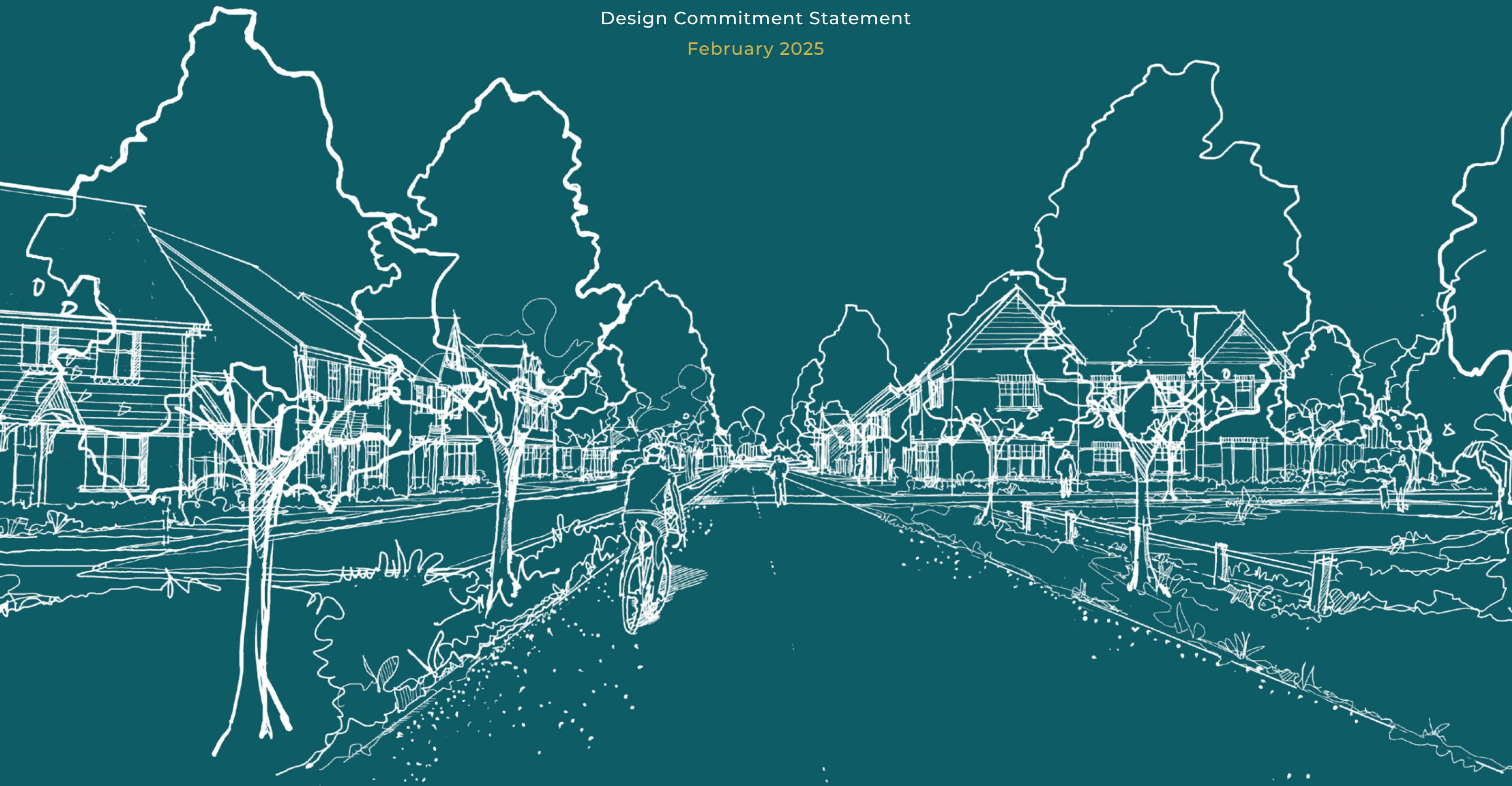


Land South of Barrow Green Road, *Oxted*

Design Commitment Statement

February 2025



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1.0 *Introduction*

1.1 About this Document

This Design Commitment Document has been prepared to guide future Reserved Matters applications for Land to the South of Barrow Green Road, Oxted.

This document provides an overview of the site's design aspirations and objectives, the site constraints and opportunities, and the Illustrative Masterplan submitted with the Outline Planning Application.

