



DRAYTON (ABINGDON) PARISH COUNCIL

www.DraytonPC.org

DESIGN GUIDELINES (September 2014) (Annex E: Drayton2020 Neighbourhood Development Plan)

1. Site, Situation and Topography

Drayton is situated in the Vale of the White Horse, between the Cretaceous chalk Ridgeway to the south and the Jurassic uplands further to the north. The village is classified by the VWHDC as a lowland village and lies to the south of Abingdon on Thames.

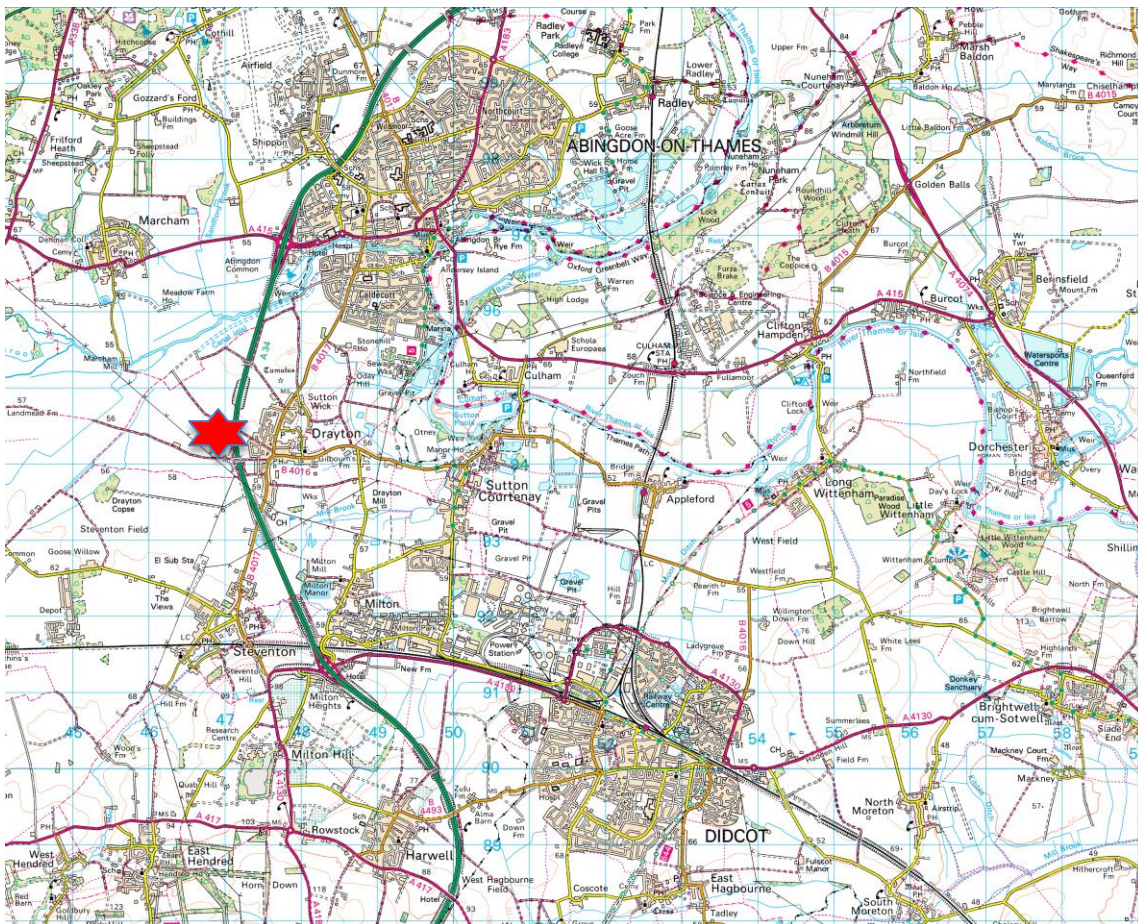


Figure 1: Location of Drayton 
[Drayton PC Ordnance Survey PSMA licence number 0100053596]

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. The village has good transport links, the A34 trunk road passing through the Parish, just to the west of the village. The A34 in turn provides easy access to the M4 and the M40. Access to the A34 is gained both to the north and south of the village at the Marcham and Milton interchanges respectively. There are also rapid rail links to London and the West from Didcot Parkway station, approximately 7 miles away. Abingdon is the nearest market town and Oxford, 12 miles to the north, offers further retail opportunities, hospitals, theatre, cinemas and other amenities. Having originally been an agricultural community, Drayton is today a dormitory village for those working on the local business and Science parks and elsewhere locally as well as for London and Reading commuters.

