

Chapel Lane Enstone

FPCR

Masterplan Document
March 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 the February 2021 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.

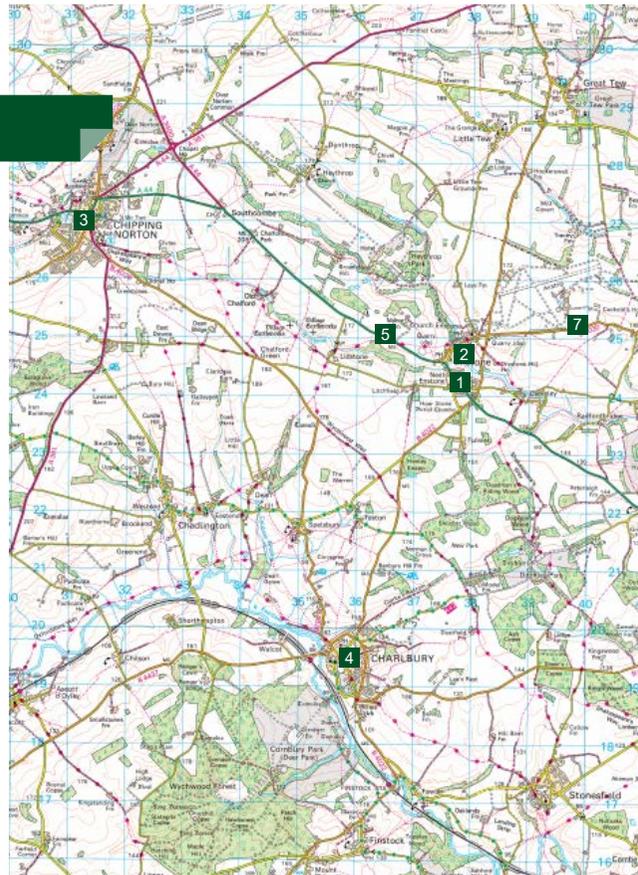
The site is ideally located within the centre of the village immediately adjacent to the village shops, primary school and main street. A bus stop adjacent to the site at Enstone Green provides services to Chipping Norton and Oxford.



Oxford Road, Enstone

Part 1: Introduction

Site Location



Strategic Location Plan
N.T.S. 



Location Plan
N.T.S. 

Part 1: Introduction



Site Location Plan
N.T.S. 

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 area of parking that will help to solve the current parking issues within the village centre.

 Site Boundary: 0.65 Ha

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



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.

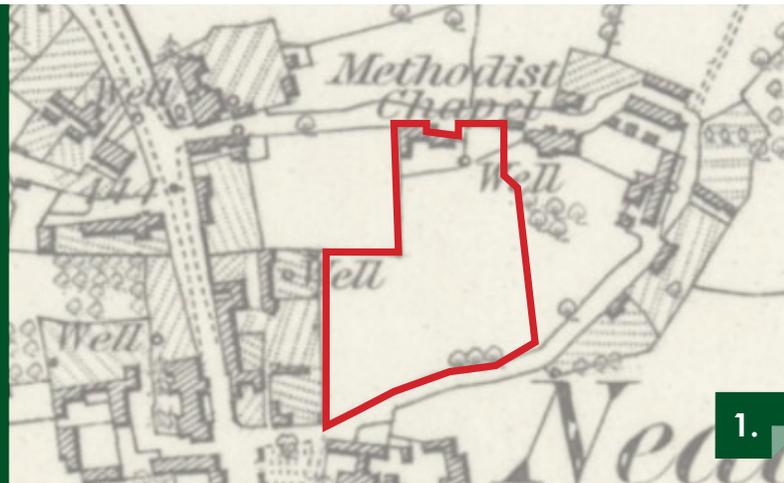
There is no conservation area with Enstone and no listed buildings within the immediate environs of the site. Several listed buildings are located within the Village Centre.

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

The Masterplan Proposals

The plan to the right illustrates that the site has 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.

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 can be provided adjacent to the existing village shops, along with a localised widening of the existing Chapel Lane. adjacent to the parking.

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 9 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.
 - 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 9no. 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 view along Chapel Lane.
- B Illustrative view into the green.

