

# Mount Oswald, Durham

## Welcome

David Wilson Homes specialise in providing the highest quality executive homes. The group has been awarded the highest 5\* Housebuilder Award by the Homebuilders Federation for the last 5 years. Other awards include the Housing Design Awards and Housebuilder Awards.



We want to work with the community on our ideas for Mount Oswald and our project team is here to gather your views to help shape the proposals.

## Mount Oswald:

On the 14th February 2013 Durham County Council granted Outline planning permission for the development of the land at Mount Oswald golf course.

## The development includes:

- 291 dwellings, student accommodation, office, retail and community uses
- Approximately 10 hectares of public open space across the site including an element within this phase
- 3.6 km of new footpaths across the whole site
- 1,000 spaces for students -freeing up city centre homes for families

The whole development will also provide significant financial contributions to deliver local benefits, including:

- £2 million contribution to affordable housing - £0.4 million as a result of phase 1
- £1.6 million to boost sustainable transport at the Park & Ride
- £250,000 towards the costs of designing and constructing a community building at Lowes Barn
- £75,000 towards the costs of providing additional classrooms at St Oswald's Infant School and St Margaret's Primary School

## The Team:

Planning – **BANKS Group**  
development with care

Highways and Drainage –



Design – **David Wilson Homes**

Landscape – **PDP**

Traffic – **AECOM**



## This Consultation

The development has Outline planning permission. We are now starting to prepare an application which seeks detailed approval for Phase 1 including:

- the layout of the development
- the design of the new homes
- the plans for new landscape enhancements

We are here today to share our ideas for these details and to hear your thoughts and ideas. Please speak to the project team and fill in a questionnaire.

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**David Wilson Homes**

## Raising Design Standards

Q17 is our company initiative for raising the design standard of the places we build.

Q17 originated back in 2009 when Barratt Developments CEO Mark Clare met with the CEO of CABI Richard Simmons.

It became apparent that there was a need to be able to benchmark design or placemaking against a series of questions to ensure that elements such as structure, character and landscape to mention a few could be evaluated.

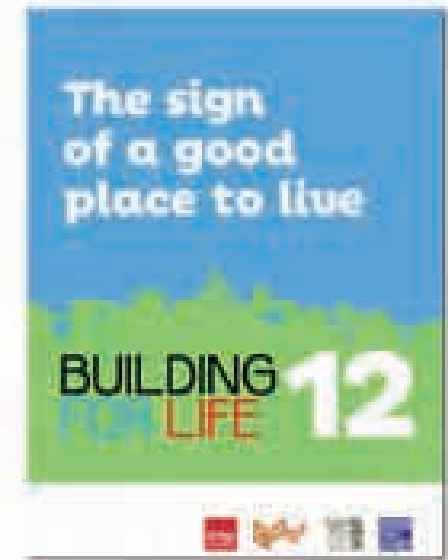
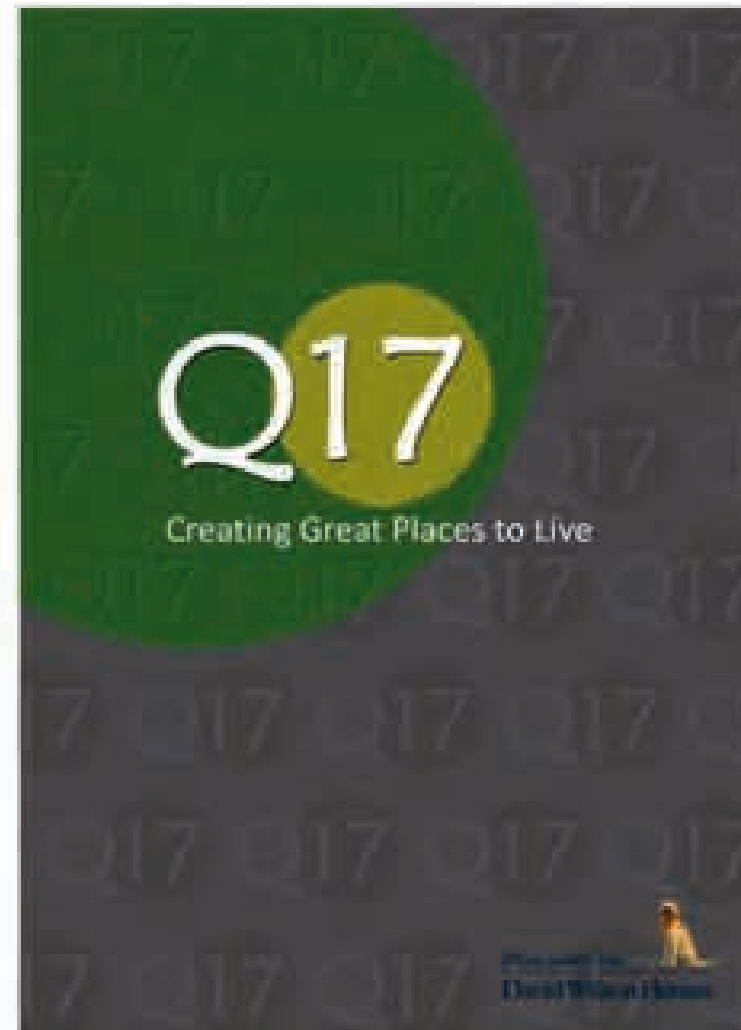
Our Q17 process evolved to provide a stepping stone towards gaining the nationally recognised Building for Life Standards (BfL) and Awards. Q17 is strongly linked to the original Building for Life questions, containing 12 of the 20 questions.

