is intended to look and function. It is intended to inform the design principles for The Steadings. Prior to submitting its outline planning application, Bathurst Development Limited commissioned JTP to produce a Masterplan Framework with community engagement. The Masterplan Framework, the outline planning permission, and the Site Wide Design Code (SWDC) have further developed the Local Plan Vision.

In terms of architectural character, The Steadings will be a 21st Century interpretation of the Cotswold vernacular. This accords with the Local Plan Vision and Objectives:

“Achieving local distinctiveness is a core development objective, and designers will be required to reinterpret local building traditions and use local materials to create a contemporary and sustainable urban extension”



Illustrative View of Village Square

Detailed Design Code Overview

This Detailed Design Code has been prepared in response to Condition 10 of the Outline Planning Permission (ref:16/00054/OUT) for redevelopment of the Land South of Chesterton. On this basis, a clear structure for a suite of design codes covering the full development has now been established, whereby an overall Site Wide Design Code will be supported by a series of area-specific, Detailed Design Codes.

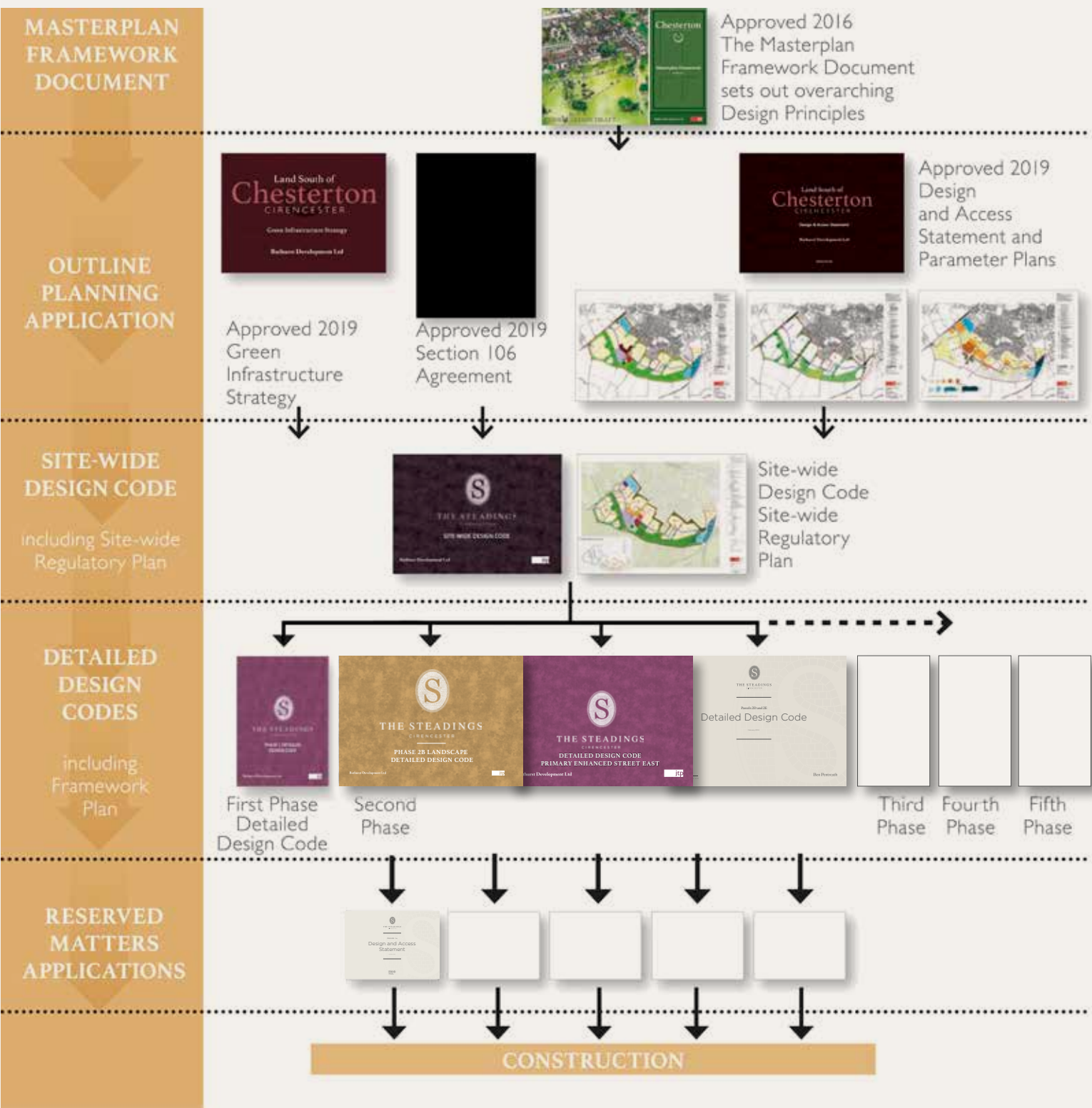
An overarching Site Wide Design Code was prepared in April 2019 in response to this condition which sets the overarching design principles for this development. The Site Wide Design Code sets out a framework for the whole site. This Detailed Design Code sets out further design requirements relating to Parcels 2D and 2E - referred to as Parcels P and Q on the Site Wide Regulatory Plan.

CDC and BDL have agreed a two-tier approach to design coding at The Steadings, which has been established by planning conditions attached to the OPP. It involves a Site-Wide Design Code (SWDC), supplemented by a series of more prescriptive Detailed Design Codes (DDCs) for sub-areas of the Development.

The SWDC was approved by CDC on the 17th of March 2021, pursuant to OPP condition 9. It includes a site-wide regulating plan (SWDC Regulatory Plan).

OPP condition 10 requires the DDCs to prescribe design instructions and guidance at a greater level of resolution than the SWDC. They are intended for (among others) design teams tasked with preparing Reserved Matters Applications (RMAs). In accordance with the National Planning Policy Framework (NPPF), they are based on effective community engagement undertaken at the pre-application stage, and reflect local aspirations for the Development. Each DDC must include a Framework Plan (the regulating plan) at a scale of 1:1000 or 1:1250.

The Main Phases and Sub-Phases (or Parcels) are illustrated within the Phasing and Delivery document, approved pursuant to OPP condition 6. This DDC relates to Sub-Phases 2D and 2E, which are referred to as Parcels P and Q on the SWDC Regulatory Plan.



Planning documents and process structure

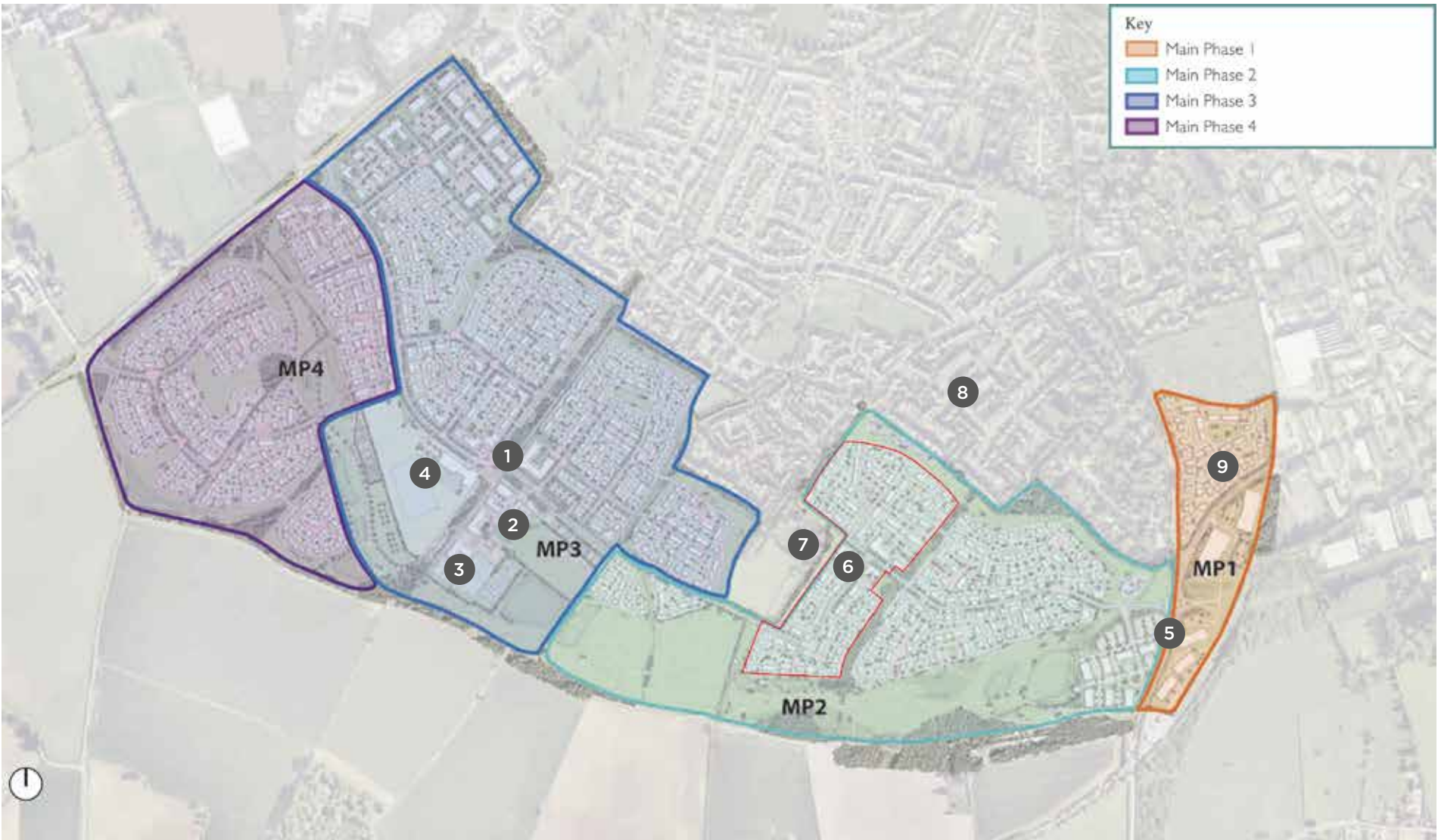
Parcel 2D and 2E Residential Parcels

This document is for Parcels 2D and 2E, other parcels in phase 2 will be subject to separate detailed design codes. Phase 2 totals around 575 dwellings of which parcels 2D and 2E comprises between 250 - 280 dwellings.

Parcels 2D and 2E sit to the west of Parcels 2A, 2B and 2C. To the west of the parcel and outside of the site boundary is The Cranhams, a Grade II listed building. An Off-site Heritage Assessment which outlines the heritage value of The Cranhams was undertaken as part of the Outline Planning Permission. Alexander Drive and associated neighbouring housing runs along the northern boundary of the site. The parcel is approximately 7.15 hectares in area.



Phase 1 under construction



The Steadings Phasing Plan

- | | | | |
|---|--|---|-----------------|
| 1 | Mixed-use neighbourhood centre | 7 | The Cranhams |
| 2 | Converted farm buildings | 8 | Alexander Drive |
| 3 | Sports hall, health and fitness facilities | 9 | Phase 1 |
| 4 | Primary school | | |
| 5 | Phase 1 and 2 employment areas | | |
| 6 | Parcels 2D and 2E | | |

How to Use the Code

This Parcels 2D and 2E Detailed Design Code (from now onwards referred to as 'DDC') adds further information to the Site Wide Design Code (from now onwards referred to as 'SWDC'). The DDC sets out design principles relating to the character of the parcels, and provides a full library of typologies, car parking arrangements and boundary treatments to which detailed proposals will be expected to refer.

The design principles cover a range of topics, and while some principles apply parcel-wide, others are specific to certain areas such as key public realm spaces and edge conditions, including the Village Square and the Village Street. The sample page shows how key information, principles and design guidance are presented and what is mandatory or illustrative design guidance.

Photographs featured within this design code relate purely to the specific topic being addressed and therefore should not be taken as representative of generally acceptable design responses or necessarily supportive of the architectural style.

Interpretation of this DDC

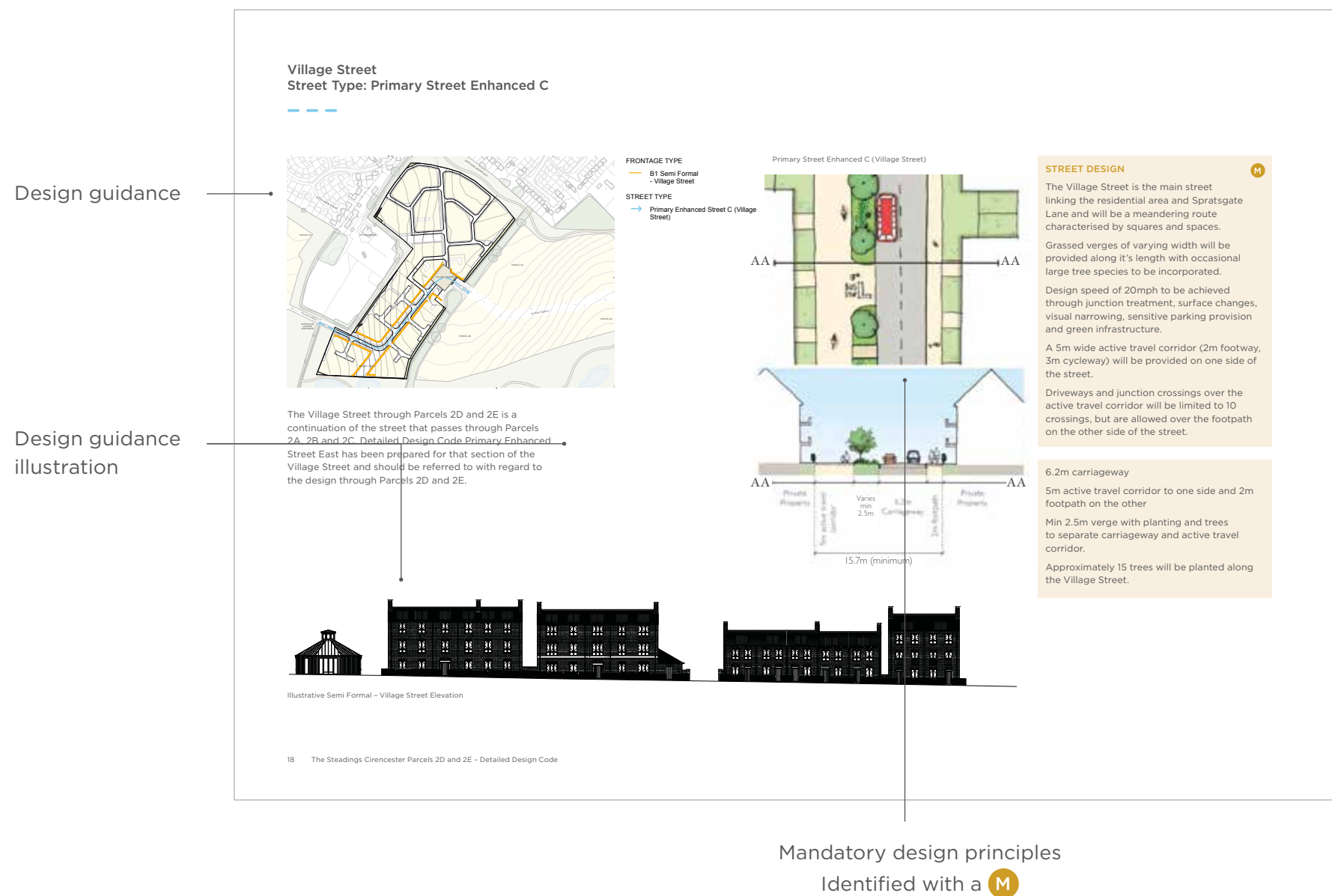
Design Codes for The Steadings include mandatory design instructions, which are expressed through illustration and/or text, as appropriate. They also include discretionary design guidance.

Mandatory design instructions use the modal verbs “will”, “shall” or “must.” They are clearly distinguished by frames marked with the letter M. Mandatory requirements may include options for achieving compliance, where appropriate.

Discretionary design guidance generally uses the modal verbs “should”, “may” or “can”. For the avoidance of doubt, text and/or illustrations that are not clearly marked with the letter M are to be interpreted as discretionary design guidance.

To demonstrate compliance with this DDC each RMA will require the following documents to be submitted.

- Elevations at 1:50, with notes on all proposed materials and detailing.
- Large-scale details of proposed windows: elevations at 1:20 and sections and reveals at 1:5. Supplemented by proposed product details and resolution of any critical Building Regulations issues.
- Layouts at 1:200, including ground floor internal layouts, bins storage, and routes to cycle and car parking, etc.
- DDC compliance checklist to be included in Design and Access Statement, providing confirmation that design requirements (architectural detailing in particular) are met.



Site Wide Design Code and Regulatory Plan

Applicants preparing RMAs should fully familiarise themselves with the SWDC and Site Wide Regulatory Plan in order to understand the design framework within which this DDC sits, and the various expectations it sets out for developers to meet as part of their detailed proposals. Attention is also drawn in particular to the following sections of the SWDC:

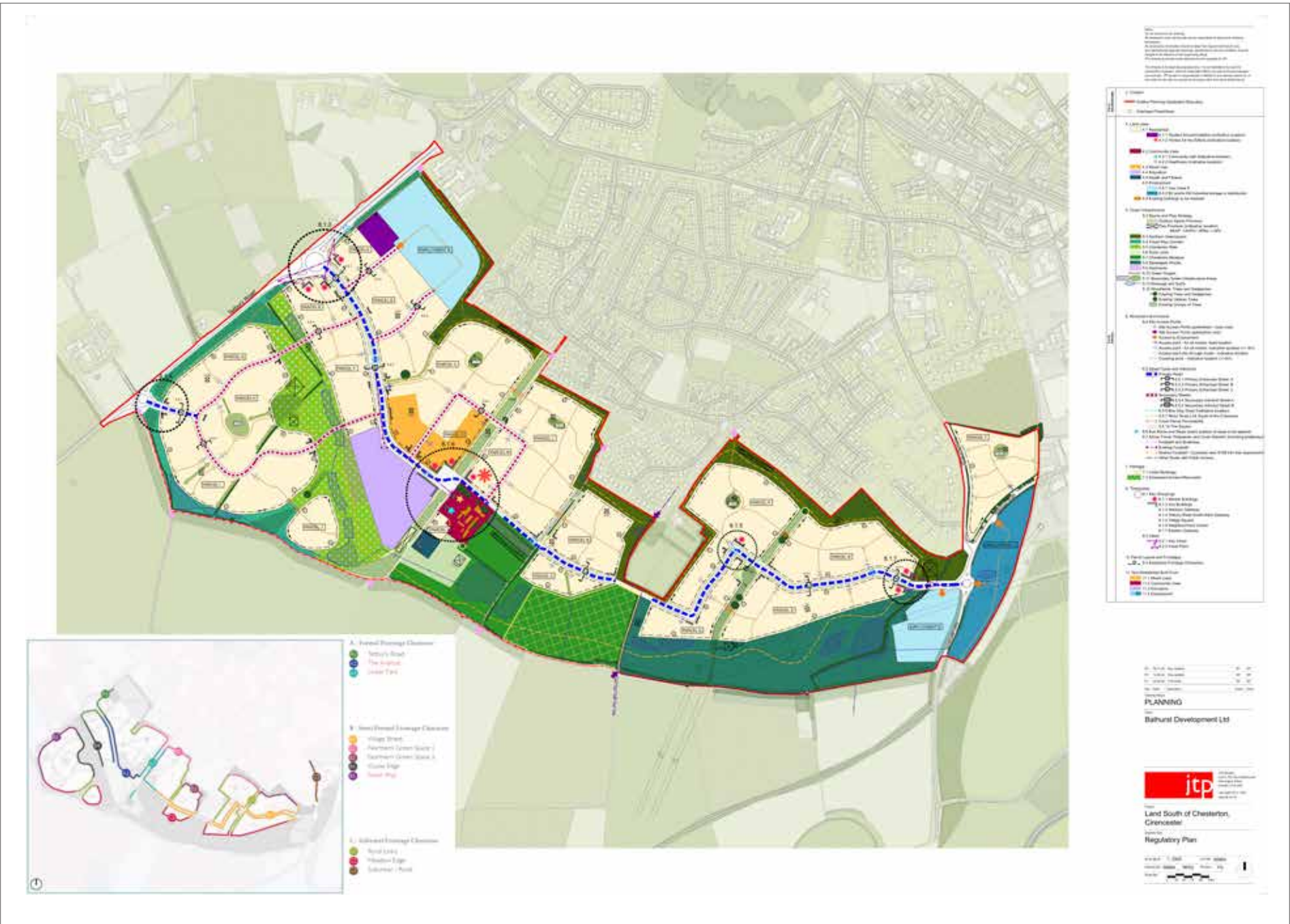
- 5.11 Secondary Green Infrastructure Areas
- 6.5.8 Tertiary Pedestrian Prioritised Street - Residential Streets
- 6.5.10 Tertiary Streets as Spaces
- 9.1 Layout Principles
- 9.2 Streetscene Principles
- 9.3 Illustrative Frontage Characters
- 11.4 Employment
- 12.1 Sustainable Building Design Principles
- 14.1 Public Realm
- 16.1 Parking Standards
- 16.4 Waste & Recycling Strategy
- 16.5 Utilities Strategy

Note: References made to individual chapters or specific page numbers within this Code refer to those in the SWDC.

The Site Wide Regulatory Plan that accompanies the SWDC sets out a framework within which this DDC fits.

The plan sets a template of design requirements and design fixes. Where flexibility in the precise positioning of uses, spaces or routes exists the plan indicates this by defining 'indicative' status.

The key regulatory plans are included in the appendix of this document.



Site Wide Regulatory Plan

Parcels 2D and 2E Regulatory Plan

The Parcels 2D and 2E Regulatory plan identifies the key coding elements as included within the SWDC and Regulatory Plan. The key requirements are listed below.

- 7.15 Hectares
- Between 250 - 280 Dwellings
- 2,160m² minimum secondary amenity greenspace including 1x Local Equipped Area for Play (LEAP) and 1x Local Area for Play (LAP)

REGULATORY PLAN

The Regulatory Plan further defines elements to be included within the parcels.

The ‘Village Square’ is a key junction within Phase 2. This space is defined as a ‘key grouping’ and a ‘marker’ building is identified as a requirement along with ‘key’ buildings around the square.

‘Key’ buildings are also identified at the southern end of the village street as it turns west.

The Regulatory Plan also codes semi formal frontage characters to Village Street and northern edge with informal to east, west and south.

Cross permeability is required through the parcel including to the north west corner where a wider link to Cranhams Lane is required.

The Primary Green Infrastructure Areas which bound the parcel are further defined on the Regulatory Plan. To the north and west of the parcels is the Northern Greenspace, which

will include a Bespoke Play Area (BPA); Spratsgate Woods will be to the south and will include SuDS and a LAP; and the Rural Link runs along the east and will include a LAP by the Village Square. Reference should be made to the Phase 2 Landscape Code for further information on the surrounding landscape.

The incidental greenspace within the parcel is to be a total of 2160m² and should include a LEAP and a LAP.

