

# Bayswater

## Our vision for Bayswater

A beautiful, sustainable neighbourhood where people and nature can thrive, with the world-class city of Oxford and the countryside at its doorstep.



# Bayswater

**Our vision  
for Bayswater**

## **Bayswater will be Oxford's new sustainable neighbourhood – an important link to the wider county with extensive green space at its core.**

With beautiful, environmentally-focused homes available through a variety of tenures, Bayswater will be an ideal place to live for a diverse range of budgets, needs and aspirations. This will be a community with quality of life at its heart and nature on its doorstep.

## **Bayswater will provide great places for both people and nature.**

Homes will be located within an extensive landscape framework, comprising areas of publicly accessible green space, a variety of parkland areas and river meadows. Footpaths, cycleways and green leisure space will be provided for everyone to enjoy. We'll unlock the natural flow of Bayswater Brook, cultivating its biodiversity, protecting this important habitat, and reinvigorating the brook as a backdrop to the neighbourhood.



## **Bayswater will create and enhance important connections with the wider county, and will be designed for greener travel.**

We will put cycling and walking first, and regular bus services and new infrastructure that prioritises bus over car will make more sustainable travel the easiest option. We'll connect with Barton and Barton Park and improve cycle links into Oxford including the creation of a new foot and cycle bridge over the A40. Bayswater will be seamlessly connected with its closest neighbours and Oxford's vibrant city centre.

## **Under our long-term stewardship, Bayswater will be a proud addition to Oxford.**

Christ Church and Dorchester Residential Management are committed to providing much-needed homes that local people will be proud of, and unlocking plentiful green outdoor space for all to enjoy.

## **We're in this together.**

Your relationship with us starts now and continues beyond construction. From design right through to occupation and ongoing management, we are committed to creating and maintaining a community that will help Oxford to continue to thrive for future generations.



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## Making Bayswater a great place to live

These are the seven ways that we'll make sure our beautiful, sustainable neighbourhood in the heart of Oxfordshire works for the existing community and new generations to come.

- 1 Renewable and low carbon technologies
- 2 Protecting ecology and biodiversity
- 3 Creating homes for everyone
- 4 Cultivating a thriving community
- 5 Designing for greener travel
- 6 A long-term stewardship
- 7 Embodying excellent design and local heritage



## 1 Renewable and low carbon technologies

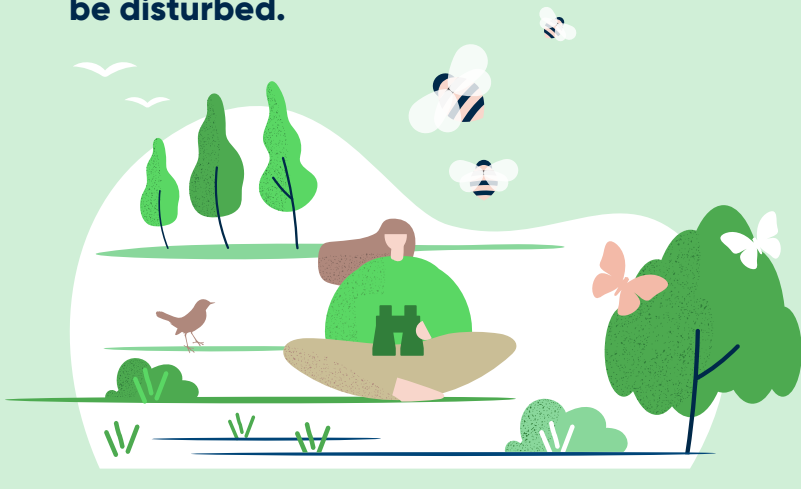
**Bayswater will offer attractive, sustainable homes built with high levels of insulation and renewable technologies, paving the way for a reduced carbon footprint with no on-site fossil fuels.**



- Bayswater homes will exceed the standards set by South Oxfordshire's Local Plan, meaning they'll be leading the way for greener living space amid the UK's transition to net-zero.
- From carbon offsetting during construction to on-site renewable energy and food production, every stage of Bayswater's development will be delivered with sustainability at its core.
- Bayswater will put cycling, walking and public transport routes first. When designing Bayswater's transport links, our priority is making sure people can access places nearby with more sustainable travel options.
- Bayswater will be a neighbourhood future-proofed for cleaner travel. The provision of electric vehicle (EV) and electric bike charging facilities and access to electric bus services across Bayswater will make the move to greener transport easier for longer journeys, too.
- From design, right through construction and ongoing management, we will be using renewable technologies and energy production on-site to help reduce our carbon footprint.

