



## DRAYTON (ABINGDON) PARISH COUNCIL

[www.DraytonPC.org](http://www.DraytonPC.org)

### DESIGN GUIDELINES

#### 1. Site, Situation and Topography

Drayton is classified by the VWHDC as a lowland village, which lies to the south of Abingdon on Thames. Situated on an ancient gravel river terrace, Drayton is at a slightly higher elevation than surrounding land, most of the village being above 60m. This has the advantage of making the village largely free of flooding. The village itself is fairly level, with some lower marshy land to the east with standing water, north of the B4016. West of the A34, the land is also at a lower level and thus prone to flooding. Oday Hill is a low rise to the north of the village. There is no watercourse through the village, but there are 3 ponds.

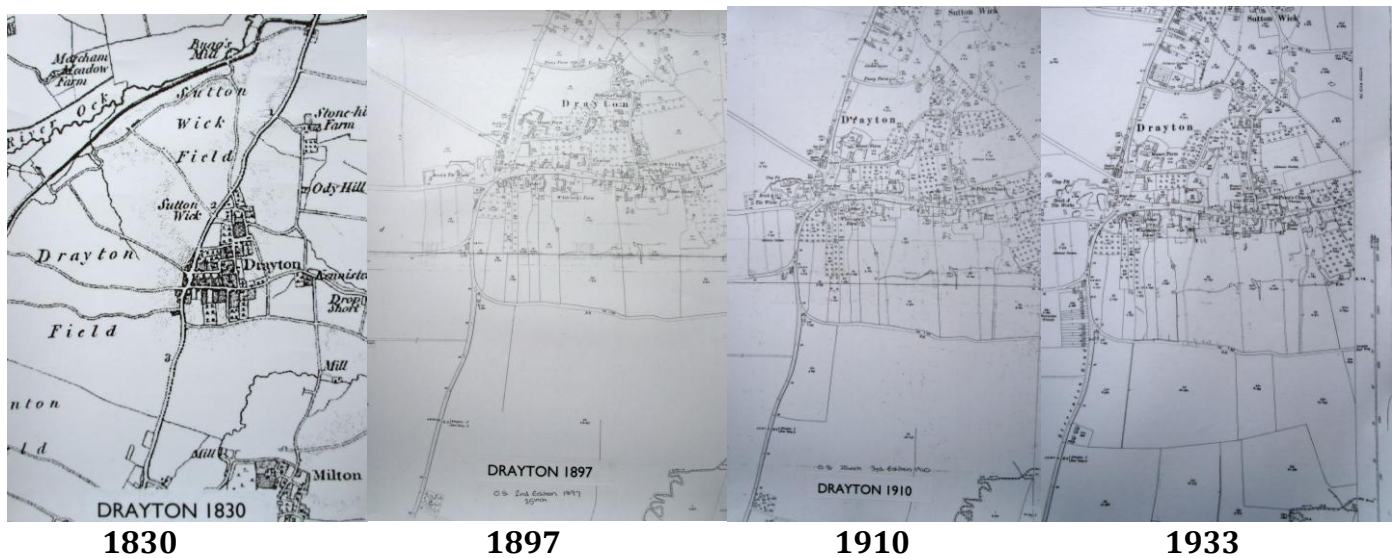
#### 2. Land Use/Rural Character

Drayton is surrounded by farmland, mainly used for arable cultivation, with paddocks closer to the village used for keeping horses and some cattle. Some of these paddocks are pockets of land within the built form of the village, which adds to the rural quality of the environment. E.g. paddock north of Henley's Lane and small paddock south of Gravel Lane. There is good separation between the built up areas of Drayton and Abingdon to the north and Steventon to the south.

#### 3. Development of the built environment

- a) Today Drayton is a linear village, but in the past it had a more nuclear form. From old maps it can be seen that in 1830 houses and farm buildings were concentrated along either side of the High Street and extending north within the triangle formed by Church Lane, Henley's Lane and Abingdon Road. There were many orchards within the built form of the village. This was still the case by 1897, though the gap between Drayton and Sutton Wick hamlet to the north was by now less defined with Sutton Wick extending down Sutton Wick Lane. By 1910 the number of houses appears to have changed little, but more land was given over to orchards. The 2 pubs were there; the Wheatsheaf and the Red Lion and 3 chapels; the Baptist chapel, the Methodist chapel (now converted to a residential dwelling) and St. Peter's Church.
- b) By 1933 the more linear form we are familiar with today was beginning to emerge, with more houses along the north - south road through the village, particularly west of Steventon Road. There were still extensive orchards and 3 areas of allotment gardens. By 1970 the linear village form was in place with significant development west of Abingdon/Steventon Road. The west side was continuously lined with houses, with significant depth of settlement with the Hilliat Fields and Whitehorns Way estates. Cornville Road was also developed. At the southern end of the village a small estate was developed east of the main road. In the last 20 years there has been more development on