LAND USE AND ACCESS

Parcels 2D and 2E are identified as residential uses with an incidental open space within 2D and the primary access (Village Street) running through the middle of the 2 parcels.



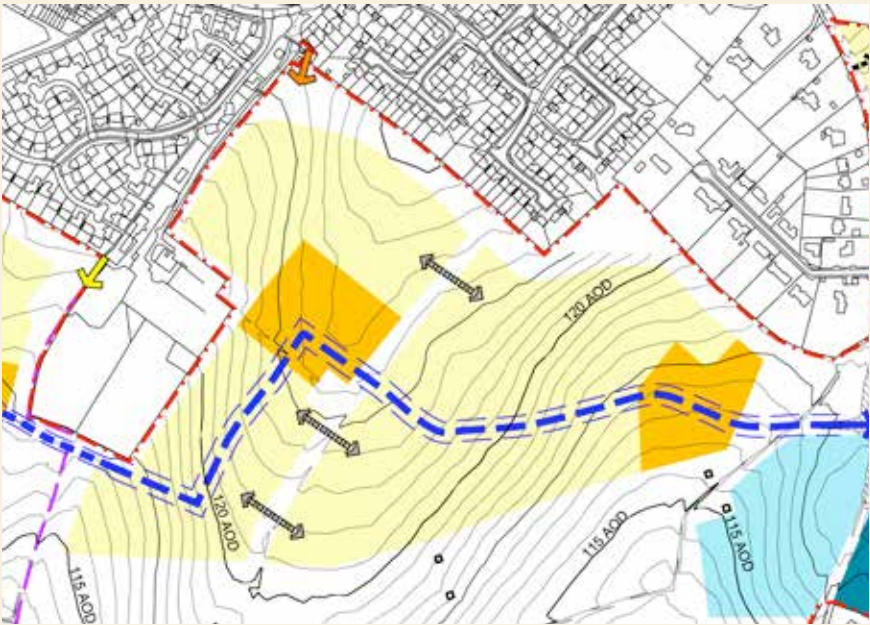
GREEN INFRASTRUCTURE

Parcels 2D and 2E are entirely surrounded by open space and buffer planting and an incidental open space is to be included in the north of the parcels. To the east and west there is existing vegetation which requires an appropriate offset.



BUILDING HEIGHTS

Buildings around the Village Square can have a 13.5m max ridge height from existing ground level +/- 2m. The rest of the parcels can have a 11m m ax ridge height from existing ground level +/- 2m.



Parcels 2D and 2E Regulatory Plan

- Outline Planning Application Boundary
- Overhead Powerlines

Land Uses

- Residential

Green Infrastructure

- Play Provision (indicative location) NEAP / LEAPs / BPAs / LAPs
- Northern Greenspace
- Rural Links
- Spratsgate Woods
- Secondary Green Infrastructure Areas
- Drainage and SuDs
- Existing Trees and Hedgerows
- Existing Veteran Trees
- Existing Groups of Trees

Movement and Access

- Site Access Points (pedestrian / cycle only)
- Site Access Points (pedestrian only)
- Access point - for all modes, indicative location (+/- 5m)
- Crossing point - indicative location (+/-5m)
- Primary Road
- Primary Enhanced Street: C
- Minor Road Link South of the Cranhams
- Cross Parcel Permeability
- Bus Route and Stops (exact position of stops to be agreed)
- Existing Footpath
- Shared Footpath / Cycleway (see S106 trim trail requirement)

Heritage

- Scheduled Ancient Monument

Townscape

- Key Groupings
- Marker Buildings
- Key Buildings
- Village Square

Parcel Layout and Frontages

- Illustrative Frontage Characters



Phase 2B Landscape Detailed Design Code and Regulatory Plan

The strategic landscape which surrounds Parcels 2D and 2E is coded by Phase 2B Landscape Detailed Design Code and Regulatory Plan



The detailed design of the landscape surrounding Parcels 2D and 2E will be subject to a separate reserved matters application, but the relationship between the parcels and the landscape must be carefully considered.

The surrounding landscape is split into 3 distinct areas:

- Northern Greenspace to the North and West
- Rural Link to the East
- Spratsgate Woods to the South

Northern Greenspace

The Northern Greenspace will provide a green corridor for wildlife and residents along the northern boundary and addresses the interface between the new development and existing development edge.

This space will include a shared footpath/ cycleway which runs along the north and west of the site and will connect north to Cranhams Lane. A bespoke play area will be located within this area to the north close to the link.

Rural Link

The ‘Rural Link’ area of greenspace is characterised by an existing field boundary tree belt. This area is intended as an informal greenspace, providing a green corridor link between Spratsgate Woods and Northern Greenspace.

This space will include an informal footpath, links through to Parcels 2B and 2C, and a local area for play adjacent to the Village Square.

Spratsgate Woods

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Spratsgate Wood forms the area of greenspace along the southern boundary of the Phase 2B Landscape, which connects with the surrounding green grid network and provides a buffer to the adjacent countryside to the south.

The area is dictated by two key constraints including the electricity pylons, cables and underground high pressured gas main, restricting the use of part of the land. The electricity pylons form visually dominant and unattractive features in the landscape. Spratsgate Wood also forms part of the SuDS strategy with attenuation basins to be located in the lower areas of ground.

A local area for play will be located to the south west of ParelS 2D and 2E.

Phase 2B Landscape Regulatory Plan

Outline Planning Application Boundary

Movement & Access

- Site Access Points (Pedestrian / Cycle only)
- Site Access Points (Pedestrian Only)
- Potential pedestrian/cyclist crossing points (indicative location +/- 5m)
- Cross Parcel Permeability
- Footpath and Bridleway
- Existing Footpath
- Shared Footpath / Cycleway (see S106 trim trail requirement)
- Informal Footpath
- Other Route with Public Access

Parcel Edge Conditions

- Spratsgate Woods
- Rural Links
- Northern Greenspace

Public Realm and Landscape

- Spratsgate Woods
- Rural Links
- Northern Greenspace
- Play Provision (Indicative Location)
- LAP
- LEAP
- BPA
- Woodlands, Trees and Hedgerows
- Existing Trees and Hedgerows (incl. Tree Root Protection Areas)
- Existing Veteran Trees (incl. 18m buffer radius from stem)
- Existing Groups of Trees
- Drainage and SuDs
- Wildlife Ponds (Indicative Location)
- Existing Pond
- Townscape
- Phase 2 Residential Parcels
- Illustrative Frontage Characters
- Key Groupings
- Marker Buildings
- Key Buildings
- Key Views
- Overhead Powerlines
- Utility Easements
- High Pressure Gas Main and Easement
- Intermediate Pressure Gas Main and Easement



2. Parcel 2D and 2E Framework Plan

The Parcel 2D and 2E Framework Plan shows how a code compliant layout for Parcels 2D and 2E could be delivered. This plan takes forward the key requirements of the Site Wide Design Code and the Regulatory Plan.

BLOCK PATTERN

M

The layout will include a varied block structure to achieve a variety of frontage characters.

On a number of the frontages such as the Village Street there will be limited opportunity for front accessed parking (due to conflict with the active travel corridor and bus infrastructure) so courtyard and rear mews parking will be required. The frontage character also requires a predominance of terraced frontage. This will require courtyard block types.

The east to west dimension of the southern part of the parcel which is dissected by the Village Street is a constraint that will allow for limited block depths and so will be a determining factor on block layout.

Block Types are detailed in Section 5 of this DDC.

STREET TYPES

M

Within the layout the following street types will be utilised as described in the SWDC: Primary Street Enhanced C (Village Street); a bespoke version of a Secondary Street incorporating 3m pedestrian and cycle way; Tertiary Street types (variant 1-3); Tertiary Pedestrian Prioritised Street and Private Shared Drives.

Street Types are detailed in Section 4 of this DDC.

STREETS AND OTHER ROUTES

M

The Village Street passes through the parcels and includes an active travel corridor (pedestrian and cycle), bus route and vehicular access.

A number of cross parcel pedestrian routes will be provided.

A key pedestrian cycle connection route will be to the north of the parcel providing a connection through to Cranhams Lane.

Active Travel is detailed in Section 6 of this DDC.

FRONTAGE TYPES

M

The SWDC identified three Frontage Groups – Formal, Semi Formal and Informal and prescribed which frontage characters are to be used along a given edge, in line with the Regulatory Plan. This phase of residential development falls within the Semi Formal and Informal Frontage Character types.

Frontage Types are detailed in Section 4 of this DDC.

IMPORTANT PIECES OF TOWNSCAPE

M

The Village Square will be an important and notable destination within The Steadings. The approach to it along the Village Street and from the Northern link from Cranhams Lane will need to have an appropriate level of formality. This will be achieved through terraced frontages and increased building height at the Village Square.

There is a further opportunity to create a set piece framing the view looking south along the Village Street to the open countryside.

GREEN INFRASTRUCTURE AREAS

M

There are no primary green infrastructure areas within the parcels but connections from the parcels to the Northern Greenspace to the north and Spratsgate Woods to the south will be provided.

There is a Rural Link on the eastern boundary of the parcel where the existing hedgerow is to be retained. Buildings will front onto this space.

A minimum of 2 secondary green infrastructure areas will be provided in the parcel. One of which will form a corridor to capture the view to the south from the square and another in the north of the parcel will house a Local Enhanced Area for Play (LEAP) and a Local Area for Play (LAP).

These secondary green infrastructure areas are described in Section 7 of this DDC.

OTHER SPACES WITHIN THE PUBLIC REALM

M

A Village Square will be proposed at the key junction where the primary route alignment deviates south. The square will be designed as a pedestrian prioritised square and be defined by key frontages which reinforce the legibility of the space. A marker building terminates the view along the primary route into the square.

The Village Square is described in Section 7 of this DDC.

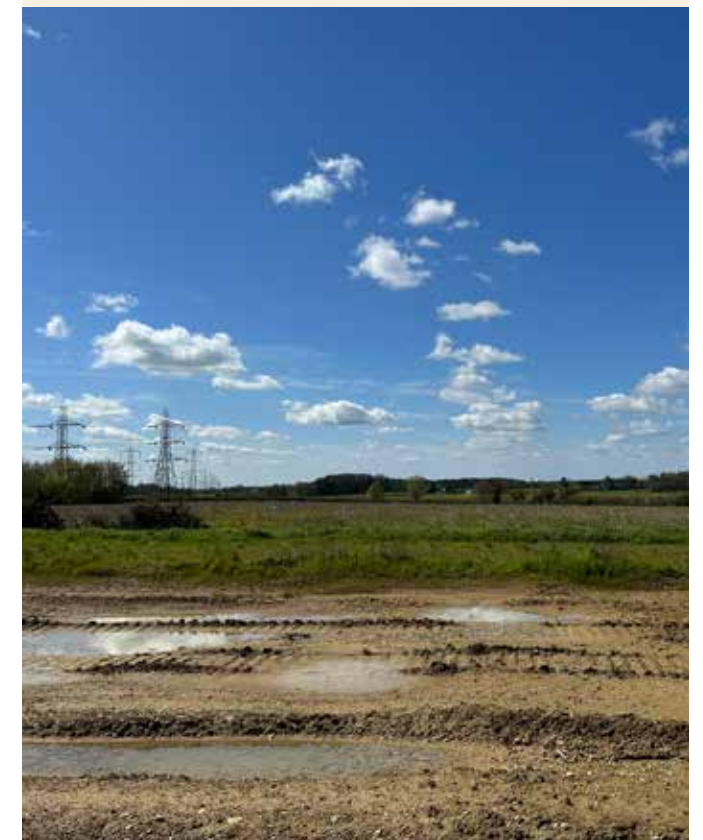
EXISTING FEATURES TO BE RETAINED

M

On the eastern and western boundaries of the parcel are existing trees and hedgerows, these are to be retained with an appropriate offset to achieve a minimum 6m separation between proposed buildings.

There is an opportunity to frame a view looking south from the Village Street to the open countryside. A gap to retain the view will be included within the layout.

The rear elevation of The Cranhams provides a striking feature and point of interest for the parcel. The layout will be orientated to capture a view of the north east corner of the existing building.



View To The South Of Distant Farm Buildings With Pylons To The West

Parcels 2D and 2E Framework Plan

— Parcels 2D and 2E Detailed Design Code Boundary

Green Infrastructure

- Bespoke Play Area
- LEAP Play Area
- LAP Play Area
- Pylons & Offset
- Indicative Attenuation Area
- Existing Trees and Hedgerows
- Proposed Trees and Hedgerows
- Verge
- Secondary Green Infrastructure Areas (indicative locations, minimum combined area 2,160m²)

Townscape

- Key Views
- Key (Marker) Buildings
- Terraced Frontage
- Predominantly Terraced Frontage
- Terraced and Semi-detached Frontage with a Semi-formal Character

Access and Movement

- Bus Stop
- Village Square
- Village Square Parking
- Site Access Point (Existing Footpath)
- Site Access Point (Pedestrian and Cycle Only)
- Crossing Point - Indicative Location (+/-5m)
- Indicative Crossing Location

Frontage types

- B1 Semi Formal - Village Street
- B2 Semi Formal - Northern Greenspace 1
- B6 Semi Formal - Bespoke Secondary Street
- B7 Semi Formal - Tertiary Stree
- C1 Informal Frontage Character - Rural Link
- C2 Informal Frontage Character - Meadow Edge
- C4 Informal Frontage Character - Internal Street

Street types

- Primary Enhanced Street C (Village Street)
- Bespoke Secondary Street
- Tertiary Pedestrian Prioritised Street
- Private Drive
- Indicative Courtyard and Mews Street Access
- Minor Road Link South of the Cranhams (Parcels 2E, 2F and 3G Link Road)
- Indicative Courtyard Parking
- Indicative Mews Street Parking



3. Land Use

The Reserved Matters Application (RMA) will be expected to provide attractive, high quality medium to high density housing set within the existing and proposed green infrastructure. It will comprise a range of housing types in formal arrangements where addressing the Village Street and less formal arrangements where addressing the edges.

PERMITTED USE CLASSES



The parcel is designated as Use Class C3 (Residential) but with ancillary uses dependant on discussions with the Council. In line with the Local Plan Appendix B - Objective B10, there is potential to provide commercial use in the Village Square subject to further discussion with CDC.

Should commercial uses be proposed within the RMA, this will need to be justified.

Some mixed use provision would animate the Village Square and provide amenity within a 5 minute walk for all of Phase 1 and 2.



Potential focal commercial building in the centre of the Village Square

HOUSING MIX AND TENURE



The parcel will deliver a varied housing mix including a good range of housing sizes, types and tenures, creating a well-balanced community. This will include a mix of family housing and higher density smaller dwellings to reflect the central location of the phase.

Will reflect the OPP indicative market mix and the section 106 agreement affordable housing mix.

DWELLING TYPES



There should be a broad mix of dwelling types including terraces, semi-detached and detached dwellings. Terracing will be used on the Village Street and around the Village Square.

This will help to create interest and variety, but should be within an environment unified by consistent characteristics and use of materials (architecture and public realm), detailing and landscape.

Dwelling typologies will relate appropriately to the character of the street and space they look onto.

Dwelling typologies will be selected from the library provided in section 9.4 of the SWDC. Applicants will be required to clearly describe how these accord with the broader design intentions set out in this Code, particularly the Frontage Characters section.

The affordable housing mix will be as set out in the Phasing Plan and S106 Agreement. The market mix will fit the local need.



Land Use Plan

- Parcels 2D and 2E Detailed Design Code Boundary
- Residential
- Key (Marker) Buildings
- Secondary Green Infrastructure Areas (Indicative Locations, Minimum Combined Area 2160m²)
- Play Areas



4. Street Types and Frontages

As prescribed by the SWDC, this DDC sets out further design fixes for the street types and key frontage characters for the parcel. Reserved Matters Application(s) will be expected to demonstrate a clear rationale for the detailed design of the frontage characters.

The following pages provide further detail on the street types as set out on the Framework Plan and the corresponding frontage character types.

The SWDC identified three frontage groups – Formal, Semi Formal and Informal and prescribed which frontage characters are to be used along a given edge, in line with the Regulatory Plan. This parcel of residential development falls within the Semi Formal and Informal Frontage Character type.

Refer to section 6.5 of the SWDC for street types and hierarchy and section 9.3 for the Illustrative Frontage Characters.

Semi Formal Frontages



Roussillon Park



Roussillon Park



Roussillon Park



Roussillon Park

B1 Village Street

- Largely terraced
- Primarily natural Stone facades
- Up to 3 storeys

B2 Northern Greenspace

- Mainly detached and Semi-detached houses
- Variation of building line
- Up to 2 storeys

B6 Bespoke Secondary Street

- Consistent building line
- Linearity will relax towards northern end
- Up to 2.5 storeys

B7 Tertiary Streets

- Regularly spaced buildings
- Largely consistent building line
- Up to 2 storeys

Informal Frontages



Derwenthorpe



Derwenthorpe



Poundbury

C2 Meadow Edge

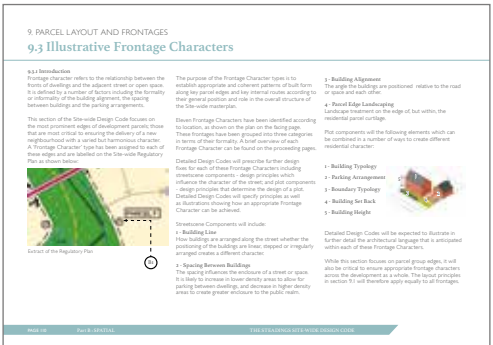
- Some variation of building spacing
- Variation of building line
- Up to 2 storeys

C1 Rural Links

- Irregularly spaced buildings
- Variation of building line
- Up to 2 storeys

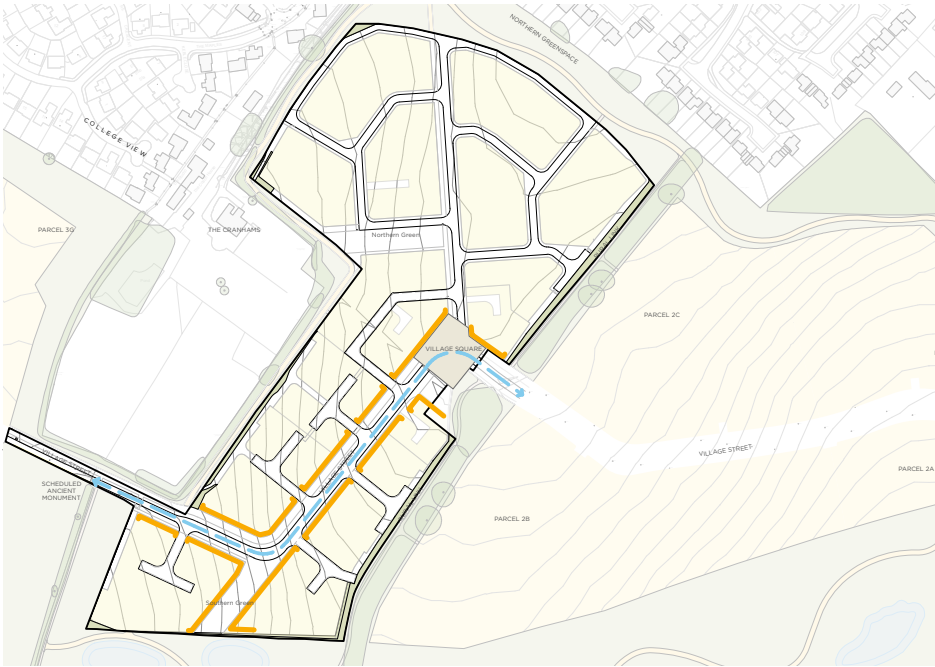
C4 Internal Street

- Irregularly spaces buildings
- Minimal setbacks, some variation of building line
- Up to 2 storeys



Village Street

Street Type: Primary Street Enhanced C

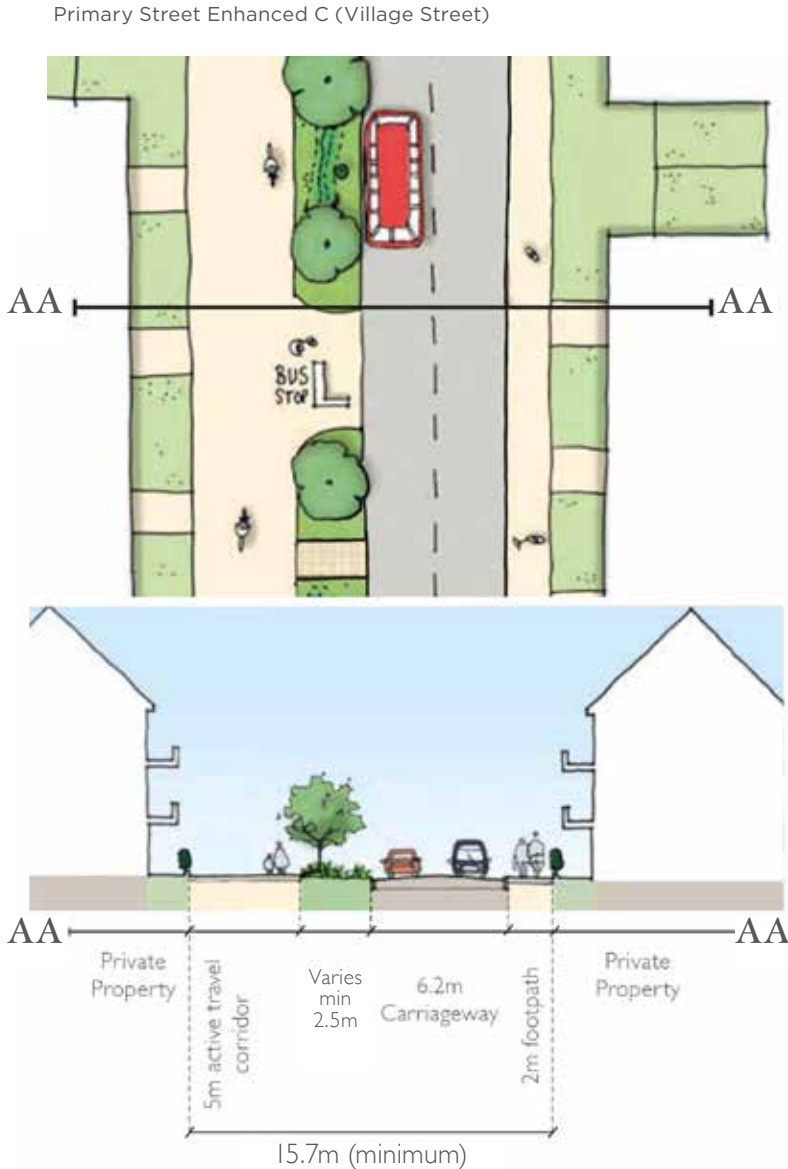


The Village Street through Parcels 2D and 2E is a continuation of the street that passes through Parcels 2A, 2B and 2C. Detailed Design Code Primary Enhanced Street East has been prepared for that section of the Village Street and should be referred to with regard to the design through Parcels 2D and 2E.



Illustrative Semi Formal – Village Street Elevation

- FRONTAGE TYPE
- B1 Semi Formal - Village Street
- STREET TYPE
- Primary Enhanced Street C (Village Street)



STREET DESIGN

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The Village Street is the main street linking the residential area and Spratsgate Lane and will be a meandering route characterised by squares and spaces.

