

Chapel Lane Enstone

FPCR

Masterplan Document
May 2021



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Part 1: Introduction

Introduction

The proposals set out within this document have been designed to respond to the constraints and opportunities identified for the site. They have been prepared to embrace the positive comments and reception to ideas for the site presented to first the February 2021 and subsequently the March Parish Council meeting.

They demonstrate the great potential that the site has to provide benefits for the village of Enstone in terms of accessible open space, landscape enhancement, new parking for the village centre and a limited mix of new local homes.

The Site

The Site covers 0.65 Hectares and is formed by a single gently sloping pastoral field within the centre of Enstone, surrounded on all four sides by existing settlement.

To the east and west, the boundaries are formed by rear gardens of properties within the village. To the north and south, the boundaries are formed by stone walls along Chapel Lane. There is currently no public access to the site itself.

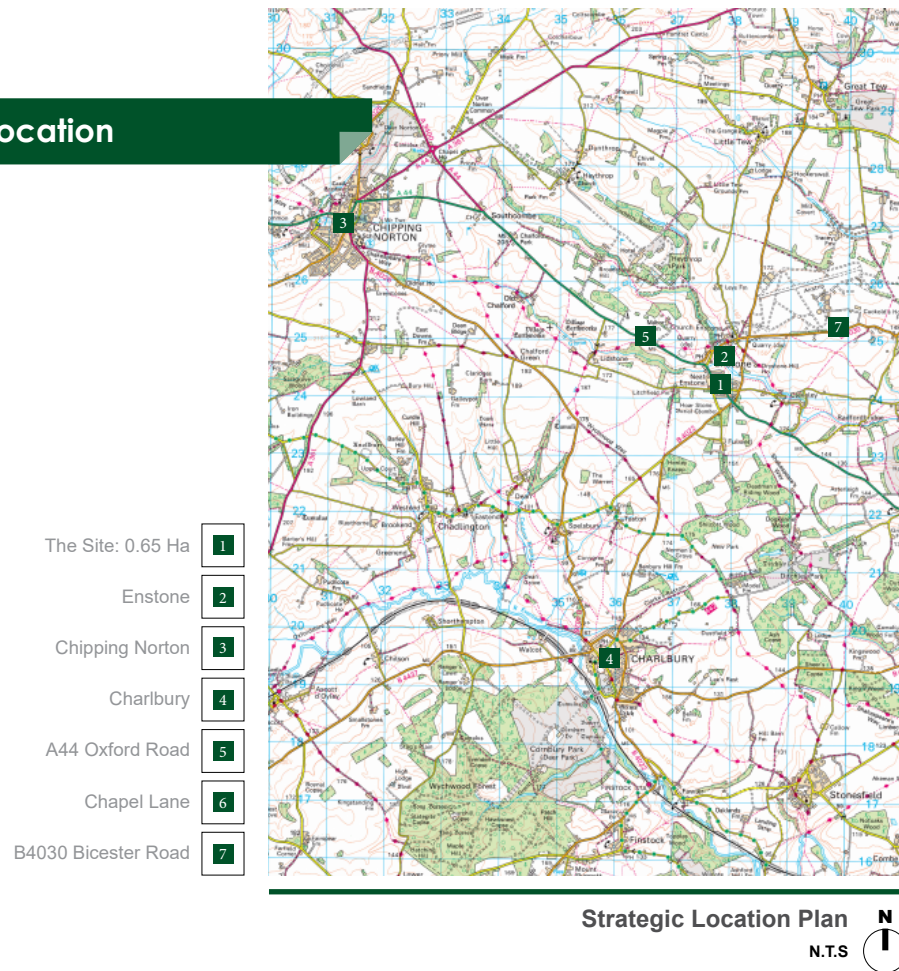
The site is ideally located within the centre of the village immediately adjacent to the village shops, primary school and main street. A bus stop adjacent to the site at Enstone Green provides services to Chipping Norton and Oxford.



