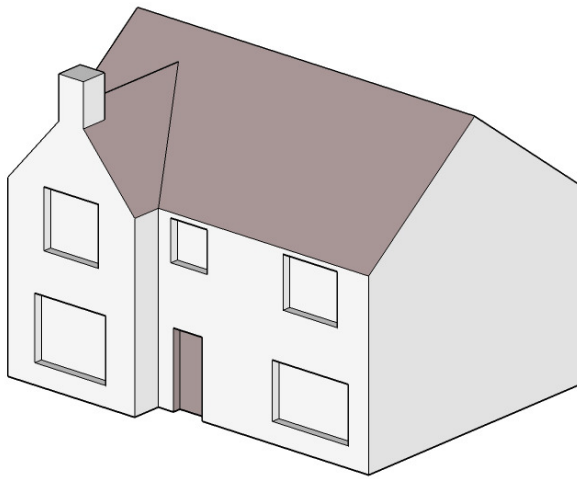
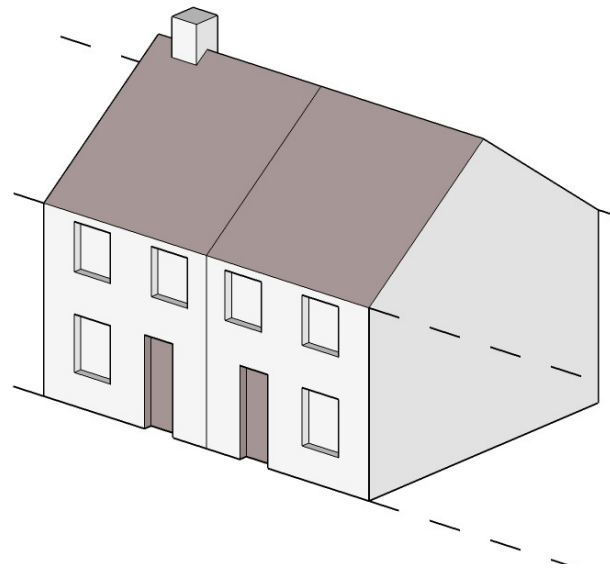


## Building Typologies in Fritwell



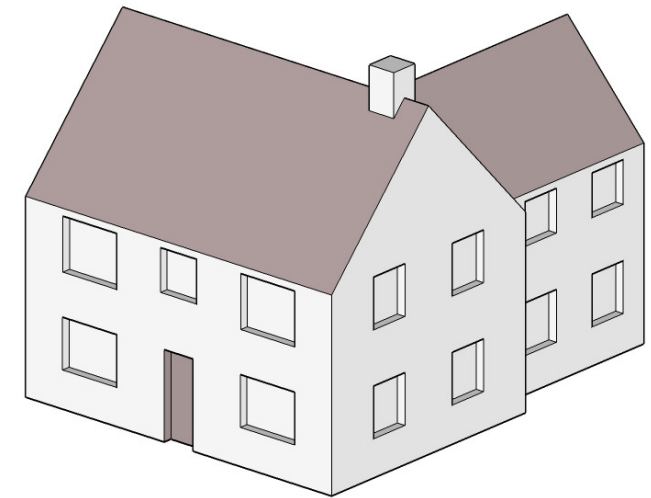
Wide frontage, projecting gable, detached

- Simple facade with projecting gable
- Up to 2.5 storeys in height
- Large set back from public realm
- Grass verges, planting and limestone rubble boundary walls
- Wide frontage
- Detached
- Slate or clay tile roofs
- Limestone rubble, buff brick or replica rubble stone with brick chimney stack



Narrow frontage, deep plan, terraced/semi-detached

- Simple facade with cottage vernacular
- Mostly 2 storey, with occasional half storeys
- Linked to form terrace or semi-detached pair
- Simple pitched roof, mostly slate or clay tile
- Limestone rubble, buff brick or red brick with brick chimney stack
- Bay parking to front of dwelling, offset from street



Wide frontage, L-shaped plan, detached

- Simple facade with symmetrical cottage vernacular
- Mostly 2 storey
- L-shaped plan with dual aspect
- Wide frontage
- Large set back from street
- Grass verges, planting and boundary walls to public realm
- Limestone rubble or brick with brick chimney stacks
- Slate, thatch or clay tile roofs

# Analysis | Contemporary Development

Contributing to the varied character of the village are a number of more recent 20th and 21st century developments. These are mostly concentrated along Fewcott Road, and in cul-de-sacs leading off from North Street and East Street.

Contemporary development in Fritwell is generally built from materials sympathetic to the historical vernacular, with buff brick, render and reconstituted stone.



