

Mactaggart & Mickel Homes

Land at East Hagbourne

Site, Location & Planning History

East Hagbourne is located south of Oxford and Didcot in Oxfordshire. East Hagbourne is well connected to road and rail networks with Didcot Rail Station 2 miles north of the proposed site equating to a 8 minute drive. Didcot Parkway train station sits on the London Paddington line and can gain access to London within 45 minutes.

The site covers an area of 3.4 Hectares of agricultural land bounded by East Hagbourne to the east and north and the schools playing field and elevated disused railway to the west.

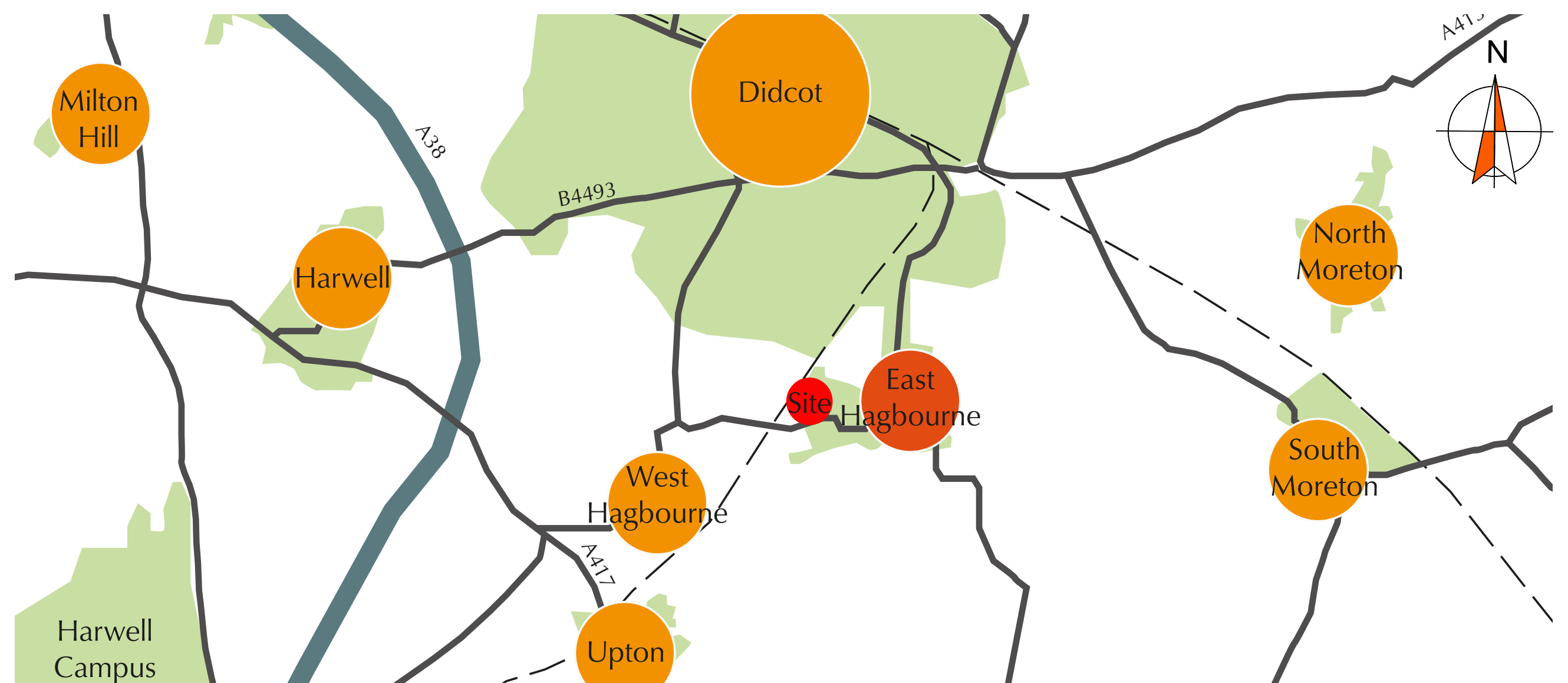
The proposed development went to planning committee on 18th October 2017 and was successful, gaining outline planning permission for up to 74 dwellings (including 40% affordable housing) on the 26th January 2018 by South Oxfordshire District Council, Ref: (P17/S2469/O).



