

Fewcott Road, Fritwell, Oxfordshire

Design Statement DS.03

January 2021



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Overview

This Design Statement has been prepared on behalf on CALA Homes (Chiltern) Ltd, for a Reserved Matters Application for 28 no. dwellings on land south of Fewcott Road, Fritwell pursuant to the documents of the Outline Application ref. 19/00616/OUT.

This document should be read in conjunction with all design information and technical reports submitted as part of this application.



Illustrative 3D View



Fritwell and Site Location

Purpose of Document

The key purpose of this statement is to explain the site evaluation and design process which has led to the vision and application proposals.

This Design Statement has been informed by, amongst other things, the revised NPPF (July 2018). The revised NPPF acknowledges that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

In accordance with the above guidance and the Town and Country Planning (Development Management Procedure) (England) Order 2012, this Design Statement provides information on: Use, Amount, Layout, Scale, Landscaping and Appearance.

Document Structure

This document demonstrates the steps taken to appraise the context of the scheme and how the design of the development takes that context into account. This Design Statement comprises of the following sections:

- 1. Introduction:**
Sets out the development proposals, vision and purpose of the Design Statement. Explains compliance with the Outline Application.
- 2. Assessment**
Considers the full context including physical, social and economic characteristics of the site and its surroundings.
- 3. Evaluation:**
Identifies the constraints and opportunities of the site and its surroundings and sets out the key urban design principles.
- 4. Design:**
Identifies and explains the use, layout, scale, landscaping and appearance of the scheme.
- 5. Conclusion:**
Summary of the development proposals.



Village Location within Wider Context

Vision Statement

“To create a high quality landscape led development which preserves and makes efficient use of the land, character and setting of Fritwell which follows on principles established at Outline Application stages”.

Objectives:

- To create a high quality & attractive development.
- To place a high emphasis on creating legible spaces with character and a strong sense of place.
- To create a built environment that reflects the geographical location and is sympathetic to the local environment.
- To create a safe and secure environment.
- To create a permeable layout for ease of movement and good links between the site and surrounding area.
- To respect and enhance the existing landscape framework.
- To comply with national and local government guidelines.



St. Olave's Church



Fewcott View



Fritwell Village Green and Manor



East Street

Outline Application Compliance

The Reserved Matters (RM) application has been based on Outline Application approval ref. 19/00616/OUT, and the submission accords with the following conditions in the above application:

NO.	CONDITION		COMPLIANCE
1	Condition 1	No development shall commence until full details of the layout (including the layout of the internal access roads and footpaths), scale, appearance, and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.	✓
2	Condition 6	As part of the reserved matters the proposal shall include the provision of at least 2 bungalows which shall be constructed to meet the Building Regulations M4(2) standards for accessible and adaptable homes. The dwellings shall be provided on site to accord with this standard and shall be retained as such thereafter.	✓
3	Condition 7	Prior to the submission of any reserved matters and prior to the commencement of development a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and has been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.	✓
4	Condition 11	As part of any reserved matters for layout and prior to the development commencing detailed designs of the proposed surface water drainage scheme including details of implementation, maintenance and management shall be submitted to and approved in writing by the local planning authority.	✓
5	Condition 13	As part of the reserved matters for layout, full details of the proposed new connection to the public footpath adjacent to the southern boundary of the site shall be submitted and approved in writing by the local planning authority. The connection shall be provided in accordance with the approved details in accordance with a timetable to be first submitted and approved in writing by the Local Planning Authority prior to any works above slab level on any of the dwellings hereby permitted.	✓
6	Condition 17	Prior to the commencement of the development hereby approved including any demolition, and any works of site clearance, and as part of any reserved matters for layout and landscaping, a method statement and scheme for enhancing biodiversity on site such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.	✓

