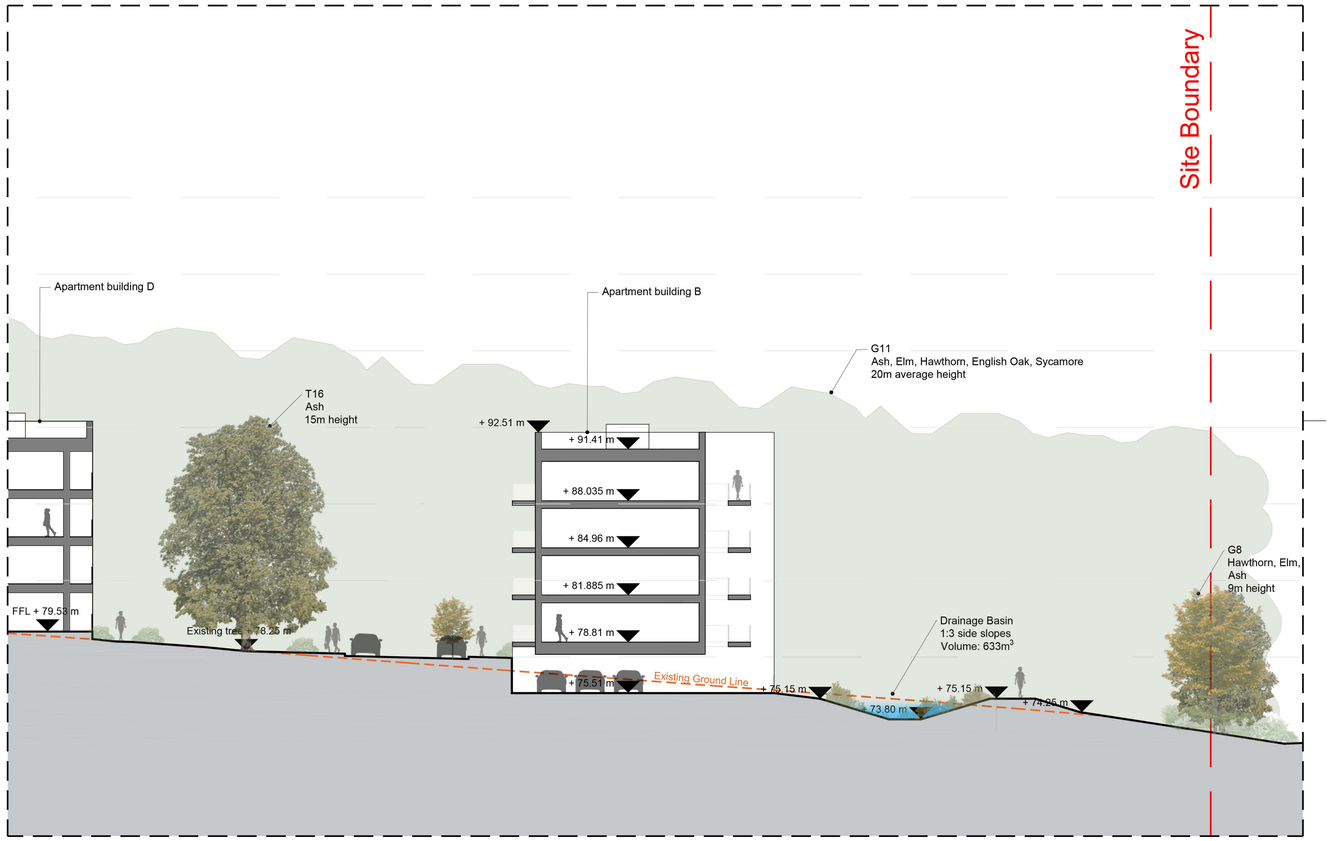
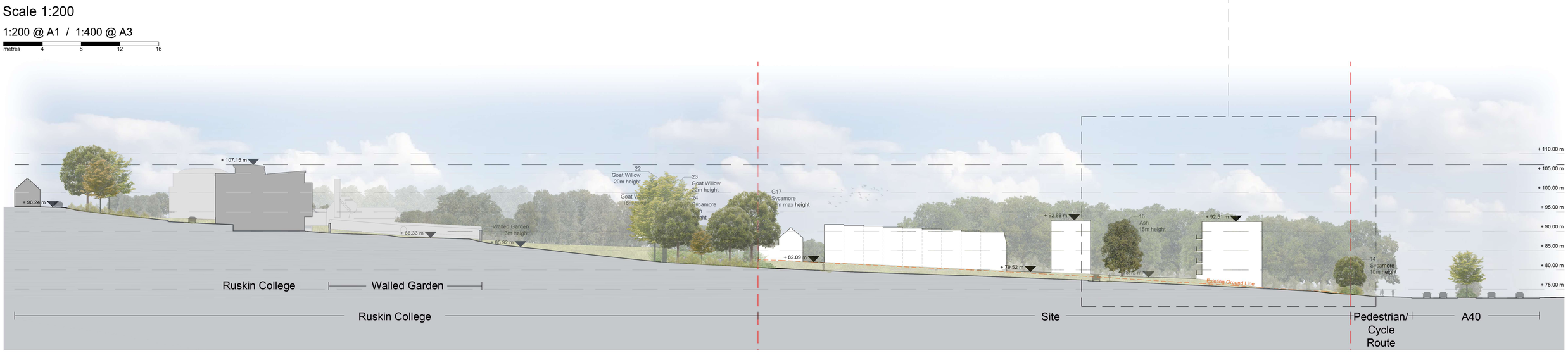