Grassed verges of varying width will be provided along it's length with occasional large tree species to be incorporated.

Design speed of 20mph is to be achieved through speed maintaining features at 60m-80m intervals including: through junction treatment, raised tables, surface changes, visual narrowing, surface changes, visual narrowing, sensitive parking features, pedestrian crossings and green infrastructure.

The maximum straight length without speed maintaining features is 80m (100m where in a turning head). Speed maintaining features will be in accordance with Gloucestershire Manual for Streets.

A 5m wide active travel corridor (2m footway, 3m cycleway) will be provided on one side of the street.

Driveways and junction crossings over the active travel corridor will be limited to 10 crossings, but are allowed over the footpath on the other side of the street.

Driveway crossings will be the responsibility of the parcel developer.

6.2m carriageway

5m active travel corridor to one side and 2m footpath on the other

Min 2.5m verge with planting and trees to separate carriageway and active travel corridor.

Approximately 15 trees will be planted along the Village Street.

There will be a formal crossing point on the Village Street, which will be detailed at RMA. This should be a raised continuous crossing.

Frontage Character: B1 Village Street



The frontage character type is identified in the SWDC as 'Semi Formal Frontage Character'.

The Village Street is a continuation of the primary vehicular route through the heart of the new neighbourhood, but will not be a through route for cars. Whilst the character will not be as formal as The Avenue frontage character along the Primary Street to the west, the frontage will still achieve a degree of formality through the use of terraces in particular around the Village Square.

1. Building Typology

Buildings along the Village Street will use a limited number of building typologies to define a character of repetition, rhythm and order. Frontages will be largely terraced. To achieve this courtyard block types will be used.

Natural stone will be the primary facing material to be used along the Village Street.

2. Boundary Typology

Front boundary treatments will include metal railings, stone walls and hedging, with stone boundary walling linking buildings.

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts

3. Building Setback

Building setbacks along the Village Street will be largely uniform. Some variation will be allowed and setbacks should enable the planting of large street trees.

Set backs will be at least 0.5m and no more than 3m.

4. Building Height

Buildings will be mainly 2-2.5 storeys and up to 3 storeys within the key groupings to define the space onto which they face and assist with way-finding.

5. Parking Arrangements

Parking arrangements will vary according to block type. To enhance the rhythm of the street scene parking should mainly consist of the following typologies:

- P4 Courtyard
- P5 Mews
- P7 Rear Parking Court
- P9 Detached Car Barn

In addition to these the following typologies may be permitted where appropriate:

- P2 On Plot Corner
- P12 Basement/Semi-basement

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.

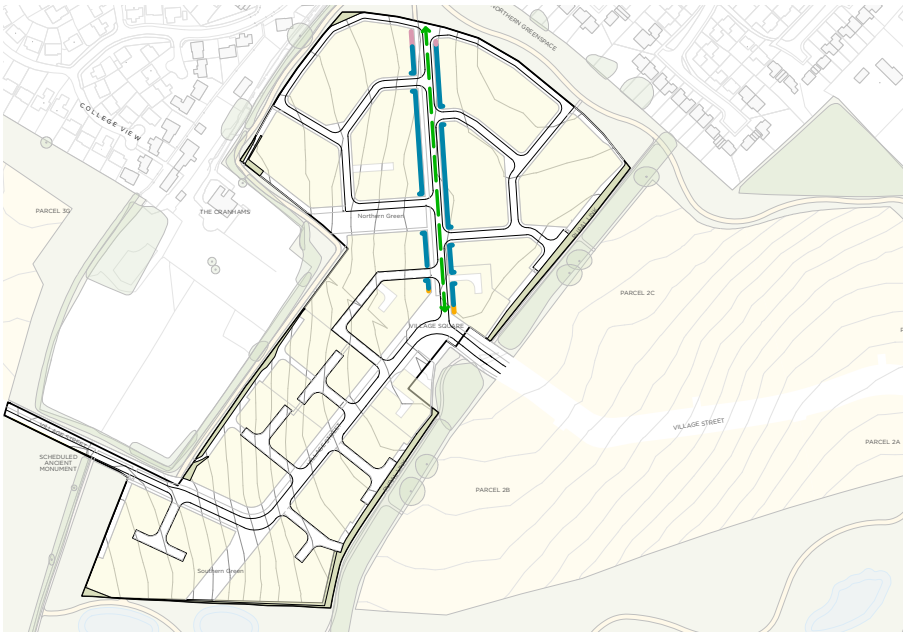


B1 Village Street utilising repeated building types with a consistent frontage



Roussillon Park - Example of a Semi Formal Frontage
(note: This image is included for the massing/scale of the frontage and the amount of on street parking shown would not be acceptable)

Bespoke Secondary Street
Street Type: Bespoke Secondary Street



The Bespoke Secondary Street is the main access point from the Village Street into Parcel 2D and will connect the Village Square to the Northern Greenspace and and beyond via Cranhams Lane.

- FRONTAGE TYPES
- B1 Semi Formal - Village Street
 - B2 Semi Formal - Northern Green Space 1
 - B6 Semi Formal - Bespoke Secondary Street
- STREET TYPE
- Bespoke Secondary Street

Bespoke Secondary Street



STREET DESIGN



The secondary street that will provide a connection from the Village Street to the north of the parcel and is an important wider movement connection towards Cranham Lane and Cirencester beyond.

Driveway crossings will be the responsibility of the parcel developer.

A 2.5-3.5m verge with tree planting will be provided along its length.

Approximately 10 trees will be planted along the Village Street.

Design speed of 20mph is to be achieved through speed maintaining features at 60m-80m intervals including: through junction treatment, raised tables, surface changes, visual narrowing, surface changes, visual narrowing, sensitive parking features, pedestrian crossings and green infrastructure.

The maximum straight length without speed maintaining features is 80m (100m where in a turning head). Speed maintaining features will be in accordance with Gloucestershire Manual for Streets. Approximately 10 visitor parking bays maybe provided within the verge.

Approximately 10 visitor parking bays maybe provided within the verge.

4.5m - 5.5m carriageway

2m footpaths on booth sides of the street

Min 2.5m verge with planting and trees on 1 side of the street



Illustrative Semi Formal - Bespoke Secondary Street Elevation

Frontage Character: B6 Bespoke Secondary Street



The proposed secondary street is located on a pedestrian and cycle diagonal desire line connecting the Village Square to Cranhams Lane and will have a 'Semi Formal Frontage Character'.

1. Building Typology

Buildings along the Bespoke Secondary Street will be largely terraced or semi-detached.

Stone will be used for buildings fronting onto the Village Square, for the remainder of the street a more varied material palette in accordance with the SWDC will be acceptable.

Block type will be courtyard with back to back perimeter blocks towards the northern end.

2. Boundary Typology

Front boundary treatments will include metal railings, stone walls and hedging, with stone boundary walling linking buildings (or render or brick to match the buildings).

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts

3. Building Setback



Building setbacks along the Bespoke Secondary Street will be largely uniform. The linearity of frontage may be relaxed towards the northern end of the street, where lower-density house types are likely to be used adjacent to the Northern Greenspace.

Set backs will be at least 1m.

4. Building Height

Buildings will be mainly 2 storeys with some 2.5 storeys to vary the street scene and up to 3 storeys coming off of the Village Square.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On Plot Between Dwellings
- P4 Courtyard
- P5 Mews
- P6 Front Access Drive Through
- P7 Rear Parking Court
- P9 Detached Car Barn
- P11 Integral Garage

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.



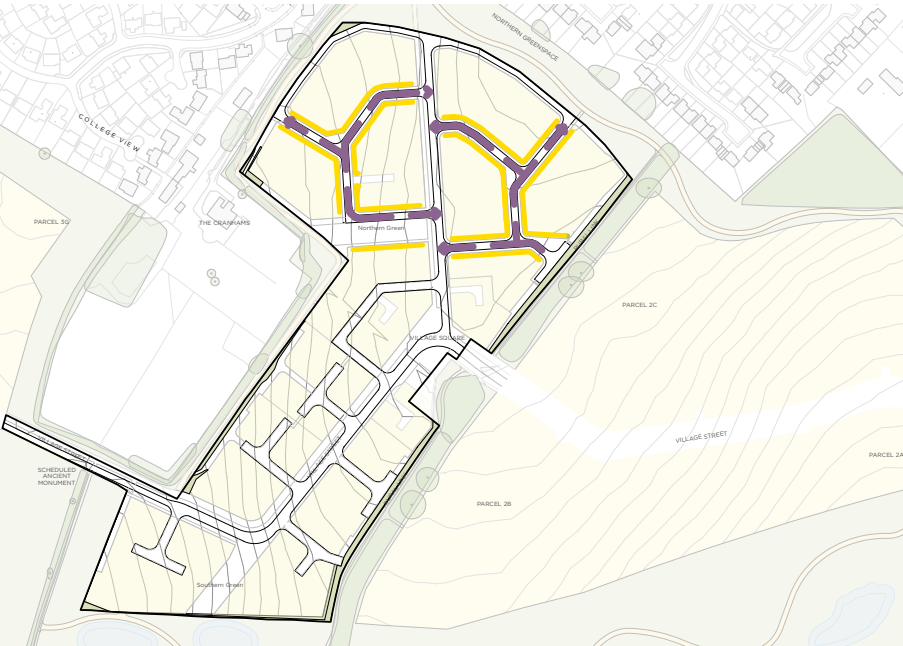
B6 Bespoke Secondary Street showing a combination of terraced and semi detached frontages



Roussillon Park - Example of a Semi Formal Frontage

Streets Between Blocks

Street Type: Tertiary Pedestrian Prioritised Streets



There are a number of different Tertiary Street types as detailed in the SWDC that will be utilised across Parcels 2D and 2E. Typically, streets between blocks will have a semi formal character. The different tertiary street types are detailed with the corresponding frontage character types on the following pages.

These tertiary Street types will provide key routes through Parcels 2D and 2E connecting into the Village Street and the Bespoke Secondary Informal Street.



Illustrative Semi Formal - Northern Greenspace 1 Elevation

- FRONTAGE TYPES
- B7 Semi Formal - Tertiary Street
- STREET TYPE
- Tertiary Pedestrian Prioritised Street

STREET DESIGN

Tertiary streets will be an important street type within the parcel and all variants as detailed in the SWDC maybe utilised.

Design speed of 10mph will be achieved through junction treatment, variations in carriageway width, horizontal alignment of the carriageway and provision of on-street parking facilities.

Speed maintaining features will be in accordance with Gloucestershire Manual for Streets. The maximum straight length without speed maintaining features is 40m.

Tree planting will be provided in pockets along the length of the street but does not need to be in a formal or regular pattern.

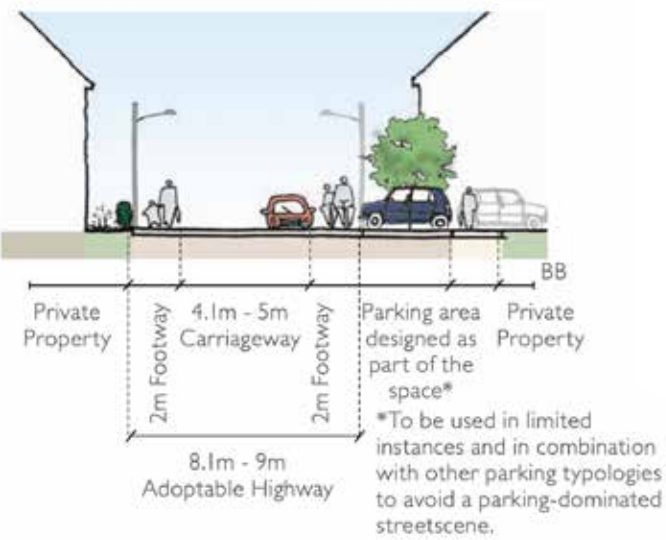
Tertiary Pedestrian Prioritised Street: Residential Street Variant 1



Typically used for internal residential streets with Frontage Character B7. This street type shall be used for a traditional residential street and include street trees at key locations.

4.1m - 5m carriageway
2m footpath both sides
Separation of carriageway and footway

Tertiary Pedestrian Prioritised Street: Residential Street Variant 2



Typically used in Courtyards and Mews Lanes this street type allows for the integration of parking with level carriageway and footway.

4.1m - 5m carriageway
2m footpath both sides
A kerb will deliniate the separation of footpaths from the carriageway

Frontage Character: B7 Tertiary Streets



The Tertiary Streets frontage character type will be 'Semi Formal Frontage Character'.

1. Building Typology

Buildings along tertiary streets will be a mix of detached, semi-detached and terraced.

Here a varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

Block type will be a mix of back to back perimeter blocks and courtyard blocks.

2. Boundary Typology

Front boundary treatments will mainly be hedging, with stone boundary walling linking buildings.

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts

3. Building Setback

Building setbacks along tertiary streets will be fairly regular.

Set backs will be at least 1m.

4. Building Height

Buildings will be mainly 2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P4 Courtyard
- P5 Mews
- P7 Rear Parking Court
- P8 Forecourt
- P9 Detached Car Barns

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.

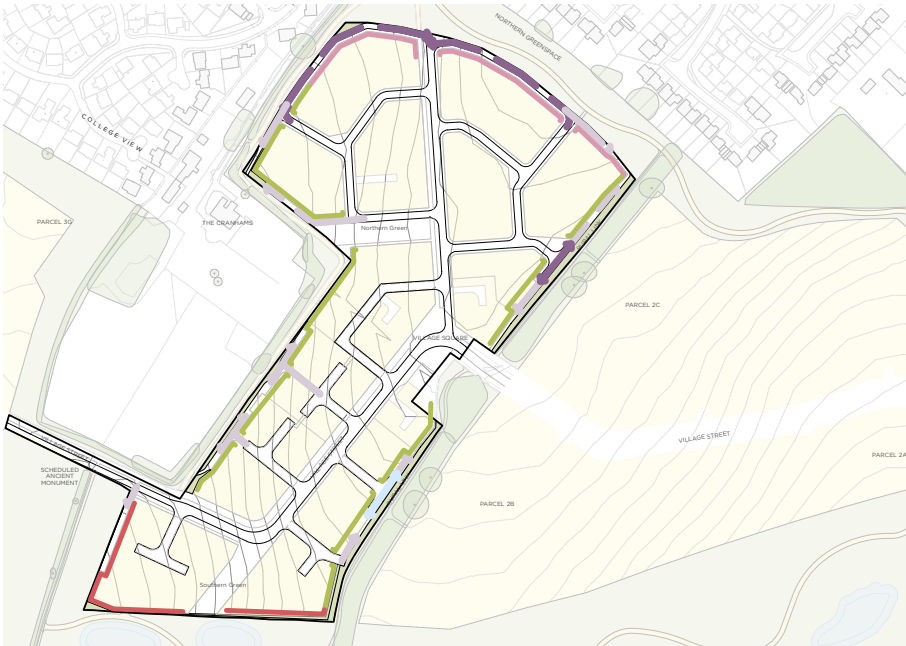


B7 Internal Tertiary Street – a typical tree lined residential street



Roussillon Park - Example of Internal Tertiary Street Frontage

Periphery Streets Street Type: Tertiary Pedestrian Prioritised Streets and Private Drives



Periphery Streets are streets on the edges of blocks which address greenspace. These will typically be Tertiary Streets or Private Drives. Each street will relate to a different frontage character as detailed on the Framework Plan. The different street types are detailed with corresponding frontage character types on the following pages.



Illustrative Semi Formal – Northern Greenspace 1 Elevation



Roussillon Park - Example of a Level Surface Street

FRONTAGE TYPES

- B2 Semi Formal - Northern Green Space 1
- C1 Informal Frontage Character - Rural Link
- C2. Informal Frontage Character - Meadow Edge

STREET TYPE

- Tertiary Pedestrian Prioritised Street
- Private Drive
- Indicative Courtyard and Mews Street Access

STREET DESIGN

Periphery Streets are informal streets on the edges of the parcel overlooking green space. These will either be a pedestrian prioritised street or a private shared drive. The maximum straight length without speed maintaining features is 40m.

Design speed of <10mph will be achieved through junction treatment, variations in carriageway width, horizontal alignment of the carriageway, change of surface materials and tree planting.

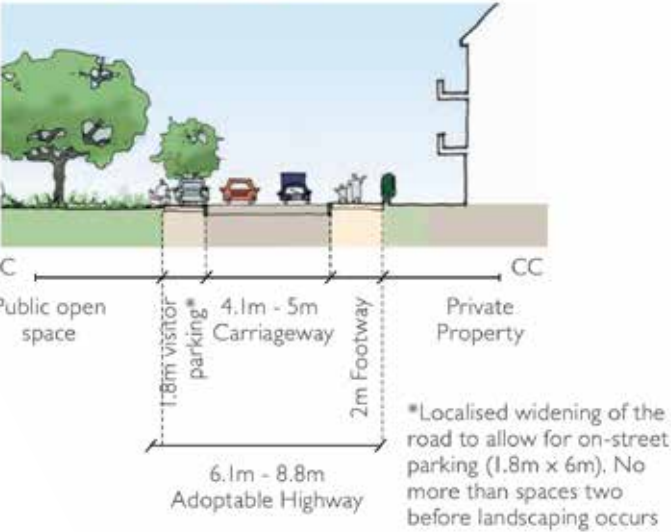
Pedestrians and cyclists will be accommodated within the carriageway.

Tree planting will be provided in pockets along the length of the street but does not need to be in a formal or regular pattern.

Tertiary Pedestrian Prioritised Streets will be regarded as an 'Innovative Street Design' as set out on pages 34 - 35 of the Manual for Gloucestershire Streets.

Private Shared Drives will not be designed for adoption or refuse vehicles.

Tertiary Pedestrian Prioritised Street:
Residential Street Variant 3



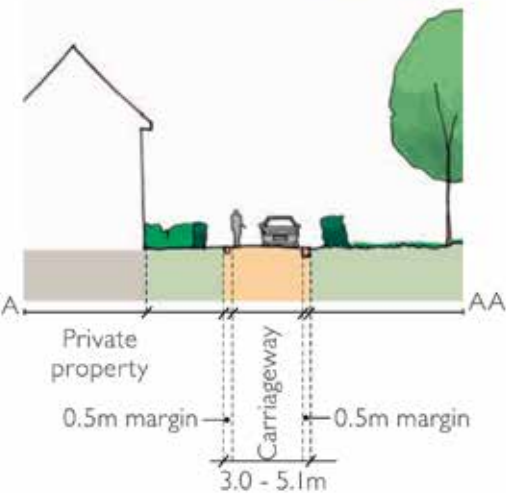
Typically used adjacent to greenspaces with frontage character B2. This street type may have a footway to one side only and the carriageway width vary.

4.1m - 5m carriageway

2m footpath on one side and open space/ parking on the other

Separation of carriageway and footpath

Private Drives



Typically used adjacent to green space with frontage characters C1 and C2. This street type will be a shared surface, pedestrians and cyclists will use the carriageway and the width of the carriageway will vary.

3.0m - 5.1m carriageway

Shared surface with a 0.5m margin on the carriageway

Frontage Character: B2 Northern Greenspace



The Northern Greenspace frontage character type is identified in the SWDC as 'Semi Formal Frontage Character'.

1. Building Typology

Buildings facing onto the Northern Greenspace will be mainly detached and semi-detached.

Here a varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

Block type will be a mainly back to back perimeter blocks.

2. Boundary Typology

Front boundary treatments will mainly be hedging, with stone boundary walling linking buildings.

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts

3. Building Setback

Building setbacks along the Northern Greenspace will be fairly regular, but with step backs to allow for occasional tree and shrub planting.

Set backs will be at least 2m.

4. Building Height

Buildings will be mainly 2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P4 Courtyard
- P5 Mews
- P7 Rear Parking Court
- P8 Forecourt
- P9 Detached Car Barns

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.



B2 Northern Greenspace – a Semi Formal Frontage onto a greenspace may include feature gables



Roussillion Park - Example of a Northern Greenspace Frontage

Frontage Character: C2 Meadow Edge



The Meadow Edge frontage character type is identified in the SWDC as 'Informal Frontage Character'.

1. Building Typology

The Meadow Edge frontage type in Parcels 2D and 2E face onto Spratsgate Woods and buildings here will be mainly detached and semi-detached.

A varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

The block type will be courtyard blocks.

2. Boundary Typology

Front boundary treatments will mainly be hedging, with stone boundary walling linking buildings.

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts.

Planted gardens without a strongly defined boundary will be allowed in this location.

3. Building Setback

Building setbacks will be varied with an irregular arrangement to detract from the linearity of the overhead power lines to the south east.

Set backs will be at least 2m.

There should be occasional tree and shrub planting along this edge.

4. Building Height

Buildings will be mainly 2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P4 Courtyard
- P7 Rear Parking Court
- P9 Detached Car Barns

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.



C2 Meadow Edge with an informal building line and potential rear parking



Derwenthorpe - Example of a Meadow Edge Frontage

Character: C1 Rural Links



The Rural Links frontage character type is identified in the SWDC as ‘Informal Frontage Character’.

1. Building Typology

Buildings facing onto the Rural Link will be mainly detached and semi-detached.

Here a varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

The block types will be a mix of courtyard blocks and back to back perimeter blocks depending on the constraints of the location.

2. Boundary Typology

Front boundary treatments will mainly be hedging, with stone boundary walling linking buildings.

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts.

Planted gardens without fence/wall/hedge will be allowed in this location.

3. Building Setback

All primary elevations are to face onto the greenspace and building sets back will be at least 2m and will vary, allowing for occasional tree and shrub planting, but have a discernible building line.

4. Building Height

Buildings will be mainly 2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P4 Courtyard
- P5 Mews
- P7 Rear Parking Court
- P8 Forecourt
- P9 Detached Car Barns

Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.



