

# HARTLEY WINTNEY SETTLEMENT AREA APPENDIX 4

## HART URBAN CHARACTERISATION AND DENSITY STUDY

CONTENTS		PAGE
4.1	INTRODUCTION	1
4.2	HARTLEY WINTNEY NORTH NEIGHBOURHOOD AREA	3
4.3	HARTLEY WINTNEY SOUTH NEIGHBOURHOOD AREA	11

All maps within this document can be downloaded from the Council's website as individual PDFs

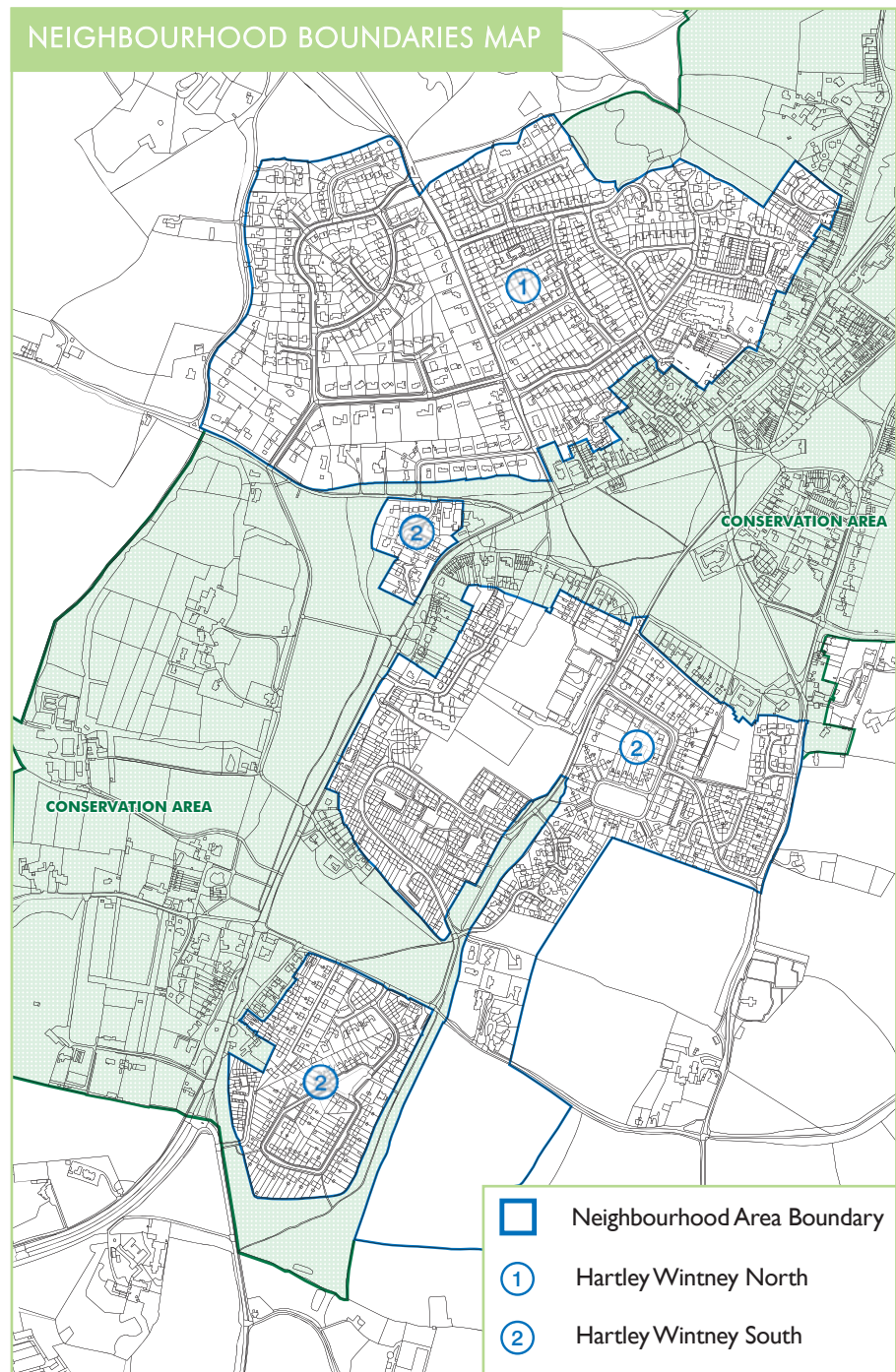
## 4.1 INTRODUCTION

The small town of Hartley Wintney combines the characteristics of an 18th century coaching town with a settlement set around a number of wooded and open greens. A very large proportion of the settlement and surrounding area is contained within the Hartley Wintney Conservation Area. This includes the majority of the settlement's historic core. To the north and south of this core area, large areas of 20th century housing development forms distinct neighbourhoods.