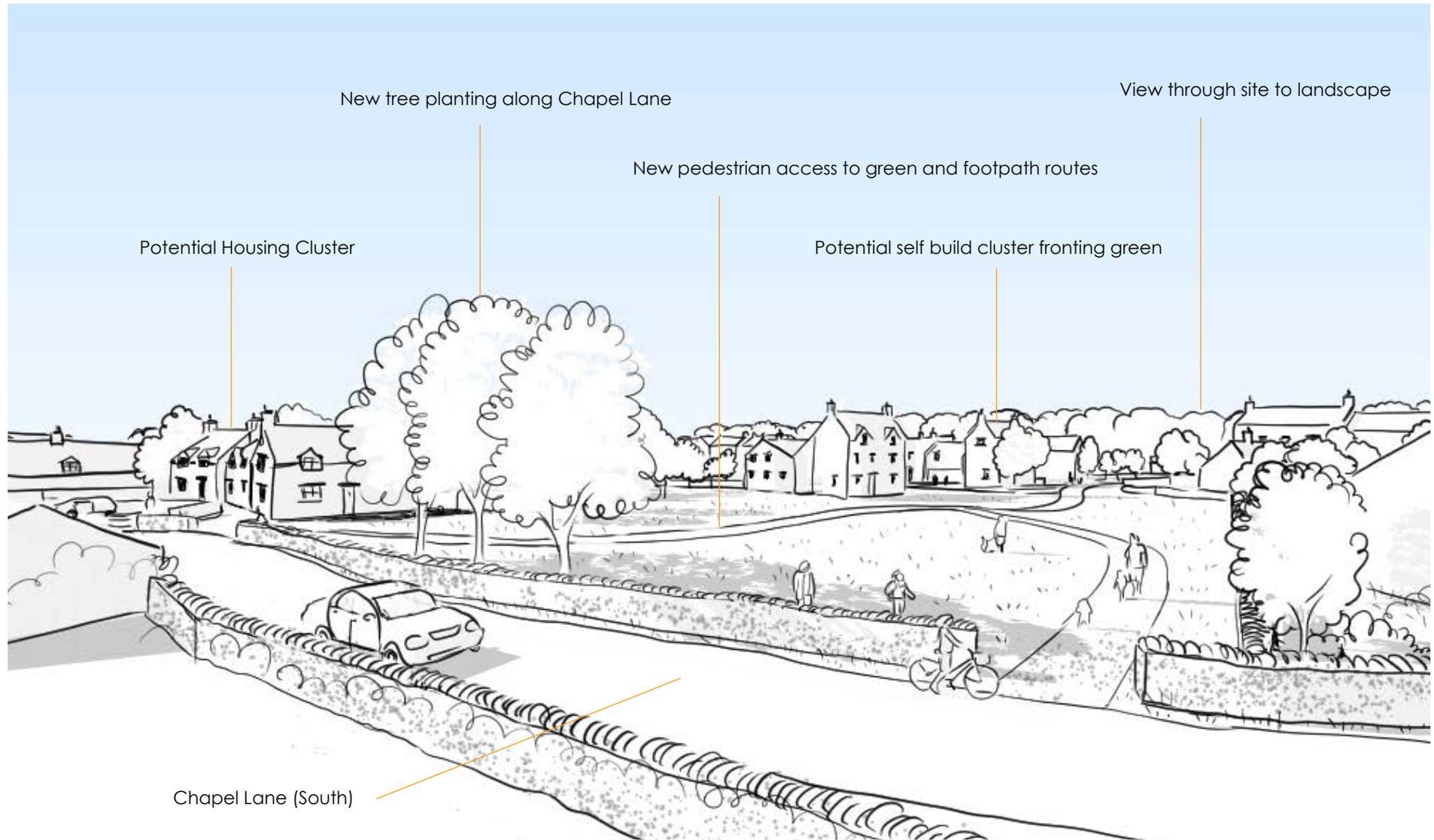
Part 2: The Masterplan

Illustrative Masterplan



Illustrative View A - Along Chapel Lane

Part 2: The Masterplan

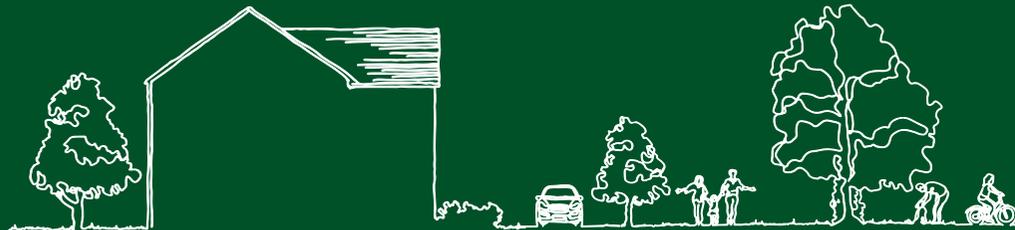


Illustrative View B - Into the green

Part 2: The Masterplan



Chapel Lane



Chapel Lane Enstone