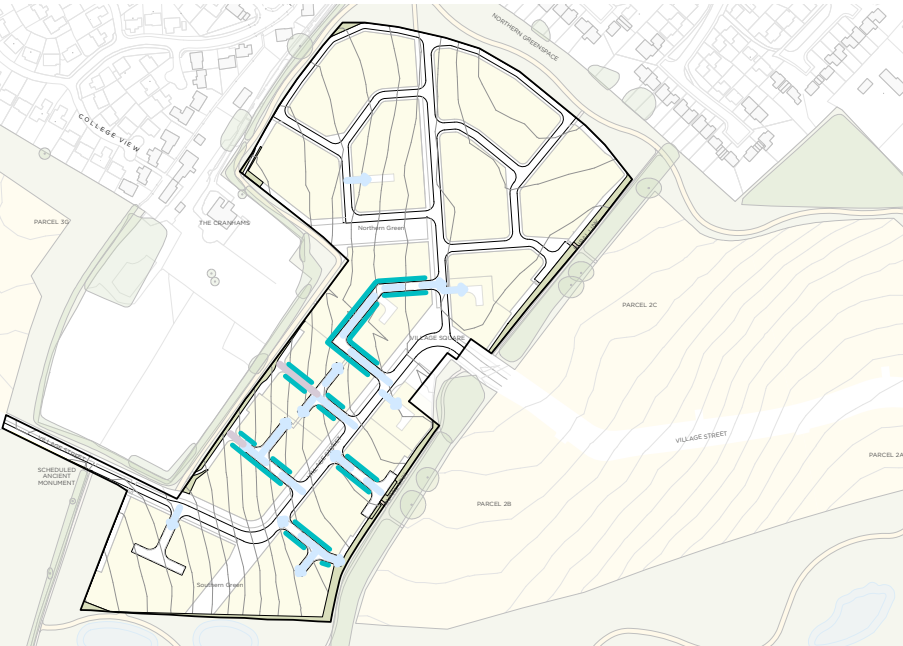
C1 Rural Links can include private drive access



Phase 1 - Example of a Rural Links

Streets within Blocks

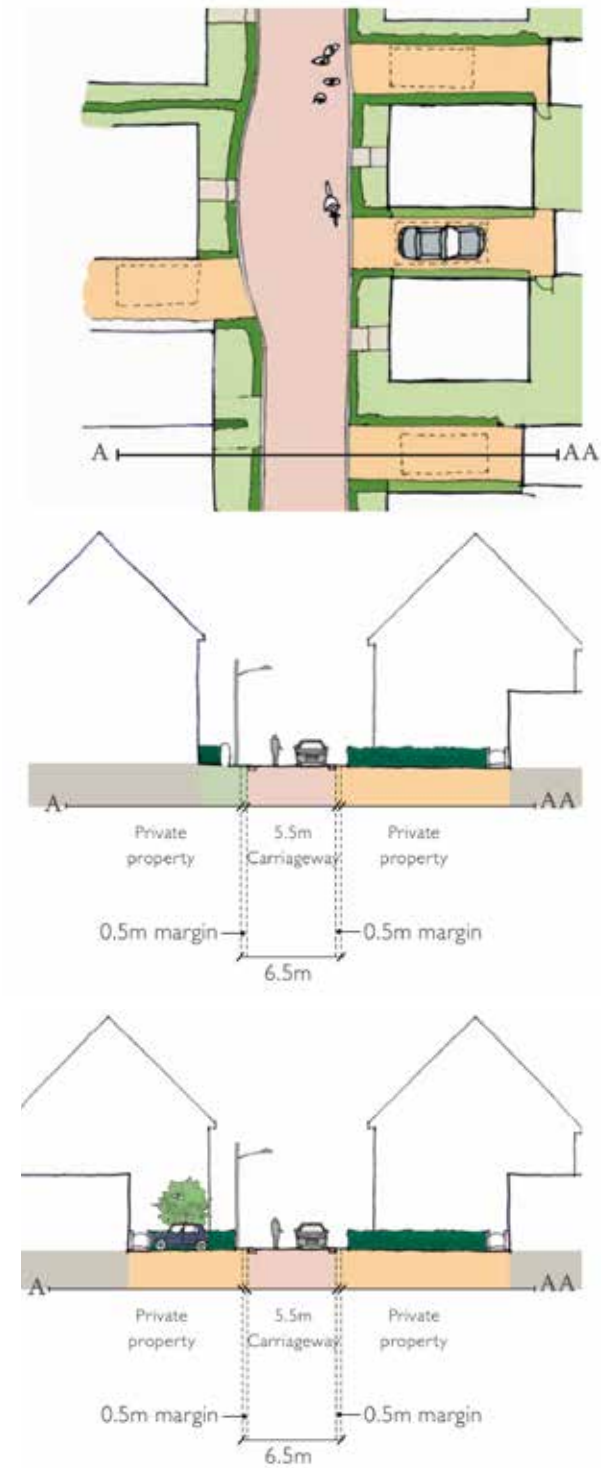
Street Type: Tertiary Pedestrian Prioritised Street: Level Surface



Streets Within Blocks will allow access to parking courtyards and will form mews streets. These streets will have an informal character.

- FRONTAGE TYPES
- C4 Informal Frontage Character - Internal Street
- STREET TYPES
- Indicative Courtyard and Mews Street Access

Tertiary Pedestrian Prioritised Street: Level Surface



Level Surface Streets will be regarded as an 'Innovative Street Design' as set out on pages 34 - 35 of the Manual for Gloucestershire Streets and will be suitable for short internal tertiary streets, edge lanes and courtyard lanes. They shall be designed to have an informal character through alignment, narrowings, parking provision and tree planting.

5.5m carriageway

0.5m margin on both sides

Shared Surface with pedestrians and cyclists using the carriageway.

Maximum design speed <10mph achieved through change of surface materials, activity from buildings, tree planting and varied carriageway width.

Frontage Character: C4 Internal Street



The Internal Streets frontage character type will be 'Informal Frontage Character'.

1. Building Typology

The Internal Streets frontage character type will be 'Informal Frontage Character'.

Here a varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

Block type will be courtyard blocks.

2. Boundary Typology

Front boundary treatments will mainly be planting, hedging or railings with stone boundary walling linking buildings.

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens.

Rear boundary treatments will be stone, brick or render and between 1.8m - 2.1m high.

3. Building Setback

Building setbacks along internal streets will be fairly regular and at least 0.5m.

4. Building Height

Buildings will be mainly 1-2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P4 Courtyard
- P5 Mews
- P7 Rear Parking Court
- P9 Detached Car Barns

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.



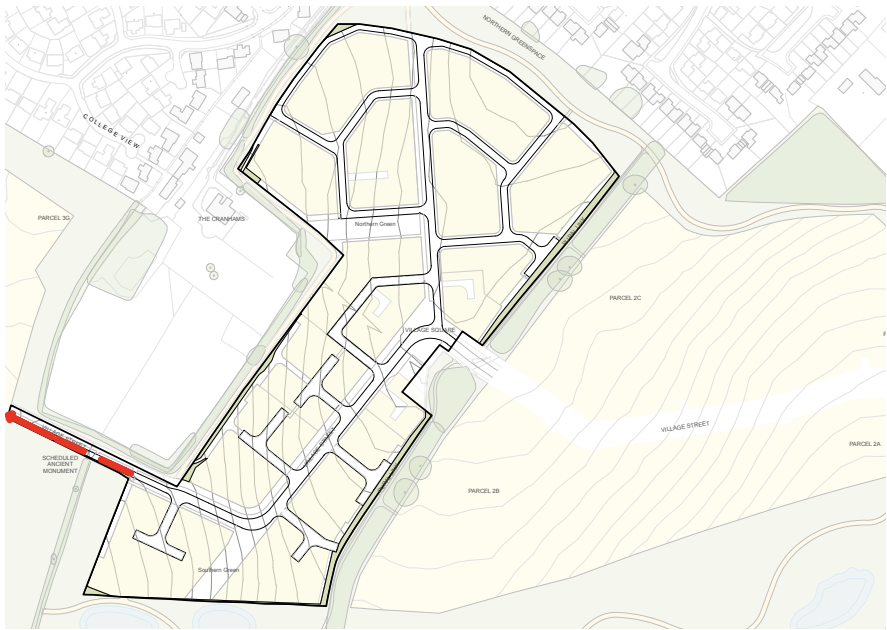
C4 Internal Street with Mews parking and coach houses



Poundbury – Example of an informal mews street with mews houses and coach houses

Parcels 2E, 2F and 3G Link Road

Street Type: Minor Road Link South of the Cranhams



Parcels 2E, 2F and 3G Link Road is to the is south of the Cranhams and north of the Scheduled Ancient Monument (SAM). The Link Road connects Parcels 2D and 2E to the west and provides veicular access to parcels 2F and 3G.

- Parcels 2D and 2E Detailed Design Code Boundary
- Minor Road Link South of the Cranhams (Parcels 2E, 2F and 3G Link Road)

STREET DESIGN

The Parcels 2E, 2F and 3G Link Road is the main street linking eastern and western parcels of The Steadings.

This street will facilitate the bus route through from the east to the Neighbourhood Centre and to Tetbury Road as well as providing vehicular access to approximately 130 houses in parcels 2F and 3G.

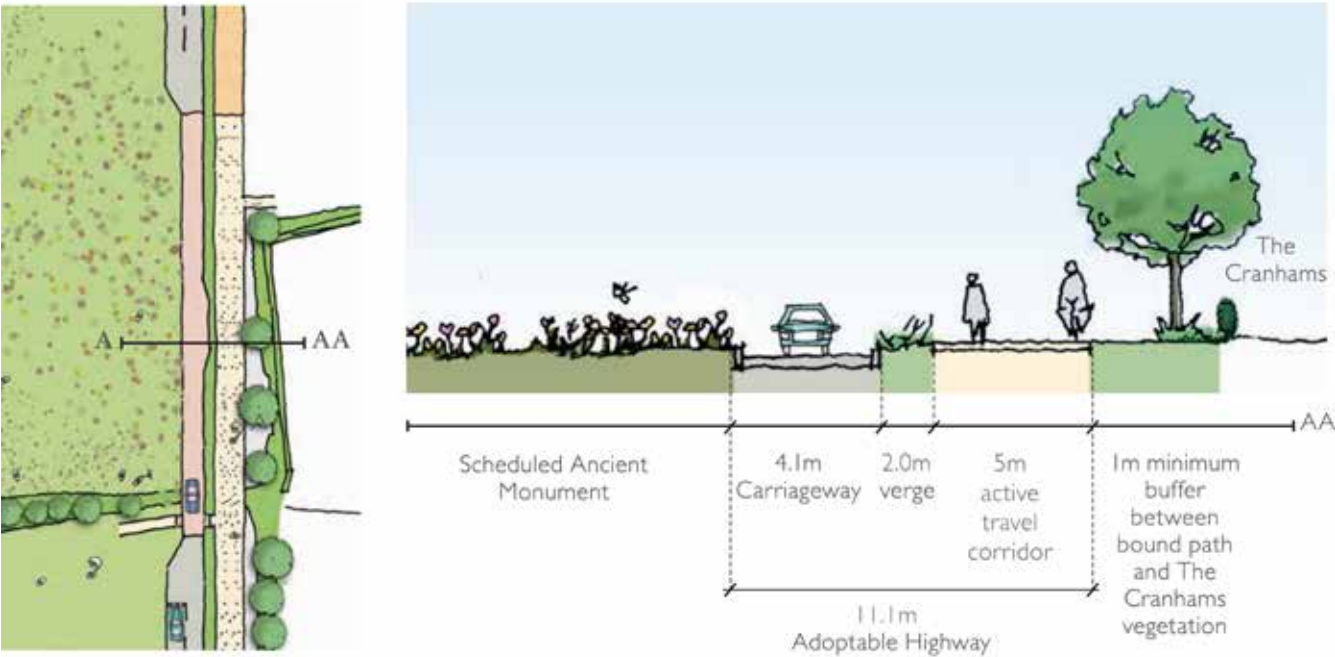
The south of the street borders the SAM and a grassed verge of varying width will be provided along its length to the north with occasional large tree species to be incorporated.

Design speed of 20mph is to be achieved through junction treatment, raised tables, surface changes, visual narrowing, surface changes, visual narrowing, sensitive parking features, pedestrian crossings and green infrastructure.

Speed maintaining features will be in accordance with Gloucestershire Manual for Streets. The maximum straight length without speed maintaining features is 80m (100m where in a turning head).

A 5m wide active travel corridor (2m footway, 3m cycleway) will be provided on one side of the street.

Minor Road Link South of the Cranhams



- Parcels 2E, 2F and 3G Link Road will provide access to the west and will not have built frontage.
- The link Road will be designed in accordance with section 6.5.5 of the SWDC.
- On-street parking will not be permitted.
- 4.1m carriageway
- 5m active travel corridor to the north side
- Min 2m verge with trees on the north side of the Link Road either within the verge or within the buffer with The Cranhams.

5. Block and Car Parking Types

Block types

To achieve the frontage characters, a number of block types will be required for the parcel layout including courtyard blocks (L1-L3), back to back garden perimeter blocks (L4). It will be important to achieve a strong and well defined frontage to all block types, enabling the creation of streets of differing character



L1: Courtyard Block - Mews Street

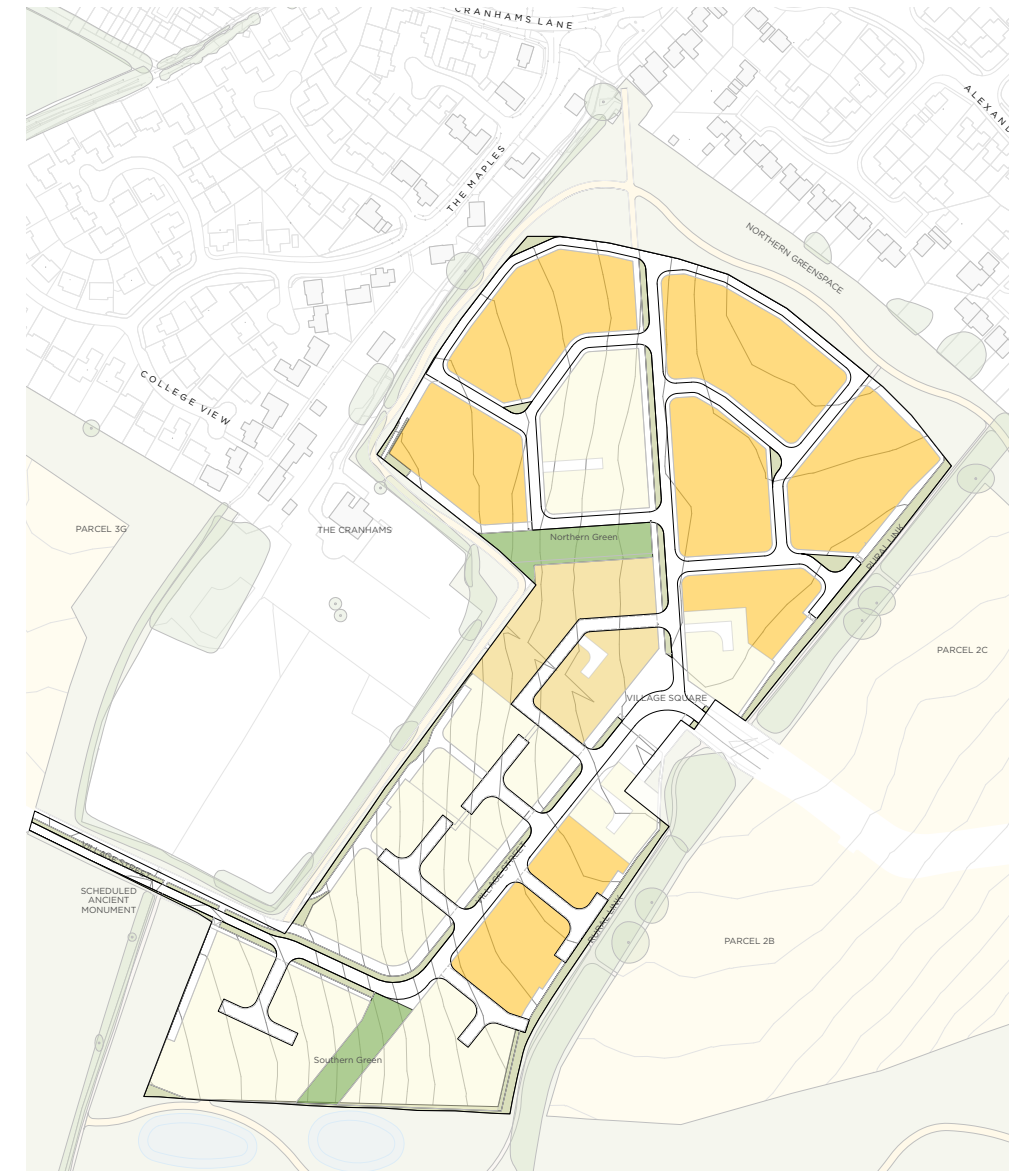


L2: Courtyard Block - Parking Courtyard



L3: Back to Back Garden Perimeter Block

- Parcels 2D and 2E Detailed Design Code Boundary
- Courtyard Block - Mews Street (L1)
- Courtyard Block - Parking Courtyard (L2)
- Back to Back Perimeter Blocks (L3)



Parcels 2D and 2E Indicative Block Types Plan

Car Parking

Parking solutions for Parcels 2D and 2E shall comply with the types as set out in the Section 9.5 of SWDC. The most suitable parking typologies for each frontage character are identified in section 4 Street Types and Frontage Character of this document.

The parking typologies that it is anticipated will be most appropriate include;

- P2- On-Plot Corner
- P3- On-Plot between Dwellings
- P4- Courtyard
- P5- Mews
- P6- Front access drive through
- P7- Rear parking courts
- P8- Forecourt
- P9- Detached Car Barns

Other parking typologies from the SWDC may be used if they offer a design solution that is compatible with the frontage character.

For Parcels 2D and 2E it will be appropriate to have variant parking typologies in order to successfully achieve the terraced and predominately terraced frontages as described on the Framework Plan.

In line with the SWDC and CDC’s local parking standards, car parking spaces should be a minimum of 2.4m x 4.8m (on-street parallel parking bay should be 1.8m x 6m minimum). Parking spaces need a minumun of 6m clearance to allow for manoeuvring.

For residential dwellings circulation space around the vehicle is needed so the width should increase to 3.3m or have a 0.9m path directly alongside. Adjoining spaces in the same dwellings ownership can have overlapping circulation space.

M

Residential parking will be provided in accordance with CDC local parking standards as described in section 16.1 of the SWDC.

Where garages are provided they should be a minimum internal size of 6m x 3m.

Garages will only counted towards a dwelling’s parking requirements if they meet the minimum required size and cycle parking/storage has been accommodated. Open car barns will be counted towards a dwelling’s parking requirements.

Where cycles are to be stored in garages they will be an additional 1m in length or 0.65m-0.75m wide. Where Cycles are to be stored in a garden a storage shed will need to be provided.

M

Cycle storage must have easy access to the public realm, be secure and should not be visibly intrusive from the street.

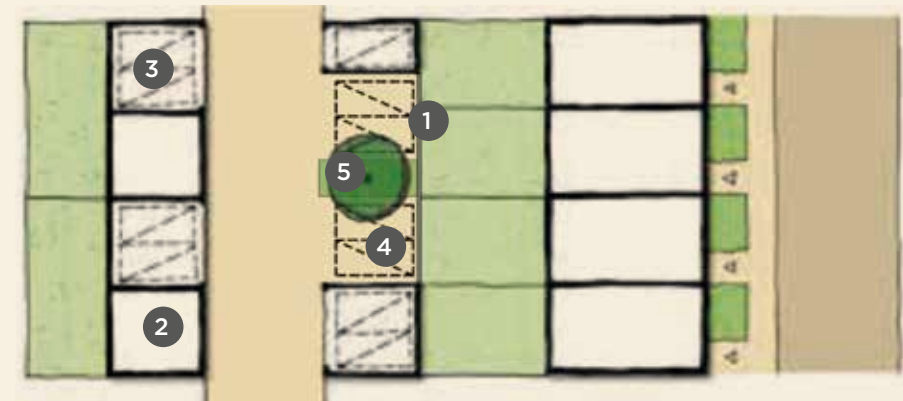
Where runs of parking spaces are provided these will be no more than four in a row without landscaping. A minimum 1.5m wide landscape break to accommodate a tree or specimen shrub planting will be provided every four spaces.

Tree and shrub planting species will be as set out in Section 14.2 of the SWDC. Individual trees will include a range of native cultivars, selected for their form, year long visual characteristics and benefits in encouraging wildlife. Smaller species trees should be set in native understorey planting.

P5A- Mews

This is a variant of P5-Mews parking that allows for mews/ courtyard lane streets to be composed of a combination of uncovered parking spaces, garages/ car barns, coach houses and mews houses.

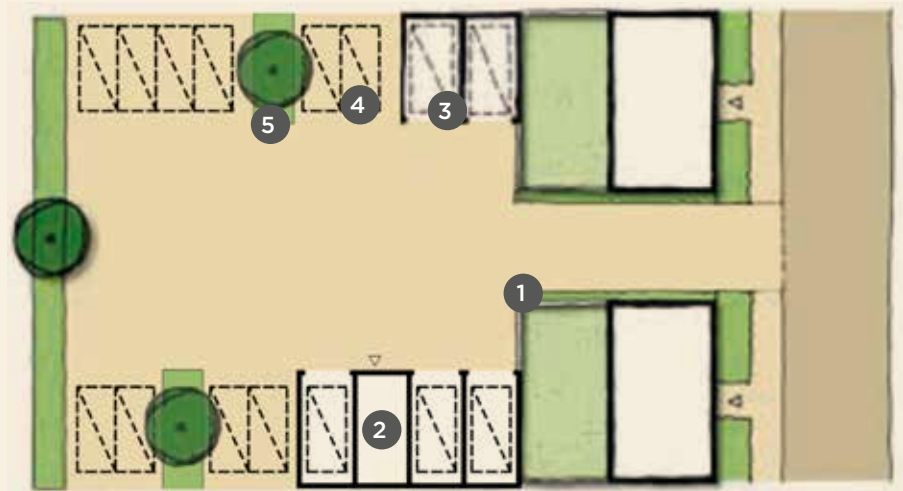
As per typology P5-Mews, P5A will require all parking to be overlooked for security through natural surveillance. This may be through coach houses and mews houses with front doors and overlooking windows onto the mews and houses with overlooking gable or garden windows.



- 1. Stone / brick walls to match associated dwelling
- 2. Mews house / coach house
- 3. Covered parking / car barn
- 4. Uncovered parking
- 5. Tree or shrub planting

P7A- Rear Parking Court

This is a variant of P7- Rear Parking Court that allows for the court to serve more than 6 dwellings/ 12 spaces. Whilst the number of parking spaces and dwellings may be increased for parking courts within Parcels 2D and 2E all other design criteria for P7-Parking Court must be met.