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. A further larger paddock within the Conservation area (see below) in the centre of the village has had planning permission for housing for 16 years and is now one of the sites for housing brought forward by this plan. Whilst this particular paddock creates a green space in the village, it has no amenity value to local residents, as it is hidden behind trees and tall hedges. Since views of this open space are so restricted it can be argued that it contributes little to the rural 'look and feel' of the village, whereas other paddocks have footpaths across them and/or open fencing allowing the sense of space to be enjoyed by all. There is good separation between the built up areas of Drayton and Abingdon to the north and Steventon to the south, which reinforces the individual identity of Drayton.

3. Development of the built environment

- a) Today Drayton is a linear village, but in the past it had a more nuclear form. The 1815 Enclosures Map (Fig. 2 - note unusual orientation of this map, with north to the right and slightly downwards) clearly shows this original nuclear form, together with the names of those who owned the various fields and parcels of land. Those who know Drayton well will notice many familiar names, which are now represented in road names in the village, as well as local family names. From the other old maps below, 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.



Figure 3: Historic Maps of Drayton

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 and character 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 (Bridleway No.1) and the bridleway north of the burial ground No. 9. See footpath map Fig. 5 in main plan page 25

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 on Sutton Wick Lane in the north east of the village is very beautiful with the large weeping willow trees, adjacent historic buildings and a working farmyard
- Footpaths and trees circle Hayward's farmhouse at the end of Sutton Wick Lane at the northeast end of the village. (Footpath 14 Fig.5 page 25 main plan)
- The Millennium Green and pond area. (the Millennium Green lies between Sutton Wick Lane and Henleys Lane and includes footpath 13, Fig. 5 page 25 main plan.)
- The bridleway No. 9 (see above) 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. (See bridleway No.9 on Fig 5. On p25 in main plan)
- The view along the High Street.
- The view of the Ridgeway from Barrow Road. (Barrow Road is a turning to the west off the north end of Abingdon Road and is Bridleway No. 6 see Fig. 5 page 25 main plan.)