In 2010 CABI was downsized and subsumed into the Design Council, Building for Life was effectively put on hold. No BfL Awards have been given out for the past two years, and its future was in some doubt.

However, Building for Life has now been re-launched in a different format of 12 Questions, instead of 20 and it has been re-established as the government endorsed standard for well designed homes and neighbourhoods.

Barratt developments PLC has now adopted BfL12 across all developments, including this one.

## Commitment to Design

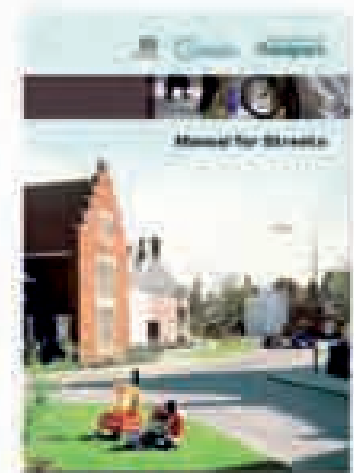


Building for Life was launched in 2001 to become the governments national standards for well designed homes and neighbourhoods.

In September 2012 BfL 12 was re- launched by the Design Council / CABI, Home Builders Federation and Design for Homes as an up-date to the previous document.



Our vision statement

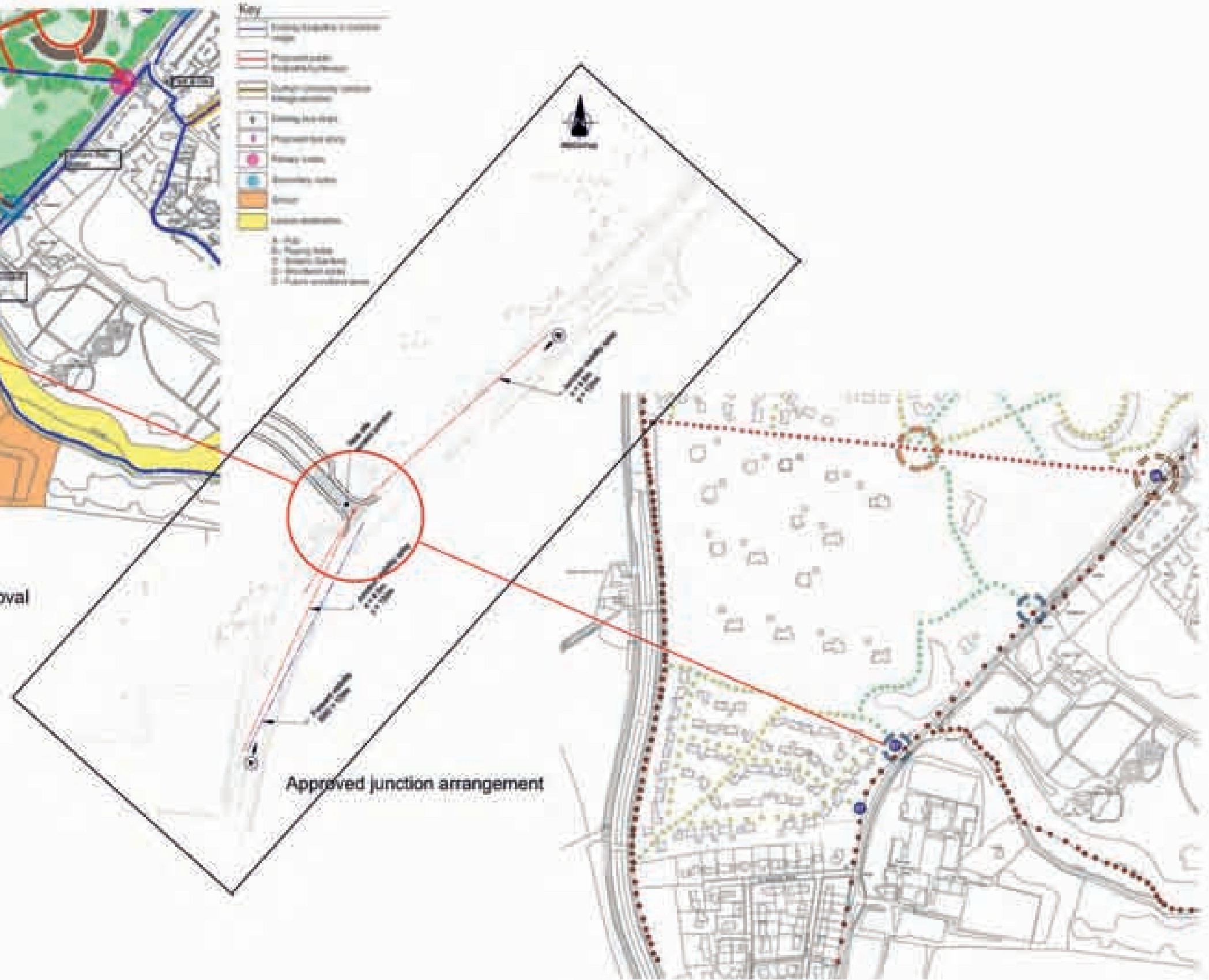


Manual for Streets

# Mount Oswald, Durham



Wider movement framework - as Outline approval



Approved junction arrangement

Movement framework - as Outline approval





# Mount Oswald, Durham

**Design Goals**  
The goal is to create a vibrant, walkable community that blends modern design with traditional aesthetics. The plan emphasizes green spaces, pedestrian-friendly streets, and a mix of housing types to create a diverse and inclusive neighborhood.

**Key Features**  
The site plan includes a central green space, a winding pedestrian path, and a mix of housing units. The layout is designed to be walkable and bikeable, with streets that encourage outdoor activities and community interaction.

**Community Amenities**  
The plan features a central green space, a winding pedestrian path, and a mix of housing units. The layout is designed to be walkable and bikeable, with streets that encourage outdoor activities and community interaction.