Above: The Richards Partnership, Outline Consented Masterplan (by others)



Above: The Richards Partnership, Outline Proposal (by others)



Above: Site Location - Regional



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Understanding The Village

A character study of East Hagbourne has been carried out to identify key architectural characteristics within the village. This analysis has helped to provide an understanding of the village context and has informed the design proposals going forward.

Three settlement character areas have been identified within East Hagbourne, which are summarised here:

01 : Historic Core

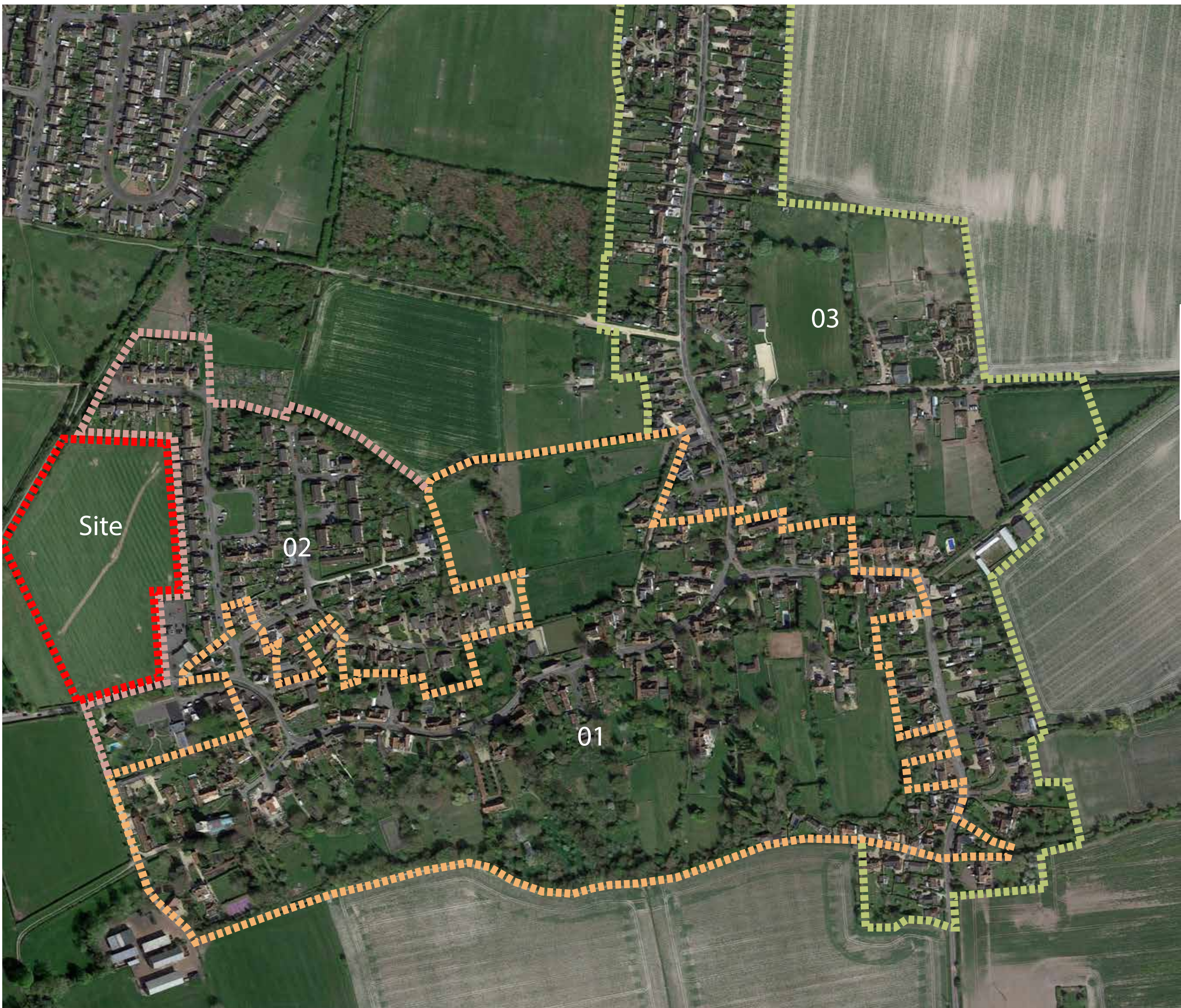
An organic main road drives through the centre of East Hagbourne, this reflects the historic nature of the village. This area is inclusive of the designated conservation area in East Hagbourne.