The document then provides some further guidance on the detailed design aspirations relating to character and local identity, and outlines how this can be achieved through the character areas established within the Design and Access Statement submitted with the Outline Planning Application.

The overarching aim of the Design Commitment Document is to demonstrate how the development can deliver the place-making aspirations of the Design and Access Statement, with a commitment to high quality design and providing character befitting of the town of Oxted.



1.2 Overview of the Process

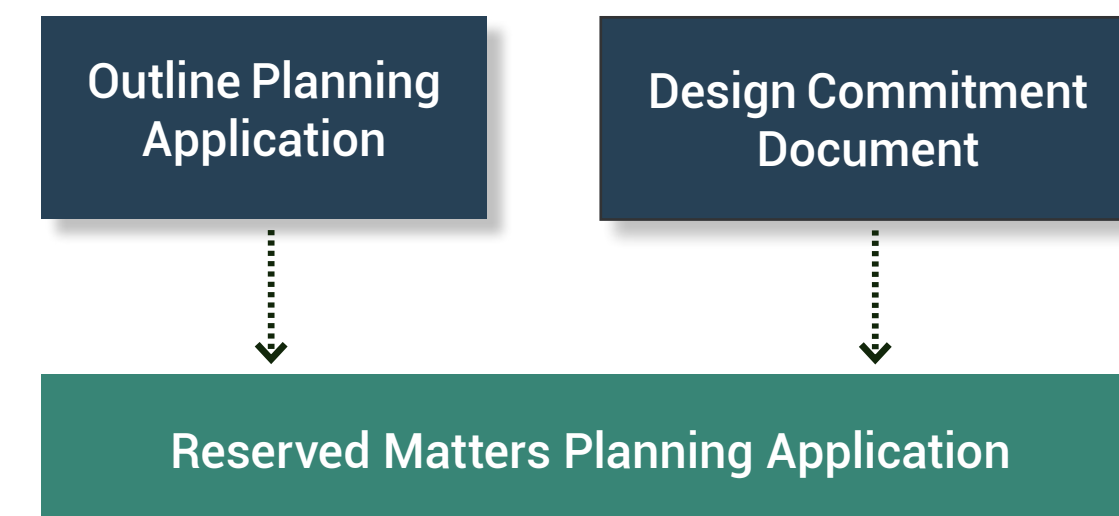
This Design Commitment Document is informed by and sits below the DAS and Parameter Plan in the overall document hierarchy submitted with the Outline Planning Application. The document should also be read in conjunction with other design related guidance including:

- Building for a Healthy Life
- National Design Guide
- National Model Design Code
- National Planning Policy Framework

The objective of the Statement is to demonstrate that:-

- The application represents a well-considered proposal, incorporating high quality design principles which has developed from our original vision for the site.
- The proposals make good use of the site whilst giving full consideration of the sites proximity to the adjacent listed buildings, the character of the area and amenities of occupiers of neighbouring properties.
- The proposals make significant provision for inclusive design and access.

This application included an Illustrative Masterplan which indicated how the 190 new homes and an 80 bed Care Home could be proposed, reflecting the design guidance and parameter plan submitted with the application. This document aims to provide further guidance on the design principles and how these could be proposed within the site, and an understanding of how the local character can inform the architectural design and appearance of the new buildings.



1.3 Vision for the Site

A Vision for the development of this site has been established at the outset of the design process, in order to provide the design team with a set of key aspirations against which the emerging designs and future design development should be assessed:



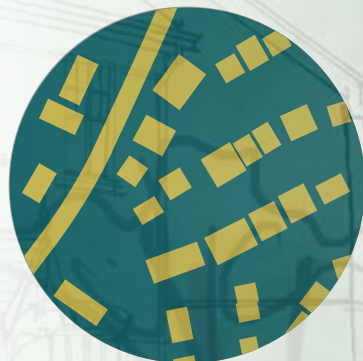
Delivery of a new community in an extremely sustainable location close to central Oxted



Respect the setting of the Grade I listed St. Mary's Church and create viewing corridors where possible to the tower



Promotion of sustainable transport modes such as walking and cycling with the town centre and its facilities



Integrate with the existing street pattern to ensure permeability and connections with the surrounding streets



A new development designed to integrate within the landscape setting, and make features out of existing landscape assets such as the public footpaths and distinct trees