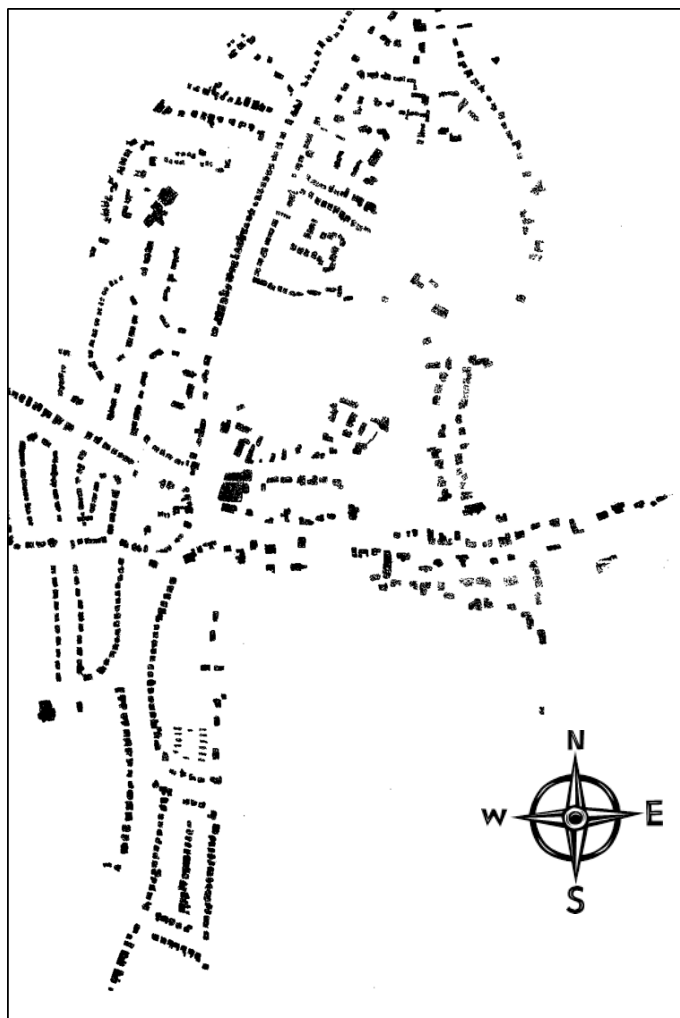
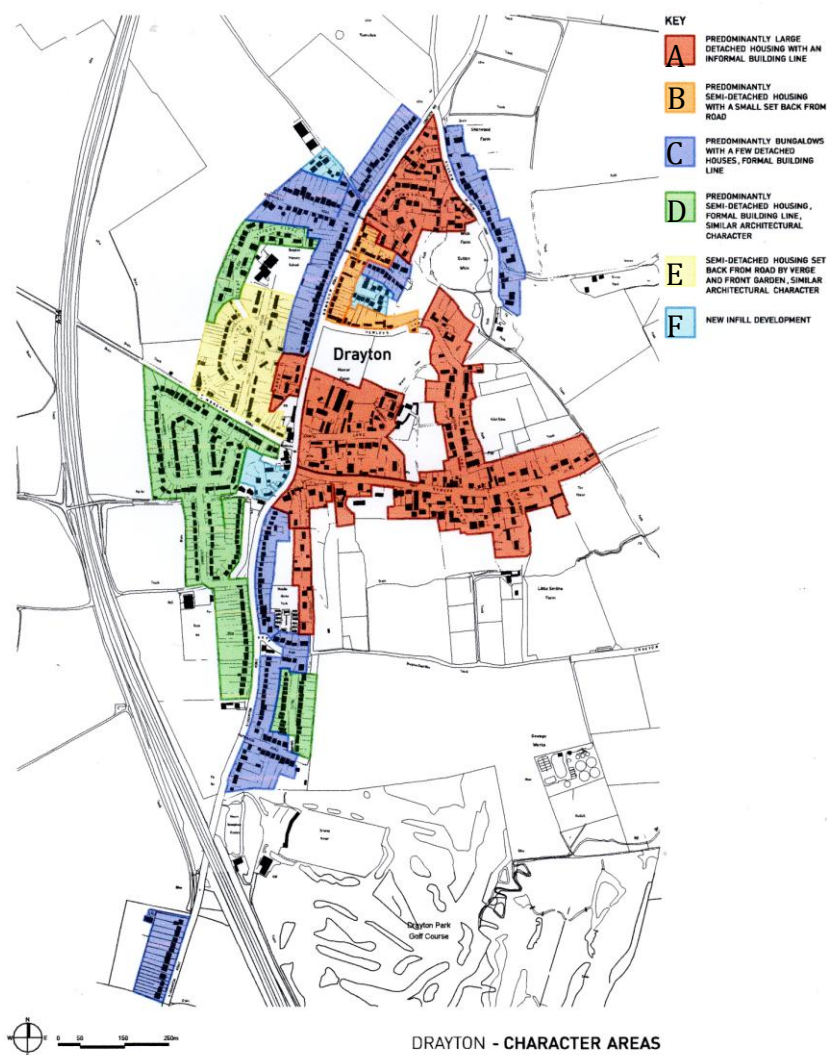


Figure 4: Built Form Plan of Drayton - 2014

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. A table of the listed buildings in the village appears at the end of these Design Guidelines. The extent of the Conservation area can be seen in Fig.5. This area 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 on the south side 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.