## 2 Protecting ecology and biodiversity

**Bayswater will work with its surrounding natural environment, not against it, and we're aiming to exceed the emerging legislation for ecological enhancement. We are locating the housing within an extensive landscape framework, comprising areas of publicly accessible green space, a variety of parkland areas and river meadows. All to encourage local people to be at one with nature. But we'll also ensure key natural areas are protected as sanctuaries for local wildlife that shouldn't be disturbed.**



- We are working to achieve a Building with Nature accreditation for the development – an industry-leading standard achieved by delivering high-quality green infrastructure.
- Our ecologists will cultivate a rich, biodiverse and resilient habitat for local wildlife. We'll start by unlocking Bayswater Brook's natural flow from the manmade culvert to create vibrant habitats and ecological systems with the brook at their centre.
- We will balance the need to protect the surrounding environment with making sure people can enjoy it. We will be creating extensive green spaces to encourage local people to enjoy nature and to protect key natural areas such as the nearby Site of Special Scientific Interest (SSSI) from excessive footfall.
- We will be carrying out a carefully considered programme of encouraging more naturalistic environments. Our ecologists will ensure local wildlife flourishes across the development, and that Bayswater supports habitats beyond its own boundaries.
- Biodiversity will be at the heart of the community. We are aiming to exceed the emerging legislation for ecological enhancement. This means making sure wildlife and habitats are left in a better condition than before the site was allocated.

## 3 Creating homes for everyone

**Our range of buying and rental options for beautiful homes, community spaces and focus on local people will make Bayswater a place where everyone has the opportunity to prosper and be part of a thriving community.**



- Our range of tenure options and careful consideration of community spaces and experience mean that Bayswater will be more than just a place to live.
- Bayswater will unlock the opportunity to live in a high-quality home or apartment for a range of budgets and aspirations, giving Oxfordshire much-needed housing to help the County thrive for generations to come.
- Half of our homes will be more financially accessible through social housing, rental options and shared ownership. That means around 190 homes available for social rent (the equivalent of council housing), 220 homes available through affordable rent schemes and 137 homes for shared ownership.
- We are working with South Oxfordshire District Council and Oxford City Council to ensure that affordable housing is allocated on a fair and equitable basis, taking into account local communities and workers.
- Our design will incorporate existing listed buildings at Wick Farm, offering attractive and flexible community amenities. We will breathe life into these spaces by providing new facilities to compliment those in Barton, such as a co-working hub, bike shop and an opportunity for a cafe/restaurant, meeting places and outside space.
- Our homes will reflect the shift to home working, with superfast broadband, a co-working communal hub and home office space to benefit working life as well as home life.
- A new primary school will support the existing and proposed community, strengthening education provision in the county.

## 4 Cultivating a thriving community

**Bayswater will provide a vibrant, healthy community where wellbeing and care for the environment are paramount. Thoughtfully-designed community amenities, green leisure space and integration with local support services will put community values at the heart of Bayswater.**



- Bayswater will cultivate a neighbourhood with wellbeing at its core, and one that makes people excited for the future and reassured that they are at home in a supportive community.
- Homes and where they're located are important to improving our health and wellbeing, and this is something that we'll prioritise in our design of Bayswater.
- Incorporating assisted living into our plans will ensure all generations have a place to live at Bayswater.
- An extensive green park will sit at the heart of this new neighbourhood. Bayswater Park will be on the doorstep of every Bayswater home for residents to easily access and enjoy the great outdoors.
- The park will be easily accessible for neighbouring communities too, unlocking new recreational space and walking routes in the Oxfordshire countryside for the wider community.
- Making outdoor leisure more accessible is a priority for us. New play areas and sports facilities will be designed into the development and these places will also be accessible to Barton and Barton Park residents.
- We'll provide allotment space and an orchard where residents can grow their own produce. Access to community resources like this put healthier living at the heart of Bayswater.
- We will work with existing local organisations to ensure the social infrastructure is at the heart of Bayswater, and that the people who live here have access to the services and community initiatives they need to thrive.