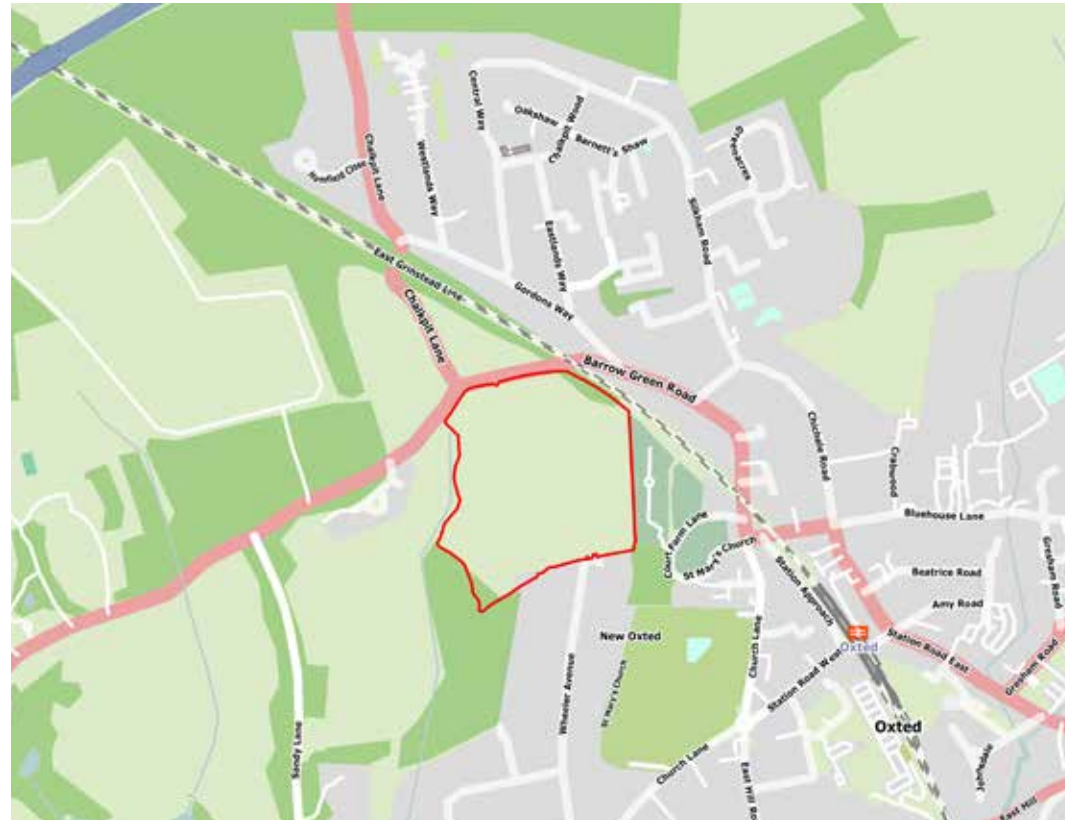
New buildings to be of a high quality design befitting the location and reflecting the local character of Oxted



2.0 *Setting the Scene*

Context and Design Overview

2.1 Location



Site Location Plan

The site is located in Oxted, a town in Tandridge District. The town resides roughly 9 miles south of south-east Croydon, 8.5 miles west of Sevenoaks in Kent and 9 miles North of East Grinstead in West Sussex.

The site is very well positioned, next to Oxted town centre which offers a wide range of facilities including:

