

Fewcott Road, Fritwell, Oxfordshire

Design and Access Statement Addendum DS.02 Rev A

October 2019

Outline Application for up to 28 dwellings and associated access.

Following consultation with Cherwell District Council and Fritwell Parish Council, revisions to the development proposals have been made.

Outline planning permission is subsequently sought for a reduced scale of residential development of up to 28 no. dwellings and associated access on land south of Fewcott Road, Fritwell.

This addendum to the Design and Access Statement presents the revised Site Layout Plan and sets out a detailed character and grain analysis which has informed the design development.

This document has been prepared on behalf of CALA Homes (Chiltern) Ltd and should be read in conjunction with all design information and technical reports submitted as part of this application.



Illustrative Sketch of Potential Development Edge










Fritwell and Site Location

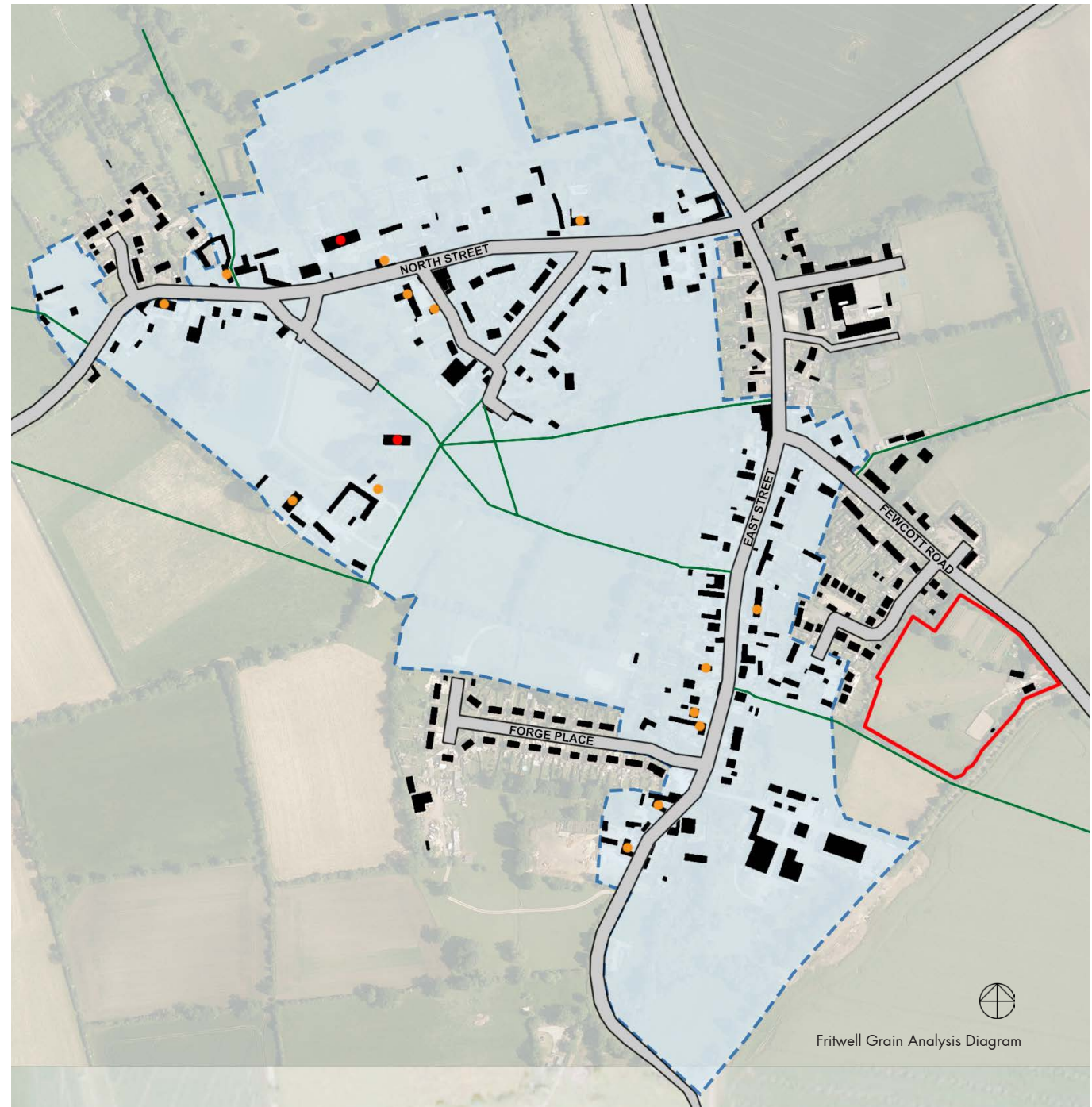
Fritwell | Grain Analysis

The following pages identify and analyse the key characteristics of Fritwell, providing evidence and guidance to the density, form and composition of new development in the village.

Reference has also been taken from both Mid Cherwell Neighbourhood Plan (2018-2031) and Cherwell Residential Design SPD (Adopted July 2018).

The analysis on the following pages has informed the design process and development of the Site Layout Plan, which is set out at the end of this document.