**Architectural Details**  
The design features a mix of brick and stone accents, gabled roofs, and large windows. The architecture is inspired by traditional styles but with modern touches, creating a timeless and elegant look.

**Landscaping**  
The landscaping is designed to be low-maintenance and drought-tolerant. It features a mix of native plants, trees, and shrubs that provide shade and privacy for the homes.

**Materials**  
The design uses a mix of materials, including brick, stone, and wood. The materials are chosen for their durability and aesthetic appeal, creating a cohesive and high-quality look.

**Community**  
The design aims to create a sense of community and belonging. It features shared spaces, walkable streets, and a mix of housing types that encourage interaction and social activities.

**Environment**  
The design is environmentally friendly, featuring green spaces, trees, and sustainable materials. It aims to create a healthy and vibrant community that is good for the planet.

**Quality of Life**  
The design aims to improve the quality of life for the residents. It features walkable streets, green spaces, and a mix of housing types that provide a high-quality living experience.

**Vision**



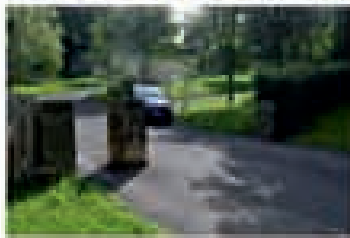
# Mount Oswald, Durham



Mount Oswald is a residential development with a central green space and a mix of housing types. The plan shows a central green space with a playground and a community center. The housing is arranged around this central space, with a mix of single-family homes and townhomes. The plan also shows a network of streets and paths that provide access to the central space and the surrounding area.