## 5 Designing for greener travel

**At Bayswater, connectivity is key. Bayswater will be designed to make greener travel the preferred option, and future-proofed to support emerging sustainable technologies. We will put cycling and walking first, together with provision for regular bus services and bus priority measures. We will encourage greener travel at every step, providing electric bike and Electric Vehicle (EV) charging facilities.**



- At Bayswater connectivity with the natural environment and with the surrounding area is key. This will be a more environmentally-friendly and well-connected community.
- Travelling by bus will be made quicker and easier for all. Our ambition is to create a new bus lane on the A40 and bus accesses so that people can reach places with ease on regular, consistent public transport services. Encouraging the use of public transport by providing better (and faster) services will encourage more sustainable travel, too.
- We want to make it easier for Bayswater residents to enjoy the city as well as explore neighbouring communities and the surrounding countryside. Bayswater will enhance access to Oxford's city centre and other key destinations, by integrating with and improving existing cycle and bus routes, as well as providing new routes.
- Our community and public spaces will be easy to access for Bayswater residents, and also accessible to those living nearby. Our sustainable, accessible approach to transport links will provide a boost to local economies, increasing footfall for nearby businesses in Barton and Headington.
- We want to make shorter journeys and greener travel the natural choice for local people. We'll do this by ensuring local facilities are accessible by foot and bicycle, and by building in provision for home working and leisure options.



## 6 A long-term stewardship

**Under our stewardship, Bayswater will be a place that works for local people. We want the community to be involved in Bayswater's journey from vision to reality and will be establishing a group of community representatives to help us do just that. Christ Church and Dorchester Residential Management are committed to meeting local needs before, during and beyond construction and occupation of our homes.**

- This new community will be delivered by a long-term partnership between landowner Christ Church and developer Dorchester Residential Management, who will be at the heart of delivering the development from start to finish.
- This is more than a developer-landowner relationship – it's a joint stewardship. Together, we're truly invested in making sure Bayswater is a place that works for local people now, and into the future. Your relationship with us starts now and continues beyond construction.
- We want the community to be part of Bayswater's journey to obtaining planning permission and beyond, as we begin development. It's important that this neighbourhood provides the amenity, housing options and environmental standards that local people deserve and expect.
- We are establishing a Community Liaison Group to ensure those representing the community organisations that make this such a great part of the world are closely involved in ensuring Bayswater plays a positive role.
- We want to hear what people think of our ideas and we want to hear their ideas too. Bayswater will work for local people because local people will have been part of creating it.
- We want to create a place which Oxfordshire is proud of in the future.



## 7 Embodying excellent design and local heritage

**Good isn't enough. Bayswater will be a great place to live. The rich cultural heritage of Oxford and the beauty of its surrounding countryside will inform Bayswater's design, making for a place that celebrates the area with homes and a community to be proud of. We will be embracing the existing character of the area, restoring the listed buildings at Wick Farm and ensuring they integrate harmoniously with our new buildings.**



- We're passionate about providing quality and enhancing the lives of future residents with thought and attention to every detail.
- Oxford's rich heritage, both town and country, will inspire a sense of place at Bayswater that people can connect with and be proud of.
- We're passionate about creating a beautiful place at Bayswater and will instill every element with bespoke design, for a place that people are proud to call home. Design review panels and architectural design competitions will help us meet these high standards.
- Community building and placemaking will always be at the forefront for us; we plan to create homes and a neighbourhood – not just houses and streets.
- Our design team will continually review best practice to ensure we hold ourselves to the highest standard in our placemaking ambitions. We will incorporate best-practice design codes such as Building for a Healthy Life standards and deliver biodiverse, high quality green space by achieving industry-leading Building with Nature accreditation.

# Bayswater

Our vision  
for Bayswater



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