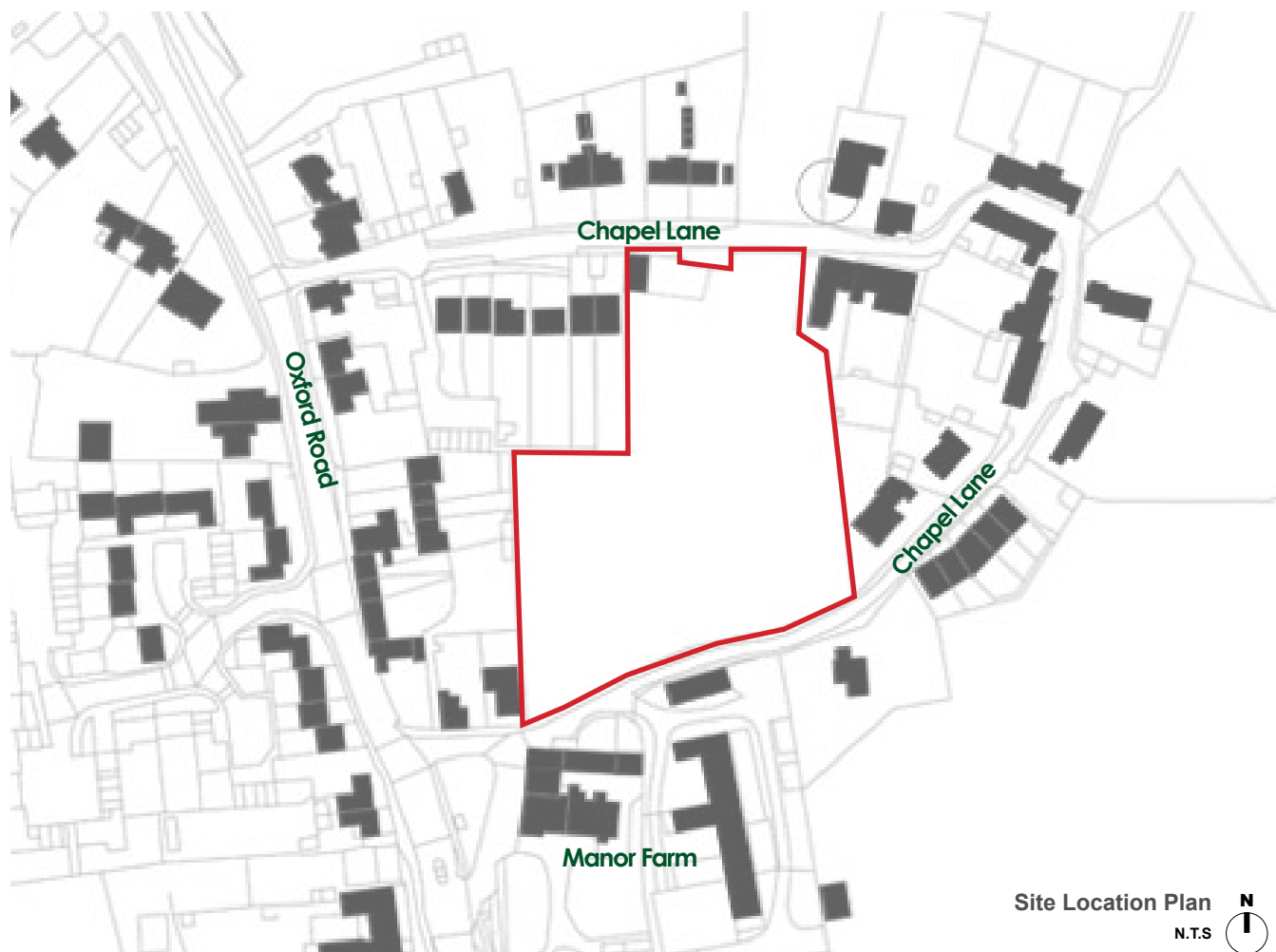
Oxford Road, Enstone

Part 1: Introduction

Site Location



Part 1: Introduction



Constraints

The Site is relatively unconstrained and located in the heart of the village.

An initial site analysis has identified that whilst it is considered that parts of the site do contribute towards the rural character of the village, there are pockets of space that have less contribution, and these would be considered appropriate for high quality and small scale clusters of new properties.

The existing views across the site from east to west, and south to north can be retained and enhanced.

In addition, there is potential to retain a large proportion of the site as accessible open space for local residents, and an areas of parking that will help to solve the current parking issues within the village centre.

 Site Boundary: 0.65 Ha

Site Location Plan
N.T.S.