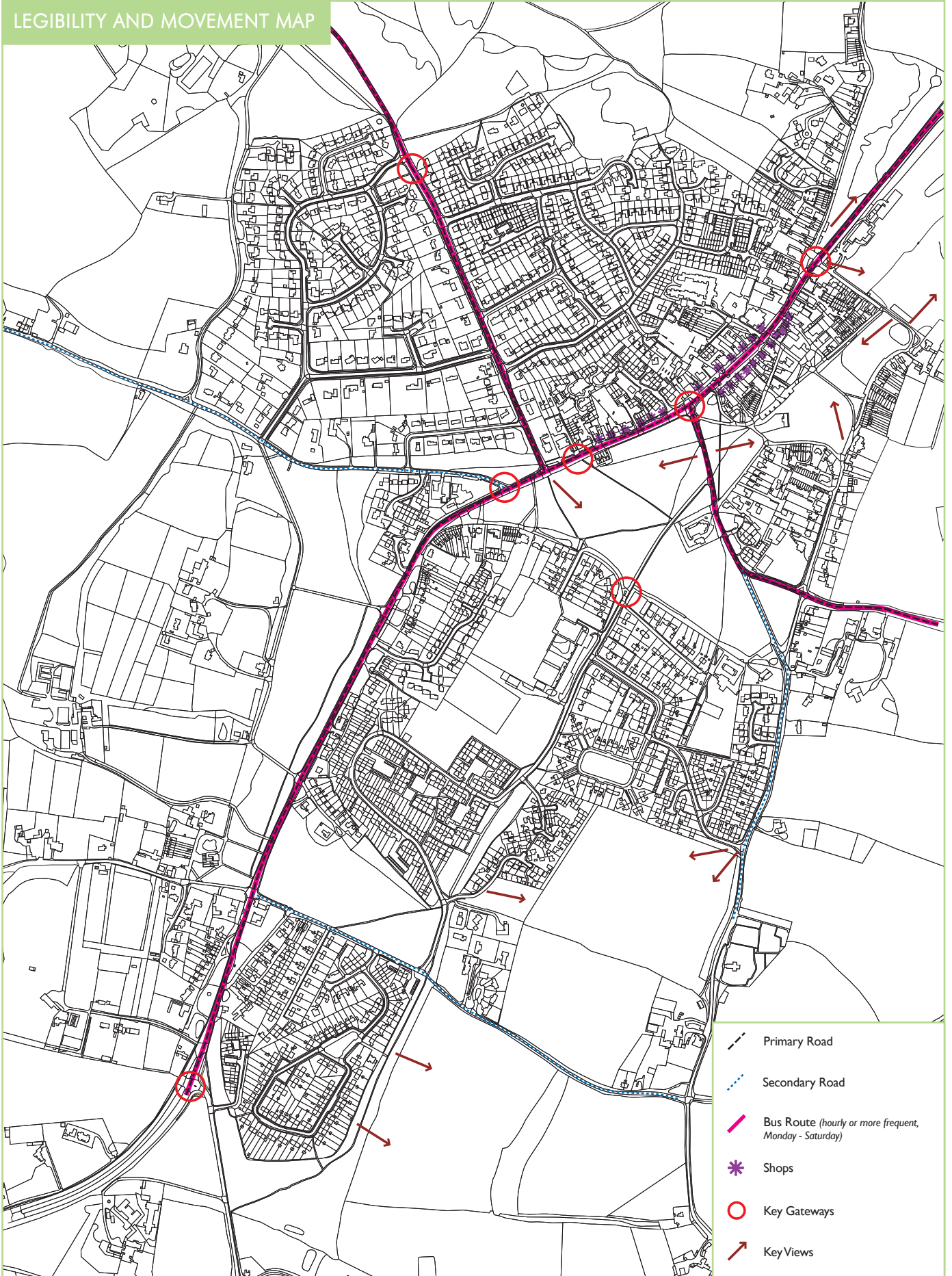
The A30, which lies on the historic route from London to Exeter, runs through the centre of the settlement on a course from north east to south west, and includes a small High Street area. This is crossed by a route running from north west to south east which forms a locally important route between Fleet and Reading. The overall character of the settlement is a quiet rural town with large areas of public open spaces which include a significant woodland element including the regimented lines of oak trees at the Common. The A30 is often busy with traffic although most of the town's residential areas are set away from this route. The M3 passes just to the south of Hartley Wintney, with access via a junction at Hook to the south west.