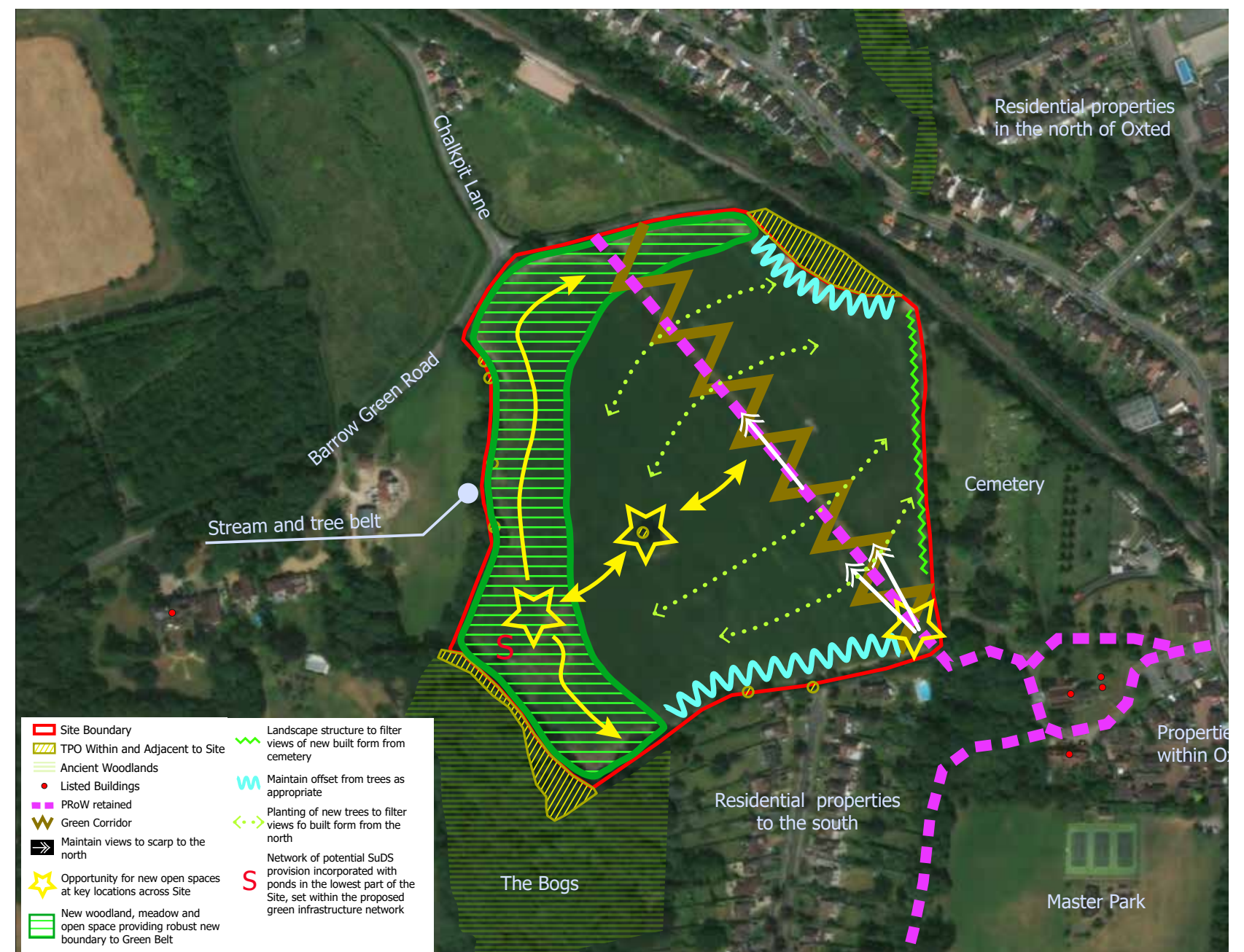
- Two supermarkets;
- Oxted Library;
- Tandridge Leisure Centre which includes a gym;
- A number of educational facilities including St Mary's C of E Primary School and Oxted Secondary School;
- Oxted Health Centre;
- a wide range of restaurants and bars.
- A wide variety of high quality retail shops within the town centre

There is a bridleway which extends diagonally through the Site south-east to north-west, connecting to public rights of ways (PRoWs) to the south-east, and to Barrow Green Road to the north.

2.2 Landscape Constraints & Opportunities

The Tandridge Landscape Capacity and Sensitivity Study finds that the Site has medium capacity to accommodate development. It is noted to be in a sustainable location due to its proximity to Oxted Station, having the potential to accommodate residential development, and could be assimilated into the landscape with appropriate mitigation. Constraints and opportunities for the site were led by landscape aspirations befitting the site's location.

A complete analysis of the site and the surrounding context is contained within the Design and Access Statement included with the application.



Landscape Constraints Plan

2.3 Outline Application Parameter Plan

The proposals for the site include a parameter plan which will inform the future detailed designs for the development. As such design guidance within this document should be read in conjunction with this plan.

The plan dictates which land uses are proposed on the site and where each use is to be placed, access locations and maximum building heights, and the placement of open space.



2.4 Illustrative Masterplan

An Illustrative Masterplan has been prepared that indicates a development for the site that conforms with the principles of the Framework Masterplan and the proposed parameters for development.