Part 1: Introduction



View north from within site



View towards site from Enstone Green



Building Remains - north west corner of site



View of site from Chapel Lane

Part 1: Introduction



Oxford Road, Enstone

Historic Growth

The historic maps to the right illustrate that the northern part of the site formerly contained a building fronting onto Chapel Lane along the northern boundary of the site .

A small portion of the remains of this building still exists on the site. The 1884 plan also illustrates a group of trees along the southern boundary and the remains of one of these is still present on the site.

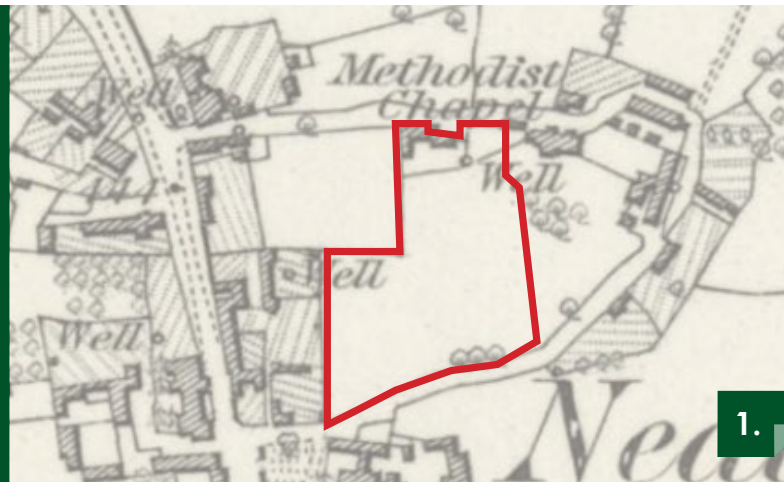
There is no conservation area with Enstone and no listed buildings within the immediate environs of the site. Several listed buildings are located within the Village Centre.

The site is not designated for any landscape purpose, and the Cotswolds AONB lies 2km south west of Enstone.

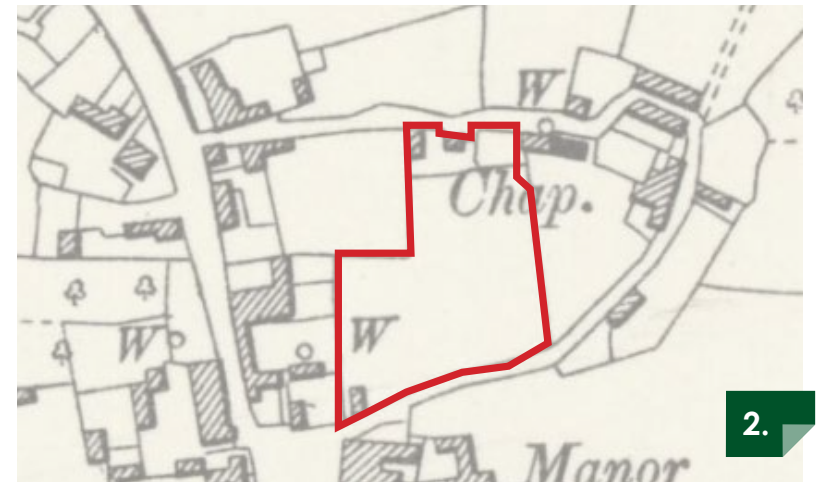
Part 1: Introduction

Historic Maps

1. 1884
2. 1898
3. 1919
4. 2020



1.



2.



3.



4.

Part 2: The Masterplan Evolution

Sketch Layout March 2021

Masterplan Evolution

The adjacent sketch masterplan was produced to illustrate the potential for development of the site and was shared with Enstone Parish Council in March 2021. The layout of the plan and the large amount of open space was generally welcomed by the Parish council.

The plan to the right illustrated that the site had potential to retain a large open space within the centre of the site, retaining existing views and creating an accessible area of open space with convenient public access and through routes for use by the village.

The parish council meeting raised a number of issues, which has led to an updated illustrative layout to incorporate some of the comments received.

The plan has also incorporated new detailed access drawings/ layouts provided by the transport consultants, and further details on the potential dwelling sizes and mix have also been incorporated.



