

Public Exhibition for proposals at Manor Farm, Drayton

01 Introduction

Welcome to the public exhibition for proposals at Manor Farm

Manor Farm is an agricultural site at the heart of Drayton approximately 2.5 miles south of Abingdon and 10 Miles south of Oxford. The site is bounded by Abingdon Road, Henleys Lane and Gravel Lane and being at the centre of Drayton is within close proximity to all of the local amenities.

Manor Farm is in a highly sensitive area rich with historic architecture and aesthetic green landscape which offers many design cues that should be incorporated into the design proposal for the site.

Drawing on the elements that give Drayton its sense of place and recognising the opportunities and constraints of the site will ensure a development that benefits the local community and reinforces the character of Drayton.



The vision for Manor Farm and the rest of Drayton

The emerging Drayton Neighborhood Plan identifies the site as a potential new village centre providing housing and a village green with the vision to accommodate various community events. Together with providing new high quality housing and sensitive treatment to the landscape this development can create...

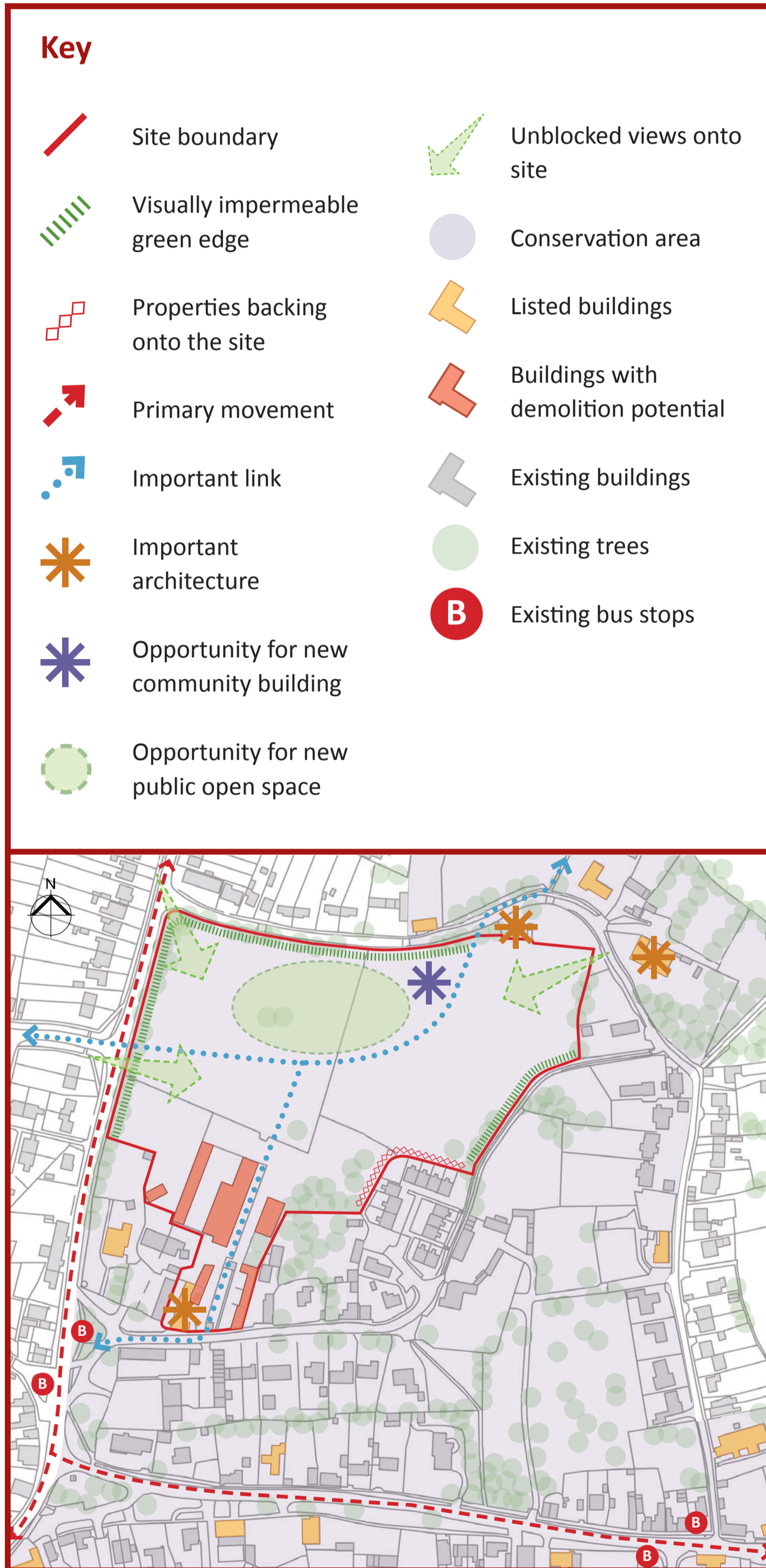
“A centre around a new village green at the heart of the village that acts as a focal point for village activity and brings the two distinct halves of the village together” (Drayton 2020)



- Where possible reflect and respect architectural detailing and form which makes up a strong part of Drayton’s character and identity.
- Respond to the rural character of the area and maintain the strong sense of green predominant soft landscape.
- Where appropriate introduce desired amenities and facilities to help enforce a village heart to Drayton and help knit the two sides of the town together.
- Include sustainable elements at all levels to ensure a low carbon footprint and improve self reliance for the community.
- Improve connections and provide more space for integration creating more opportunities for the community.
- Maximize public realm that prioritizes the pedestrian and cyclist through traffic calming and better connections to create a safer environment for vulnerable groups.
- Provide space for personalisation to contribute towards a stronger identity for the area and sense of ownership.