the east side of the route on the site of the former Sutton Wick Farm. There is now continuous development on either side of both the north - south route and the High Street. Drayton is now a continuous settlement with Sutton Wick.

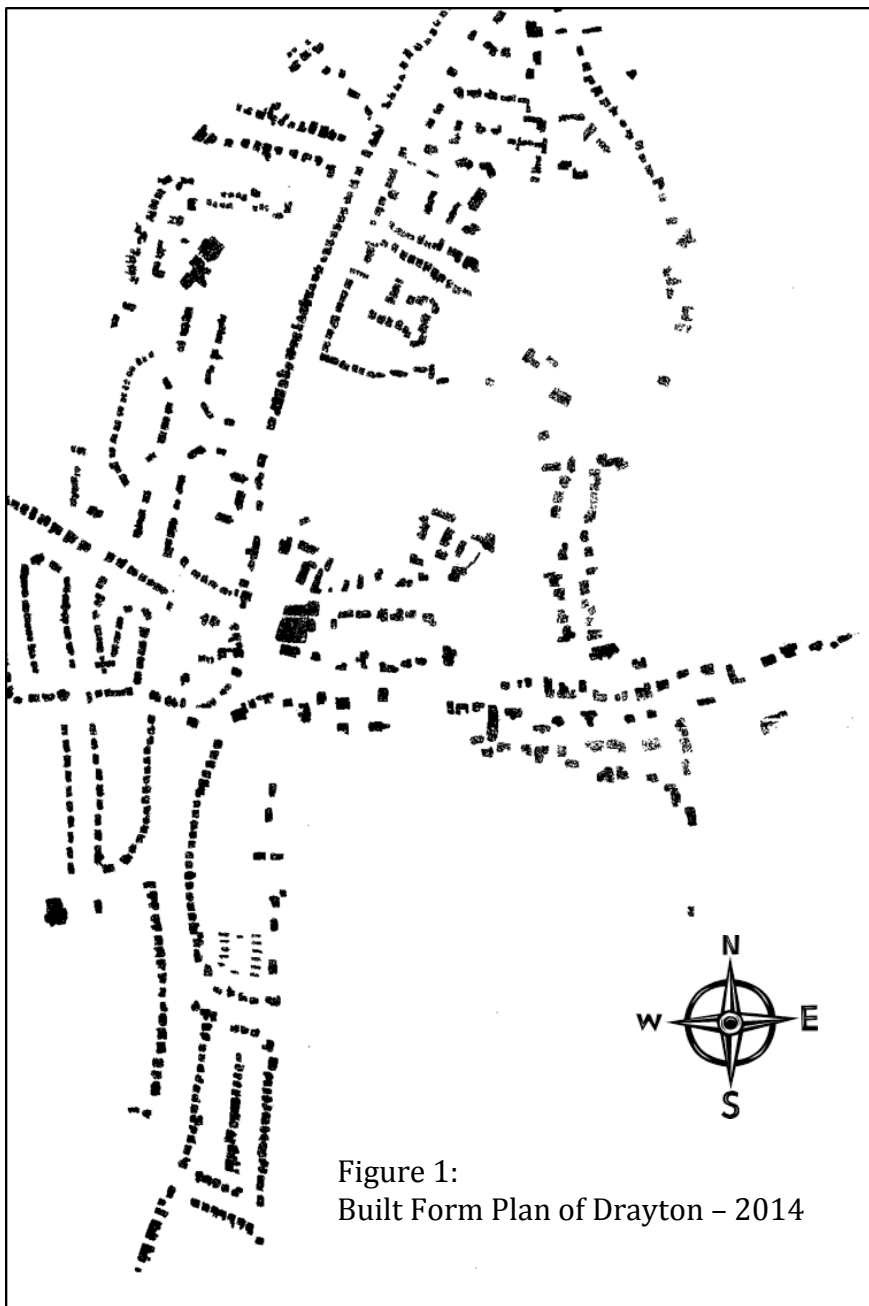


#### 4. Rural Character and Landscape

- a) In many parts of the village settlement is only one house deep along the road. Even where there are small estates, these all butt onto open farmland. Most of the older houses have large plots, smaller homes having long narrow gardens, larger homes more rectangular plots. More recent development has been denser with smaller plots. E.g. Mott cottages. Within the built environment there are also wedges of open land/green space. The paddocks, already mentioned are used for keeping horses, but there is also public open space :- the Millennium Green, the recreation ground next to the village hall and the small Green at the centre of the village. There are also several large houses with extensive grounds, which although not accessible to the public add further 'green' spaces. The village also benefits from roads with wide grass verges, which give an open 'green' feel to the place. This element has been replicated in Hilliat Fields and the more recent development of Newman Lane. In the latter houses have no formal boundary to their front gardens, but planting indicates an informal division between public and private space. This is fairly common in the newer infill developments.