Within the wider landscape Hartley Wintney lies at the intersection of several Landscape Character Areas on a ridge of land between the Valleys of the Rivers Hart and Whitewater. The woodlands of Hazeley Heath lie to the north, areas of mixed woodland and small fields lie to the west around West Green, and to the south around Winchfield, and areas of more open arable landscape and parkland in the Whitewater Valley and at Elvetham are located to the south west and south east respectively. Because much of Hartley Wintney is a conservation area, there are only two neighbourhood Areas:

- Hartley Wintney North
- Hartley Wintney South



LEGIBILITY AND MOVEMENT MAP



-  Primary Road
-  Secondary Road
-  Bus Route (hourly or more frequent, Monday - Saturday)
-  Shops
-  Key Gateways
-  Key Views



## 4.2 HARTLEY WINTNEY NORTH NEIGHBOURHOOD AREA

### LOCATION

This is a large area of housing in the north of the town which is located to either side of Bracknell Lane (the B3011). The settlement boundary forms the limit of the area in the north and west, whilst the conservation area boundary forms the limit of the area to the south and east.

### HISTORICAL DEVELOPMENT

In the late 19th century this area formed fields and parkland to the north west of Hartley Row (the modern High Street). One small group of cottages was located just behind the High Street frontage, which now form Nos. 1-6 Chapel Row. The later routes of Bracknell Lane and Arrow Lane (on the western edge of the area) were already marked by country lanes at this time. Between 1911 and 1931 housing developed as a ribbon of properties running up the west side of Bracknell Lane and the north side of West Green Road. Brackley Avenue was also set out during this period with land either side divided into plots for new development. By the early 1930s a number of these plots had been developed, although a significantly proportion remained unused. During the 1950s bungalows were built along a new street running east from Bracknell Lane (modern Hazeley Close). During the 1960s and 1970s large estates of new housing built to uniform design were constructed on new road networks on either side of Bracknell Lane. Development during the 1990s and 2000s has been limited to infilling, particularly along Arrow Lane in the west and in large garden plots in the south east, where groups of retirement accommodation have been built near to the town centre. The large garden plots on Brackley Avenue have been particularly targeted for sub-division and infilling in recent years.

### GENERAL DESCRIPTION

The area naturally falls into two halves divided by Bracknell Lane. This is a busy traffic route which feeds traffic from the Reading area to the A30 and towards Fleet. Properties fronting this road have developed high hedges as boundaries to screen them from the road and the noise of passing traffic. The areas to either side are set away from through traffic and, therefore, have an air of tranquillity. Brackley Avenue is particularly notable for its avenue of lime trees which frame views along the street. Arrow Lane and West Green Road are both attractive rural lanes with housing set back from the road and partly screened by hedgerows and tree lines. Elsewhere the streetscape is dominated by the 1960s planning of curving streets, pavements verges and gardens open to the pavement.



*Brackley Avenue*



*Primrose Drive*

DESCRIPTION OF THE HARTLEY WINTNEY NORTH CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

**Area A: Victorian terrace at Chapel Row**

- A short row of two storey late 19th century terraced houses
- Very altered by later extensions and rather hidden by high hedgerows to the front
- Red brick with natural slate roofs
- Prominent chimney stacks rising from party walls
- Buildings within long, narrow plots set away from the pavement



Sensitivity to change: Medium  
 Typical housing density: 22 units per hectare

**Area B: Inter-War ribbon development**

- A line of large two storey detached houses mostly built in the period between the two World Wars
- Red brick and plain tile roofs, often hipped or half-hipped
- Some Arts and Crafts influences including prominent chimney stacks and dormer or half-dormer windows
- Buildings set well back from the road in spacious rectangular plots of a regular width
- Tall hedges of evergreen (particularly holly) line the road frontage