The Illustrative Masterplan incorporates a mix of building typologies that are suited to the character and density proposed for the site. The process outlines how many dwellings could be proposed within the development whilst complying with the parameters on development area, building heights, and public open space serving the residents.

The Illustrative Masterplan includes 190 new residential dwellings and an 80 bedroom Care Home, set within the green infrastructure and open spaces as proposed in the aforementioned parameter plan.

A detailed overview of the Illustrative Masterplan is provided within the Design and Access Statement.



2.5 Site Wide Design Principles

The adjacent diagram provides overarching design guidance for the detailed design of the development.

The design principles outline the intended structure to the development parcels, and how these should be grouped to suit the character areas and around key routes and spaces. Indications of where key or statement buildings can be located are provided, along with an understanding of the extent of the character areas and guidance should relate to these.

The guidance on potential building, streetscape and landscape appearance within Section 3 of this document should be read in conjunction with this plan.

Edges

- Rural Edge
- Woodland Edge
- Neighbouring Edge

Frontages

- St Mary's Path Frontage
- Ash Green Corridor Frontage
- Green Street Frontage

Key Spaces

1. St. Mary's arrival
2. Central nodal space
3. Barrow Green arrival
4. Ash Green
5. Wheeler Avenue arrival
6. Woodland Edge

Character Areas

- St Mary's Path
- Ash View
- Northern Quarter
- Rural Edge
- Woodland Edge

- ✱ Statement Buildings
- ✱ Key Buildings



3.0 *An Understanding of Oxted* *Potential Character and Appearance*

3.1 Local Influence

The design of building forms and use of materials must reference an understanding of the local character. A character study should be conducted as part of the design process and used to help inform the appearance of the proposed buildings.



Station Road West



Oxted Community Hall



Barrow Green Road



East Hill Road



East Hill Road



Court Farm Lane



Chichele Road



Church Lane



St. Mary's Close



Church Lane



Barrow Green Road

3.2 Materials and Details

All buildings must be made from well-detailed traditional materials that are durable, age well and are positively enhanced by weathering. Additional and alternative materials may be appropriate and will be considered on their merits, especially for non-residential buildings.

Material choice must be informed by a character study of the area and strong design rationale for the specific character area within which the buildings are located. Building materials for walls, roofs, windows, doors and balconies.

MATERIALS

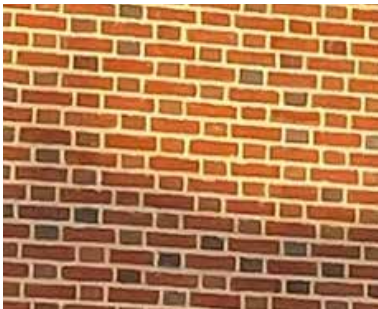
Walls



Red Brick



Brown Brick



Multi Stock Brick



White Render



Tile hanging – red



Tile hanging - brown

Pitched Roofs



Red clay colour roof tiles



Brown clay colour roof tiles



Slate colour roof tiles

Windows



With pitched roofs/gables



Bay windows – pitched roofs



Canopies – pitched/
decorative



Chimneys

3.3 Material Colours

The colour choice for materials is particularly important part of the design process and the selection of appropriate materials for the new buildings. This should be informed by the character study of the local area, contextual analysis including understanding of nearby designations such as listed buildings and conservation areas, and acknowledgement of the built and natural environment immediately surrounding the site.

Material choice should therefore acknowledge the colour map of Oxted and follow as much as possible. Any departures should be justified within the Design and Access Statement submitted with any future Reserved Matters planning applications.

1. Red primary colour (St. Mary’s Path)
Red primary colours;
Supplemented by varied tones (tile hanging), and alternative colour to window and door surrounds.
Some key buildings can be proposed with white render.
Light brown/red colour tones to roofs;
Light colours to window/door frames & soffits/fascias generally; dark colours used sparingly to key buildings;

2. Red / Brown primary colour (Ash View)
Red and brown brick colours – varied palette ;
Supplemented by varied tones as feature materials or to key buildings;
Light brown/red colour tones to roofs generally with some grey used sparingly;
Light colours to window/door frames & soffits/fascias generally; dark colours used sparingly to key buildings;

3. Red / Mixed primary colour (Northern Quarter)
Multi stock and red brickwork - primary colours;
Supplemented by other warm colour tones (such as tile hanging or natural timber coloured weatherboarding);
Dark brown to roofs generally with some lighter brown/red to provide variation;
Dark colours to window/door frames & soffits/fascias (grey/black).