Illustrative Site Section CC - through Main Street and undercroft parking

Scale 1:200

1:200 @ A1 / 1:400 @ A3

metres 4 8 12 16



Illustrative Site Section DD - through Ruskin College, the Site and A40

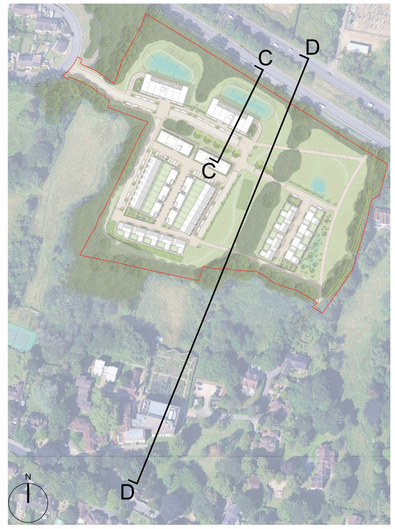
Scale 1:500

1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Key Plan

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Client's Name: Welbeck Land

Job Title: Ruskin Fields, Oxford

Drawing Title: Proposed Site Sections CC DD

Scale: SCALE VARIES

Drawn	Checked	Date
LG	DP	10.11.26

Job No	Drawing No	Rev
7776	SK07	P01

Status: PRELIMINARY

Rev	Date	Revision Details	Dr	Ch

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CAD Plot date: 10/11/2026 - 11:51:07

7776 - section.dwg

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Accommodation Schedule

Project: Ruskin Fields
Document Name 7776-SA01

version C3

Revision	Status	Date	Author	Checker
P02	Preliminary	26.10.26	DP	AK
P01	Preliminary	22.09.26	DP	AK

MARKET

Type	GIA (sqm)	Quantity	Percentage Mix	Market Floor area (sqm)
1B flat type 1 (deck access)	52	14	28.3%	728
1B flat type 2	50	3		150
2B4P flat type1 (deck access)	74	6	23.3%	444
2B3P flat	61	4		244
2B3P FOG	61			0
2B4P flat type 2	70	4		280
3B4P flat (deck access)	74		38.3%	0
3B6P townhouse	115	14		1,610
3B6P courtyard house	112	9		1,008
4B7P townhouse	125	2	10.0%	250
4B8P courtyard house	140	4		560
TOTALS:		60		5,274

AFFORDABLE

Type	GIA (sqm)	Quantity	Percentage Mix	Affordable Floor area (sqm)
1B flat type 1 (deck access)	52	16	45.0%	832
1B flat type 2	50	2		100
2B4P flat type1 (deck access)	74			0
2B3P flat	61	3	32.5%	183
2B3P FOG	61	6		366
2B4P flat type 2	70	4		280
3B4P flat (deck access)	74	7		518
3B6P townhouse	115		17.5%	0
3B6P courtyard house	112			0
4B7P townhouse	125	2	5.0%	250
4B8P courtyard house	140			0
TOTALS:		40		2,529

Total Market	60	60%
Total Affordable	40	40%
Total Dwellings	100	

Site Area (Ha)	3.675	
Residential Development (Ha)	1.444	39.3% (Inclusive of all buildings, roads, parking areas and pocket green spaces. Excludes Green infrastructure, public open space, footpaths, cycle paths, drainage features, existing trees and vegetation)

Gross Density (dph)	27.2
Net Density (dph)	69.3



CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

CHARACTER AREAS - defined by street typology

- A. Main Street - A wide tree-lined boulevard with apartments to create a sense of arrival
- B. Secondary Street - Terraces addressing green open space to create well-defined edges
- C. Mews - Flats over garages contribute towards a low-visibility parking strategy
- D. Lanes - Low scale housing at sensitive edges