Sensitivity to change: High  
 Typical housing density: 7 units per hectare

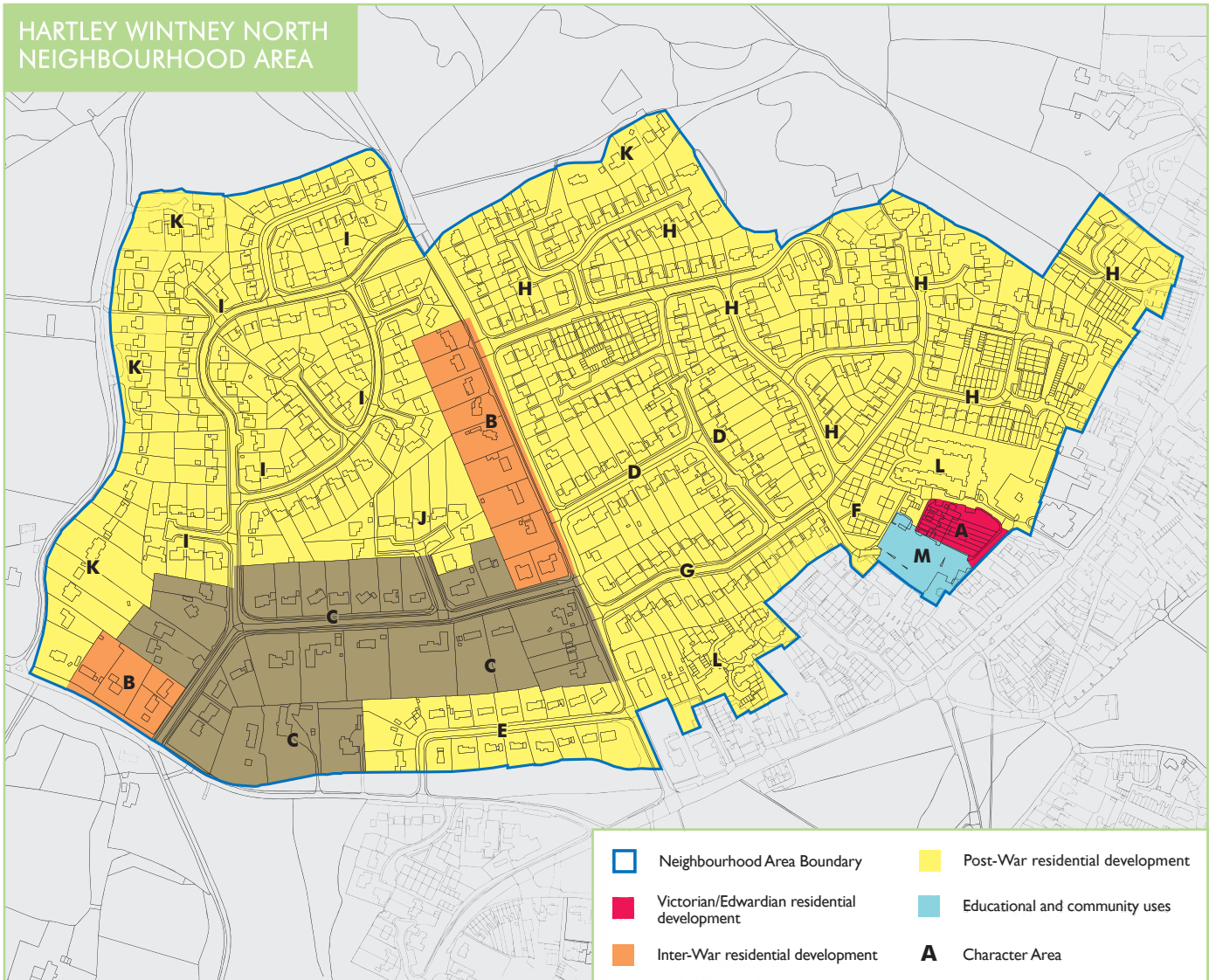
**Area C: Mixed period detached houses at Brackley Avenue**