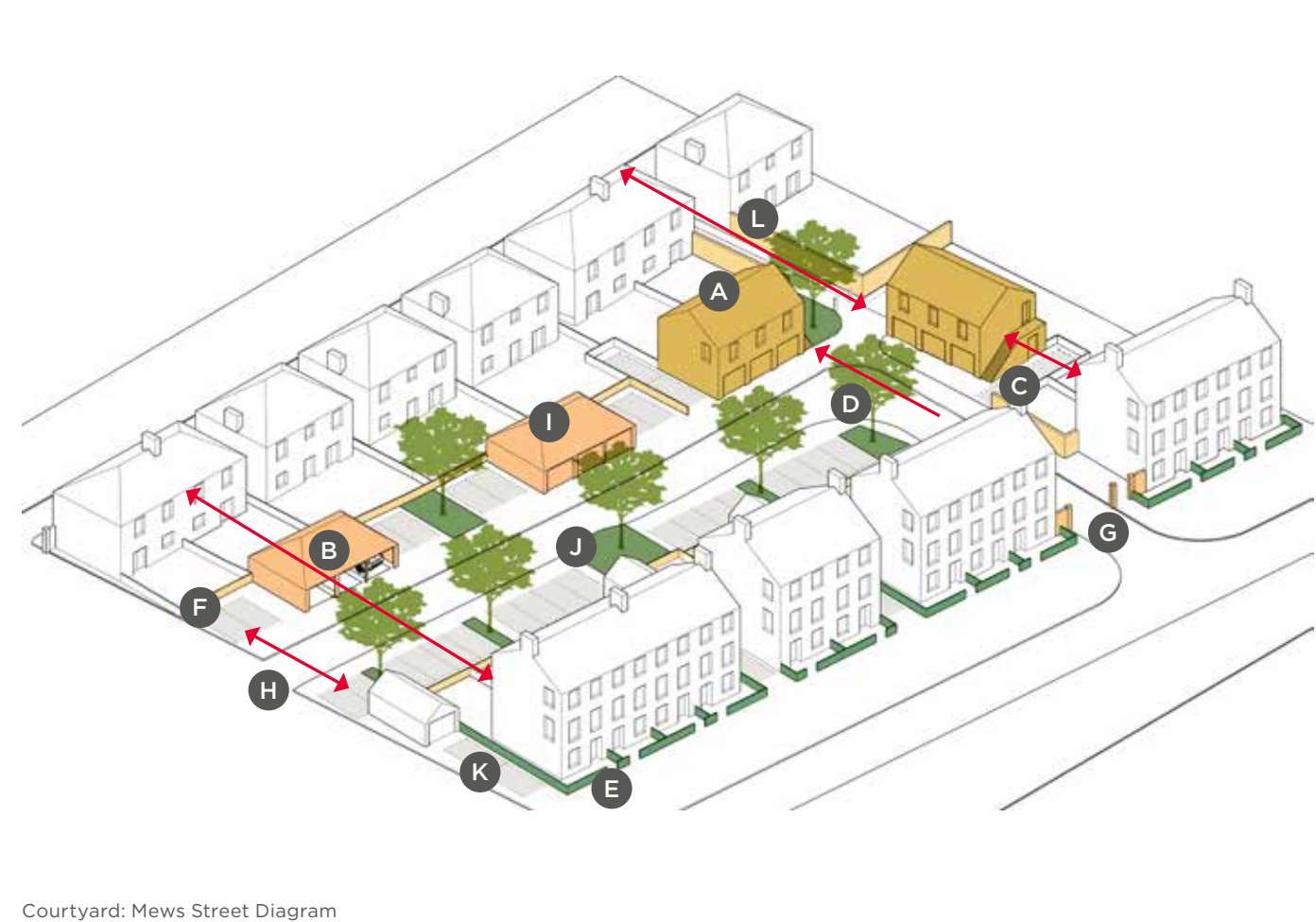


- 1. Stone / brick walls to match associated dwelling
- 2. Mews house / coach house
- 3. Covered parking / car barn
- 4. Uncovered parking
- 5. Tree or shrub planting

L1: Courtyard Block: Mews Street

A block type with an internal mews lane (Tertiary Pedestrian Prioritised Street) providing parking, that allows for a predominantly terraced perimeter. This block type allows for streets with a more urban character whilst meeting the required parking standards. This block type will be important for fronting onto the Village Street and Village Square where a terraced frontage is required.

1. Building Typology The building typology will be defined by the frontage character. This block type will largely have terraced housing to the perimeter with mews houses and coach houses providing surveillance along the mews street and will break up parking (A). Houses across the mews will have a minimum 20m separation distance between first floor windows (B). Mews houses and coach houses will not have upper storey windows facing other dwellings. They will be at least 12.5m from the rear of the neighbouring property or they will be offset to ensure views past the mews or coach house (C). Views into and along mews streets will be terminated by buildings or planting and must not be terminated by parking (D).	3. Building Setback Building setback will be defined by the frontage character. 4. Building Height Building heights will be defined by the frontage character. 5. Parking Arrangements Parking arrangements will mainly be P5/P5A Mews along a Tertiary Pedestrian Prioritised Street: Level Surface (H), but could also include P2 On Plot Corner, P3 On plot between dwellings and P9 Detached Car Barns. Car barns and garages could be used to break up parking and reduce the dominance of cars in the street scene (I). There will not be more than 4 spaces without a break (minimum 1.5m) for tree or shrub planting (J). On Plot Between Dwellings Parking will be behind the building line and will be no more than 2 spaces wide (K). Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.
2. Boundary Typology Front boundary treatments will be defined by the frontage character. Front boundaries will not be close-boarded timber fencing or more than 1.5m high (E). 1.5m - 1.8m high stone, brick or render walls (or 1.5m with a 0.3m trellis/hit and miss fencing) will be used to define rear boundaries that back onto the mews street and on side boundaries which bound the public realm. Pedestrian access to rear parking will be provided via gates (F). Access to the mews street will have a gateway, such as walls or gateposts, to signify the changing movement priorities (G).	6. Pedestrian Connectivity Secondary pedestrian and cycle routes may be appropriate to provide through routes across the block (L). Careful consideration must be given to ensure security and surveillance and where provided these should be afforded good, clear sightlines and be well lit. Direct access from allocated parking spaces to the front door or rear access into the kitchen, hallway or utility room of their associated home must be provided.



L2: Courtyard Block: Parking Courtyard

A block type with an internal parking courtyard that allows for a semi-terraced perimeter. This block type allows for streets with a more urban character whilst meeting the required parking standards. This block type will be important for fronting onto the Village Street and Village Square where a terraced frontage is required and on the Bespoke Secondary Street where vehicular crossings of the active corridor should be reduced where possible.

1. Building Typology

The building typology will be defined by the frontage character. This block type will have a semi-terraced perimeter with mews houses and coach houses providing surveillance within the courtyard (A).

Houses across the courtyard will have a minimum 20m separation distance between first floor windows (B).

Mews houses and coach houses will not have upper storey windows facing other dwellings. They will be at least 12.5m from the rear of the neighbouring property or they will be offset to ensure views past the mews or coach house (C).

2. Boundary Typology

Front boundary treatments will be defined by the frontage character.

Front boundaries will not be close-boarded timber fencing or more than 1.5m high (D).

1.5m - 1.8m high stone, brick or render walls (or 1.5m with a 0.3m trellis/hit and miss fencing) will be used to define rear boundaries that back onto the mews street and on side boundaries which bound the public realm. Pedestrian access to rear parking will be provided via gates (E).

Access to the Courtyard should have a gateway, such as walls or gateposts, to signify the changing movement priorities (F).

3. Building Setback

Building setback will be defined by the frontage character.

4. Building Height

Building heights will be defined by the frontage character.

5. Parking Arrangements

Parking arrangements will mainly be P7/ P7A rear parking court and the courtyard will be a shared level surface (G), but could also include P2 On Plot Corner, P3 On plot between dwellings, and P9 Detached Car Barns.

Car barns and garages could be used to break up parking and reduce the dominance of cars in the street scene (H).

There will not be more than 4 spaces without a break (minimum 1.5m) for tree or shrub planting (I).

On Plot Between Dwellings Parking will be behind the building line and will be no more than 2 spaces wide (J).

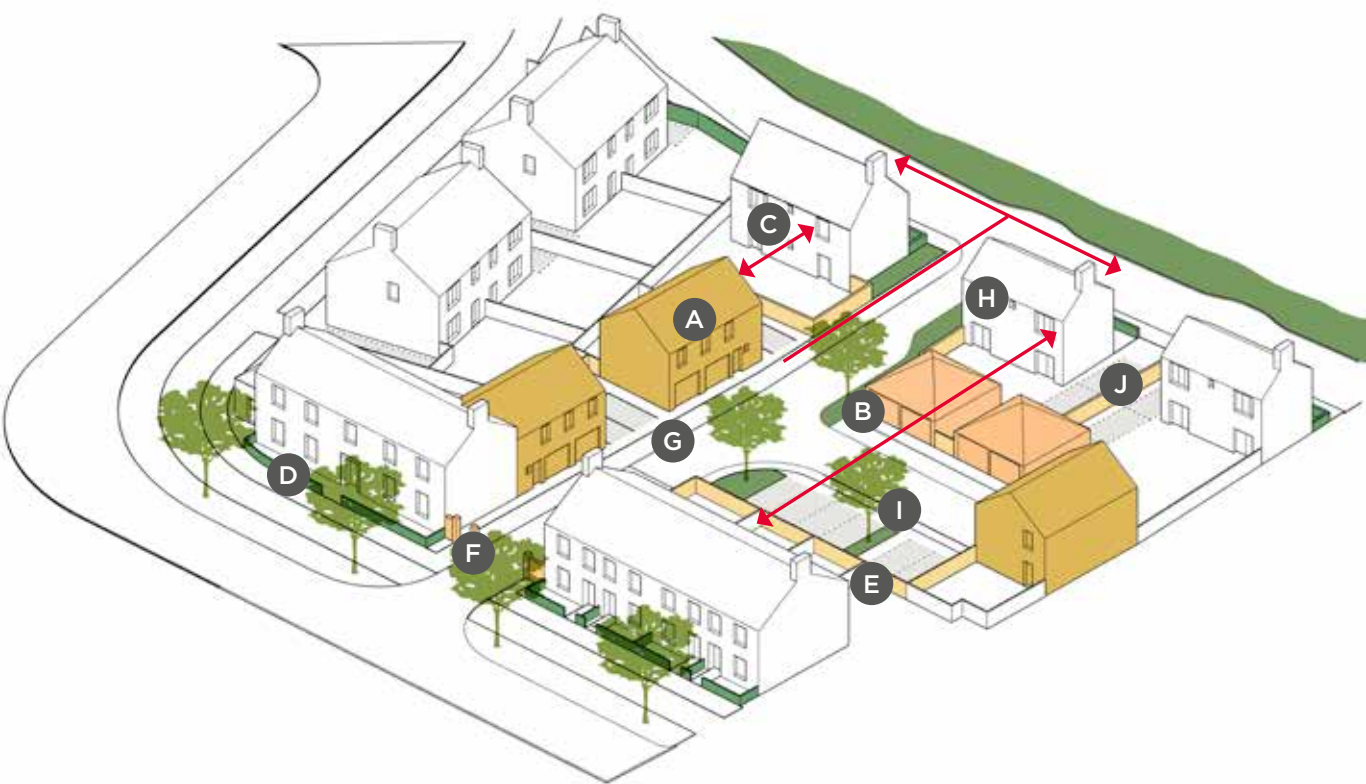
Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.

6. Pedestrian Connectivity

Secondary pedestrian and cycle routes may be appropriate to provide through routes across the block. Careful consideration must be given to ensure security and surveillance and where provided these should be afforded good, clear sightlines and be well lit.

Direct access from allocated parking spaces to the front door or rear access into the kitchen, hallway or utility room of their associated home must be provided.

M



Courtyard: Small Parking Courtyard Diagram

L3: Back to Back Garden Perimeter Blocks

This block structure presents houses fronting onto streets primarily as detached and semi- detached dwellings, with rear garden areas running end-to-end to provide large natural areas in the middle of the blocks. Parking is typically on plot, accessed directly from the main street. A larger variation of this block can include a parking court or cul-de-sac arrangement.

1. Building Typology The building typology will be defined by the frontage character. This block type will have detached and semi-detached houses. Houses will have a minimum 20m separation distance between first floor windows, Ground floor extensions may be within this separation distance (A). Corner Plots should address both streets (B).	3. Building Setback Building setback will be defined by the frontage character.
2. Boundary Typology Front boundary treatments will be defined by the frontage character. Front boundaries will not be close-boarded timber fencing or more than 1.5m high (C). Side Boundaries addressing the street or public realm will be stone, brick or render (to match the dwelling) and should not be more than 2.1m high. Stones set on edge or a simple curved concrete capping detail is considered appropriate (D). Timber fencing or stone walls will be used along boundaries between gardens (E).	4. Building Height Building heights will be defined by the frontage character. 5. Parking Arrangements Parking arrangements will mainly be P2 On Plot Corner and P3 On plot between dwellings. Parking will be behind the building line and will be no more than 2 spaces wide (F). Corner Parking will be no more than 4 spaces (8 including a garage) and should be enclosed by stone, brick or render walls (G). Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.



Back to Back Garden Perimeter Blocks



6. Active Travel - Pedestrian and Cycle Network

The masterplan is designed to provide a well-connected, high quality network of streets within the site, as well as pedestrian / cycle routes of different character, in order to provide ‘walkable neighbourhoods’.

Refer to section 6.5 Street Types and Hierarchy and 6.7 Active Travel - Pedestrian and Cycle Network of the SWDC

USER HIERARCHY

M

To encourage active travel RMAs should adopt and demonstrate compliance with the below user hierarchy as per MfGS.

Consider first

Consider last

Pedestrians

Cyclists

Public Transport Users

Specialist Service Vehicles (E.g. Emergency Services, Waste, etc.)

Other Motor Traffic

CROSS PARCEL PERMEABILITY

M

Individual development parcels will provide cross parcel permeability through a network of tertiary streets and pedestrian / cycle routes.

The cross parcel permeability routes identified on the Regulatory Plan, and in the plan adjacent, will be delivered as part of this network. The routes shown are indicative but set out the design intent of where connections should be made.

Typically, tertiary streets will only be used by people living in or visiting that area, and will therefore be narrower and less formal in character than secondary streets.

Longer tertiary streets will be tree lined on one side and could contain areas of on-street parking. Shorter streets will include street trees, informally arranged. They should contain a variety of traffic calming measures to increase safety for pedestrians and cyclists.

PEDESTRIAN AND CYCLE ROUTES

M

Pedestrian routes will be provided within the parcel along the existing hedges on the eastern and western edges of the parcels that link into the green amenity space surrounding the parcels.

Pedestrian routes will be provided through the greenspaces to the adjoining parcels.

A pedestrian/cycle route will be provided along the primary Village Street and north along the secondary street towards Cranhams Lane.

A network of pedestrian and cycle routes will be a minimum of 3.5m in width and will be provided in the primary green infrastructure.

Active Travel Plan

—

Parcels 2D and 2E Detailed Design Code Boundary

↙

Site Access Point (Existing Footpath)

↘

Site Access Point (Pedestrian and Cycle Only)

↔

Crossing Point - Indicative Location (+/-5m)

+

Indicative Crossing Location

ⓑ

Bus Stop

■

Village Square

—

Existing Footpath

—

Shared Footpath / Cycleway (see S106 trim trail requirement)

→

5m Active Travel Corridor Along Village Street

→

Desire Route to Cranhams Lane along Bespoke Secondary Street

→

Rural Link Footpath

→

Cross Parcel Pedestrian Routes

→

Quiet Mixed Traffic Inner Parcel Routes



7. Landscape and Public Realm

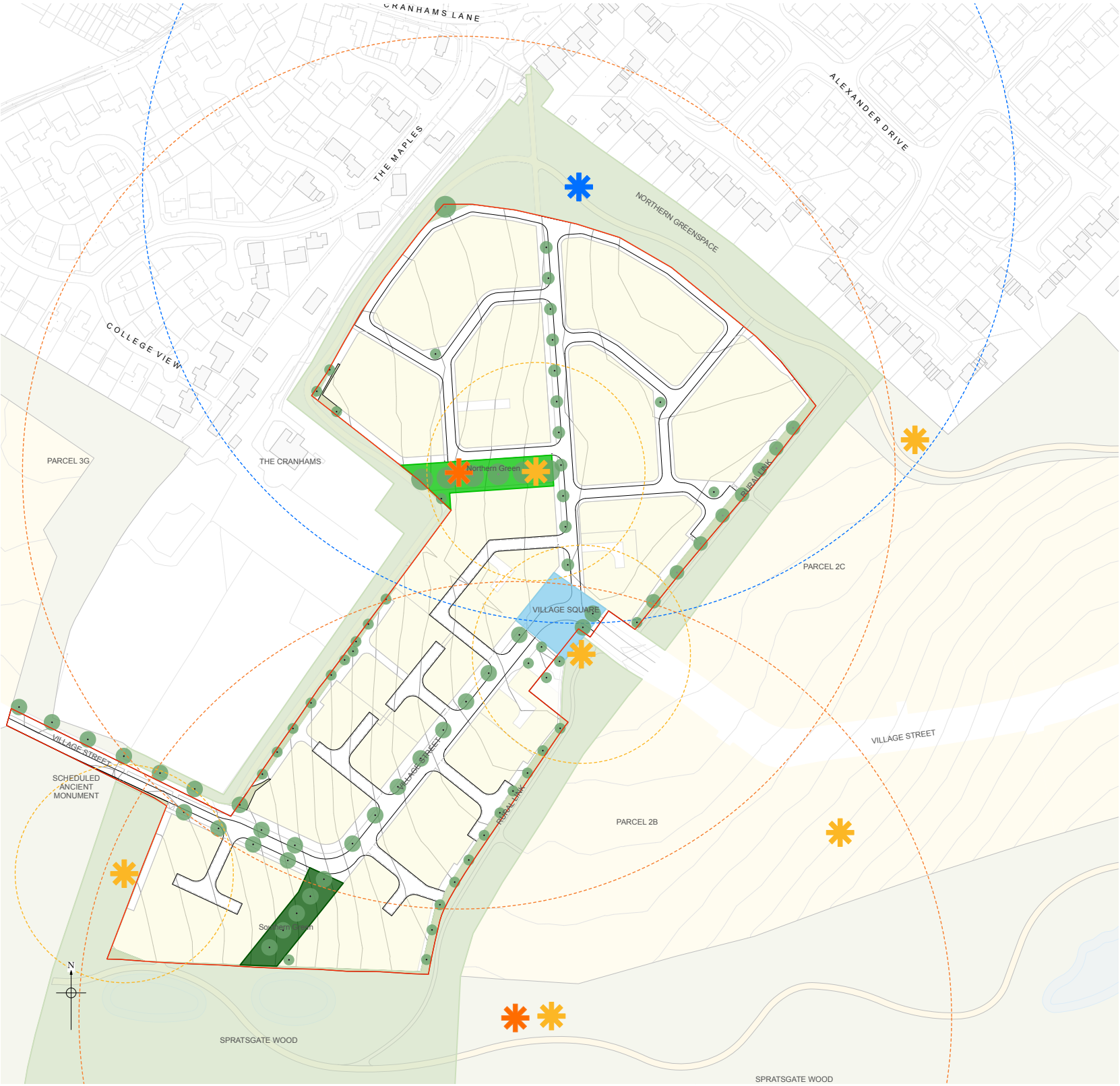
The design, material specification and planting strategy for the public realm should be of a high quality, creating attractive, usable spaces which will encourage use by all sections of the community. These spaces will vary in size, character and function, creating a range of opportunities for informal social interaction. Reference should be made to section 5 Green Infrastructure in the SWDC.

Open Space Plan

- Parcels 2D and 2E Detailed Design Code Boundary
- Village Square
- Northern Greenspace
- Southern Greenspace
- Strategic Greenspace
- Tree Lined Street

Play Areas with Straight Line Catchments

- 240m Bespoke Play Area
- 240m LEAP Play Area
- 60m LAP Play Area



The Village Square

The Village Square marks a key junction where the primary Village Street deviates and transitions through the neighbourhoods within the development. The pedestrian prioritised square is defined by key frontages which reinforce the legibility of the tree-lined avenue through the development. A marker building terminates the view along the primary route into the square. The Village Square is characterised by a formal arrangement of apartment buildings and terraces.



Illustrative view of the Village Square

A three storey marker apartment building will terminate the key view from the primary route into the square.

M

Two and three storey apartment buildings and terraces will define the frontage to the village square.

The square will be a pedestrian prioritised space with trafficked routes subtly demarcated. Tree planting creates a continuation of the character and reinforces the legibility of the primary route.

Enhanced surface materials will be utilised for the space to highlight its status.

Amount

The Village Square should be approximately 1200m² and must be of adequate size to accommodate, the road junction, active travel corridor and open space with tree planting.

Location

The Village Square is located on the Village Street between parcels 2D and 2E where the street turns by roughly 90° from its north-west to south-east alignment to a north-east to south-west alignment.

Frontage

A three storey marker apartment building will terminate the key view from the primary route into the square.

Two and three storey apartment buildings and terraces will define the frontage to the village square.

Character

The square will be a pedestrian prioritised space with trafficked routes subtly demarcated. Tree planting creates a continuation of the character and reinforces the legibility of the primary route.

Quality surface materials will be utilised for the space to highlight its status.

Play

A LAP will be located within the Rural Link adjacent to the Village Square.

Secondary Green Infrastructure Areas

Secondary greenspaces set within residential areas will provide a focus for the surrounding neighbourhood and provide a space for meeting and play.

Secondary Green Infrastructure Areas are set out in the Parameter Plans and the Site Wide Regulatory Plan. Within Parcels 2D and 2E there is a requirement to provide 0.216Ha of public greenspace. Secondary greenspaces should be a minimum of 1000m².

The exact location, shape and size of each of the Secondary Green Infrastructure Areas are to be determined. The framework plan proposes two key spaces: the northern green; and the southern green.

These spaces will include pedestrian routes through the green area to ensure a permeable space.

All greenspaces will be well landscaped and benefit from natural surveillance from surrounding dwellings.

These spaces should be designed as places where communities can meet and engage in activities. Play will be provided in the Northern Green and seating will be provided in both spaces.

Buildings will create strong active frontage, provide natural surveillance and positively address to the greenspaces.

A pedestrian prioritised area is encouraged to create a sense of arrival into the open greenspaces.

M

NORTHERN GREEN

The Northern Green will create a public greenspace around The Cranhams and allow for a framed view of the existing building.

Amount
The Northern Green should be at least 1000m².

Frontage
The frontage character here will be informal.

Character
The Northern Green will be an informal greenspace.

Play
A LEAP and a LAP will be located within the Northern Green.

M



An Example of an Informal Greenspace - Roussillion Park



SOUTHERN GREEN

The Southern Green will act as a continuation at the southern end of the Village Street to provide a view corridor from the Village Square out to the countryside to the south.

Amount
The Southern Green should be at least 1000m².

Frontage
The frontage character here will be semi formal.

Character
The Southern Green will be a semi formal greenspace which frames the views over the countryside to the south.

Play
The closest play areas to this green will be within Spratgate Woods. There will be a LAP and a LEAP to the east of the of the existing hedgerow on the eastern edge of Parcel 2E and a LAP to the West of Parcel 2E.

M



An Example of a Semi Formal Greenspace



Rural Links and Edges

A Rural Link area of greenspace is proposed on the eastern edge of the parcel and a similar retained hedgerow boundary condition is present on the western boundary. These spaces will be characterised by the existing field boundary hedgerows and are intended as informal greenspaces. A number of these hedgerows are of value to navigating and foraging bats. These routes contain and connect key ecological receptors and significant tracts of woodland and hedgerow.

Minimum path widths for paths within these spaces are defined in the P2BL DDC: a 2m footpath will be provided in the Rural Link; a 3.5m shared footway and cycleway will be provided in the Northern Park.

Existing trees and hedgerows must be given a 6m offset from their RPA, this offset could contain a footpath, but cannot contain buildings and streets.

An 18m offset must be maintained from the stem of the Veteran Tree to the north of the Rural Link, this zone must be retained as a semi-natural habitat.