- b) There are a considerable number of large mature trees within the village, notably on the central green, along the High Street and the west side of Steventon Road, including south of the A34 bridge and in Henley's Lane. The Millennium Green has a circle of walnut trees, as a reminder of former walnut orchards, and also has several coppices and a community orchard of apple trees. Whitehorns Way has a small triangle of mature trees. This rich natural heritage contributes to the rural feel of the village.
- c) Drayton has a particularly good network of footpaths, which provide pedestrian connectivity throughout the village and also lead residents quickly out into open countryside. Closer to the village some of these paths are narrow and enclosed by foliage, whereas others run around the Millennium Green or alongside or through open fields. Barrow Road is a paved farm road that runs west across the A34, connecting Drayton to Marcham, via further footpaths. Some of the paths are also bridleways, which after wet weather makes them difficult for pedestrians to use e.g. East Way and the bridleway north of the burial ground.

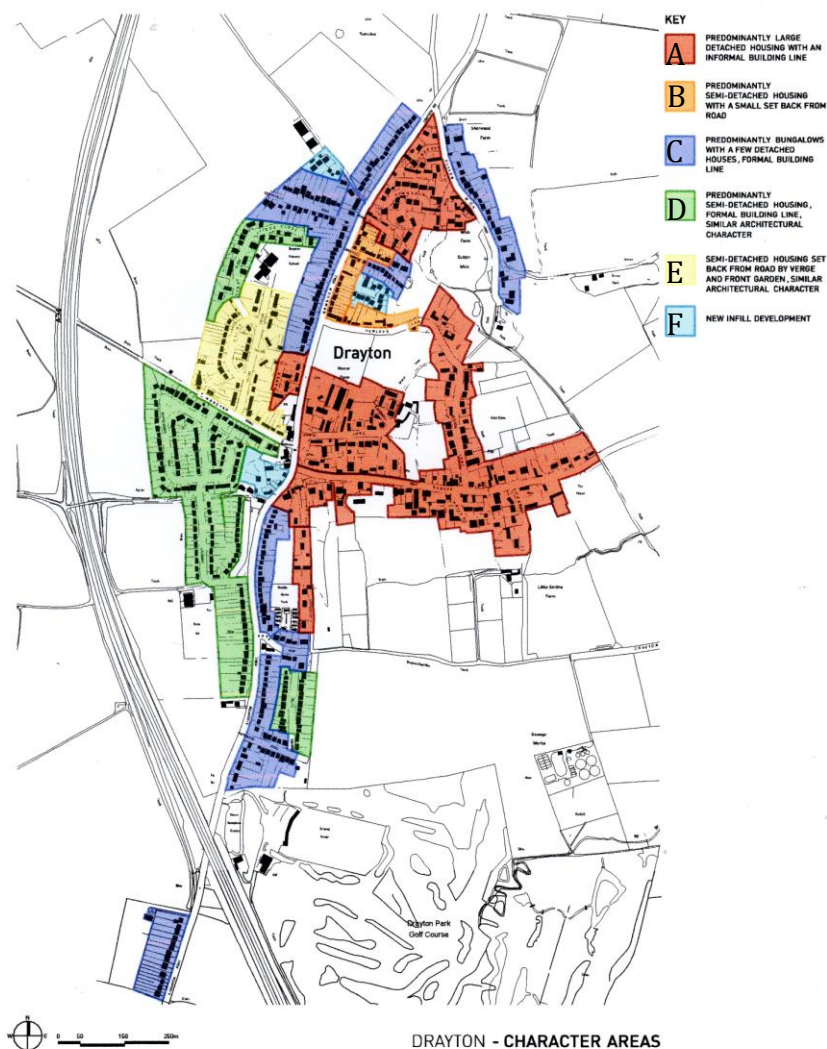
d) There are a number of places of particular tranquility and/or beauty in Drayton that residents value, often offering views into or out of the village. There follows some examples of these, open to the public, which need to be protected and enhanced in order to retain the rural feel of Drayton and to retain the village's roots as an agricultural community:

- The area around Sutton Wick pond is very beautiful with the large weeping willow tree, adjacent historic buildings and a working farmyard
- Footpaths and trees circle Hayward's farmhouse at the end of Sutton Wick Lane
- The Millennium Green and pond area
- The bridleway to the north of the burial ground and allotments, which offers one of the most outstanding views in Drayton south towards St. Peter's church and also east to Didcot power station and north towards Oday Hill
- The view along the High Street
- The view of the Ridgeway from Barrow Road



## 5. The Built Environment – Character Areas

The built environment in Drayton can be divided into several distinct areas:



### 5.1 Character Area A: Predominantly large detached housing with an informal building line

a) This zone includes the conservation area at the heart of the village. This coincides with the earliest inhabited part of the village and as such includes many historical buildings. It is characterized by a great variety of different house styles, generally on large plots, some of which are set back, whilst the oldest houses generally open directly onto the road. There are several very large old buildings including the Manor House and the Grange. St. Peter's Church is also in this part of the village, along with another chapel, now renovated into a residential dwelling.



b) The High street has wide grass verges and plot boundaries are mostly high walls, creating a strong coherence to the streetscape. Church Lane and Henleys Lane are narrower, have a footpath on one side and banks on the other. Boundaries along here show more variation with walls, railings, fencing or hedges. Gravel Lane also has a footpath to one side, with houses set back on the other side with no defining boundary features.



Most traditional buildings are of warm orange brick and matching clay tiles. Historically a brick works was sited where Mott cottages now stand. Some of the older cottages are rendered and colour washed, whilst some are timber framed. St. Peter's church and a few older houses are stone built and are visually integrated through the use of stone walling. The scale of building ranges from 1.5 to 2.5 storeys, with most buildings being 2 storey. Although plot sizes vary in size and shape they have a common rear boundary.

c) Roof forms vary with pitched roofs with gables, to full or half hipped and also cat slide roofs.

d) Interesting detailing and variety in the houses adds considerable visual interest. In the High Street, decorative brickwork above the windows, porches, door furniture and wrought iron gates contribute to this varied scene.

e) The area bounded by the High Street, Church Lane and Henleys Lane has a very rural feel, with paddocks interspersed between housing and many large mature trees.

f) This zone also includes part of the northeast part of the village known as Sutton Wick. This was originally a hamlet in its own right, with several large farm houses and barns, but through modern development is now continuous with Drayton. There continues to be one working farm. There is a pond and most of the historical houses are grouped around this area, apart from an old farm house at the end of Sutton Wick Lane. These include a large stone farm house, a timber framed house and several barns converted into dwellings.

g) Newer houses of various ages are found along Sutton Wick lane and on the original site of Sutton Wick farm. Plot sizes are generally fairly large with many of the newer homes having open plan frontages with trees and shrubs to soften the built form. Parking is mainly on plot, often with garages.

h) Red brick, render and grey/brown hung tiles predominate. Most houses are 2 storey. Eaves and ridge lines are generally consistent, creating a strong roof scape with dormer windows and gables adding interest. Roofs are predominantly clay or slate tiles.

## 5.2 Character area B: Predominantly semi detached housing with a small setback from the road



a) Houses in this character area are generally smaller, on smaller plots and arranged in a more formal manner. Houses are predominantly 2 storey, but eaves and ridgelines vary considerably.

b) There is considerable variation in house style and in detailing within this area, probably due to the differing age of the houses. Where space allows for front gardens, this offers an opportunity for personalization. Parking is mainly on short driveways.