- This area has a strong Inter-War character, although infilling and redevelopment have created a more mixed building stock
- Large detached two storey houses with Arts and Crafts features
- Red brick and painted render
- Plain tile roofs with hipped or half-hipped ends and half dormer windows
- Some buildings with projecting central bay
- Buildings set well back from the road in spacious plots
- Attractive avenue of street trees
- Front boundaries formed of high hedges



Sensitivity to change: High                      Typical housing density: 6 units per hectare





**Area D: 1950s bungalows at Hazeley Close**

- A single development on a 'T' shape of streets and using a single building design in symmetrical pairs
- One storey high with walls of red brick or Tyrolean render
- A bay to one side of the frontage breaks forward and contains a bay window
- Hipped roofs in plain tile with short yellow brick chimneys
- Buildings are set back slightly from the road creating front gardens
- Low brick wall and hedges or shrubs as front boundary features
- Pavement set behind a narrow grass verge



Sensitivity to change: High

Typical housing density: 12 units per hectare

**Area E: 1970s houses at Meadow Lane**

- A single street of large two storey houses built in the 1970s with some infilling or replacement
- Yellow or pink brick with concrete tile roofs
- Repeated building design with one end bay as a gabled return breaking forward, and with ground and first floor window of this bay contained within a moulded concrete architrave
- Broad buildings set long side to the road with a moderate set back
- Relatively spacious plots, evenly spaced but of irregular plan
- Strongly defined front boundaries of tall hedges



Sensitivity to change: Medium

Typical housing density: 14 units per hectare

**Area F: 1960s bungalows**

- A group of bungalows forming part of a complex of retirement properties
- Modestly sized buildings create terraces with staggered frontages
- Built of yellow brick with painted panels and concrete tile roofs
- No associated parking areas
- Surrounding gardens managed as communal open space
- Footpath access to each property



Sensitivity to change: Medium

Typical housing density: 34 units per hectare

**Area G: 1960s mixed housing**

- A street of housing with a number of styles and building types, nonetheless forming a single planned development
- One or two storeys, usually built from yellow brick
- A variety of building alignments including both long side to the road and gable end to the road
- Long narrow plots of uniform width and closely spaced buildings create a strong horizontal rhythm
- Gardens open to the pavement
- Curved frontage line creates a sense of enclosure
- Broad road with pavements set behind a grass verge
- Low level swan-neck concrete street lights



Sensitivity to change: Low

Typical housing density: 19 units per hectare

**Area H: 1960s/1970s mixed housing estate**

- A large housing estate built in groups of standardised design
- Mostly detached houses (three or four bedrooms) with some terraced rows and apartments
- Mostly two storeys high with some groups of one and a half storeys
- Yellow or red brick with tile hanging and uPVC weatherboarding
- Shallow pitched concrete tile roofs with gable ends
- Some neo-Georgian details including door cases, bow windows and porches supported on Doric pillars
- Integral garages to properties often breaking forward as single storey extensions
- Formal and evenly staggered frontages lines
- Front gardens open to pavement
- Some areas with pavements set behind grass verge
- Closely spaced properties in regular sized plots creating strong horizontal rhythm
- Sinuous street lines create enclosed areas with views foreshortened by the building line



Sensitivity to change: Medium

Typical housing density: 16 units per hectare

**Area I: 1960s/1970s mixed housing estate**

- A medium sized housing estate built around a circuit of road at Pool Road and Franklin Avenue with cul-de-sacs leading off
- One to two storeys detached buildings
- Grey, yellow and red brick with tile hanging
- Concrete tile roofs including gable ended, hipped and pyramid profiles
- Repeated use of four basic designs for the building
- Buildings closely spaced in even width plots creating a strong horizontal rhythm
- Medium to shallow set backs, often with parking in garages to the side of properties
- Curved road lines create sweeping frontages
- Pavements behind narrow grass verge
- Front gardens open to pavement



Sensitivity to change: Medium

Typical housing density: 16 units per hectare



**Area J: 1960s/1970s housing at Alanbrooke Close**

- A single cul-de-sac of houses built behind the main frontage of Brackley Avenue
- Two storey detached houses
- Yellow and red brick or painted render with tile hanging
- Concrete tile roofs with gable ends and chimneys
- Plot frontages of regular width and closely spaced buildings contribute to strong horizontal rhythm, though the buildings have varied set backs from the road
- Plots of different sizes but some are large