Existing trees along Rural Link east of the parcel

Play Provision

Play spaces will be provided in accordance with the SWDC, They will be integrated with the green infrastructure to make the whole landscape ‘playable’ and that within the designated play areas, play would be naturalistic utilising natural elements such as rocks and mounding as well as play equipment. The play space should be easily accessible by foot and dwellings should provide natural surveillance of the space. Within Parcels 2D and 2E 2x play areas will be provided:

- 1x Local Equipped Area for Play (LEAP) in the Northern Green
- 1x Local Area for Play (LAP) in the Northern Green

As per the Regulatory Plan the parcels will be further provided for by :

- 1x Bespoke Play Area (BPA) in the Northern Greenspace
- 2x LAPs, 1x in Spratsgate Woods and 1x the Rural Link.
- 1x LEAP in Spratsgate Woods

Type of space	Distance criteria (metres)		
	Walking distance	Straight line distance	Offset to nearest dwelling
LAP	100	60	5
BPA	400	240	5
LEAP	400	240	10m (20m to habitable room)



Play Area in Roussillion Park

Proposed Street Trees

New tree and shrub planting will be used to enhance the appearance of streets and parking spaces within the residential parcels. Street trees are an integral part of streets and spaces. Street trees will be planted to improve amenity and environmental performance across the parcel. Areas of soft landscaping where a tree is proposed will be of an adequate size to accommodate planting and be maintainable. Proposed tree locations will take into consideration the proximity of buildings, any larger specimen trees proposed must have sufficient space. Street trees will be planted at suitable spacing to give trees adequate room for future growth. Tree and shrub planting species will be as set out in Section 14.2 of the SWDC.



Kingshill Meadow

Existing Trees and Hedgerows

There are no existing trees and hedgerows within the parcels. Existing trees around the parcels are contained within the PGIA and their required buffer zones are addressed in the P2BL and PESE DDCs.



Existing Trees on the Rural Link South of the Village Street



Existing Trees Around The Cranhams

Hard Landscape Surface Materials

Proposals should demonstrate adherence to section 14 of the SWDC Hard Landscape Palette. The quality, appearance and durability of materials used in surfacing public routes and spaces play a crucial role in the creation of a high-quality public realm and a characterful wider environment.

The surface materials palette set out on this page has been chosen to create a varied but harmonious appearance across the external environment.

The use of these materials within the phase is encouraged, but other materials may also be acceptable subject to appropriate detailing. The Materials are derived from Gloucestershire County Council's Materials list, including the enhanced palette. Reserved Matters Applicants should refer to GCC's 'Technical Specification for New Streets' for further technical guidance.

Specific materiality for each street will be resolved at RMA, but should be in line with section 14.1 of the SWDC.

14. MATERIALS PALETTE					
14.1 Public Realm					
14.1.1 HARD LANDSCAPE The materials in the adjacent table represent a preferred palette for the public realm and open spaces at The Steadings. The materials are derived from Gloucestershire County Council's Materials list, including the enhanced palette. Reserved Matters Applicants should refer to GCC's 'Technical Specification for New Streets' for further technical guidance. The table sets out the typical standard required with specific products to be agreed at a later stage. Please bespoke materials for key public spaces should also be agreed at detailed stage. In advance of the Steadings Design Code(s) being updated to reflect the updated GCC guidance Manual for Gloucestershire Streets and the Enhanced Materials Palette, applicants will be expected to propose and agree the hard landscaping materials with CDC, GCC and the Master Developer. *Due to the sensitivity of the Scheduled Ancient Monument, designs will be subject to approval with GCC and Historic England	STREET TYPE	CARREGWAY	KERBS / EDGING	DRIBBLED FOOTWAY / CYCLEWAY	CROSSING POINTS
	Primary Enhanced Street A and B - The Avenue	Hot Rolled Asphalt	Cherson wide top conservation kerbs (225mm wide) or similar with 225mm wide Cherson stone channel block or similar	Close Asphalt Concrete	200x100x80mm Cherson Stone/Granite block pavers or similar
	Primary Enhanced Street C - Village Street and Secondary Enhanced Street	Hot Rolled Asphalt or Close Graded Asphalt Concrete	Cherson wide top conservation kerbs (225mm wide) or similar with 225mm wide Cherson stone channel block or similar	Close Asphalt Concrete (for secondary streets, the use of pavers or the use of a one coat flag in small aggregate locations may be considered)	200x100x80mm Cherson Stone/Granite block pavers or similar
	Historic Link Road South of the Crickhouse	Carriageway to form full colour surfacing from the GCC Enhanced Material Palette*		Footpath / cyclepath to form full colour surfacing from the GCC Enhanced Material Palette*	
	Tertiary Pedestrian Promoted Residential Streets	Close Graded Asphalt Concrete			200x100x80mm Cherson Stone/Granite block pavers or similar
PAGE 172 Part C: DETAILING THE PLACE THE STEADINGS SITE-WIDE DESIGN CODE					

Pigmented Hot Rolled Asphalt

Typical Materials Palette

Roads and Footpaths



Pigmented Hot Rolled Asphalt

Kerbs



Stone reproduction kerb ('Conservation')

Block pavers



Block pavers

Raised Tables



Black Asphalt with Red Chips

Active Travel Corridor



Buff Quartzite SMA

Materials for Green Infrastructure

Paths



Resin bonded footpath /crushed stone

Exposed gravel



Exposed gravel footpath

Enhanced Materials for Village Square

Resin bound



Resin bound access

Natural stone setts



Yorkstone setts

Enhanced stone mastic asphalt (SMA)



Buff Quartzite SMA

Natural stone slabs



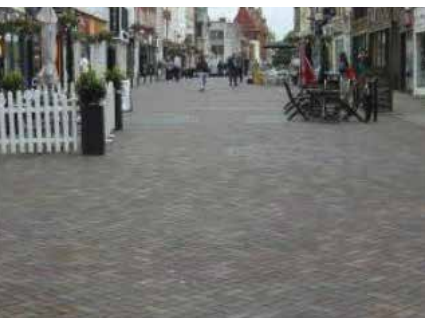
Sandstone slabs

Stone reproduction kerbs



Conservation Kerb

Clay pavers



Clay pavers

Boundary Treatments

Dwelling boundaries play an important role in establishing a coherent streetscape. The choice of boundary type will depend on its location within the site, and its relationship with the public realm. The coherence of boundaries is of key importance. This Code sets out boundary treatments to be used along the dwelling boundaries that are visible from the public realm e.g. streets and public open spaces, and semi-private spaces such as rear parking courts and courtyards.

Appropriate boundary typologies will be selected from the library provided in section 15 of the SWDC, with due consideration for how they support the broader design intentions set out in this Code.

The application of boundary treatments should be consistent along a street to ensure a coherent street scene.

All walls and railings are to be stepped to match gradients on slopes.

FRONT BOUNDARIES

Front boundaries will be defined by relevant the frontage character type, as described in section 5 of this DDC.

The use of treated timber fences and high solid walls (unless enclosing forecourt parking) and high hedges (more than 1.5m high) as front boundaries will not be permitted.

Close-board fencing will not be used in front gardens (1a) or to demarcate property boundaries (1b).

Stone, brick or render walls could be used as a linking element between two dwellings (1c).

Gates for pedestrian or vehicular access will be coordinated with the suitable adjoining front boundary treatment (1c).

M

SIDE BOUNDARIES

Side boundaries which address a street, public realm or mews, will be constructed of stone, brick or render to provide continuity with the main built form (2a). Timber fencing should not be used to address the public realm, even in short lengths, between dwellings, garages or driveways.

Side boundary walls will not be more than 2.1m high and the stone should match the dwelling, including its bonding and mortar details. Stones set on edge (cock-and-hen) or a simple curved concrete capping detail is considered appropriate. Walls will be of a consistent height. Natural stone boundary walls must be stepped if following a slope.

A 500mm wide minimum planting zone will be provided alongside the property and boundary wall to the back edge of the footpath.

Timber fencing (generally pressure treated close-boarded, instead of stained) or stone walls will be used alongside boundaries between gardens or the side access of dwellings (2b). This will not be more than 1.8m in height.

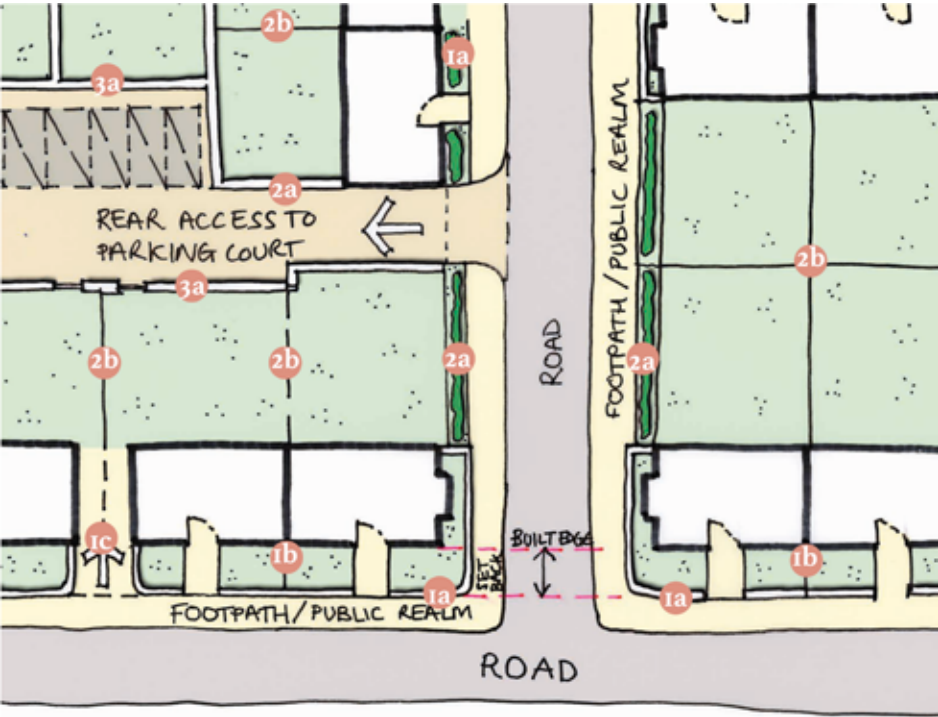
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REAR BOUNDARIES

Stone, render or brick walls (to match the corresponding dwelling) will be used to define rear boundaries that back onto courtyard parking areas (3a). Such walls will be between 1.8 - 2.1m high and stepped to match the slope profile.

Pedestrian access to rear parking courts will be provided via gates if the dwelling is allocated parking in this area.

M



Boundary Typology Plan

- 1 Front boundary
- 2 Side boundary
- 3 Rear boundary



STREET FURNITURE AND SIGNAGE

M

All street furniture, litter bins, signage, cycle stands, seating and bollards are expected to follow the site-wide specification, colour and materials as set by the master developer. These will be detailed within a separate document.

The choice of a street furniture palette should focus on simple, contemporary design, with consistent product types used across the development. Products should ideally be sourced from established suppliers with a consistent proven supply chain, to ensure a reliable procurement and replacement process. New and/or innovative products should not be precluded if they can be proven to be of high quality and durable.

Consideration must be given to the supply, durability, longevity and ease of replacement when specifying a street furniture element.

Street furniture is to be sited to ensure an uncluttered street scape and must not impede pedestrian and cyclist movement.

LITTER / DOG BINS

M

To be provided along streets, pedestrian routes and within public open spaces.

Litter bins to be located near bus stops and key gateway thresholds.

SIGNAGE AND WAYFINDING

M

Wayfinding and street name signs will form part of a specially designed suite of signs with a distinctive look that will be used throughout The Steadings.

Where possible, signs should be attached to buildings or walls to avoid cluttering the street scene. However, this is to be agreed with the adopting authority.

Public art strategies could also consider integrated bespoke features as part of the street furniture palette.

Signage must be consistent and uniform, but should also respond to its surroundings, allowing a user to identify different areas of the site. The signage will be detailed as part of the Reserved Matters Application(s).

CYCLE STANDS

M

Cycle parking facilities should be logically incorporated into the streetscape, generally set in spaces between trees or in more open areas of paving near junctions and at key spaces.

A simple hoop design should be designed for practical use by cyclists to allow the frame to be directly locked to the rack: spaced at a minimum 1m apart.

SEATING

M

Benched and informal opportunities for seating should be provided at regular intervals of approximately every 100m to provide inclusive design for all ages and abilities. Seating should allow opportunities for integration of wheelchair users and shall include seating that provides arm rests and back support.

BOLLARDS

M

Use of bollards should be limited, as appropriate to a low speed, pedestrian friendly scheme.

Timber bollards would suit the rural and residential settings and would work well within the streetscape and green infrastructure areas.

Bollards must offer flexibility in terms of size and integration of features such as reflective strips and signage and can be specified as removable or hinge down version, depending on location and appropriateness.

Bollards should be specified in one consistent profile, preferably min. 150mm square with pointed top.

Sizes may vary depending on application.



8. Architectural Principles

The proposed architectural character for The Steadings is for a calm, contemporary interpretation of the Cotswold vernacular. The suggested approach for parcels 2D and 2E is for simple repetition of building types, convincingly handled with small, focused details of crafted building work such as stone masonry, metal or timber work.

Street scenes should be composed to use repeated forms to create a strong rhythm. The building footprints should be simple, avoiding unnecessarily complicated detailing.

A strong urban feel should be created along the Village Street through massing and a tight rhythm of terraced townhouses and apartment buildings. On the smaller scale streets and parcel edges, detached and semi-detached housing should be proposed.

Proposals will adhere to the following principles, describing the appropriate architectural form for detached, semi-detached and terraced dwelling types.



Typical Apartment building

GENERAL PRINCIPLES

M

Proposals will demonstrate a consistent and logical approach to proportions across the parcel.

Some variety is encouraged to facilitate a range of roof heights and create more interesting roofscape.

Minimum floor to ceiling heights will be:
2.4m on ground floor (habitable rooms) for 2 and small 3 bedroom houses
2.6m on ground floor (habitable rooms) for larger 3 and 4+ bedroom houses
2.4m on first floor and above
2.6m on all floors for apartment buildings

Minimum 3.6m floor to floor for mixed use ground floors to allow flexibility for future changes of use.

The specification of alternative floor to ceiling heights may be possible subject to design justification and agreement with the Local Planning Authority and the Master Developer.

All dwellings must achieve or exceed the Nationally Described Space Standards (to enable future proofing: more spacious interiors offer more flexibility for adapting and changing layouts).

BUILDING TYPES

M

Apartment buildings and terraced houses will be utilised in Parcels 2D and 2E to achieve the intended architectural character on the Village Street in particular, for these locations three storey buildings will be appropriate.

Elsewhere across the parcel a combination of terraces, semi-detached and detached housing will be used.

On important corners buildings will be designed to address both street frontages.

Gables may be used as a feature to bring variety to the street scene.

Example images showing Cotswold vernacular buildings within Cirencester. The architectural approach for parcels 2D and 2E will be a contemporary reinterpretation, with the proposed design taking design cues from the massing, form and materiality of these buildings.

There is an opportunity to develop the architectural language established for phase 1 so that parcels 2D and 2E have a linked but different character. This will partly be created by the changes in density and massing of parcel 2D and 2E but can also be expressed through developed architectural details and material treatment.



Cirencester Cotswold vernacular precedent images



WALLING MATERIALS

M

Reference should be made to section 13.2-13.6 in the SWDC regarding walling materials.

Building elements and materials will be selected from the materials palettes set out on the following pages.

The predominant use of natural materials including local stone and timber is encouraged to complement the edge of town setting of this residential development parcel.

The Steadings as a whole, the primary facing materials for residential dwellings will be split in the following proportions: 1/3 natural stone; 1/3 reconstituted stone; and 1/3 render/ timber/ brick. (Sub-phases may specify an alternative distribution, as long as this mix is achieved across the total 2,350 homes).

Natural stone and/or reconstituted stone will be the predominant facing material for buildings fronting onto the Village Street and fronting onto important public spaces.

A limited number of dwellings may use either render or timber weatherboarding as their primary wall material to provide variation.

No more than two materials will be used across the walls of any given dwelling. However, two colours of render will not be used on the same dwelling.

Ancillary structures (including garages) will usually be constructed from the same primary wall material as the dwelling with which they are associated, but the use of a contrasting, secondary material may be appropriate in some cases.

Expansion joints will be concealed behind downpipes and designed out of front elevations as far as possible.



Rubble stone and light cream render with stone detail



Rubble stone, timber and large glazed areas

TYPOLOGIES

DESCRIPTION

MATERIAL AND COLOUR PALETTE

M

RUBBLE STONEWORK

- Light cream or greyer tone in colour.
- Rubble stonework with:
 - Neater, squared and dressed stonework and flatter tooled face; or
 - Rougher, less worked stone.
- Laid to course and randomly varied in size, but most often consistent in size along the length of each course, avoiding overly wide mortar joints
- Lime based mortar (lime, white cement, local sand and some larger aggregate sizes).
- Brushed back mortar joints, no more than 20mm wide, finished flush or very marginally recessed from the face of the stone.
- Mortar should dry to a colour that blends with the stone to give a unified effect.



Rough rubble stonework
Light cream / grey limestone



Squared / dressed rubble stonework
Light cream/ grey limestone

RENDER

- High quality lime or through colour render, with a roughcast texture to reflect traditional precedents.
- Predominantly light cream or light yellow/cream in colour.
- If render is applied above brick or stonework, it should project forwards.



Roughcast lime render
Light cream colour palette



Roughcast lime render
Yellow / cream colour palette

TIMBER WEATHER BOARDING

- Timber weatherboarding, pre-coated with a high quality mineral silicate treatment, preferably factory finished.
- Natural untreated timber weatherboarding is permitted and particularly successful in complementing the tone and texture of stonework. The timber should be left to naturally weather to silver over time or be pre-finished with a light grey stain. Careful detailing must be demonstrated to ensure consistent weathering.
- Other timber components (usually oak) such as posts and lintels may be used untreated or treated with a grey stain or mineral silicate coating. The treatment should generally aim to harmonise with the colour of the walling material.
- Note: The use of timber cladding should be carefully considered in light of advice in the revised Part B of the Building Regulations in respect of reducing the risk of fire spread.



Timber weatherboarding
Pre-coated with a mineral silicate treatment

Timber treatment method will be subject to approval by CDC with samples provided at the appropriate stage.

DOORS

M

Reference should be made to section 13.9 of the SWDC regarding doors.

High quality, robust doors will be used, in a style which complements the overall character of the building.

Timber doors are preferred and uPVC doors will not be used on any frontage visible from the public realm.

The position of letter boxes will be between 700mm and 1200mm above floor level to make them easy to use; and carefully considered in relation to the position of other door furniture and/or glazing panels.

Plastic and chrome numerals, letter boxes and knockers will not be permitted.

Garage doors should be metal or timber. Colours and finishes should be consistent with those used on the rest of the dwelling, and timber boarding should be vertical, not horizontal, to ensure the doors (especially double garage doors) do not dominate the street scene.

Doors will be finished in the approved Door Colour Palette as detailed in section 13.9.2 in the SWDC.



WINDOWS

M

Reference should be made to section 13.8 of the SWDC regarding windows.

Window and door openings will be well-spaced, with sizeable areas of wall in between.

The colour, thickness of frame, quality and design of windows will be consistent on all elevations of a building.

Windows in gablets and dormers will be smaller and centrally placed.

Generally, windows will be vertically aligned.

Window reveals should be a minimum of 100mm.

Windows will be high quality, timber or metal (uPVC will not be permitted), side-hung casement windows will be used within this development.

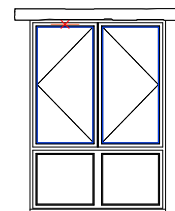
Window frames will have slender proportions.

Windows will be finished in the approved Window Colour Palette as detailed in section 13.8.3 in the SWDC, unless alternate colours are agreed with CDC as part of the design intent.

Windows and openings should be designed to adhere to Part O and Part K regulations and internal guarding will be acceptable to ensure compliance.



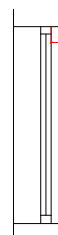
Trickle vents should not be visually obtrusive



Windows must have a vertical emphasis with proportions based upon a rectangle. Window panes that are too square or squat will not be permitted.

Windows must be balanced and when symmetrical, both sides must open or 1 side must have a dummy opener to ensure balance is retained.

Reveals should typically be a minimum of 100mm



BALCONIES

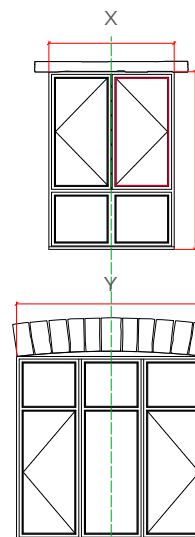
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Balconies should be integral to the composition of the main facade in terms of design, positioning and materiality.

Juliette balconies should be integrated as part of the building form and recessed rather than attached externally.

Balconies should be appropriately sized to provide usable outdoor space (exception of juliette balconies).

An Example of an Integrated Juliette Balcony



Principal pane to have rectangular proportion

$X < Y$
Ground level openings should typically be larger than upper levels

Windows should typically be aligned vertically

PORCHES AND CANOPIES

M

A porch or canopy will be provided at the principal entrance to every dwelling to provide shelter from the elements.

A porch may be formed by a recessed entrance within the primary elevation.

Porches and canopies will be sufficiently deep to provide meaningful shelter. For this reason, small-scale enclosed porches will not be permitted.

Porches and canopies must not be pre-fabricated additions, they will be integral to the character and design of the elevation and not be overly dominant.

A consistent design solution will be used on terraced or semi-detached dwellings.

Pitched roof porches will be clad in the same material as the principal roof of the dwelling (unless suitable design justification is provided) and the size of roof slates should be proportionate to the scale of the porch roof.

Timber porches and canopies will be constructed from oak, generally with an untreated finish.

Flat roof porches and canopies will be clad with standing seam lead, zinc or copper.

GRP elements will not be acceptable.

Flashing details where a porch or canopy meets the main dwelling should be minimised and upstands should be no bigger than is necessary.



ROOFS

M

The majority of roofs will be pitched and a consistent roof pitch will be used on each building, and on terraces or groups of buildings.

Pitched roofs will range between 32 and a maximum pitch of 55 degrees. Design justification can be provided for roof pitches outside of this range. The appropriate pitch will depend on the specified material.

Roof materials will be selected from the materials palette set out on this page.

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.

A mix of slate and natural or artificial stone slate should be considered to create variety on the street elevations.

All garage roofs will be pitched, with the exception of those providing a roof terrace for an adjoining dwelling.

Eaves and verges will be simple and shallow, with an absence of excessive overhangs, and no exposed rafter feet, fascias or bargeboards.

METERS AND SERVICES

M

Meter boxes will not be overly visible from the public realm. They should be located within or in the side of porches or on side elevations and their colour should minimise visual impact.

Pipework and cables will be hidden from public view. Pipes, flues and vents will be architecturally integrated and align with adjacent features.



Natural Cotswold stone slates



Natural blue-grey slate



Artificial Cotswold stone slate



Standing seam roofing e.g. lead, zinc or copper

RAINWATER GOODS

M

Rainwater goods, including guttering and rainwater pipes, will not detract from the overall composition of the building elevation or street elevation. These details must be indicated on Reserved Matters Application drawings to demonstrate their suitability.

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 and uPVC will not be permitted..