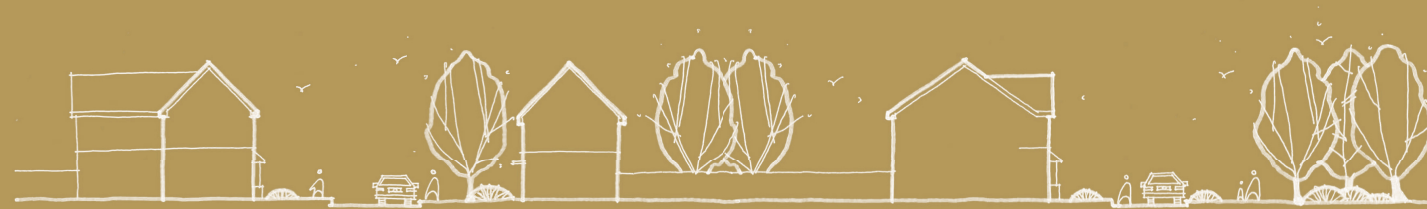
Assessment and Evaluation

2.0 Assessment

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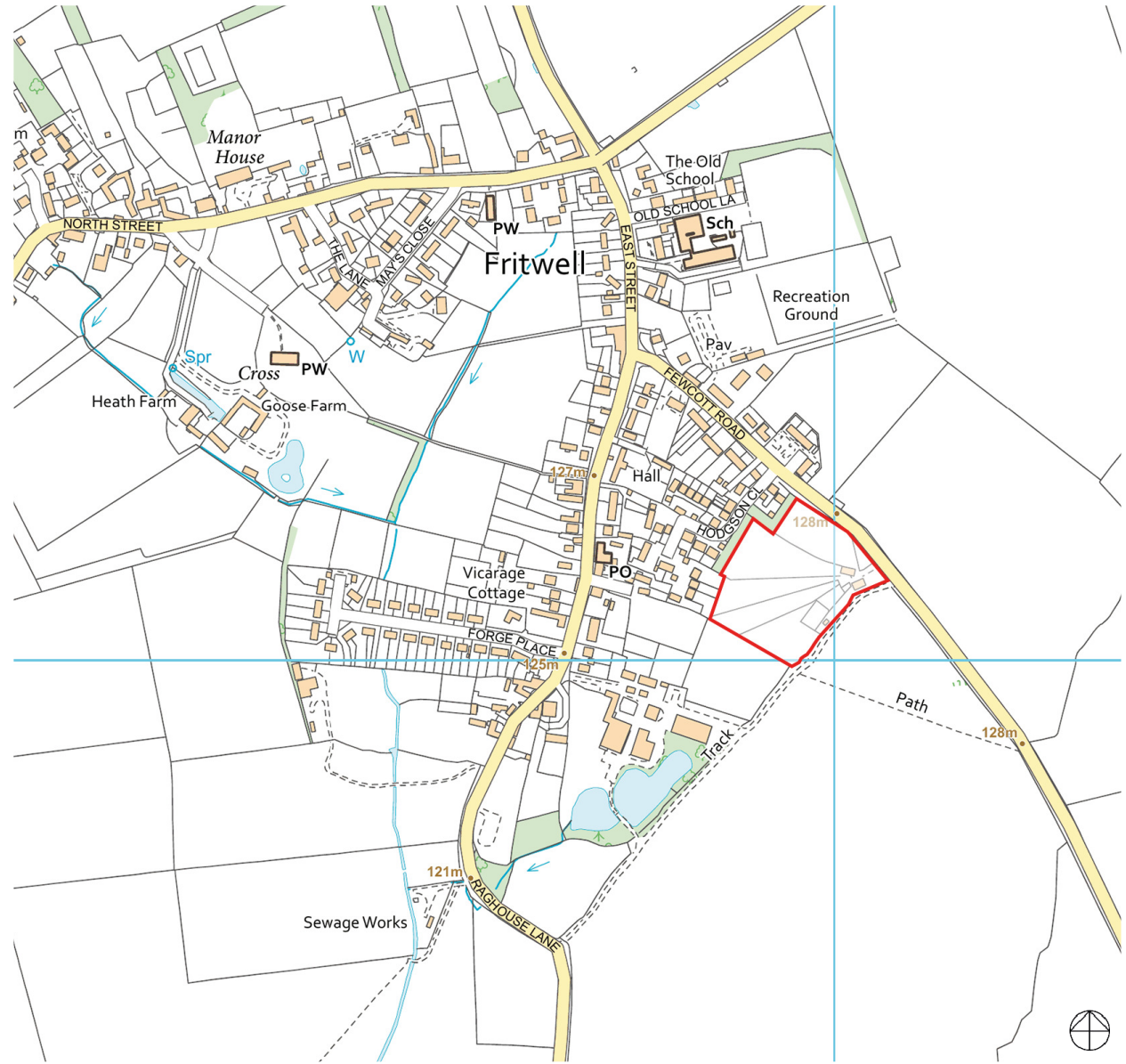


Location and Surroundings

Fritwell lies between the two market towns of Banbury (to the North West) and Bicester (to the South East) approximately 3 miles from junction 10 of the M40 motorway.

Fritwell is situated on the Upper Heyford Plateau and lies on a band of White Limestone. The geology is clearly reflected in the more historical parts of the village with a large number of well preserved 17th Century houses.

Fritwell is generally surrounded by gently rolling agricultural fields of various sizes and very limited woodland. Most of Fritwell lies within the Conservation Area, particularly the parts of the village focussed around North Street and East Street. Modern development is limited and restricted to the outer boundaries of the settlement.



Fritwell Street and Context Plan