Sketch Layout May 2021



The key difference in the new layout is the re-orientation of the proposed buildings to take account of the parish councils request to retain a view east west from the existing farm gate in the south western corner of the site. The previous sketch layout allowed for views across the site, but had housing closer to Chapel Lane to the south west. An illustrative ground level view from this area is shown on page 16.

By rotating the built form this has allowed retention of the key view identified by the parish council, and also allows a strong frontage to be provided to the new open space. The new layout also indicates an area for potential visitor parking along the northern edge of Chapel Lane as well as to the the south.

The vehicular access proposals have been provided by Prime Transport. The road access widths within the site of 4.2m will be sufficient to serve the small clusters of properties, but will avoid a wide tarmacked road which could alter the character of the area. Similarly a small portion of Chapel Lane along the southern edge of the site would be widened to 4.2m width. Footpaths will be provided separately to the access road. An example of this low key approach is provided on page 17.

The Masterplan

The Masterplan

The plan to the right illustrates the new masterplan. It retains a large open space within the centre of the site, retaining existing views including those identified by the parish council and creates an accessible area of open space with new through routes for use by the village.

New seating will open up views from within the site, alongside informal footpaths, new wildflower meadow, and tree planting to reflect the former trees along the southern boundary of the site.

An area of parking is provided adjacent to the existing village shops to the south, along with a localised widening of the existing Chapel Lane adjacent to the parking. Additional visitor parking is also provided to the north.

To the north of the site, a cluster of new housing can recreate the frontage to Chapel Lane shown on historic maps. The site has the potential for up to 8 new dwellings, with potential for a proportion of these to be self-build plots and a mixed range of some family homes and/or small first time buyer houses.

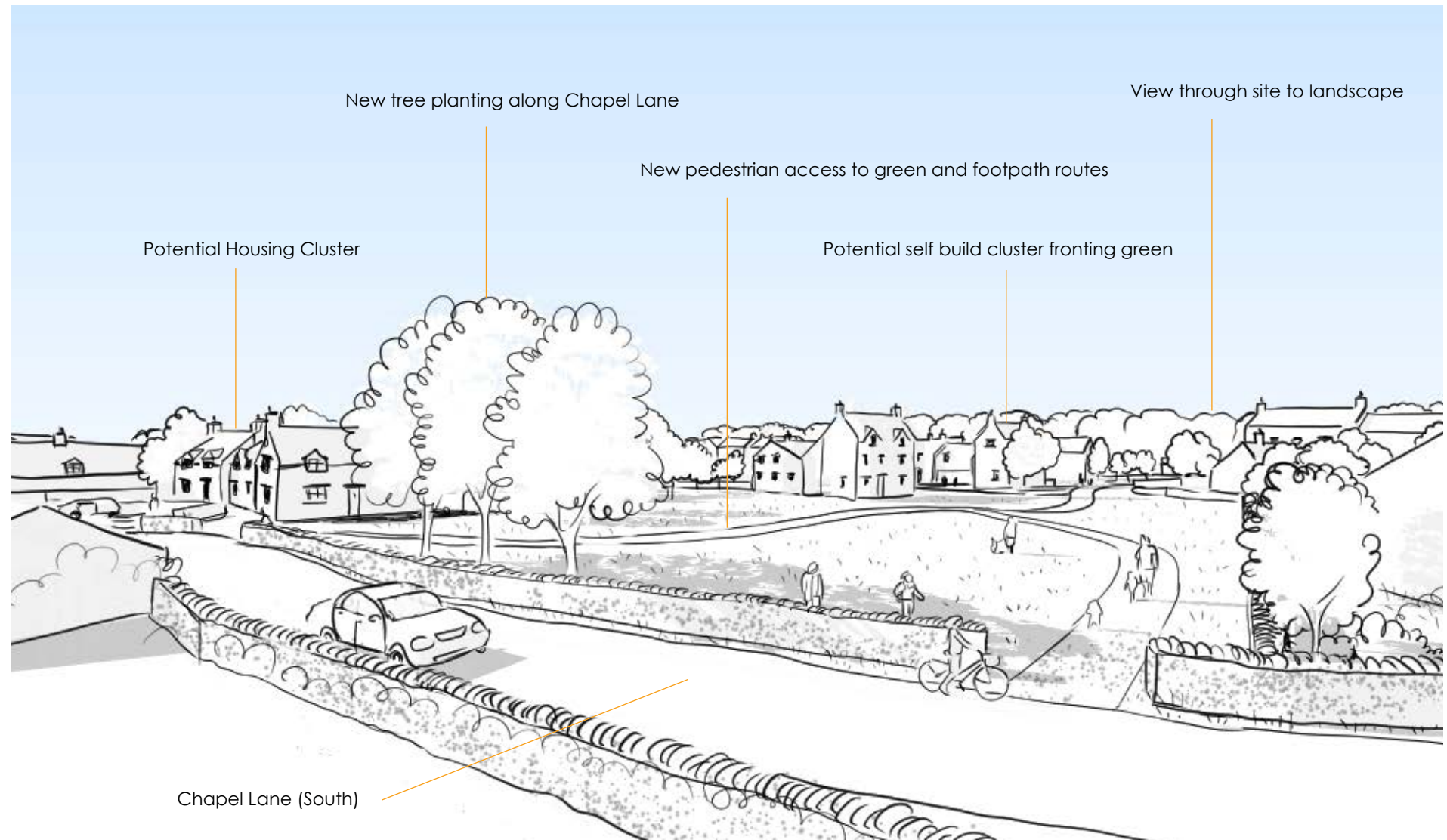
- 1 Retained view across open space from Village Centre and gate into field highlighted by Enstone Parish Council.
 - 2 New parking for the Village shops and road widened, with wall rebuilt to rear of parking.
 - 3 New Tree planting on location of former trees from historic 1884 map.
 - 4 View Retained across site towards wider countryside.
 - 5 Seating with views to north.
 - 6 New accessible open space with enhanced management to create a wildflower meadow, footpaths and habitat creation.
 - 7 8no. new dwellings proposed - a proportion of these could be self-build plots, or for first time buyers.
 - 8 Proposed dwellings along the northern edge will recreate the former frontage to Chapel Lane shown on the 1884 map.
 - 9 Potential pond for wildlife and drainage
- A Illustrative ground level view along Chapel Lane from south eastern edge of site
 - B Illustrative aerial view into the green.
 - C Illustrative ground view across site from south western corner.