KEY

1. Vehicular access from Foxwell Drive.
2. Higher-density development — 4-storey apartments with undercroft parking, forming a linear noise barrier to the A40. Deck access enables south-facing living spaces.
3. SuDS basin.
4. Existing tree T16 retained with development structured around the established field pattern.
5. New park with large trees, creating a green link across field.
6. Higher density development — 3-4 storey apartments stepping down towards open space.
7. Medium-density development — 2-storey flats over garages, concealing parking for surrounding homes.
8. Medium-density development — 2.5-storey townhouses defining the edge of adjacent green open space.
9. Existing boundaries retained outside private gardens for maintenance and safeguarding.
10. Buffer to veteran trees and priority woodland habitat.
11. Bank with planted gabion wall to accommodate the level change.
12. Lower-density development — 2-storey courtyard housing with inward- and outward-facing aspects.
13. Public open space and ecology mitigation.
14. Walled gardens with community allotments and growing spaces.
15. 'High Wall' edge — a continuous wall incorporating built form, windows and doors reflecting Conservation Area character and framing open space from the key Stoke Place viewpoint.
16. Shallow planted SuDS basin, 0.5 m deep.
17. New pedestrian and cycle connection to Stoke Place, with potential widening of its southern section to improve safety.
18. New pedestrian / cycle connection to the A40 path.
19. 'Pinch Point' — narrow lane entrance reflecting Conservation Area character.
20. Provision for potential future vehicular access to Ruskin College land.
21. New cycle/footpath using existing opening between fields

Rev	Date	Revision Details	Dr	Ch
P01	26.10.26	First Issue	DP	AK

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Client's Name
Welbeck Land

Job Title
Ruskin Fields

Drawing Title
Illustrative Masterplan

Scale
1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40 50

Drawn	Checked	Date
DP	AK	22.10.26

Job No	Drawing No	Rev
7776	SK20	P01

Status
PRELIMINARY

CAD Plot date: 30/10/2026 - 09:15:26 7776 - site layout - proposed.dwg

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CDM 2015 Health & Safety Information

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Key:

- Planning Application Boundary

Landscape:

- Green Infrastructure - Public Open Space and ecology mitigation
- Existing trees
- Existing vegetation
- Community allotments and growing spaces
- Locally Equipped Area of Play (LEAP)
- Existing drainage ditch
- New SuDS basins

Movement:

- Primary active travel movement route - cycling and walking
- Movement Node - key junction
- Primary Street
- Secondary Street
- Tertiary Street
- Existing Public Right of Way (Shared cycle and footpath)

Built Form:

- Indicative building frontage
- Key building frontage - focal point
- Development parcel

Minimum Density (dwellings per hectare):

- Lowest Density 30 dph
- Low Density 35 dph
- Medium Density 55 dph
- Highest Density 100 dph

Layout Features:

1. Vehicular access from Foxwell Drive.
2. Higher-density development — apartments forming a linear noise barrier to the A40
3. Existing tree T16 retained with development structured around the established field pattern.
4. New park with large trees, creating a green link across the field.
5. Higher density development — apartments framing arrival route and public open space.
6. Medium-density development — houses defining the edge of adjacent green open space.
7. Existing boundaries retained outside private gardens for maintenance and safeguarding.
8. Buffer to veteran trees and priority woodland habitat.
9. Lower-density development — housing with inward and outward-facing aspects.
10. New pedestrian and cycle connection to Stoke Place, with potential widening of its southern section to improve safety.
11. New pedestrian / cycle connection to the A40 path.
12. Provision for potential future vehicular access to Ruskin College land.