4. Mixed / Brown primary colour (Rural / Woodland Edge)
Multi stock and brown brickwork - primary colours;
Supplemented by other warm colour tones (such as tile hanging or natural timber coloured weatherboarding);
Very limited number of key buildings can be proposed with white render - in specific locations
Dark brown to roofs generally with some lighter brown/red or grey to provide variation;
Dark colours to window/door frames & soffits/fascias (grey/black);

3.3 Material Colours



3.4 Character Areas

The overall character of the new development should be read holistically, however some character around the development can be incorporated through a typology based approach to the building designs, to match the setting within which they are located.

01 - St Mary's Path

02 - Ash View

03 - Northern Quarter

04 - Rural Edge

05 - Woodland Edge



Character Areas Plan

3.4.1 Character Area 1 - St Mary's Path

St Mary's Path

Setting

This character area comprises the route through the centre of the site along the existing PRow. As explained throughout this DAS, the intention is that this becomes a highly sustainable active travel route for residents to use into the town centre and to local facilities. As such, the aspiration is for a tree lined street, with strong building lines set back from the footpath providing frontage and activity on both sides.



Extract of Character Areas Plan



Precedent: The Avenue, Saffron Walden



Local reference - East Hill Road, Oxted

3.4.1 Character Area 1 - St Mary's Path

St Mary's Path

Key Spaces

The corridor has key spaces along its route:

- South-eastern arrival space – providing access with Court Farm Lane with buildings informally set around an area of open space to provide surveillance and frontage onto pedestrian route.
- Barrow Green arrival – arrival into development from Barrow Green Road across attractive landscaped space, with buildings set back from the main road to provide frontage and outlook onto open space.
- Central nodal space- junction of PRoW corridor with east-west green street; priority to be given to PRoW with road narrowing, change of surface and potential raised surface up to PRoW to reduce vehicle speeds and highlight pedestrian/cycle priority in this space.

Building Typologies

Buildings along this route should be varied – a looser density towards the northern edge with the countryside, intensifying within the centre of the site to the south-east corner. Some buildings within the centre can be up to two and a half storeys in height, and small apartment buildings may be good building types to hold corners where this route crosses with adjacent links. Some terraced housing may be appropriate centrally along this route to increase the amount of front doors onto the route – with their parking placed elsewhere.

Parking

Should generally be located to the rear of in side courtyards, to ensure front entrances open directly onto the public route. Where rear or side courtyards are proposed, some element of habitable rooms should be within these courts, especially if possible at ground floor level.



Precedent: Knights Park, Tunbridge Wells



Precedent: Bolnore Village, Haywards Heath



Precedent: Harperbury Park, Radlett



Precedent: Upton, Northampton

3.4.1 Character Area 1 - St Mary's Path

St Mary's Path

Materials

Red brick should form the dominant material, complemented by use of tile hanging, clay colour roof tiles and decorative brick or stone window and door surrounds.

Some key buildings can be proposed with white render, to provide stand alone visual markers that may assist wayfinding and help contribute to the place.



Brown Clay Colour Roof



Tile Hanging



Red / Orange Brick



Illustrative View Of Active Travel Corridor



3.4.2 Character Area 2 - Ash View

Ash View

Setting

This character area covers the southern arrival into the site from Wheeler Avenue, and the street leading from the southern edge which have views towards the central open space around existing mature Ash tree. The alignment of the streets ensures that all streets will have views from the trees and landscape around the southern boundary of the site, through to the central space.



Extract of Character Areas Plan



Precedent: Lawley Village, Telford



Local reference - Wheeler Avenue, Oxted

3.4.2 Character Area 2 - Ash View

Ash View

Key Spaces

This character area includes the following key spaces:

- Wheeler Avenue arrival – attractive space designed to incorporate new planting within a small landscaped space, with a collection of buildings placed around the space.
- Ash Green – ‘linked’ space around the mature Ash Tree to the centre of the site, with green corridor extending towards the PRow and the southern landscape buffer.

Building Typologies

Streets in this area may have terraced or semi-detached house types facing them to promote a slightly higher density, with consistent building lines to provide a strong street frontage. Roof lines and profiles should be varied to provide an interesting street scene – therefore some gables to focal or end buildings should be incorporated. Bay windows and detailing to gables should be used to provide a high quality design approach to the area.

