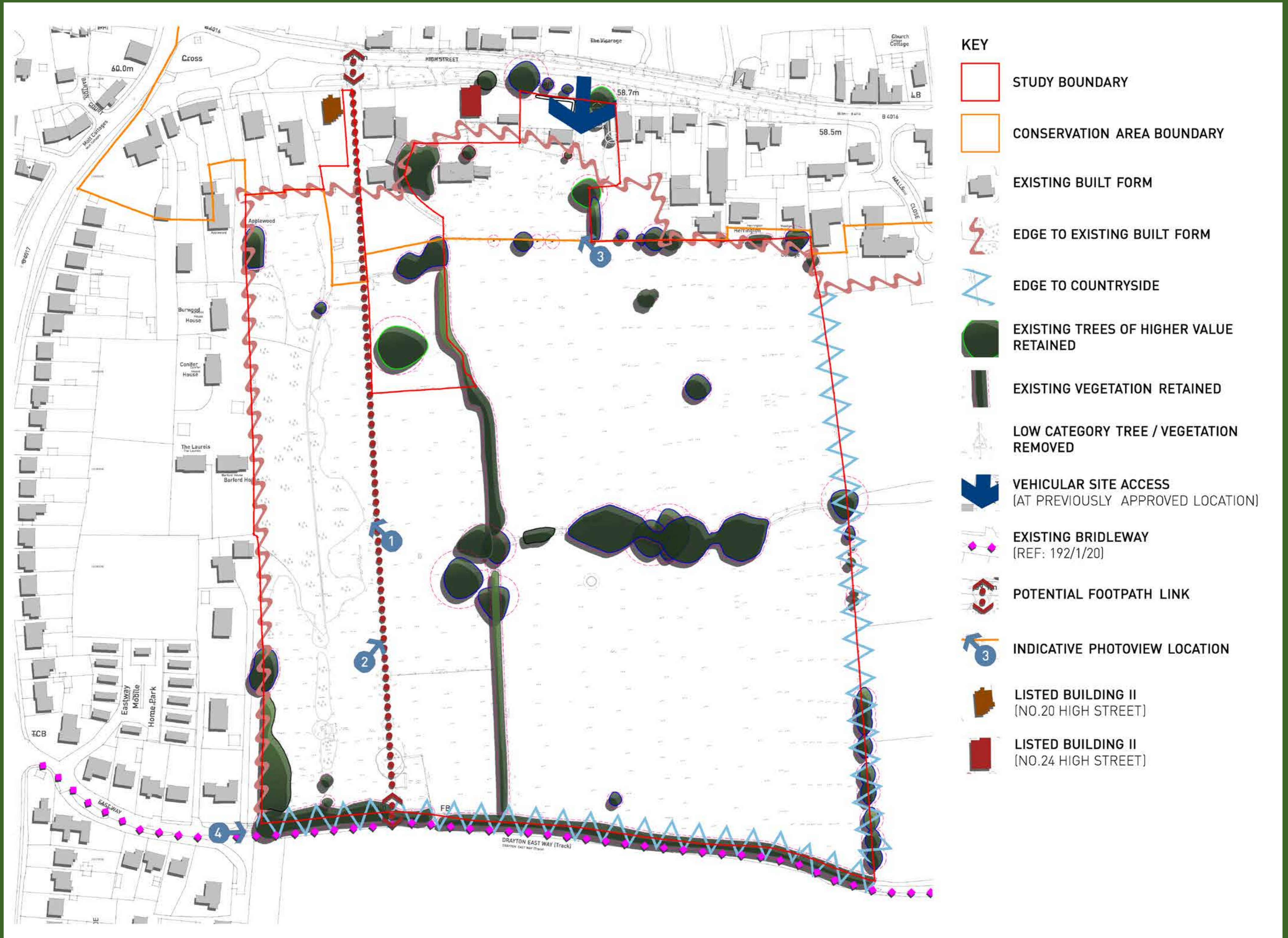


# THE SITE



PHOTOGRAPH 1 VIEW WEST FROM MIDDLE OF THE SITE



PHOTOGRAPH 2 VIEW OF CENTRAL EXISTING VEGETATION



PHOTOGRAPH 3 VIEW NORTH TOWARDS EXISTING BARN














PHOTOGRAPH 4 VIEW OF EXISTING EAST WAY BRIDLEWAY



# INDICATIVE MASTERPLAN

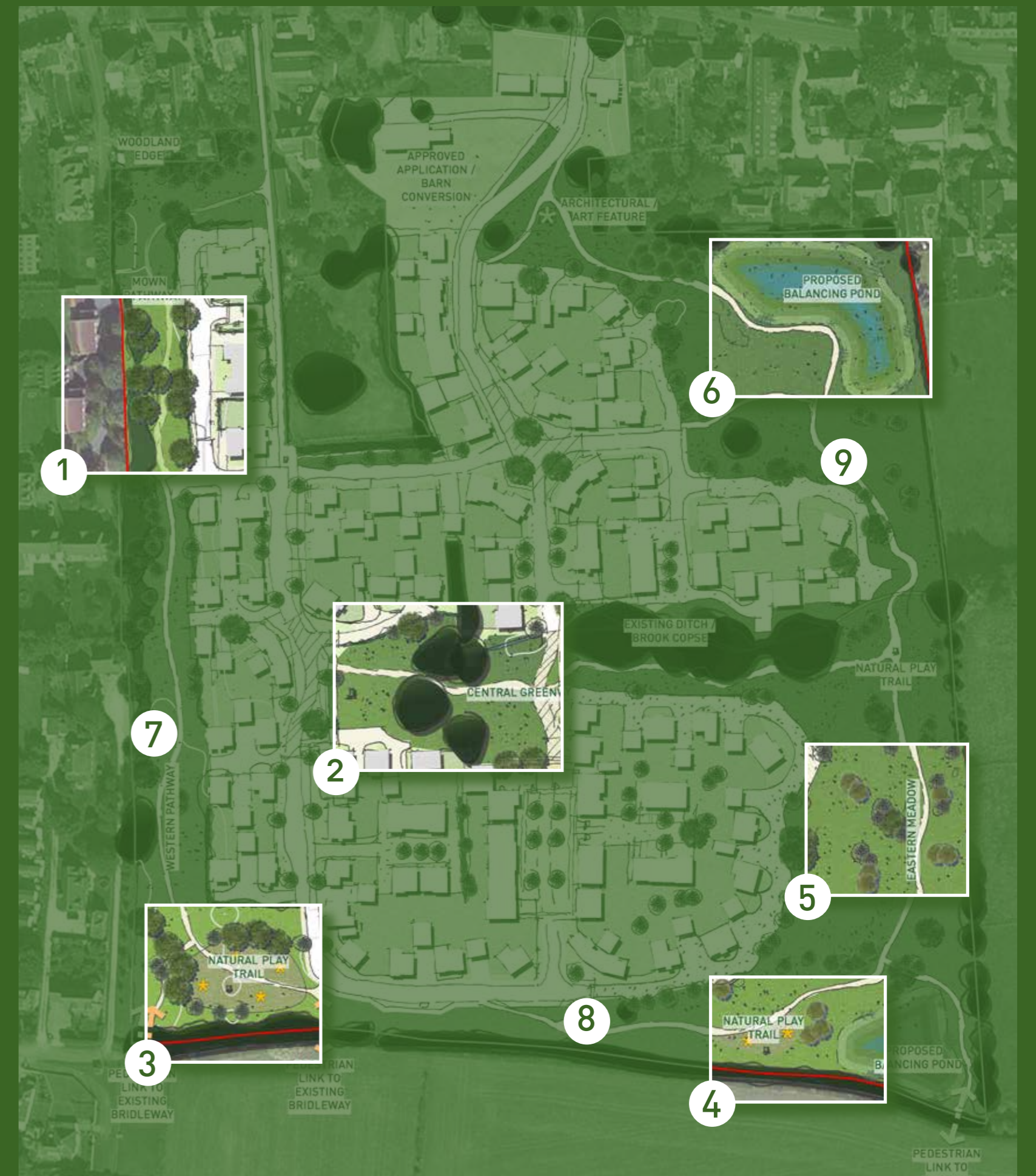


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KEY			
	SITE LOCATION (9.64HA)		PRIVATE DRIVE / LANE
	INDICATIVE BUILT FORM (APPROXIMATELY 130 UNITS)		KEY NODE (PLACE MAKING & TRAFFIC CALMING DEVICE)
	PRIMARY STREET		RETAINED VEGETATION
	INDICATIVE PLANTING		CHARACTER AREA 1 (CA1): GARDEN AVENUE
	CHARACTER AREA 2 (CA2): CORE HOUSING		CHARACTER AREA 4 (CA4): WESTERN PATHWAY
	KEY BUILDINGS / GROUPS OF BUILDINGS		