Downpipes must not cover elevation details e.g. stonework detailing.

CHIMNEYS

M

The use of chimneys is strongly encouraged, particularly where they are used to house vents which would otherwise be visible on the exterior of the building.

Chimneys will be placed symmetrically on the ridgeline in a vernacular architectural design approach, flush to gable end walls or defining the division between adjacent terraced dwellings.

Chimneys will extend well above the ridgeline to create a strong silhouette on the skyline.

The use of more contemporary detailing such as metal cap details will be encouraged.

Materiality of chimneys must match or compliment the corresponding dwelling.

PHOTOVOLTAICS

M

The design and location of photovoltaic panels/tiles will be well thought out as part of the overall roof composition so that they are discreetly located and their visual impact is minimised. Innovative designs which integrate them into the building fabric will be encouraged.

The provision of photovoltaics will be consistent along any terrace or group of buildings.

Solar slates to an approved design and colour will be allowed on front, side and rear elevations on slate roofs.



Solar slates integrated into a tiled roof can be virtually indistinguishable when views from the street.



Integrated photovoltaic panels

9. Environmental Performance and Sustainable Building Design

The Master Developer is seeking for The Steadings to demonstrate a commitment to sustainable living and homes. It will therefore be expected to exceed industry standards in a number of areas related to design and construction. Applicants should also make reference to the sustainability objectives set out in the SWDC and the Sustainable Building Design section. Proposals that seek to achieve exemplary standards will be encouraged and welcomed.

It is recognised that through the proposed Future Homes Standard the Government has set a goal to reduce the carbon output of new build housing by 75% by 2025, and that measures for achieving this could include triple glazing, low-carbon heating systems, onsite renewable generation and energy-efficient building fabrics. Such measures should also lead to lower heating bills for residents, BDL support this approach and will work with Development Partners to ensure that proposals align with the latest guidance provided, including the Future Homes Standard once finalised in its content and when it has come into force.

Reserved Matters Applications will be expected to identify the aspects of design, layout and other interventions that demonstrate the application is a highly sustainable development in all dimensions – social, economic and environmental and contributes to the wider sustainability objectives of The Steadings (refer to pages 6 - 7 of the SWDC).

DWELLING SPECIFICATION

M

Sufficient space and suitable location for future battery storage.

Smart building management systems and enhanced levels of user control.

USB sockets integrated into dwellings.

Integrated sensors and transmitters to monitor electricity and primary heating fuel consumption.

ENERGY

M

Developments should aim to achieve carbon reductions beyond part L from energy efficiency measures alone (without the need for renewables) to reduce energy demand as far as possible. Applicants are expected to demonstrate reasonable endeavours in achieving betterment over current regulations and to state percentage carbon reduction.

Applicants are expected to demonstrate reasonable endeavours in achieving betterment over current regulations and to state percentage improvement over Part L.

Smart meters to be installed.

All energy technology to be specified from the Energy Technology List (ETL) criteria for high efficiency.

Photovoltaics will be provided on properties with sufficient roof area to enable harmonious accommodation of arrays where orientation permits.

Where heat pumps are being proposed they must not be visible from the public realm and they must not compromise the private amenity space of the dwelling.

OVERHEATING

M

Windows to designed to provide effective ventilation taking into account the site parameters such as noise and security issues.

Windows will be designed in accordance with Part O regulations.

WATER

M

New homes should aim to meet a water efficiency standard of 110L or less per person per day.

Built in water butts or alternative water harvesting collection/recycling elements in each back garden or communal private/semi-private external areas (including parking courts etc). Water butts to be located out of direct sun.

Drainage systems to be designed for expected increase in rainwater due to climate change.

WASTE

M

Consider minimising waste through construction by modularisation and off-site construction

Dedicated internal space to store recyclable waste, including food waste.

MATERIALS

M

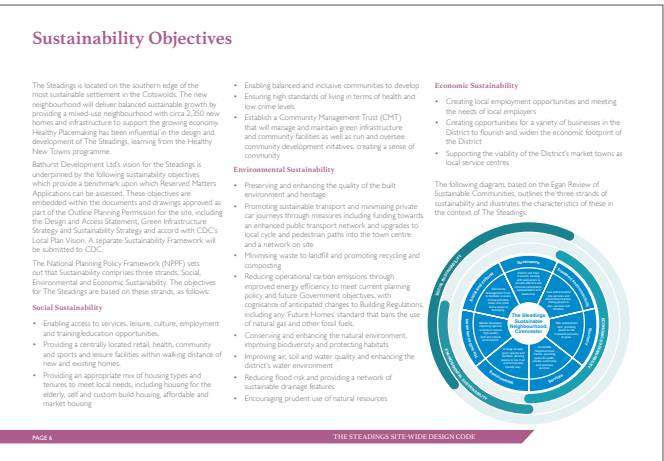
Materials and labour to be sourced locally wherever possible. Applicants need to demonstrate that the availability and capacity of local suppliers has been thoroughly considered and to have selected those most local to the site wherever possible. Robust justification must be provided for alternatives.

All materials are to have an environmental product declaration where viable.

Minimise the use of plastics throughout the development by utilising replacements where possible. uPVC windows, rainwater goods and vents will not be permitted in the residential development at the Steadings. Powder coated aluminium rainwater goods. Timber, aluminium and composite windows are expected; however, applicants can propose alternative materials provided they accord with design principles set out within this Code in particular:

- Aesthetics
- Proportion of glazing
- Finishing and
- Colour

The Master Developer and LPA will consider proposals on their merits.



10. Biodiversity, Ecological Mitigation and Enhancement

A number of protected or notable species have been identified within the wider site including: breeding birds, roosting and navigating/foraging bats, dormice, badgers, great crested newts and reptiles. The individual parcels should be developed in a way that maintains its ecological interest and provide additional ecological value through the provision of new/extended habitats and features.

Please refer to Section 5.12 within the SWDC, but the key requirements are:

- Retain, where possible, habitats of local value to people and wildlife – primarily woodland copses, mature and veteran trees, hedgerows, and ponds.
- Ensure retained habitats are functionally connected with appropriate open space and features, and ensure that these connections are not unduly affected by severance, disturbance or light impacts to avoid populations of protected/notable species becoming isolated.
- Provide adequate on-site open space for recreation to mitigate potential indirect recreational impacts on off-site habitats and designations.
- Consider opportunities for streets and private gardens to form part of the wider biodiversity resource and connections between habitats.
- Ensure a net gain in habitats found to support protected/notable through creation, enhancement and appropriate management, including areas of species-rich grassland and woodland-grassland transition zones.



Opportunity for swift and bee bricks to be included on elevations of houses



Existing Trees on the Rural Link South of the Village Street



Reserved Matters Applications will be expected to demonstrate adherence with the principles to conserve and enhance the identified species habitats within the SWDC. All Reserved Matters Applications must be in accordance with the Ecological Mitigation and Management Framework (EMMF)

M

Birds

- Provide a range of nest boxes within the parcels including swift bricks and house sparrow terrace boxes in appropriate locations.
- Swift bricks should be on north facing shady aspects, 5-10m above ground, located under eaves and overhangs and away from windows and vents.

Bats

- Provide new bat roosting opportunities through provision of a variety of bat boxes erected on suitable trees within the green corridor, and roosting features incorporated in to the new buildings suitable for a range of species and colony sizes.
- The new roosting features should be set 3-10m from the ground and be away from prevailing winds and rain. They should be positioned with free flight paths and away from high level lightning such as lampposts.

Dormice

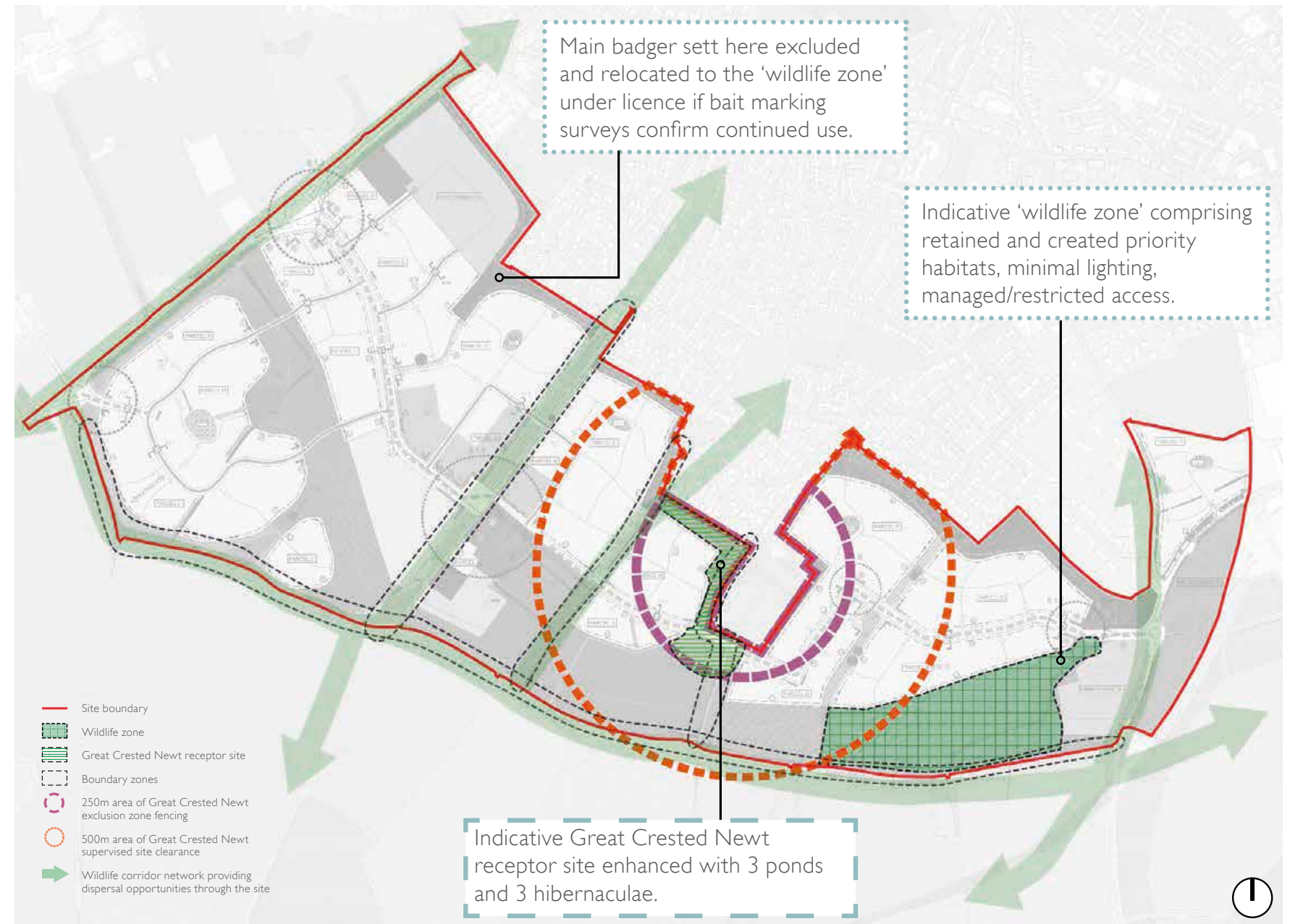
- Provide dormouse nest boxes on suitable trees within the green corridors and along the southern boundary.

Great Crested Newts

- Enhance existing pond near Village Square to provide a new wildlife habitat.
- Amphibian friendly tunnels, kerbs, gully pots on the SAM road.

Hedgehogs

- Provide fencing with access for hedgehogs, therefore creating connectivity between residential gardens.
- All rear sides boundary fences or walls must have a 120mm x 120mm ground level gap to accommodate hedgehog movement across the development, creating hedgehog highways.



Extract from Section 5.12 of the SWDC

11. Design Code Compliance Checklist

ITEM	PAGE REF	COMPLIANCE ITEM	YES	PAERTIAL WITH JUSTIFICATION	NO WITH JUSTIFICATION
A	11	Does the layout comply with the SWDC and Regulatory Plans?			
B	13	Does the layout comply with the Parcel 2D and 2E Framework Plan?			
C	14	Do the proposed land uses adhere to the Land Use Plan?			
D	15-27	Do the proposed streets and frontage adhere to the typologies as set out in section 4?			
E	28-31	Are the proposed block types in line with the those set out in section 5 and is parking provided as per the CDC local parking standards?			
F	32	Does the proposal provide cross parcel permeability and high quality pedestrian and cycle network?			
G	33	Is the landscaping and planting strategy for the public realm in accordance with the SWDC?			
H	33	Does the Village Square align with the requirements set out in section 7?			
I	34-35	Is the secondary green infrastructure provided as per the regulatory plan and do the areas meet the descriptions set out in section 7 of this document.			
J	34-36	Is there a strong frontage to the secondary green infrastructure to provide good natural surveillance?			
K	37	Are the hard landscaping materials selected for the proposal in line with the materials palette?			
L	38	Have appropriate boundary treatments been proposed?			
M	40	Do the proposed dwellings meet the minimum floor to ceiling heights set out in section 8?			
N	41	Are the proposed wall materials in accordance with the wall materials palette?			
O	42	Are the architectural details well considered and integral to the buildings?			
P	43	Are the proposed roof materials in accordance with the roof materials palette?			
Q	44	Do the proposals conform to the technical details as detailed in the SWDC?			
R	48	Have the required RMA submission documents been produced?			

REQUIRED DOCUMENTS FOR RESERVED MATTERS APPLICATION(S)

M

Elevations at 1:50, with notes on all proposed materials and detailing.

Large-scale details of proposed windows: elevations at 1:20 and sections and reveals at 1:5. Supplemented by proposed product details and resolution of any critical Building Regulations issues.

Layouts at 1:200, including ground floor internal layouts, bins storage, and routes to cycle and car parking, etc.

Design and Access Statement to include checklist, providing summary written confirmation that architectural requirements (in particular) are met.

Appendix

00884_PP_01 Parameter Plan Land Use and Access Rev P6

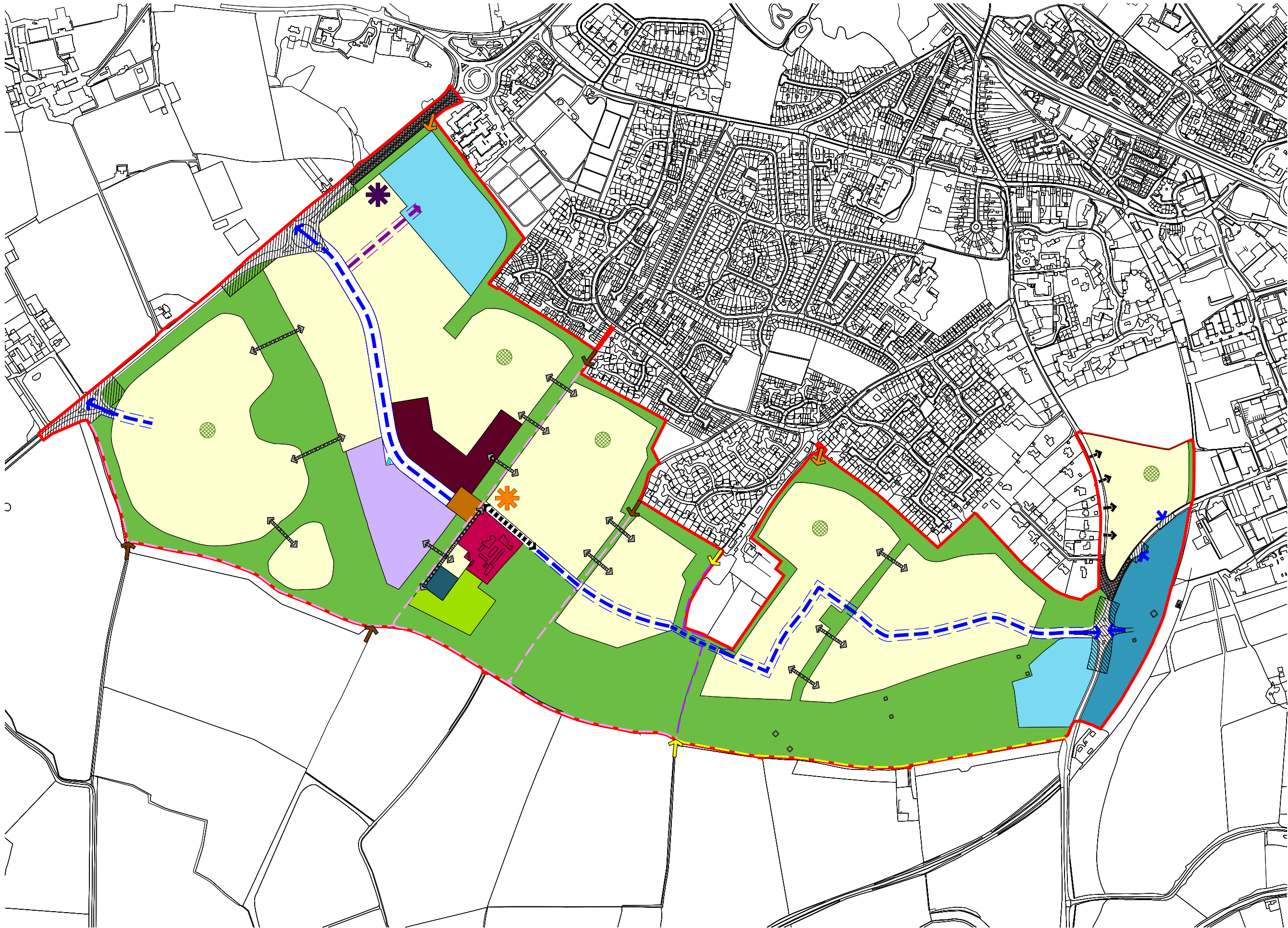
00884_PP_02 Parameter Plan Green Infrastructure Rev P6

00884_PP_03 Parameter Plan Building Heights Rev P6

00884_RP02 Regulatory Plan Rev P3

00884_RP04 Phase 2B Landscape Regulatory Plan Rev P3

A-161 Parcels 2D & 2E Framework Plan Rev D



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- Key
- Application boundary (120.4 ha)
 - Residential use (C3) 57.4 ha (including Homes for the Elderly, Student Accommodation, primary, secondary and tertiary streets, footways, cycleways, incidental open space, and children's play areas)
 - Indicative location for Homes for the Elderly (C3)
 - Indicative location for Student Accommodation (C3)
 - Community hub (A1, A2, A3, A4, A5 and D1) 1.0 ha (including healthcare facility and community hall)
 - Existing buildings to be retained
 - Mixed use neighbourhood centre 2.1 ha (including residential uses (C3) and commercial / retail uses (A1, A2, A3, A4, A5))
 - 3 FE Primary School (D1) 3.0 ha
 - Employment use (B1) 5.9 ha
 - Employment use (B2 and/or B8) 3.2 ha
 - Formal sports pitches and associated parking 1.0 ha
 - Sports Hall, Health & Fitness and associated parking 0.3 ha
 - Open Space 39.9 ha (including public open space, children's play areas, allotments, orchards, existing hedgerows and trees, existing utilities exclusion areas, buffers, pedestrian and cycle links, surface water attenuation features, and some elements of hard landscaping, primary, secondary and tertiary roads)
 - Central Square 0.3 ha
 - Indicative location for incidental open space
NB: The minimum sizes of the main proposed green/public spaces within development areas will be agreed through design coding work, prior to the submission of reserved matters applications.
 - Vista stopper public art, or similar
 - Location of pylon structures
 - Proposed Site Access (all modes)
 - Area for highways works in addition to the formation of new junctions
 - Primary road corridor (subject to centre line deviation limits of +/- 20m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor)
 - Indicative route for vehicles, cyclists and pedestrians - number and location to be determined at detailed design stages
 - Indicative direct frontage access to residential plots from Somerford Road
 - Bus / pedestrian / cycle only route
General location of bus gate to be determined at detailed design stage
 - Indicative location of access to employment
 - Existing Public Bridleway
 - Existing Public Footpath
 - Other Routes with Public Access
 - Proposed pedestrian / cycle only access
 - Pedestrian / cycle access to existing Bridleway
 - Pedestrian access to existing Footpath

P6	02.11.17	Amended following CDC Comments	RF	GP
P5	06.10.16	Amended following CDC Comments	RF	GP
P4	27.06.16	Amended following CDC Comments	RF	GP
P3	03.06.16	Amended following CDC Comments	RF	GP
P2	20.05.16	Amended following public consultation	RF	GP
P1	08.01.16	First Issue	RF	GP

Rev	Date	Description	Drawn	Check
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Drawing Status

FOR PLANNING

Client

Bathurst Development Ltd



Project
Land South of Chesterton,
Cirencester

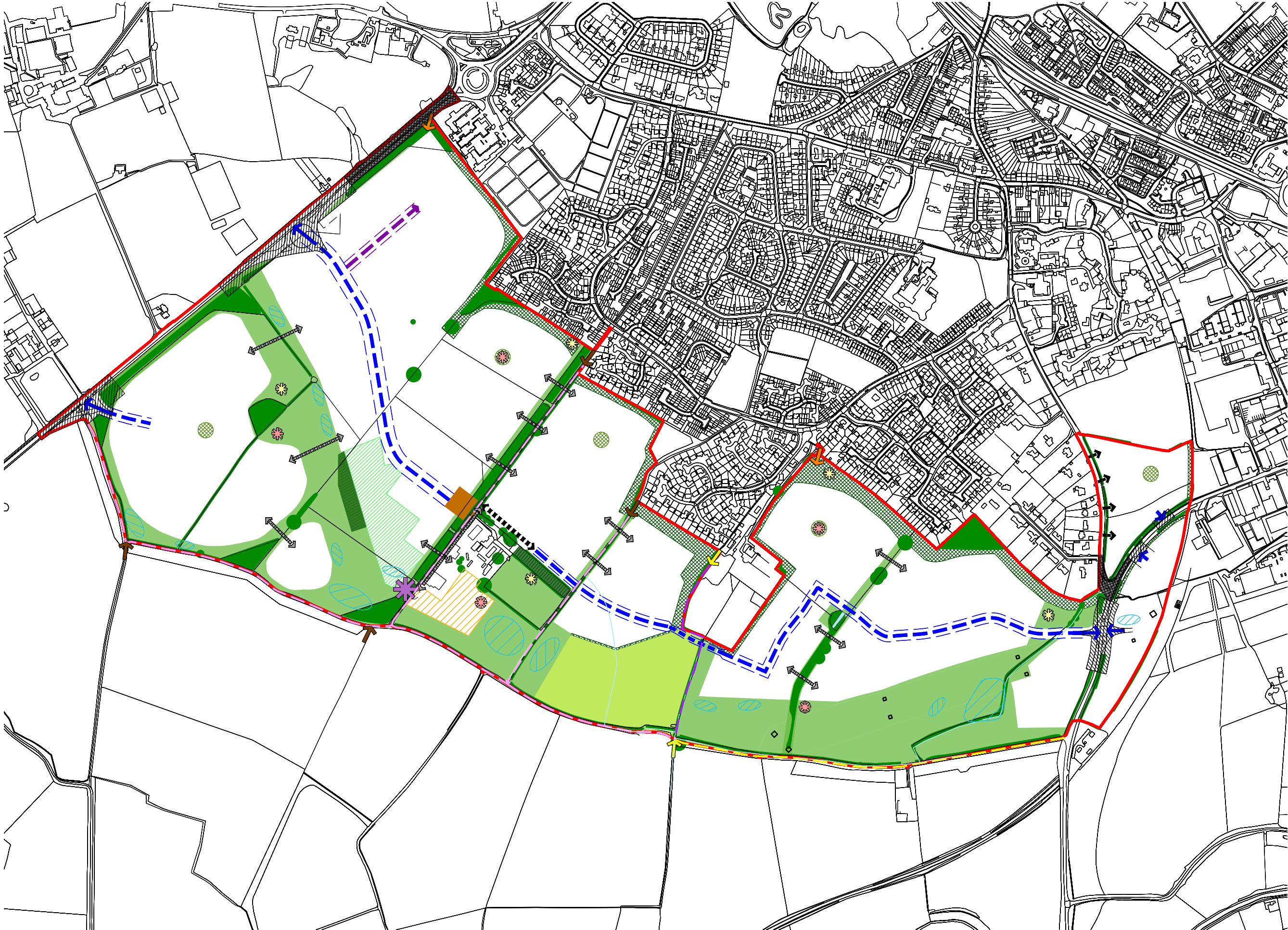
Drawing Title
Parameter Plan
Land Use and Access