Parking

To suit the typologies, a tighter street pattern may be serviced by frontage parking, separated such that street trees can be placed every few spaces to screen parked cars. Also suitable may be parking courtyards to the sides, where coach houses should be employed to provide privacy to the parking area and some form of surveillance.



Precedent: Horsted Park, Chatham



Precedent: The Brackens, Ascot



Precedent: Hurst Green



Precedent: Trumpington Meadows, Cambridge

3.4.2 Character Area 2 - Ash View

Ash View

Materials

Red brick should form the dominant material, with red or brown clay colour roof tiles and decorative brick or stone window and door surrounds.

Where terraces are providing a linked street frontage, coach houses or end plots should utilise an alternative material such as tile hanging or render at first floor level to provide interest to the street scene.



Clay Colour Roof



Red / Orange Brick



Illustrative View Of Ash View



3.4.3 Character Area 3 - Northern Quarter

Northern Quarter

Setting

This character area extends from the central PRoW corridor up to the north-east boundary. It would include the potential care home, and the key green street extending from the arrival from Barrow Green Road into the site through the northern development area.



Extract of Character Areas Plan



Precedent: Lawley Village, Telford



Local reference - Court Farm Lane, Oxted

3.4.3 Character Area 3 - Northern Quarter

Northern Quarter

Key Spaces

This character area adjoins the following key spaces:

- South-eastern arrival space – providing access with Court Farm Lane with buildings informally set around an area of open space to provide surveillance and frontage onto pedestrian route.
- Barrow Green arrival – arrival into development from Barrow Green Road across attractive landscaped space, with buildings set back from the main road to provide frontage and outlook onto open space.
- Central nodal space- junction of PRoW corridor with east-west green street; priority to be given to PRoW with road narrowing, change of surface and potential raised surface up to PRoW to reduce vehicle speeds and highlight pedestrian/cycle priority in this space.

Building Typologies

Buildings will be varied throughout this area. Along the Green Street, and to complement the Care Home, could be detached properties with parking to the side and front garden areas – to ensure a wide, landscape led street design. To the eastern edge, where the development edges onto the informal footpath and burial ground, some smaller courtyards and lanes with a shared surface should be proposed where smaller building types such as semi-detached dwellings can be carefully sited.

Parking

Parking should generally comprise side parking strategies on plot, to ensure streets are tight with a shared surface character and buildings closely arranged around them. Some rear parking solutions may be useful to the edges or houses on corners with front doors to the side of the main house.



Precedent: The Brackens, Ascot



Precedent: Bolnore Village, Haywards Heath



Precedent: Arborfield Green



Precedent: Bolnore Village, Haywards Heath

3.4.3 Character Area 3 - Northern Quarter

Northern Quarter

Materials

A multi stock brick should be the dominant material type in this character area, to represent the northern edges of the development, and to provide a contrast to the bolder red brick used centrally.

Again tile hanging should be used to complement the brick but potentially a different colour tone than that found elsewhere to provide contrast.

Some natural timber colours (composite weatherboarding) may be appropriate to suit the setting – however should be used as a ‘barn style’ character with rural characteristics.



Clay Colour Roof



White Render



Red Multi Brick



Illustrative View Of Northern Quarter



3.4.4 Character Area 4 - Rural Edge

Rural Edge

Setting

The Rural Edge character area comprises the buildings that face towards the northern landscape buffer and the countryside beyond. These plots all face due north providing positive frontage towards Barrow Green Road and the edge of the site.



Extract of Character Areas Plan



Precedent: Lightmoor, Telford



Local reference - East Hill Road, Oxted

3.4.4 Character Area 4 - Rural Edge

Rural Edge

Key Spaces

The Rural Edge character area as a whole encompasses the Barrow Green arrival space; this key arrival into development from Barrow Green Road across attractive landscaped space, with buildings set back from the main road to provide frontage and outlook onto open space.

Building Typologies

Buildings along this edge should generally be detached properties, set within their own plots and small front gardens where boxed hedges or estate railings can delineate the front boundary. Hipped roofs should be used to reduce massing along this edge.

Parking

Parking should all be on-plot within this character area and due to the typologies of houses proposed would usually include a garage or car barn to the side with parking in front or within a small driveway within the plots demise – behind a planted hedge or railings.