Figure 5: Drayton Conservation Area [Outlined in Red]

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

f) 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.

g) 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 farmhouses 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 farmhouse at the end of Sutton Wick Lane. These include a large stone farmhouse, a timber framed house and several barns converted into dwellings. There are also some timber clad houses in Sutton Wick and on the Green in the centre of the village.

h) 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.

i) 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 clay 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 in each distinct part of this character area, 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

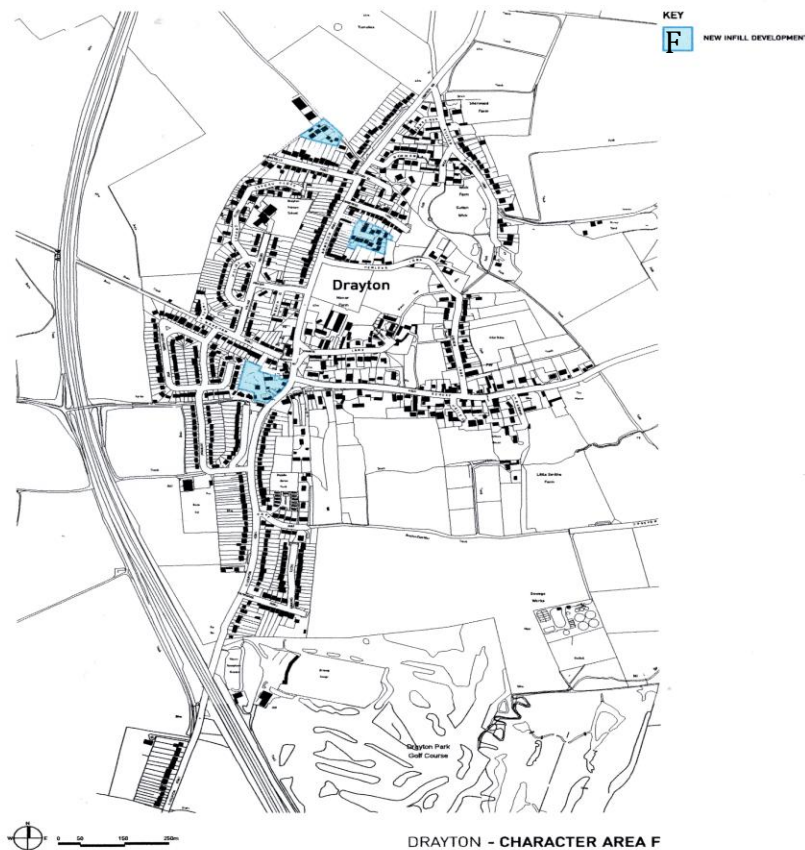


a) Houses are arranged in a formal manner with consistent set back from the street with grass verges, thus creating a strong building line. Boundaries are mainly either wooden fences or hedges and this together with the grass verges creates a high quality green environment. Houses are two-storey with 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 concrete tiles on the roofs. Shrub and tree planting enhances the streetscape. Parking is mainly on driveways/in garages with some parking courts. Private rear gardens are small.



e) 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. Further use of such features in new development will assist in the integration of the new with the old and consolidate Drayton's sense of place. 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. Curtilages of this nature should be well defined by the landscaping in order to enclose the street. 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) Design for a Safe and Secure Environment

All new development in the village should aim to meet the SBD – Secured by Design and the CPTED – Crime Prevention through Environmental Design standards. produced by the Association of Chief Police Officers. These require the design and layout of new buildings and the spaces around them and between them, as well as access provision to be arranged to increase security and to deter crime. A street that is well lit and overlooked by windows feels safer and deters crime. The treatment of corners of streets, walkways/alleyways and parking courts require particular consideration in this regard. A safe and secure environment is part of this plan’s Look and Feel aim for Drayton. Feeling safe and secure greatly enhances quality of life and community cohesion and the nature of the built environment plays an important role in this. The NDP would also encourage the provision of security standards in all new homes as set out by the CPTED in terms of doors, windows and locks. www.securedbydesign.com

f) 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: Character Area Maps courtesy of Pegasus Urban Design

September 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>]