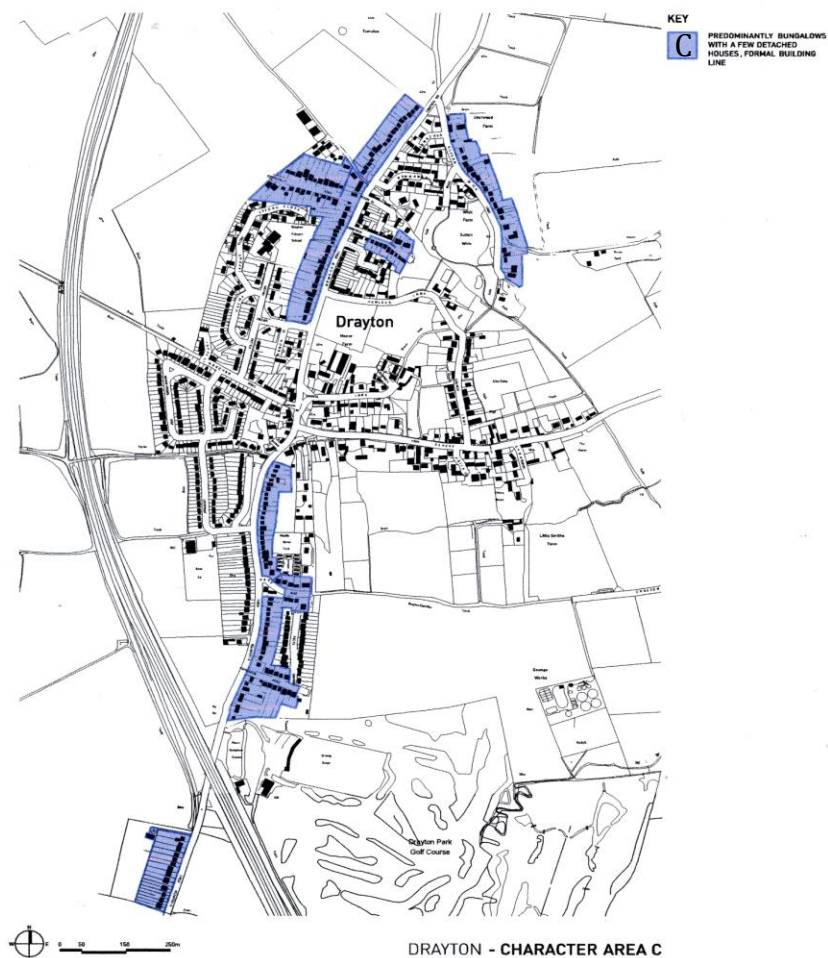
### 5.3 Character area C: Predominantly bungalows with a few detached houses and a formal building line

a) This character area includes the west side of Abingdon road and Cornville Road, Sutton Wick Lane and the eastern side of Steventon road and the houses to the south of the A34.



b) The houses in this zone are generally set back from the road at a regular distance, behind hedges or fences. This provides a strong linear frontage to the main north south route through the village. Parking is on plot with frontages often graveled or paved for this purpose. Elsewhere gardens add personal

touches and mature trees and shrubs along the boundary lines create a green route through the village. There are a large variety of styles with predominantly bungalows, many of which have been extended into the roof space with dormer windows. Red brick and colour washed render predominate with tiled roofs. The roof line is generally low because of the predominance of bungalows, with some gables and dormer windows adding interest. Bay windows are a particular feature of the area and the variety of different door and porch styles adds interest to the built form. Plots are fairly large, mainly in long narrow alignment behind each house.



#### **5.4 Character area D: Predominantly semi detached housing, formal building line, similar architectural character**

a) This character area covers quite a large area of Drayton, with houses arranged lineally in a formal manner. Buildings provide a consistent frontage on to the street with front gardens mostly with low level walls. The similarity of architectural design lends a sense of uniformity including window and entrance style.





b) Houses are brick built with clay or slate tiles. Roof lines and styles are consistent creating a strong roof line. Some houses have garages, whereas others use the frontage for off -street parking. Rear gardens are of a generous size.

c) The part of this character area fronting the west side of Steventon Road has large mature trees along its boundary line creating an avenue effect along the southern entrance to the village.

The side roads to the west of the main road tend to have less planting.