Precedent: Bolnore Village, Haywards Heath



Precedent: Kiln Barn Road, Aylesford



Precedent: Smarden, Kent



Precedent: St Peters Place

3.4.4 Character Area 4 - Rural Edge

Rural Edge

Materials

A multi stock brick should be the dominant material type in this character area, to represent the rural of the development.

Tile hanging should be used to complement the brick but potentially a different colour tone than that found centrally where the red brick is used.

Bay windows and detailing to gables should be used along with other building features such as chimneys.

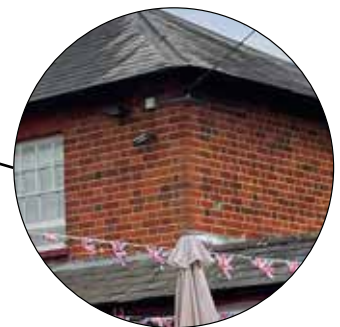
A 'stand alone' house within the landscape, such as around the arrival space or at the outer edges of the development, could be proposed in full render – proposed as a 'one-off' building to provide character.



Brown Clay Colour Roof



Tile Hanging



Red Multi Brick



Illustrative View Of Rural Edge



3.4.5 Character Area 5 - Woodland Edge

Woodland Edge

Setting

This character area comprises the buildings and streets that edge towards the west, the landscaped open space proposed along this edge and the face the block of woodland beyond. This character area is essentially a continuation of the Rural Edge character area to the north, but with the woodland edge and containment provided by this facet, provides a slightly alternative setting to the space and therefore potential character.



Extract of Character Areas Plan



Precedent: Bolnore Village, Haywards Heath



Local reference - Chichele Road, Oxted

3.4.5 Character Area 5 - Woodland Edge

Woodland Edge

Key Spaces

The Woodland Edge character area as a whole encompasses the woodland landscape space; this area comprises the landscaped buffer, of between 20-40m width along the full western edge of the development. The setting is therefore 'contained' on either side with the adjacent woodland along the western edge opposite the new built form, which will provide a rich and unique character to this part of the site.

Building Typologies

Buildings along this edge can be varied, as they will not be as visible from outside the site as the Rural Edge to the north. Some semi-detached or terraced 'cottage' style dwellings could be appropriate. Some informality should be provided with a meandering and broken building line with buildings orientated to face towards the landscape or open space feature adjacent.

Parking

Parking should generally comprise side parking strategies on plot, to ensure streets are tight with a shared surface and 'edge lane' character with buildings closely arranged around them. Some rear parking solutions may be useful to the edges or houses on corners with front doors to the side of the main house.



Precedent: Edenbrook, Fleet



Precedent: The Avenue, Saffron Walden



Precedent: Sovereign Gate, Cheshunt



Precedent: Arborfield Green

3.4.5 Character Area 5 - Woodland Edge

Woodland Edge

Materials

A multi stock brick should be the dominant material type in this character area, to represent the northern edges of the development, and to provide a contrast to the bolder red brick used centrally.

Again tile hanging should be used to complement the brick but potentially a different colour tone than that found elsewhere to provide contrast.

Some natural timber colours (composite weatherboarding) may be appropriate to suit the setting – however should be used as a ‘barn style’ character with rural characteristics.



Brown Clay Colour Roof



Tile Hanging



Red / Orange Brick



Illustrative View Of Woodland Edge



4.0 *Implementation*

4.1 Compliance Checklist

The Design Commitment checklist below can be completed and included within Design and Access Statements submitted with any subsequent Reserved Matters planning application.

Site Wide Design Principles

- ☐ Frontage
- ☐ Edges
- ☐ Character Areas
- ☐ Key Spaces
- ☐ Statement Buildings
- ☐ Key Buildings

Character Area 1 – St Mary's Path

- ☐ Key Spaces
- ☐ Building Typologies
- ☐ Parking Strategies
- ☐ Materiality

Character Area 2 – Ash View

- ☐ Key Spaces
- ☐ Building Typologies
- ☐ Parking Strategies
- ☐ Materiality

Character Area 3 – Northern Quarter

- ☐ Key Spaces
- ☐ Building Typologies
- ☐ Parking Strategies
- ☐ Materiality

Character Area 4 – Rural Edge

- ☐ Key Spaces
- ☐ Building Typologies
- ☐ Parking Strategies
- ☐ Materiality

Character Area 5 – Woodland Edge

- ☐ Key Spaces
- ☐ Building Typologies
- ☐ Parking Strategies
- ☐ Materiality





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