WATER STANDPIPE	Listing	WATER STANDPIPE, SUTTON WICK LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
No name for this Entry	Listing	69, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
THE OLD POUND	Listing	THE OLD POUND, 3, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
THE MANOR HOUSE	Listing	THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II*
BARN APPROXIMATELY 35 METRES WEST SOUTH WEST OF THE MANOR HOUSE	Listing	BARN APPROXIMATELY 35 METRES WEST SOUTH WEST OF THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
BARN APPROXIMATELY 55 METRES NORTH WEST OF THE MANOR HOUSE	Listing	BARN APPROXIMATELY 55 METRES NORTH WEST OF THE MANOR HOUSE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
SUMMERHOUSE APPROXIMATELY 15 METRES NORTH OF THE	Listing	SUMMERHOUSE APPROXIMATELY 15 METRES NORTH OF THE MANOR HOUSE,	GRADE II

MANOR HOUSE		HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	
No name for this Entry	Listing	44, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
MAGPIE COTTAGE	Listing	MAGPIE COTTAGE, 30, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
STONEHILL HOUSE AND ATTACHED OUTBUILDINGS	Listing	STONEHILL HOUSE AND ATTACHED OUTBUILDINGS, STONEHILL LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
SUTTON WICK HOUSE AND ATTACHED FRONT FORECOURT WALLS AND GATEWAY	Listing	SUTTON WICK HOUSE AND ATTACHED FRONT FORECOURT WALLS AND GATEWAY, SUTTON WICK LANE, SUTTON WICK, Drayton, Vale of White Horse, Oxon	GRADE II
NUMBER 15 AND ATTACHED STABLE BLOCK	Listing	NUMBER 15 AND ATTACHED STABLE BLOCK, 15, THE GREEN, Drayton, Vale of White Horse, Oxfordshire	GRADE II
CHURCH OF SAINT PETER	Listing	CHURCH OF SAINT PETER, CHURCH LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II*
OLDENHOLME	Listing	OLDENHOLME, 3, CHURCH LANE, Drayton, Vale of	GRADE II

		White Horse, Oxfordshire	
PUSEY COTTAGE	Listing	PUSEY COTTAGE, 15, HENLEYS LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
OLD LODGE	Listing	OLD LODGE, 31, HENLEYS LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
TWO BARN APPROXIMATELY 30 METRES SOUTH WEST OF STONEHILL HOUSE	Listing	TWO BARN APPROXIMATELY 30 METRES SOUTH WEST OF STONEHILL HOUSE, STONEHILL LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
THE COTTAGE	Listing	THE COTTAGE, 16, SUTTON WICK LANE, SUTTON WICK, Drayton, Vale of White Horse, Oxfordshire	GRADE II
WATER STANDPIPE	Listing	WATER STANDPIPE, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
POND HOUSE	Listing	POND HOUSE, 20, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
MANOR FARMHOUSE	Listing	MANOR FARMHOUSE, 12, THE GREEN, Drayton, Vale of White Horse, Oxfordshire	GRADE II

CHURCHYARD CROSS APPROXIMATELY 3 METRES SOUTH OF SOUTH TRANSEPT OF CHURCH OF ST PETER	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
NUMBER 1 AND ATTACHED BARN AND OUTBUILDING	Listing	NUMBER 1 AND ATTACHED BARN AND OUTBUILDING, 1, GRAVEL LANE, Drayton, Vale	
LIME CLOSE	Listing	LIME CLOSE, 35, HENLEYS LANE, Drayton, Vale of White Horse, Oxfordshire	GRADE II
FORECOURT WALLS APPROXIMATELY 20 METRES NORTH OF THE MANOR HOUSE WITH CENTRAL GATES AND GATEPIERS	Listing	FORECOURT WALLS APPROXIMATELY 20 METRES NORTH OF THE MANOR HOUSE WITH CENTRAL GATES AND GATEPIERS, HIGH STREET, Drayton, Vale of White Horse, Oxfordshire	GRADE II
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	GRADE II

		LANE, SUTTON WICK, Drayton, Vale of White Horse, Oxfordshire	
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