Illustrative Masterplan



Illustrative View A - Along Chapel Lane

Part 2: The Masterplan



Illustrative View B - Into the green

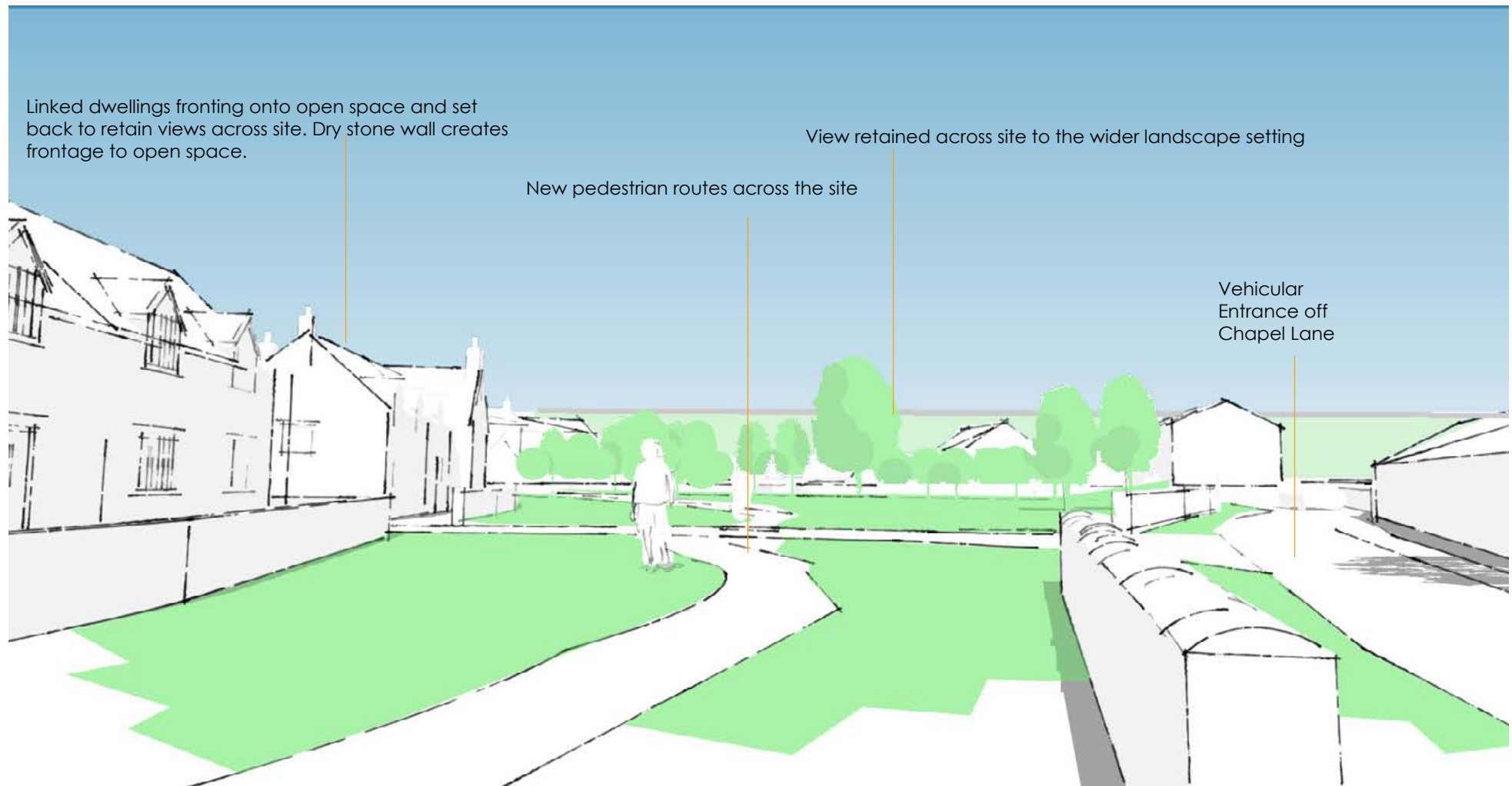
Part 2: The Masterplan



Chapel Lane

Illustrative View C - Along Chapel Lane

Part 2: The Masterplan



Summary

A baseline analysis of constraints and opportunities has been carried out for the site.

The proposals set out within this document have been designed to respond to the above constraints and have been prepared to embrace the positive comments and reception to ideas for the site presented to first the February 2021 and subsequently the March 2021 Parish Council meetings.

Following the latest meeting a further level of detail has been provided for the masterplan, including revisions to the layout to incorporate a new view, and details on the proposed vehicular access. It is proposed that the vehicular access is not a wide tarmacked entrance. The access at 4.2m is wide enough for 2 passing cars and visibility has been checked, with the proposed stone wall moved back accordingly. Some examples of low scale access roads with separated footpaths are shown to the right.

The site has the potential for up to 8 new dwellings, with potential for a proportion of these to be self-build plots and a mixed range of some family homes and/or small first time buyer houses.

New seating will open up views from within the site, alongside informal footpaths, new wildflower meadow, and tree planting within a large area of open space. An area of parking is provided adjacent to the existing village shops to the south.

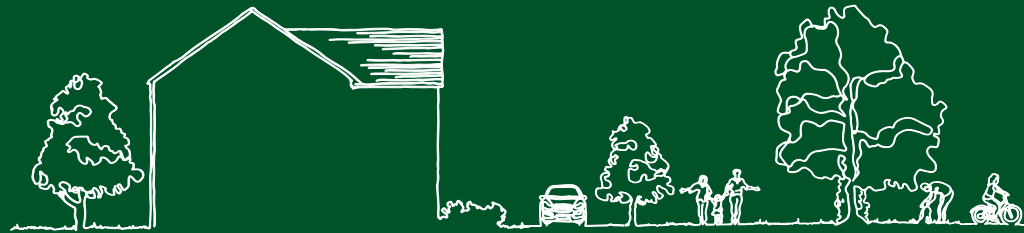
The document demonstrates the great potential that the site has to provide benefits for the village of Enstone in terms of accessible open space, landscape enhancement, new parking for the village centre and a limited mix of new local homes.



Example of Low Key Access road with varying width



Example of entrance with footpath separated from access road



Chapel Lane Enstone