# PUBLIC OPEN SPACE



1 MOWN GRASS PATHS



4 OPEN UP AND SOFTEN THE POND EDGE



7 VARYING SURFACE TREATMENTS



2 PROVIDE AN OPEN GREEN EDGED BY TREES



5 SWATHES OF WILDFLOWER MEADOW



8 INTERACTIVE POSTS



3 NATURAL PLAY



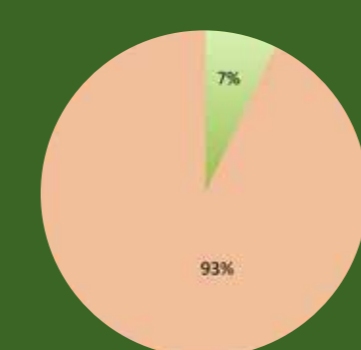
6 PROPOSED BALANCING POND



9 TACTILE SIGNS

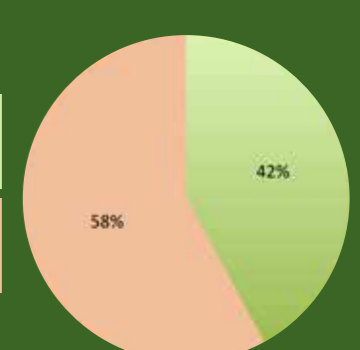


A **EXISTING PROPERTY** **EXISTING TREE & NEW PLANTING BOUNDARY** **ATTENUATION BASIN WITH WETLAND WILDFLOWER MEADOW MIX TO BASIN EDGES** **INFORMAL PUBLIC OPEN SPACE** **NEW DEVELOPMENT** B



**PUBLIC OPEN SPACE REQUIREMENT**  
BASED ON VALE OF WHITE HORSE DC OPEN SPACE, SPORT AND RECREATION FUTURE PROVISION SPD (JULY 2008)