## 5.5 Character area E: Semi detached housing, set back from road by verges and front gardens, similar architectural character

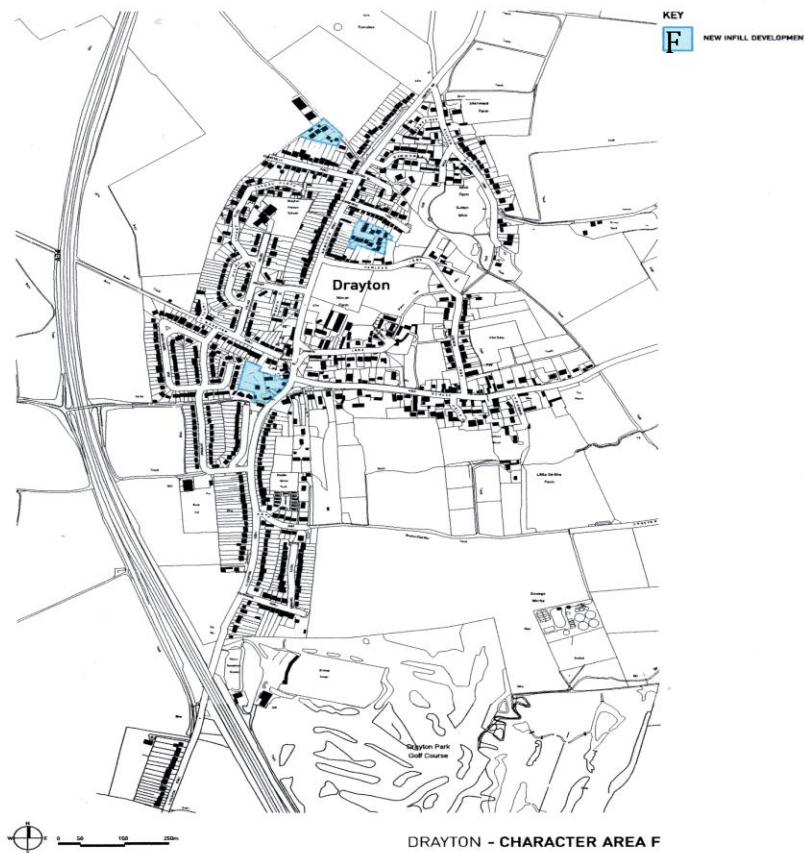


a) Houses are arranged in a formal manner with consistent set back from the street with grass verges, thus creating a strong building line. Boundaries are mainly either wooden fences or hedges and this together with the grass verges creates a high quality green environment. Houses are two-storey with front gardens and driveways.

There is little variation in ridge lines and few gables or dormer windows creating a consistent roofscape. The majority of roofs are pitched. Entrances are similar throughout with personalization in terms of colour and door style. There are flat or pitched canopies above doors and windows are of a similar style throughout. Walls are mainly of white or cream render. Parking is on plot on driveways. Rear gardens are exceptionally long and narrow.



## 5.6 Character area F: New infill development



a) This character area consists of small pockets of infill development of a few houses of a variety of styles; detached, semi-detached and terraced. Houses are arranged to present a strong building line onto the public realm. Some houses open directly onto the street and planting is used to define public from private space.

b) Eaves and roof lines at each location are generally similar, with gables and dormers offering interest to the roofscape. Brick banding on elevations and lintels is used in the newer buildings echoing similar designs in the older built form in the High Street. Walls are predominantly red brick with grey slate or red/grey clay tiles on the roofs. Shrub and tree planting enhances the streetscape. Parking is mainly on driveways/garages with some parking courts. Private rear gardens are small.



## **6. Guidelines for new developments**

### **6.1 Conservation Area Principles**

*Principle 1:* Proposals to develop or redevelop sites and convert buildings to new uses will be required to conserve or enhance the character of the Conservation Area.

*Principle 2:* Priority will always be given to the retention and enhancement of buildings of heritage value identified in the Conservation Area

*Principle 3:* New development will be expected to be of the highest quality design that respects and enhances the character of the Conservation Area. High quality contemporary architectural design will be encouraged, though high quality restoration through replication will not necessarily be rejected.

*Principle 4:* New transport and parking provision will be expected to respect and where possible enhance the character of the Conservation Area. Prominent insensitive parking provision will therefore not be acceptable.