KEY:	
Building	
Road	
Public Right of Way	
Conservation Area	
Grade II* Listed Building	
Grade II Listed Building	
Application Site Boundary	



Analysis | Historical Fritwell



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The historic layout of the village remains largely intact, with development concentrated along the two axis of North Street and East Street.

While the village today has a varied character, much of the surviving 17th century housing can be seen along both North Street and East Street and characterises the village vernacular.

The historic 17th and 18th century development in the village, all of which sits within the Conservation Area, are mostly built from limestone rubble with a limited use of facing brick. Roofs are predominantly slate.

Many of the larger historic properties are set back some distance and limestone rubble stone walls define boundaries along both North Street and East Street.

Historic lanes, footpaths and public rights of way provide connection through and around the village.

Grass verges and planting in front gardens also contribute to a strong rural streetscape.



Fritwell Manor



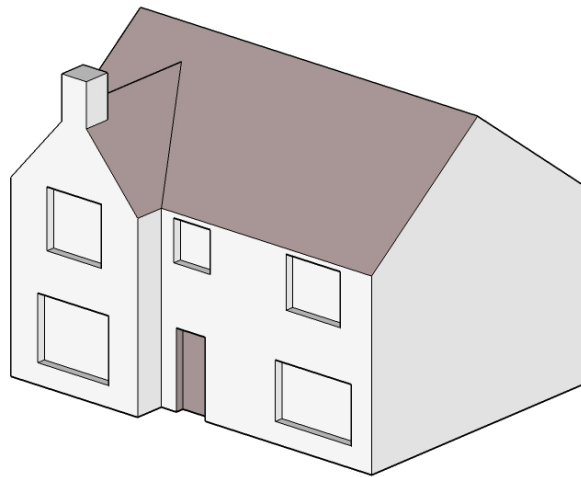
Fritwell Village Green and Manor Farmhouse



Fritwell Manor Farmhouse

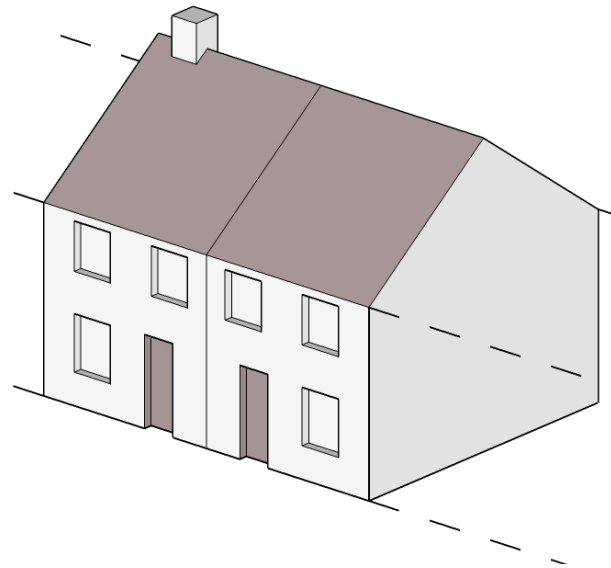


39 - 41 East Street



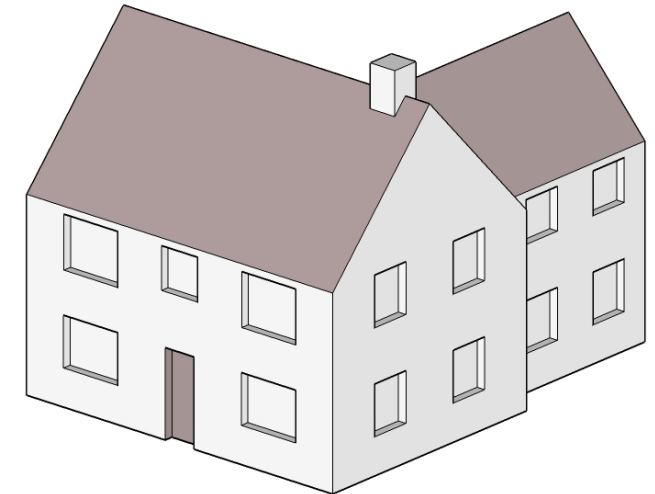
Wide frontage, projecting gable, detached

- 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 imitation stone cladding predominantly used.