Sensitivity to change: Medium

Typical housing density: 8 units per hectare

**Area K: 1990s/2000s ribbon and infill development**

- Large houses built as small groups or individually
- 2 stories
- Set well back with general conformity to a frontage line and filling most of the width of each plot
- Plots of varying depth but generally regular in width
- Facing onto a wooded sunken lane or woodland
- Some properties grouped on private drives
- Front boundaries formed by tall hedgerows and tree lines at Arrow Lane



Sensitivity to change: Low

Typical housing density: 14 units per hectare

**Area L: 1990s/2000s apartment blocks**

- Two complexes at Hartford Court and Rosefield Court
- Built as retirement accommodation in dark red and orange brick with blue slate roofs
- Two or three storeys high
- Some painted render and dark brown timber cladding
- Some timber frame detail with herringbone brick nogging
- External joinery is dark brown and unobtrusive
- Varied frontage line helps to reduce the mass of the blocks
- Well maintained surroundings with shrub borders and communal parking areas
- Private roads with shared surfaces



Sensitivity to change: High

Typical housing density: 23 units per hectare (This is skewed to a lower than reality by apartment buildings)

**Area M: Chapel Row Car Park**

- Public car park with timber vehicle barriers and protected pedestrian walkways
- Includes public conveniences
- Attractive tree planting

Sensitivity to change: Medium



## DESIGN GUIDANCE FOR THE HARTLEY WINTNEY NORTH NEIGHBOURHOOD AREA

**Area A**

- This short terrace of houses is relatively hidden from view but many alterations and extensions have taken place over the years
- New extensions and alterations should improve upon the quality of materials and detailing that have been used in the past
- Ideally in time the garages to the north of each property will be replaced with new buildings which use materials and details which are more in keeping with the historic buildings
- Maintain the boundaries of gardens as hedgerows

**Areas B and C**

- Maintain the quality of the streetscape in this area of High Townscape Value
- Maintain the avenues of trees running along the road
- Avoid the creation of cluttered street signage retain and reinforce the use of hedgerows as property boundaries
- Maintain the broad width of the building frontages
- Seek to retain large garden plots
- New development should use materials, style and detailing that is in keeping with the Inter-War architecture of the most prominent buildings in this area

**Area D**

- This area has a high degree of architectural uniformity and most of the houses are semi-detached
- Extensions will need to be sensitively designed to preserve the character of the area and should aim to match the existing materials and detailing, particularly roof profiles and feature materials
- Front boundaries should be retained as low clipped hedges
- Infilling of rear garden should be resisted where this would be detrimental to views along back gardens

**Area E**

- Replacement buildings must be of a similar scale and height
- The amalgamation of plots might be acceptable subject to fitting in with the general character of the area
- New development should preserve the existing building lines
- Retain the use of hedgerows as front boundaries

**Area F**

- This area has a high level of architectural unity and is important to the provision of housing suitable for a particular age group
- Protect the communal green open spaces and pedestrian routes through the area
- Maintain the high quality of maintenance of the environment in this area

**Areas G, I and J**

- Replacement buildings must be of a similar scale and height
- The amalgamation of plots might be acceptable subject to fitting in with the general character of the area
- Some increase in height to two storeys might be acceptable
- New development should preserve the existing building lines
- Extensions should be designed using materials and details that complement those of the existing building
- Protect the openness of the roadside lawns

**Area H**

- Within this area new development comprising extensions or replacement buildings should be of a scale and form in keeping with the surrounding area
- Some increase in scale to two storeys may be acceptable
- Sub-division of properties is unlikely to be acceptable
- Some amalgamation of plots for redevelopment to provide a greater variety of property types might be acceptable
- New development should seek to protect and enhance landscaped areas and communal green open space

**Area K**

- Replacement buildings must be of a similar scale and height
- The amalgamation of plots might be acceptable subject to fitting in with the general character of the area
- New development should preserve the existing building lines
- Protect the sylvan character of the area by protecting mature trees and maintaining a diverse stock of trees of varying age and size
- Avoid erosion of definition to the east side of Arrow Lane caused by the provision of additional drive ways to housing beyond