*Principle 5:* Historic surfaces and street furniture will be retained, enhanced, and restored wherever practicable.

*Principle 6:* The historic views and vistas should be retained, enhanced, and restored.

*Principle 7:* Advertising and signage proposals will be expected to respect the character and appearance of the Conservation Area in terms of siting, size, number, materials, and colours.

### **6.2. General Principles**

#### **a) Housing styles/scale**

The most visually interesting parts of the village are those where a variety of different housing styles and building materials are in evidence. Houses of 1 to 2.5 storeys are the norm in the village and the intermixing of different roof levels adds interest. This plan welcomes good design and would expect affordable housing to be indistinguishable from the rest of the development. (See VWHDC Building Design Code). This is currently being updated as part of the Vale's new plan.) Use of warm orange brick, for part of any development, particularly in the Conservation area, would help contextualize new housing, along with echoing some of the interesting design features to be found on older houses along the High Street. (Character Area A)

#### **b) Streetscape**

Grass verges are a theme in Drayton and add a sense of space and an opportunity for tree planting, which is a community policy within this plan. Much of the most recent development e.g. Newman Lane, Lesparre Close, Fisher Close, Mott Cottages and Conifer Drive has open plan frontages, again creating a sense of space and an opportunity for the planting of shrubs, trees and flower borders, which define the private from the public realm, but can be enjoyed by all. Parking spaces can also be arranged within planted areas to soften the effect of parked cars. Elsewhere, low walls/hedges create softer boundaries and allow a view of the gardens within.

#### **c) Density**

Large plots are common in Drayton, even in what would have been affordable housing in older housing stock, because space to grow food was important. This is becoming the case once more, with a rise in the demand for allotments. Some homes on larger plots would therefore be welcomed, offering residents a choice, together with land set aside for separate allotments. More recent infill development has however been denser and it is recognized that there is both a demand and a necessity for this.

d) **Sustainability.** Developers should endeavour to make new houses as sustainable as possible through:

- Orientation, design and layout of buildings to maximise daylight and sunlight
- Reducing exposure of buildings to the environment
- Taking advantage of natural heating and ventilation
- Adopting to the fullest extent practicable, the guidance produced by the VOWH Buildings Design Guide and the Supplementary Technical Notes in the use of locally sourced building materials
- Reducing the environmental impact of materials through reducing the use of aluminum and plastics and increasing the use of recycled materials
- Incorporating insulation and energy efficient doors and windows
- Maximising the potential renewable energy opportunities such as solar, wind power and water retention on a particular site;
- Promoting waste water management both in respect of sustainable drainage and water capture (for use in activities such as gardening, car washing);
- Full requirements can be found in the current VWHDC Residential Design Guide

e) **Other Design Issues**

In addition, proposals for development of allocated sites will be expected to show that they adopt the guidance produced by the Building for Life Partnership and, in particular, that proposals for development:

- integrate the new homes into the existing neighbourhood through good connectivity and support and enhance a pedestrian and cycle friendly neighbourhood;
- provide access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter;
- have designed streets in a way that encourages low vehicle speeds and allows them to function as social spaces; have designed streets to accommodate on-street parking, to prevent anti-social parking and to allow for plenty of trees and planting to balance the visual impact of parked cars;
- have met the parking need with a variety of measures and not only with large rear parking courts; and
- have provided adequate storage space for bins and recycling, as well as vehicles and cycles

**Acknowledgement: Maps courtesy of Pegasus Urban Design**  
June 2014

## Appendix A: English Heritage - Listed Buildings in Drayton (June 2014)

[For update to List see: <http://www.drayton-near-abingdon.org/wp-content/uploads/2013/05/English-Heritage-Listed-Buildings-and-Monuments-2013.pdf> ]

<b>WATER STANDPIPE</b>	Listing	WATER STANDPIPE, SUTTON WICK LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>No name for this Entry</b>	Listing	69, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>THE OLD POUND</b>	Listing	THE OLD POUND, 3, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>THE MANOR HOUSE</b>	Listing	THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II*
<b>BARN APPROXIMATELY 35 METRES WEST SOUTH WEST OF THE MANOR HOUSE</b>	Listing	BARN APPROXIMATELY 35 METRES WEST SOUTH WEST OF THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>BARN APPROXIMATELY 55 METRES NORTH WEST OF THE MANOR HOUSE</b>	Listing	BARN APPROXIMATELY 55 METRES NORTH WEST OF THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II