Scale @ A2 1:5000 Job Ref. 00884

Drawing No. 00884_PP_01 Revision P6

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- Key
- Application boundary (120.4 ha)
 - Formal sports pitches and associated parking
 - Open Space (including public open space, Children's Play Areas, existing hedgerows and trees, existing utilities and exclusion areas, pedestrian and cycle links, surface water attenuation features, and some elements of primary, secondary and tertiary roads)
 - Indicative location of allotments
 - Central Square
 - Scheduled Ancient Monument (publicly accessible open space)
 - School grounds
 - Existing drainage ditch
 - Existing pond
 - Indicative location of surface water attenuation basins / swales
 - Existing trees and hedgerows retained where possible
 - Existing groups of trees substantially retained
 - Buffer planting / open space (including existing hedgerows and trees, pedestrian and cycle links)
 - Indicative location of 1 x NEAP (Neighbourhood Equipped Area of Play)
 - Indicative location of 5 x LEAP (Local Equipped Area of Play)
 - Indicative location for 5 x LLAP natural play area NB. These can be linear spaces
 - Indicative location for incidental open space NB. The minimum sizes of the main proposed green/public spaces within development areas will be agreed through design coding work, prior to the submission of reserved matters applications.
 - Location of pylon structures
 - Proposed Site Access (all modes)
 - Area for highways works in addition to the formation of new junctions
 - Primary road corridor (subject to centre line deviation limits of +/- 20m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor)
 - Indicative route for vehicles, cyclists and pedestrians - number and location to be determined at detailed design stages
 - Indicative direct frontage access to residential plots from Somerford Road
 - Bus / pedestrian / cycle only route General location of bus gate to be determined at detailed design stage
 - Indicative location of access to employment
 - Existing Public Brideway
 - Existing Public Footpath
 - Other Routes with Public Access
 - Proposed pedestrian / cycle only access
 - Pedestrian / cycle access to existing Brideway
 - Pedestrian access to existing Footpath

P6	02.11.17	Amended following CDC Comments	RF	GP
P6	05.10.16	Amended following CDC Comments	RF	GP
P4	27.06.16	Amended following CDC Comments	RF	GP
P3	03.06.16	Amended following CDC Comments	RF	GP
P2	20.05.16	Amended following public consultation	RF	GP
P1	06.01.16	First Issue	RF	GP

Rev	Date	Description	Drawn	Chkd
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Drawing Status
FOR PLANNING

Client
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Project
Land South of Chesterton, Cirencester

Drawing Title
**Parameter Plan
Green Infrastructure**

Scale @ A2 1:5000 Job Ref. 00884

Drawing No. 00884_PP_02 Revision P6

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- Key
- Application Boundary (120.4 ha)
 - 11m max ridge height from existing ground level +/- 2m
 - 13.5m max ridge height from existing ground level +/- 2m
 - 14.5m max ridge height from existing ground level +/- 2m
 - Employment (B1): up to 12m max ridge height from existing ground level +/- 2m
 - Employment (B1): up to 16m max ridge height from existing ground level +/- 2m
 - Employment (B2, B8): up to 14m max ridge height from existing ground level +/- 2m
 - Employment (B2, B8): up to 16m max ridge height from existing ground level +/- 2m
 - Community buildings / education / sports
12m max ridge height from existing ground level +/- 2m
 - Existing buildings to be retained
 - Infill development between or adjoining existing retained buildings not to exceed existing ridge/eaves heights
 - Existing 5m contours
 - Existing 0.5m contours
 - Location of pylon structures
 - Proposed Site Access (all modes)
 - Area for highways works in addition to the formation of new junctions
 - Primary road corridor (subject to centre line deviation limits of +/- 20m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor)
 - Indicative route for vehicles, cyclists and pedestrians - number and location to be determined at detailed design stages
 - Indicative direct frontage access to residential plots from Somerford Road
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P6	02.11.17	Amended following CDC Comments	RF	GP
P5	08.10.16	Amended following CDC Comments	RF	GP
P4	27.06.16	Amended following CDC Comments	RF	GP
P3	03.06.16	Amended following CDC Comments	RF	GP
P2	20.05.16	Amended following public consultation	RF	GP
P1	08.01.16	First Issue	RF	GP

Rev	Date	Description	Drawn	Chkd
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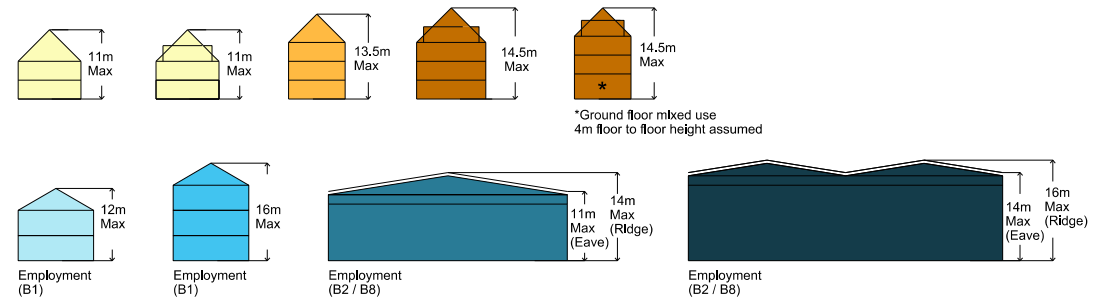
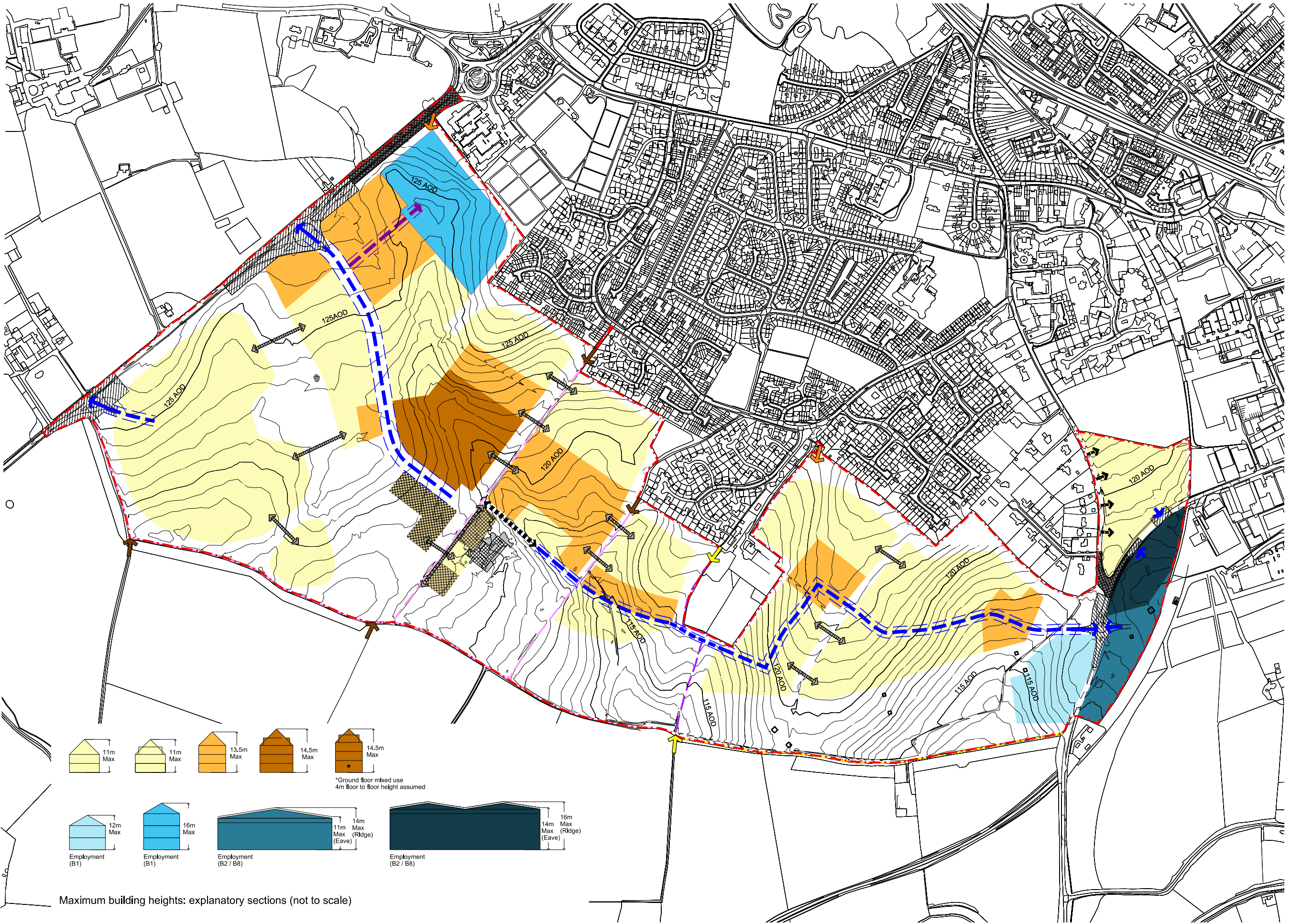
Project
Land South of Chesterton, Cirencester

Drawing Title
Parameter Plan
Building Heights

Scale @ A2 1:5000 Job Ref. 00884

Drawing No. 00884_PP_03 Revision P6

Scale Bar 0 50 100 150m



Maximum building heights: explanatory sections (not to scale)

*Ground floor mixed use
4m floor to floor height assumed

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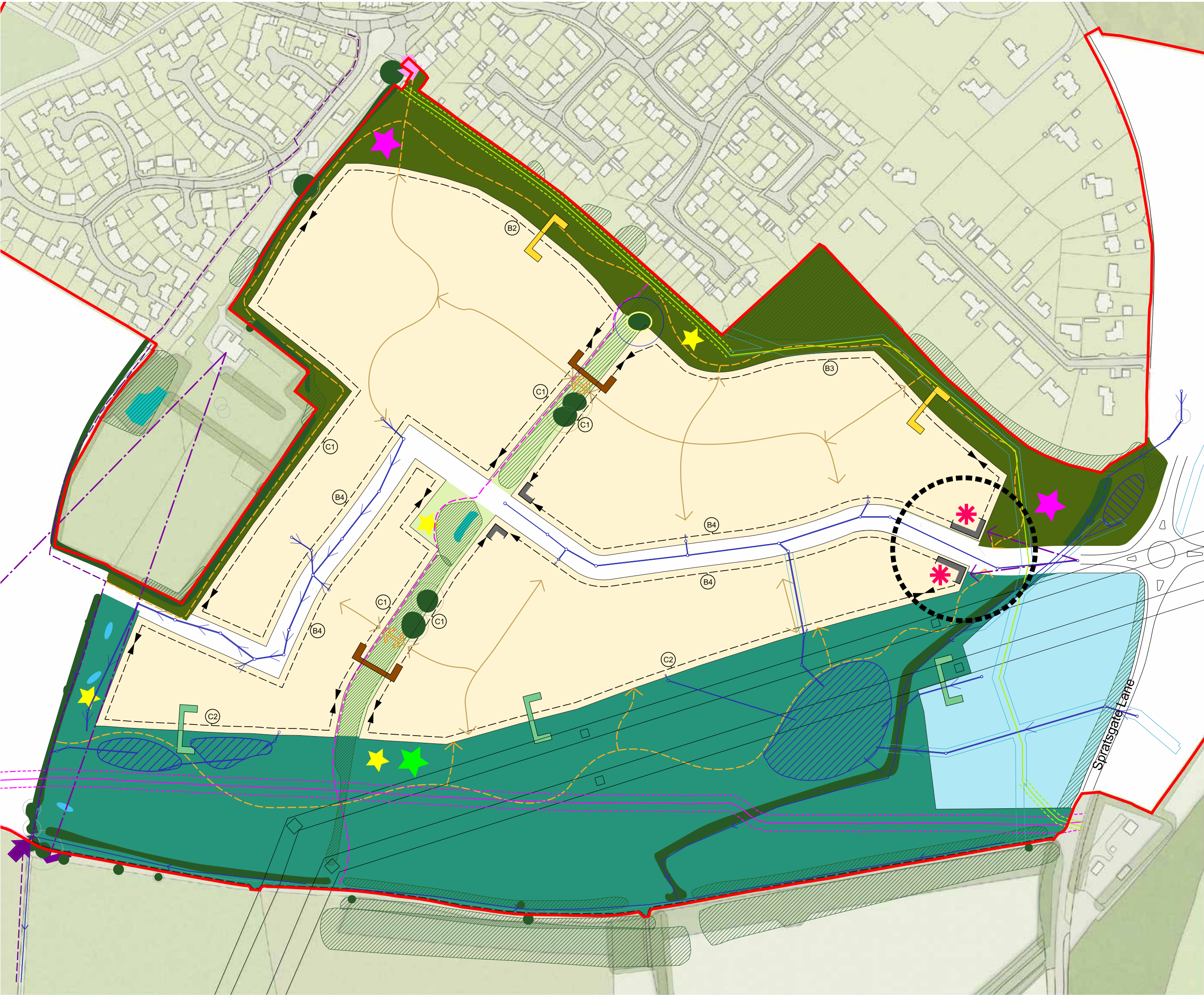


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|----|----------|-------------|----|
| 68 | 02.11.20 | Key updates | 31 |
| 77 | 11.08.20 | Key updates | 38 |
| 78 | 01.06.20 | First issue | 58 |

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Land South of Chesterton,
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Issue 44 of 1: 2500 Job Ref: 00884
Drawing Ref: 00884 - RPO2 Revision: P3
Scale: 1:1000



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Phase 2B Key	
Part A: BACKGROUND	Outline Planning Application Boundary
Part B: SPATIAL	4. Movement & Access
	Site Access Points (Pedestrian / Cycle only) Site Access Points (Pedestrian Only) Potential pedestrian/cyclist crossing points (indicative location +/- 5m) Cross Parcel Permeability Pedestrian and Cycle Routes Footpath and Bridleway Existing Footpath Shared Footpath / Cycleway (see S106 trim trail requirement) Informal Footpath Other Route with Public Access
	5.0 Parcel Edge Conditions
	Spratsgate Woods Rural Links Northern Greenspace
Part C: TECHNICAL	5. Public Realm and Landscape
	5.1 Spratsgate Woods
	5.2 Rural Links
	5.3 Northern Greenspace
	5.4 Play Provision (Indicative Location)
	LAP LEAP BPA
	5.6 Woodlands, Trees and Hedgerows
	Existing Trees and Hedgerows (incl. Tree Root Protection Areas) Existing Veteran Trees (incl. 18m buffer radius from stem) Existing Groups of Trees
	5.7 Drainage and SuDs
	Wildlife Ponds (Indicative Location) Existing Pond
Part D: TOWNSCAPE	Townscape
	Phase 2 Residential Parcels Illustrative Frontage Characters Key Groupings Marker Buildings Key Buildings
	Key Views
Part E: UTILITIES	Overhead Powerlines Utility Easements High Pressure Gas Main and Easement Intermediate Pressure Gas Main and Easement

Rev	Date	Description	Drawn	Chkd
P3	05.09.22	Revised Planning Submission	BY	GP
P2	20.06.22	Revised Planning Submission	BY	GP
P1	24.03.22	Planning Submission	BY	GP

Drawing Status
PLANNING

Client
Bathurst Development Ltd

Project
Land South of Chesterton, Cirencester

Drawing Title
Phase 2B Landscape Regulatory Plan



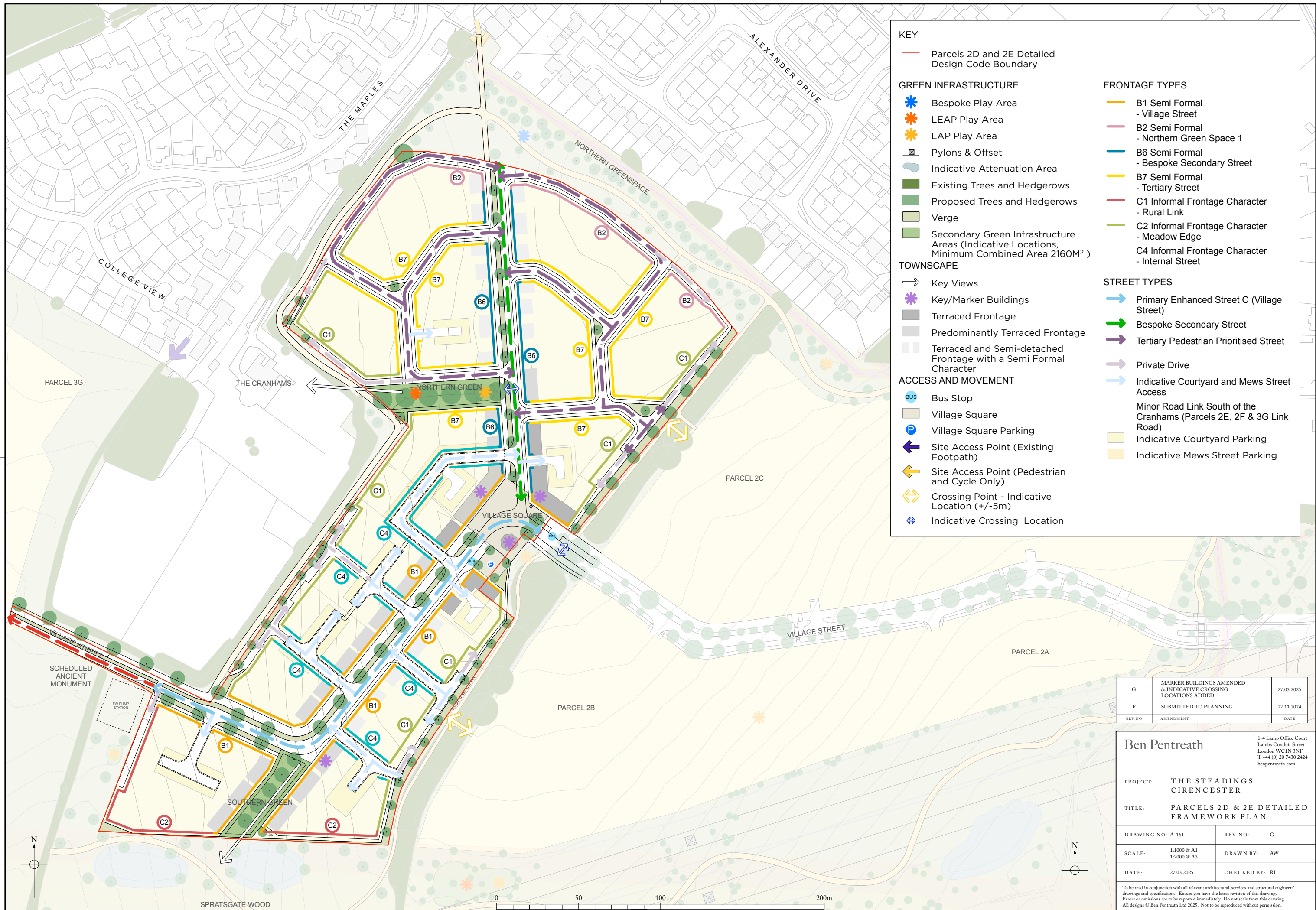
JTP Studios
Unit 5, The Rum Warehouse
Pannington Street
London, E1W 2AP
+44 (0)20 7017 1780
www.jtp.co.uk

Scale @ A1 1:1250 Job Ref. 00884

Drawing No. 00884 _ RP04 Revision P3

Scale Bar 0 10 20 30 40 50m





KEY

- Parcels 2D and 2E Detailed Design Code Boundary

GREEN INFRASTRUCTURE

- Bespoke Play Area
- LEAP Play Area
- LAP Play Area
- Pylons & Offset
- Indicative Attenuation Area
- Existing Trees and Hedgerows
- Proposed Trees and Hedgerows
- Verge
- Secondary Green Infrastructure Areas (Indicative Locations, Minimum Combined Area 2160M²)

TOWNSCAPE

- Key Views
- Key/Marker Buildings
- Terraced Frontage
- Predominantly Terraced Frontage
- Terraced and Semi-detached Frontage with a Semi Formal Character

ACCESS AND MOVEMENT

- Bus Stop
- Village Square
- Village Square Parking
- Site Access Point (Existing Footpath)
- Site Access Point (Pedestrian and Cycle Only)
- Crossing Point - Indicative Location (+/-5m)
- Indicative Crossing Location

FRONTAGE TYPES

- B1 Semi Formal - Village Street
- B2 Semi Formal - Northern Green Space 1
- B6 Semi Formal - Bespoke Secondary Street
- B7 Semi Formal - Tertiary Street
- C1 Informal Frontage Character - Rural Link
- C2 Informal Frontage Character - Meadow Edge
- C4 Informal Frontage Character - Internal Street

STREET TYPES

- Primary Enhanced Street C (Village Street)
- Bespoke Secondary Street
- Tertiary Pedestrian Prioritised Street
- Private Drive
- Indicative Courtyard and Mews Street Access
- Minor Road Link South of the Cranhams (Parcels 2E, 2F & 3G Link Road)
- Indicative Courtyard Parking
- Indicative Mews Street Parking

G	MARKER BUILDINGS AMENDED & INDICATIVE CROSSING LOCATIONS ADDED	27.03.2025
F	SUBMITTED TO PLANNING	27.11.2024
REV. NO.	AMENDMENT	DATE

Ben Pentreath

1-4 Lamp Office Court
Lamb Conduit Street
London WC1N 3NF
T +44 (0) 20 7430 2424
benpentreath.com

PROJECT: THE STEADINGS CIRENCESTER

TITLE: PARCELS 2D & 2E DETAILED FRAMEWORK PLAN

DRAWING NO: A-161	REV. NO: G
SCALE: 1:1000 @ A1 1:2000 @ A3	DRAWN BY: AW
DATE: 27.03.2025	CHECKED BY: RI

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