**OPEN SPACE ALLOCATION (%)**  
**BUILDING/INFRASTRUCTURE (%)**



**LAND OFF HIGH STREET**



# INDICATIVE SKETCH VIEWS



1 Varying roof pitches and chimneys create distinctive roofscapes



2 A strong building line creates a strong sense of enclosure



3 Balance between symmetrical and asymmetrical housing



4 Stone surrounds to door and windows



5 Feature gablets break up the roofscape



6 Landscaping helps soften the built form



# BUILT FORM CHARACTER



**1**  
Dormers provide natural surveillance to the street and animate the roofscape



**2**  
Symmetrical keynote buildings



**3**  
Large detached units to reflect the existing built form along High Street



**4**  
Differing roof styles create a varied street scene



**5**  
Corner turning units offer natural surveillance to the public realm



**6**  
Stone walls reflect existing boundary treatment in Drayton

## BLOOR ARCHITECTURAL DESIGN INTENT

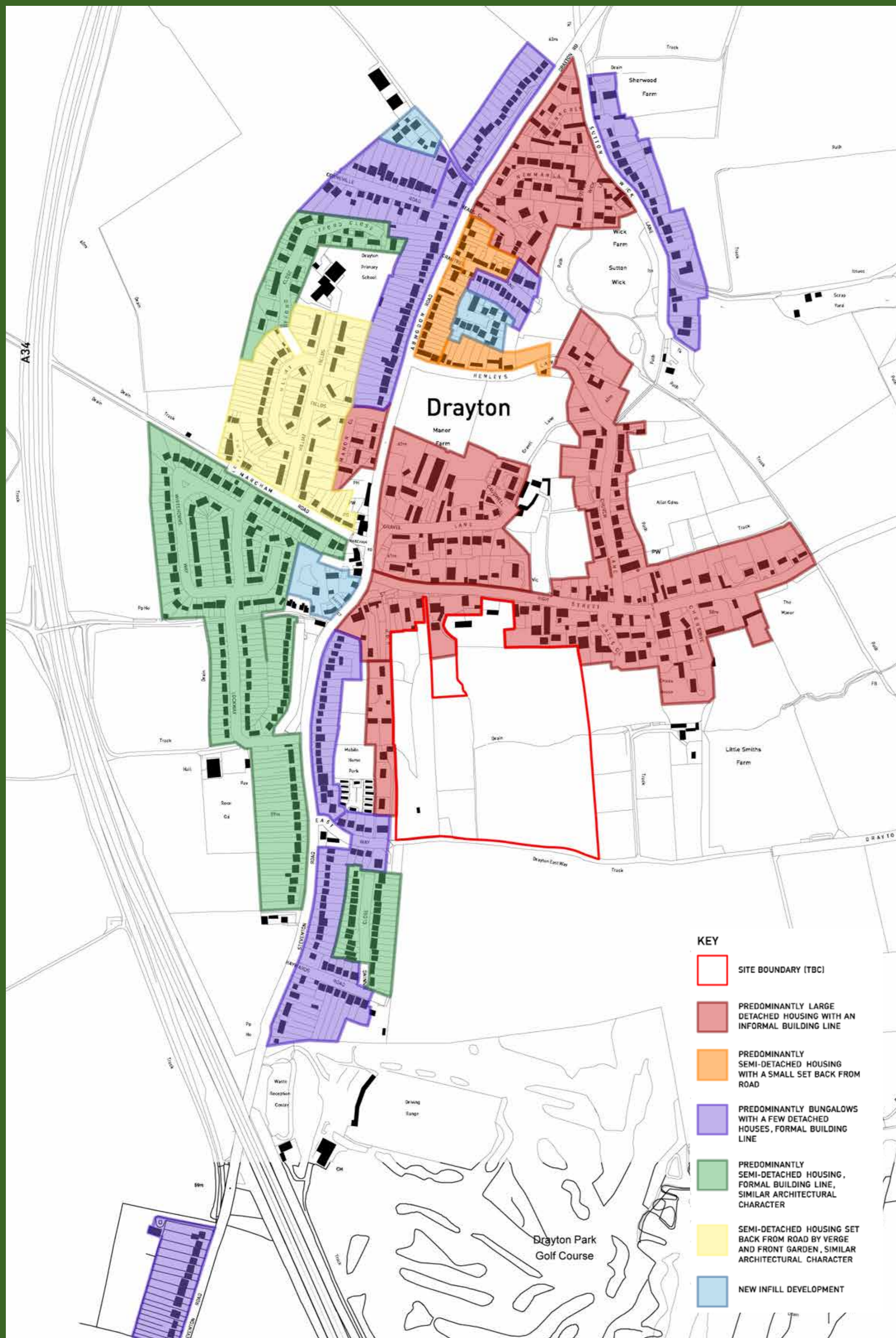
The architectural design will be inspired by Drayton's local vernacular. It will be a bespoke, site specific elevation design. The approach will be guided by the Drayton neighbourhood plan design guidelines.



EXISTING BLOOR DEVELOPMENTS



# CHARACTER ASSESSMENT



**HIGH STREET - THE OLD SCHOOL HOUSE:** LISTED BUILDING USES A VARIATION OF RED BRICKS, ROOF DETAILING (SLATE) AND FEATURE CHIMNEY.

**HIGH STREET - LANDMARK BUILDINGS:** AT THE END OF THE STREET HELPS TERMINATE THE VISTA FROM CHURCH LANE, AIDING LEGIBILITY