Fewcott Road



North Street



East Street



Fewcott View



Hodgson Close



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

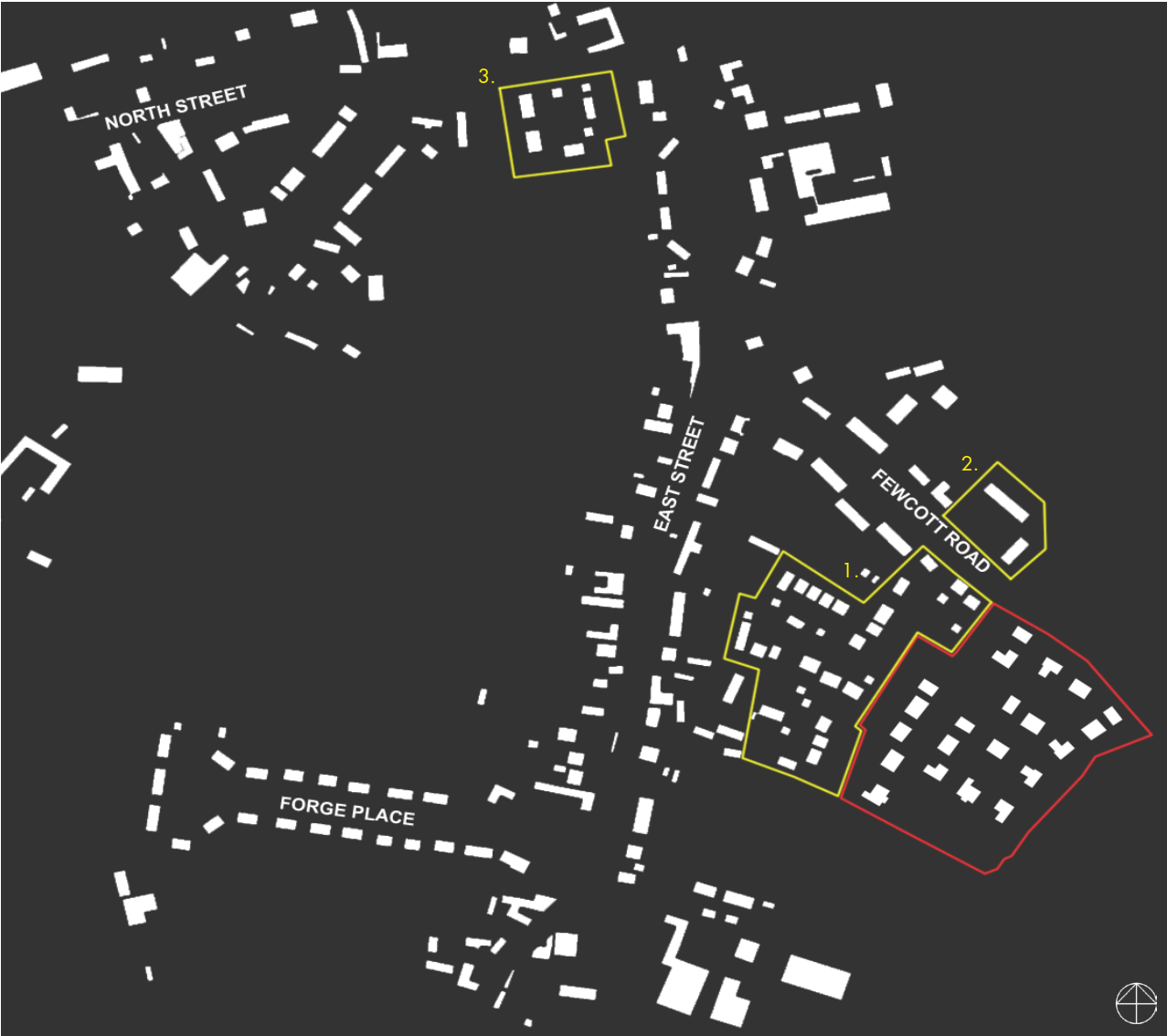
- 35 dwellings/Hectare
- Semi-detached and terraced dwellings
- Narrow frontage, deep plan with small private gardens
- Predominantly 2.5 storey development, with some 2 storey dwellings
- Courtyard parking
- Small front gardens and defensible space
- Railings and hedgerow boundary to public realm



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

Figure Ground Plan - Revised Layout



Fritwell proposed figure ground map

Use and Amount



As a result of extensive discussion and involvement from Cherwell District Council and Fritwell Parish Council, Outline permission is sought for reduced development of up to 28 no. dwellings and associated access.

Following the detailed character analysis outlined in this document, development is proposed at a density of approximately 18 dwellings/hectare, as illustrated in the Figure Ground Plan on this page.

While all proposals are set forward indicatively, with all matters reserved except for access, the revised Site Layout Plan adjacent aims to illustrate potential development as described in terms of number of dwellings (density) and access.

These proposals set out to provide clarity and certainty on how the scheme could come forward in a detailed application.

KEY:

- Application Site Boundary 
- Recent development (as analysed on pg 08) 

Revised Site Layout Plan

Key Design Amends

Following consultation with Cherwell District Council and Fritwell Parish Council, a series of key revisions to the submission proposals have been made. These are summarised below:

- Scale of development reduced to 'up to 28 dwellings and associated access'
- Site access moved closer to village
- Dwellings updated along northern boundary to provide strong, direct frontage to Fewcott Road
- Boundary treatments indicated and enhanced with feature stone walls and additional planting
- Provision of onsite open space increased to comply with policy requirements
- Additional planting provided to screen sensitive views to site North, East and South
- Land for paddock use provided to south of site and Plot 11 moved away from site boundary. Southern edge enhanced with additional planting and boundary detailing to Plot 11
- Footpath connection provided through site along eastern boundary
- Dwelling typologies updated following area analysis - to also include the removal of hipped roofs and introduction of chimneys





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