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02 Analysis & Illustrative Masterplan



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03 Open Spaces

Providing Open Spaces

Providing a variety of open spaces will ensure that the development that takes place at Manor farm achieves the vision set out facilitating a wide range of community activities and reinforces the site as the heart of Drayton.

The village green is a large green space with a strong landscaped edge defining it. The vision is to keep this space void of any clutter to ensure flexibility and robustness. There is potential for a focal point feature at the north eastern edge of the space which will provide a strong focal point and accommodate community events.

The Western edge is a natural space that fronts onto Abingdon Road and runs adjacent to the village green acting as an informal buffer area between the main road and the village green. This space provides opportunities to reinforce the rural character of Manor Farm.

The planted area will provide a more productive space where local residents can grow and harvest various fruit or vegetables. This space also provides a green link to Henley's Lane and towards the Millennium Green.



- Planted Area
- Front Courtyards
- Important Views
- Western Edge
- Village Green



DPDS Consulting Group
 Old Bank House, 5 Devizes Road, Swindon, Wiltshire, SN1 4BJ
 01793 610222

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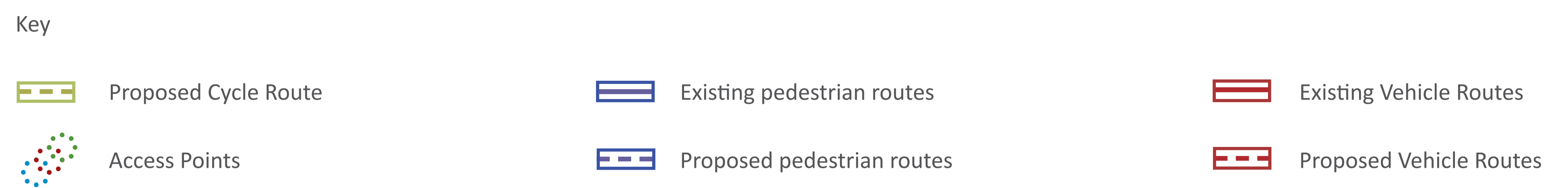
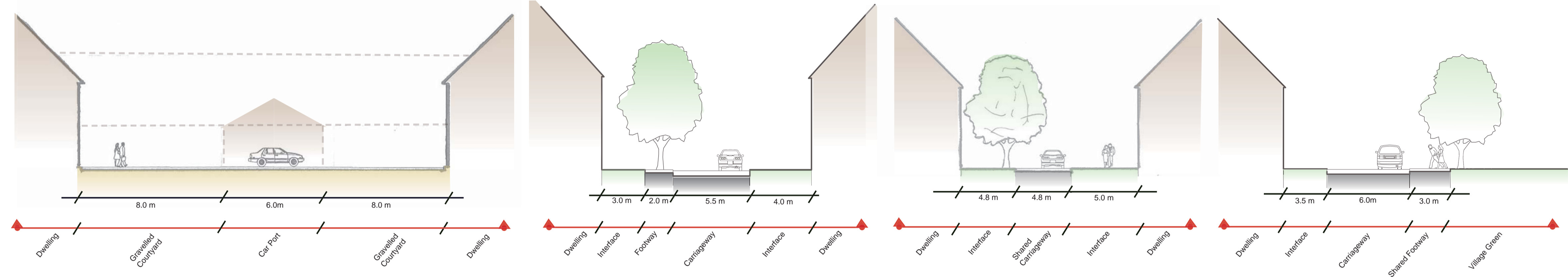
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04 Movement & Street Hierarchy

Streets play an integral role in creating a high quality scheme that improves the site itself and its surrounding context. The structure of street hierarchy is informed by potential desire lines through the site, accommodating stronger links to amenities and providing better integration between the western and eastern areas of Drayton.

To ensure that the overall urban layout is legible and sustainable the four types of paths should have a clear hierarchy, key guidelines should be followed:

- Ensure legibility through distinctive design at each level of the hierarchy.
- Prioritise pedestrians and cyclists over vehicles by providing them with stronger permeability through the site.
- Address key potential links of varying importance with the relevant route hierarchy.



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05 Character Areas & Sustainability

Sustainability

Sustainable factors within proposal:

- Provision of cycle storage
- Improved cycle network
- Flexible outdoor spaces for various activities
- Improved connections to public transport
- Maximum solar gain orientation
- Sustainable urban drainage systems
- Water conservation and recycling
- Wind break tree planting

Character Areas

Each proposed character area has its own elements which reflect its context and reinforce a sense of place and identity for each area.

There are principles that should be recognised within all three character areas which include providing out of site space for servicing needs such as bin storage and parking, adequate space that reflects each dwelling typology, the number inhabitants and its proximity to open space.



Key
■ Village Green Interface
■ Farmyard Vernacular ■ Informal Low Density



Key
— Site Boundary
● Wind Break Tree Planting
→ New Cycle Routes
■ Most Suitable Roof space for Solar Gain
- - - Sun Path
○ Bus Stop