**CHURCH LANE - DORMERS AND A RANGE OF MATERIALS (RED BRICK / FLINT) ANIMATE BUILDINGS**

**HIGH STREET - BRICK SURROUNDS:** FRAME THE WINDOWS WHICH CONTRASTS AGAINST STONE.



**ABINGDON ROAD - STONE QUOINS,** WINDOW AND DOOR SURROUNDS ANIMATE THE BUILDING

**HENLEYS LANE - HALF HIPPED ROOF,** DORMER WINDOW AND FEATURE CHIMNEY ANIMATES ROOFSCAPE

**ABINGDON ROAD - LOW WALL** SEPARATES SEMI-PRIVATE FRONT GARDENS FROM THE PUBLIC PAVEMENT

**ABINGDON ROAD - HIPPED ROOF AND** PROJECTING BAY WINDOWS CREATE INTERESTING BUILDINGS



**STEVENTON ROAD - BUILDINGS** ARE SET BACK WHICH ENABLES PERSONALISATION OF DRIVEWAYS THROUGH LANDSCAPING

**STEVENTON ROAD - FULL HIPPED** ROOF, PROJECTING BAY WINDOW AND FEATURE CHIMNEY CREATES DISTINCTIVE PROPERTIES

**STEVENTON ROAD - PROPERTIES** ARE PERSONALISED THROUGH A RANGE OF DOOR AND WINDOW STYLES / COLOURS

**STEVENTON ROAD - SYMMETRICAL** BAYS AND GABLETS CREATE INTERESTING HOUSE TYPES AND ATTRACTIVE STREET SCENES.



**LOCKWAY - LANDSCAPING** SOFTENS THE BUILT FORM

**BINNING CLOSE - A CONSISTENT** BUILDING LINE CREATES A SENSE OF ENCLOSURE

**BINNING CLOSE - INTEGRAL** GARAGES OFFER DIRECT ACCESS TO PROPERTIES AND PREVENT THE NEED FOR ADJACENT SEPARATE GARAGE UNITS

**STEVENTON ROAD - BUILDINGS** ARE SET BACK AND 'BUFFERED' BY PLANTING



**HILLIAT FIELDS - GABLETS** ANIMATE THE BUILT FORM

**HILLIAT FIELDS - HOUSES** OFFER SURVEILLANCE ONTO PUBLIC OPEN SPACE WHICH INCREASES THE PERCEPTION OF SAFETY IN THE AREA

**HILLIAT FIELDS - HEDGE** PLANTING IS USED TO ENHANCE THE QUALITY OF THE PUBLIC REALM AND DEFINE BOUNDARIES.

**HILLIAT FIELDS - VARYING** SOFT SHADES OF RENDER MAINTAINS A DISTINCTIVE STREET SCENE



**LESPORE CLOSE - RED BRICK,** RENDER AND CONTRASTING SURROUNDS/QUOINS ANIMATE THE BUILDING ELEVATION

**STEVENTON ROAD - A STRONG** BUILDING LINE OFFERS CONSTANT SURVEILLANCE TO THE STREET AND INCREASES LEGIBILITY

**ABINGDON ROAD - FULL HIPPED** ROOFS AND A DORMER WINDOW CREATES A DISTINCTIVE ROOFSCAPE

**BARN COURT - A MIX OF RED BRICK** AND RENDER CREATE INTERESTING STREET SCENES

## INTRODUCTION

A thorough assessment of the village character of Drayton has been carried out, in conjunction with the site development proposal at the land off High Street.

Six character areas have been chosen to study as each area illustrates a morphological expansion of the town with contrasting urban forms and building details as each area provides a unique palette of reference for analysis.

Each character area is explored thoroughly (refer to Appendix 2), where an analysis table of text helps to introduce and summarise the character area itself, whilst photos help illustrate the character area generally as well as important building details.

A description of the general characteristics and location of the character areas are as follows:

### A. PREDOMINANTLY LARGE DETACHED HOUSING WITH AN INFORMAL BUILDING LINE

A significant proportion of this character area is located in close proximity to the site, along High Street. These buildings are generally setback from the street in an organic nature, whilst still providing consistent frontage onto streets and the public realm.

### B. PREDOMINANTLY SEMI-DETACHED HOUSING WITH A SMALL SET BACK FROM ROAD

Buildings are varied in architectural style, materials and generally have a smaller set back from the street

### C. PREDOMINANTLY BUNGALOWS WITH A FEW DETACHED UNITS, FORMAL BUILDING LINE

A fair proportion of the housing stock in Drayton comprises of Bungalows, generally arranged in a formal manner amongst occasional detached and semi-detached units.

### D. PREDOMINANTLY SEMI-DETACHED HOUSING, FORMAL BUILDING LINE, SIMILAR ARCHITECTURAL CHARACTER

Formally and lineally arranged buildings around various streets in Drayton.

### E. SEMI-DETACHED HOUSING SET BACK FROM ROAD BY VERGE AND FRONT GARDEN, SIMILAR ARCHITECTURAL CHARACTER

This character area contains semi-detached buildings set back from the street, where hedgerow planting and landscaping enhances the quality of the public realm.

### F. NEW INFILL DEVELOPMENT

New build development completed in recent years, typical of a UK volume house builder.