02 : Post War Development

The character area contains four core areas, two of which contain modern development, the other two containing a unique architectural proposal and eclectic mix of modern and historic styles of East Hagbourne.

03 : Ribbon Development

Ribbon development, stretching towards Didcot in the North and Blewbury in the South. Properties have generous proportions, large gardens and set back from the main road.



Character Areas in East Hagbourne

01: Historic Core

02: Post War Development

03: Ribbon Development



Main Road



Lake Road



Blewbury Road



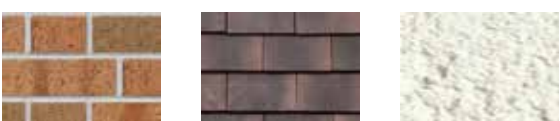
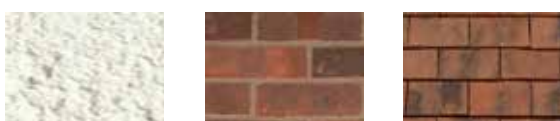
Kingsholme Close



The Croft



New Road



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Proposed Layout

Key Features retained from the outline scheme:

- The amount, scale & density of dwellings is consistent with the approved scheme.
- The development orientation is retained to provide a pleasant, soft approach to the village from the west.
- The pedestrian and vehicular access points are maintained to retain the key permeability routes through the site.
- The open space strategy is unaltered, providing a green interface with the adjacent school fields and the wider countryside and to provide a green pleasant neighbourhood.

Improvements:

- The street hierarchy has been defined to enhance neighbourhood safety for all users.
- The urban block structure has been slightly reshaped to define public and private spaces.
- The dwellings have been carefully sited to address road frontages and increase surveillance to public spaces to increase neighbourhood safety.
- Buildings carefully positioned to respect the existing neighbours and Village Hall.
- A green space in the centre of the development has been added to help define a sense of place.
- Consideration has been given to key views into the site and from the site.
- Focal buildings have been identified to present interesting views into the development.
- Careful detailing of the dwellings to reflect the traditional character of the area.



Above: Proposed Layout

| Accommodation Schedule | |
|------------------------|----|
| Private Units | |
| 2 Bed House | 9 |
| 3 Bed House | 20 |
| 4+ Bed House | 15 |
| Private Total | 44 |
| Shared Ownership | |
| 2 Bed House | 6 |
| 3 Bed House | 2 |
| Shared Ownership Total | 8 |
| Affordable Rent | |
| 1 Bed Apartment | 4 |
| 2 Bed House | 10 |
| 3 Bed House | 8 |
| Affordable Totals | 22 |
| Grand Total | 74 |

- ① Public open space
- ② Play area
- ③ Additional parking for the village hall
- ④ Central green space
- ⑤ Link to Sustran network
- ⑥ New footpath link between school playing field / village hall & zebra crossing
- ⑦ Visitor car parking
- ⑧ Surface water attenuation ponds / swales



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Design Proposals

Key Features:

- High-quality bricks with traditional contrasting brick detailing.
- Feature tile hung elevations.
- Traditional style windows and doors.
- Segmented brick arch window heads.
- Tile creasing window sills and corbels to eaves.
- Clipped eaves or feature barge boards to prominent elevations.



Illustrative Streetscene



Indicative Housetypes

Streetscene Location

What Happens Next?

We encourage attendees to complete the feedback forms provided, in order to share their comments on the proposed development. The completed forms can be left with a member of the team or emailed to land@macmic.co.uk

The deadline for getting your comments to us is 19th October 2018.

Our approximate programme:



Thank you for attending today.