Visual Analysis - streets and spaces

# Mount Oswald, Durham



Parkland edge. Naturalistic planting to form transition between development sites. Key views maintained to provide visual linkages

Pedestrian entrance

Existing mature tree

Buffer edge to A167  
Detail previously agreed.

Feature open space

Linking greenspace

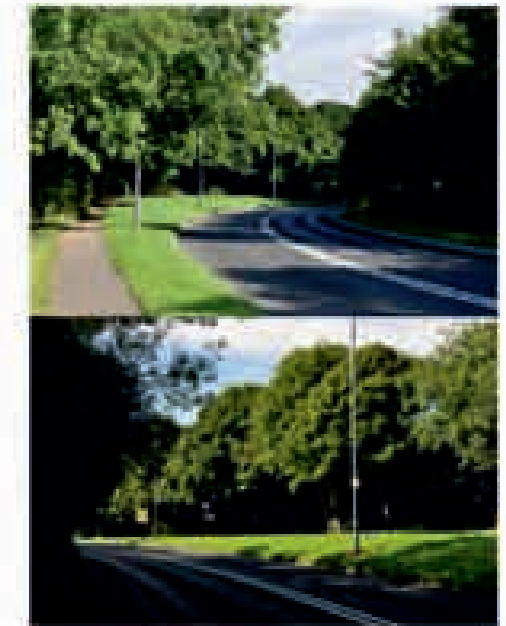
Semi mature formal avenue tree planting to circulation loop

Entrance through existing landscape buffer

Pedestrian entrance

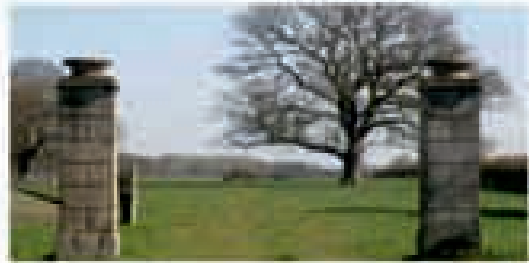
Feature open space

Pedestrian entrance



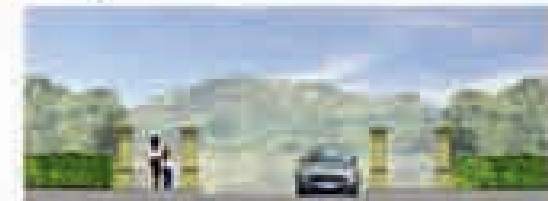
Existing views along South Road

Concept images for entrance gateway



Masonry detailing themes on entrance piers.

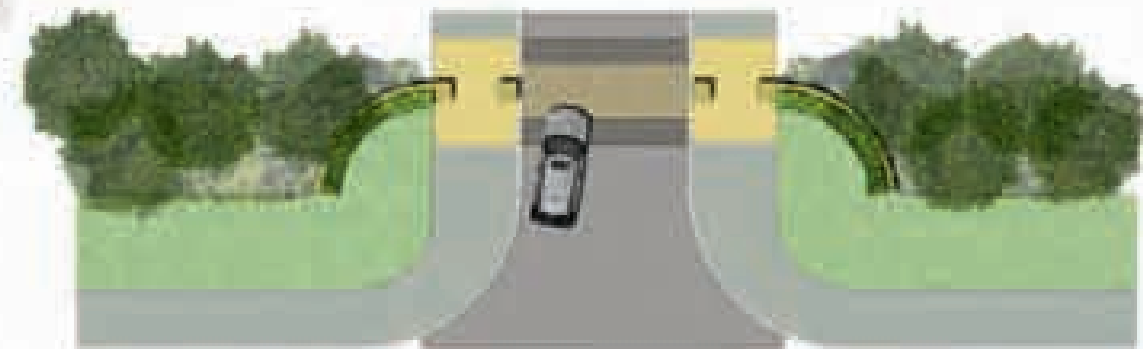
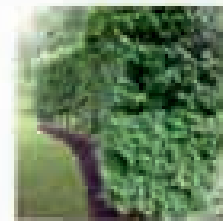
Design cues from existing building.



Initial design proposals for entrance gateway



Raised circular seating area and proposed tree



## Landscaping

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# Mount Oswald, Durham



Foul water drainage proposals



Surface water drainage proposals

## Drainage - Phase 1