Fewcott Road



North Street



East Street



Fewcott View



Hodgson Close

## Analysis | Contemporary Development



1) Hodgson Close

- 23 dwellings/Hectare
- Mix of detached, semi-detached and terraced dwellings
- Detached dwellings with gable projection
- 2 storey development
- Generous front gardens
- Garages split up the streetscene
- Buff brick and imitation stone sympathetic to the local vernacular
- Boundary walls and hedgerow planting to public realm



2) Fewcott View

- 35 dwellings/Hectare
- Semi-detached and terraced dwellings
- Narrow frontage, deep plan with small private gardens
- Predominantly 2.5 storey development, with some 2 storey dwellings
- Courtyard parking
- Small front gardens and defensible space
- Railings and hedgerow boundary to public realm



3) North Street

- 16 dwellings/Hectare
- Large detached properties with generous amenity
- Wide frontage, narrow plan with private garages
- 2 storey
- Cul-de-sac development
- Railings and hedgerow boundary to public realm
- Buff brick with red brick details and slate roofs

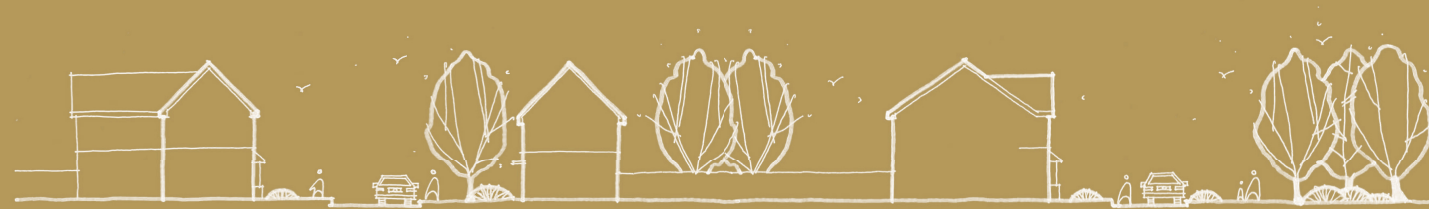


# Design

---

## 4.0 Design

Design Concept .....	Page 19
Design Evolution .....	Page 20
Proposed Site Layout.....	Page 22
Housing Mix and Tenure.....	Page 23
Scale.....	Page 24
Access and Movement Strategy.....	Page 25
External Materials .....	Page 27
Street Scenes.....	Page 28
Figure Ground Plan.....	Page 29
Illustrative 3D Views.....	Page 30



# Design Concept

Following analysis and evaluation of the site constraints and opportunities, it was possible to form a design response to this information. The adjacent diagram outlines the scheme concept with regard to placemaking and urban design.

## CONCEPT PLAN

-  FEWCOTT ROAD
-  CONSERVATION AREA
-  EXISTING TREES AND HEDGEROW
-  ADJACENT HOUSES
-  FOOTPATH LINK TO VILLAGE CENTRE
-  PRIMARY PEDESTRIAN/VEHICULAR ACCESS
-  SECONDARY PEDESTRIAN/VEHICULAR ACCESS
-  NEW BUILT FORM
-  KEY BUILDINGS
-  ACTIVE FRONTAGE
-  REAR GARDENS
-  OPEN SPACE
-  RETAINED Paddock
-  LINK TO THE PUBLIC FOOTPATH



## Design Evolution

Outline Application Illustrative Site Layout (October 2019)



Reserved Matters Application Proposed Site Layout (January 2021)



The Reserved Matters Application proposal follows the Outline Application approach, takes into account comments and conditions set out in the Committee Report and is a result of extensive discussion and involvement from Cherwell District Council and Fritwell Parish Council.

Key design principles:

- The proposal comprises 28 units: 18 market dwellings and 10 affordable dwellings. Detailed mix and tenure is listed on page 23 and complies with the conditions set in the Committee Report issued in December 2019.
- Site access is provided on the north boundary and moved closer to the village compared to the earlier proposals.
- There are two bungalows designed on the site, and all the other houses are 2 storey. The detailed proposal of the scale of the buildings is shown on page 24. Bungalows were previously designed as 3 bedroom and now are changed to 2 bedroom units.
- Plot 1 has been improved and designed with a double active frontage which works better as a corner turner than previously. All the dwellings along the northern boundary provide strong, direct frontage to Fewcott Road.
- High quality palette of the external materials is proposed: elevations of 19 houses are designed in reconstituted stone and 9 houses in brick.
- The footpath link to the existing Public Footpath is provided to the south of the site.
- Boundary treatment is carefully considered and involves feature reconstituted stone walls and buff brick walls.
- Public open space is increased in size and provided to the centre of the development and also as a landscape buffers to the north and east of the site.
- Land to the south is retained as paddock.



Illustrative Site Massing and Context