Rev	Date	Revision Details	Dr	Ch
P01	10.11.26	First Issue	DP	AK

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Client's Name
Welbeck Land

Job Title
Ruskin Fields

Drawing Title
Urban Design Framework

Scale
1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40 50

Drawn	Checked	Date
DP	AK	09.11.26

Job No	Drawing No	Rev
7776	SK23	P01

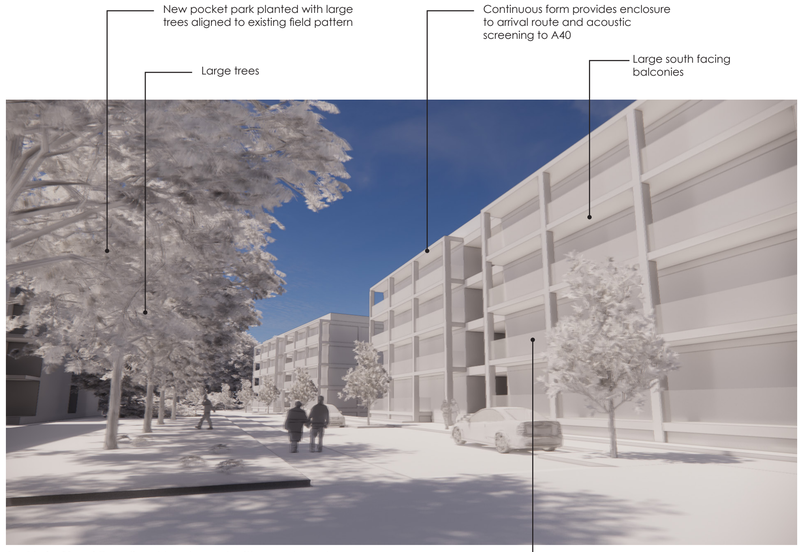
Status
PRELIMINARY

CAD Plot date: 10/11/2026 - 12:57:24 7776 - site layout - parameters.dwg

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1 - Main Street Tree-lined boulevard with apartments



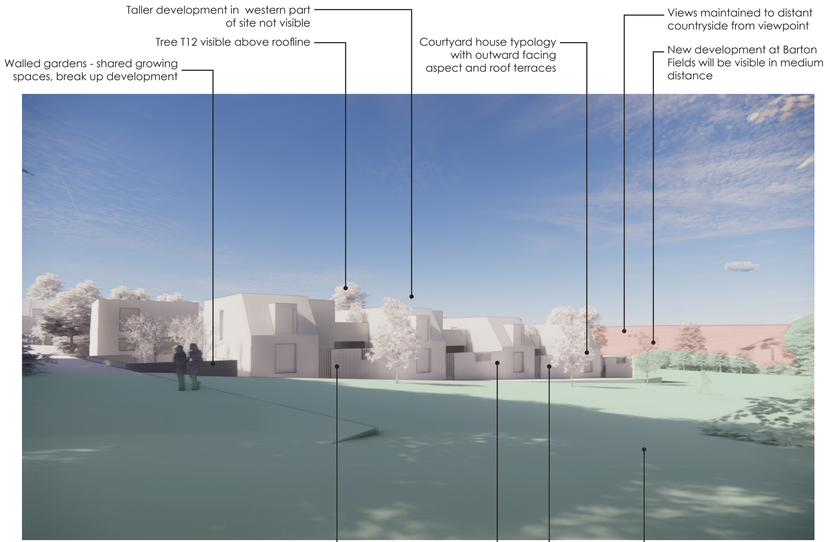
2 - Secondary Streets Terraces addressing green open space



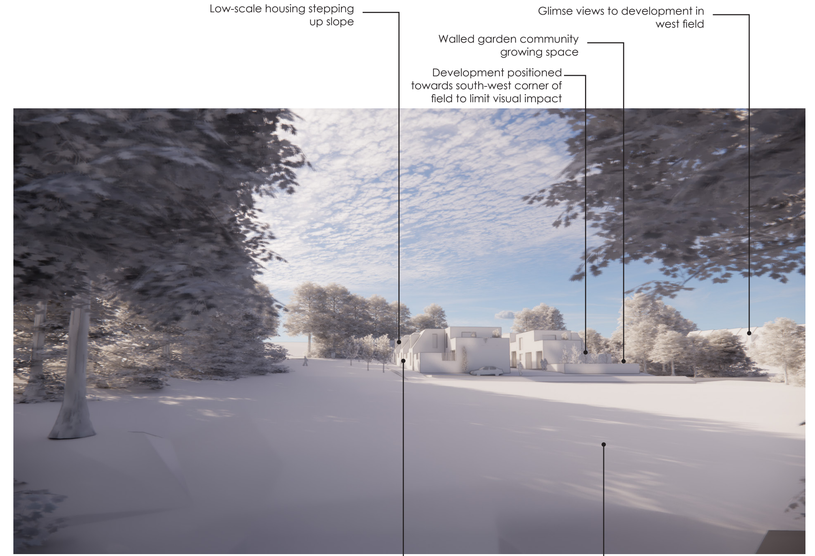
3 - Mews Flats over garages to hide parking



4 - Lanes Low-scale housing at sensitive edges



5 - HeritageView Line Stoke Place looking north



6 - HeritageView Line A40 footpath looking south



Location key

Note:

Site ground levels taken from 3D topographical survey. Existing tree positions and heights taken from Tree survey. Surrounding wider landscape context shown for illustrative purposes and taken from Google Earth LIDAR, typically accurate to 1-3m.

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Client's Name: Welbeck Land

Job Title: Ruskin Fields, Oxford

Drawing Title: Illustrative Massing Model Images

Scale: NOT TO SCALE

Drawn	Checked	Date
LG	DP	10.11.26

Job No	Drawing No	Rev
7776	SK30	P01

Status: PRELIMINARY

Rev	Date	Revision Details	Dr	Ch

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