		Horse, Oxfordshire	
<b>SUMMERHOUSE APPROXIMATELY 15 METRES NORTH OF THE MANOR HOUSE</b>	Listing	SUMMERHOUSE APPROXIMATELY 15 METRES NORTH OF THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>No name for this Entry</b>	Listing	44, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>MAGPIE COTTAGE</b>	Listing	MAGPIE COTTAGE, 30, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>STONEHILL HOUSE AND ATTACHED OUTBUILDINGS</b>	Listing	STONEHILL HOUSE AND ATTACHED OUTBUILDINGS, STONEHILL LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>SUTTON WICK HOUSE AND ATTACHED FRONT FORECOURT WALLS AND GATEWAY</b>	Listing	SUTTON WICK HOUSE AND ATTACHED FRONT FORECOURT WALLS AND GATEWAY, SUTTON WICK LANE, SUTTON WICK, Drayton, Vale of White Horse, Oxon	GRADE II
<b>NUMBER 15 AND ATTACHED</b>	Listing	NUMBER 15 AND ATTACHED	GRADE II

<b>STABLE BLOCK</b>		STABLE BLOCK, 15, THE GREEN, Drayton, Vale of White Horse, Oxfordshire	
<b>CHURCH OF SAINT PETER</b>	Listing	CHURCH OF SAINT PETER, CHURCH LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II*
<b>OLDENHOLME</b>	Listing	OLDENHOLME, 3, CHURCH LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>PUSEY COTTAGE</b>	Listing	PUSEY COTTAGE, 15, HENLEYS LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>OLD LODGE</b>	Listing	OLD LODGE, 31, HENLEYS LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>TWO BARNS APPROXIMATELY 30 METRES SOUTH WEST OF STONEHILL HOUSE</b>	Listing	TWO BARNS APPROXIMATELY 30 METRES SOUTH WEST OF STONEHILL HOUSE, STONEHILL LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>THE COTTAGE</b>	Listing	THE COTTAGE, 16, SUTTON WICK LANE, SUTTON WICK, Drayton, Vale of White Horse,	GRADE II



		Oxfordshire	
<b>WATER STANDPIPE</b>	Listing	WATER STANDPIPE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>POND HOUSE</b>	Listing	POND HOUSE, 20, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>MANOR FARMHOUSE</b>	Listing	MANOR FARMHOUSE, 12, THE GREEN, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>CHURCHYARD CROSS APPROXIMATELY 3 METRES SOUTH OF SOUTH TRANSEPT OF CHURCH OF ST PETER</b>	Listing	CHURCHYARD CROSS APPROXIMATELY 3 METRES SOUTH OF SOUTH TRANSEPT OF CHURCH OF ST PETER, CHURCH LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>NUMBER 1 AND ATTACHED BARN AND OUTBUILDING</b>	Listing		NUMBER 1 AND ATTACHED BARN AND OUTBUILDING, 1, GRAVEL LANE, Drayton, Vale
<b>LIME CLOSE</b>	Listing	LIME CLOSE, 35, HENLEYS LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
<b>FORECOURT WALLS</b>	Listing	FORECOURT WALLS	GRADE II

**APPROXIMATELY 20 METRES NORTH OF THE MANOR HOUSE WITH CENTRAL GATES AND GATEPIERS**

APPROXIMATELY 20 METRES NORTH OF THE MANOR HOUSE WITH CENTRAL GATES AND GATEPIERS, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire

**No name for this Entry**

Listing

56 AND 58, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire

GRADE II

**No name for this Entry**

Listing

24, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire

GRADE II

**HAYWARDS FARMHOUSE**

Listing

HAYWARDS FARMHOUSE, 53, SUTTON WICK LANE, SUTTON WICK, Drayton, Vale of White Horse, Oxfordshire

GRADE II

**GILBOURNS FARMHOUSE**

Listing

GILBOURNS FARMHOUSE, DRAYTON ROAD, Drayton, Vale of White Horse, Oxfordshire

GRADE II

**Sutton Wick settlement site**

Scheduling

Abingdon, Vale of White Horse, Oxfordshire

**Settlement site**

Scheduling

Drayton, Vale of White Horse, Oxfordshire