**Area L**

- New development comprising extensions or replacement buildings should be of a scale, form and materials in keeping with the surrounding area
- New development should preserve the existing building lines

**Area M**

- Maintain existing uses, namely the public car park with ornamental tree planting and the public conveniences
- Maintain and enhance pedestrian routes through this area



### 4.3 HARTLEY WINTNEY SOUTH NEIGHBOURHOOD AREA

#### LOCATION

This Neighbourhood Area is made up of three detached portions which are divided by areas of roads and woodland which are included within the Hartley Wintney Conservation Area. They lie to either side of the busy A30 as it runs southwards from The Common. West Green Road and houses with frontages to The Common and Glebe Lane form the northern limits of the area. The southern limit and eastern limits are formed by the settlement boundary, whilst the conservation area bounds the Neighbourhood Area to the west.

#### HISTORICAL DEVELOPMENT

In the 1870s the majority of this area lay within seven fields divided from each other by substantial tree lines, areas of woodland and a number of historic lanes, which generally ran from north to south. The small settlement of Phoenix Green lay in the south west, focused around a triangular green just to the west of this area's limit. The lanes included the current course of the A30, Green Lane and Church Lane. A terrace of houses, set behind the frontage of properties on the green, was built at Phoenix Green in the first decade of the 20th century.

By the 1930s the construction of an attractive estate of municipal housing had commenced in the north of this area, following the present courses of Sandy Lane and Glebe Lane. This estate was later extended to the east as far as Church Lane. A second, similar area of housing was constructed in the south at Priory Lane and Weir Road just after the Second World War. A further large estate of housing built around a single loop of road running off Green Lane was constructed in the 1960s at Mitchell Avenue. Sports fields and a primary school formed part of this development. In the 1970s and 1980s, estates of detached and semi-detached housing arranged around cul-de-sacs were built, infilling large garden sites and small fields. Examples include Southern Haye and Cottage Green, or Peel Court and Kiln Garden.

A number of developments of larger houses in substantial gardens on private roads were built during the later 20th century specifically at The Hollies and Tarrant Gardens. Recently this has included the demolition of Green Lane House and its replacement with a number of large detached houses. Development in the 1990s or 2000s included a small area of high density housing in two cul-de-sacs at Church View and Oldfield View.

#### GENERAL DESCRIPTION

This is a very disparate area of predominantly residential development including a large area of public and semi-public open space. The division of the land within the area by historic routes and areas of older settlement, which now lie in the Hartley Wintney Conservation Area, serves to illustrate its development as a number of discrete and relatively inward-facing estates. These were based on newly established roads set apart from the more historic routes that ran through the wider settlement. As a result these areas are relatively tranquil and unaffected by traffic, although they are well served by the historic routes outside the area.

The thick tree cover of some adjacent areas makes an important contribution to the character of these developments, particularly at Mitchell Avenue, Weir Road and Peel Court, where woodland runs up to the rear boundaries of houses and provides a strong sense of enclosure. The inward facing nature of the estates and the construction of some of them around cul-de-sacs or looped roads with a single access point, does create some problems for pedestrian and vehicular access. Southern Haye is a particularly poor example, with access to surrounding areas including the playing fields, school and village centre, served by relatively indirect routes.

The more open farmland to the east and south provides attractive views outward from the settlement edges and rural lanes to the historic settlement around Church House Farm, with the tower of St Mary's Church acting as an important local landmark.

DESCRIPTION OF THE HARTLEY WINTNEY SOUTH CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

**Area A: Victorian and Edwardian houses**

- An area of High Townscape Value, retaining elements of the historic settlement at Phoenix Green including Phoenix Terrace and adjacent properties, just outside the conservation area but forming part of its setting
- Late 19th or early 20th century properties, two storeys high
- Red brick ground floor with roughcast render above and moulded brick string courses
- Vertically sliding six over six paned timber sashed windows, with horns
- Natural slate hipped roofs with red fired clay ridge tiles
- Red brick chimney stacks with large caps and terracotta chimney pots
- Formal frontage line and even plot widths create a strong horizontal rhythm
- Shallow set back with front gardens mostly converted for parking
- Clipped hedgerows and shrub lines between properties
- Private back road



Sensitivity to change: High

Typical housing density: 44 Units per hectare

**Area B: Inter-War and early Post-War housing developments**

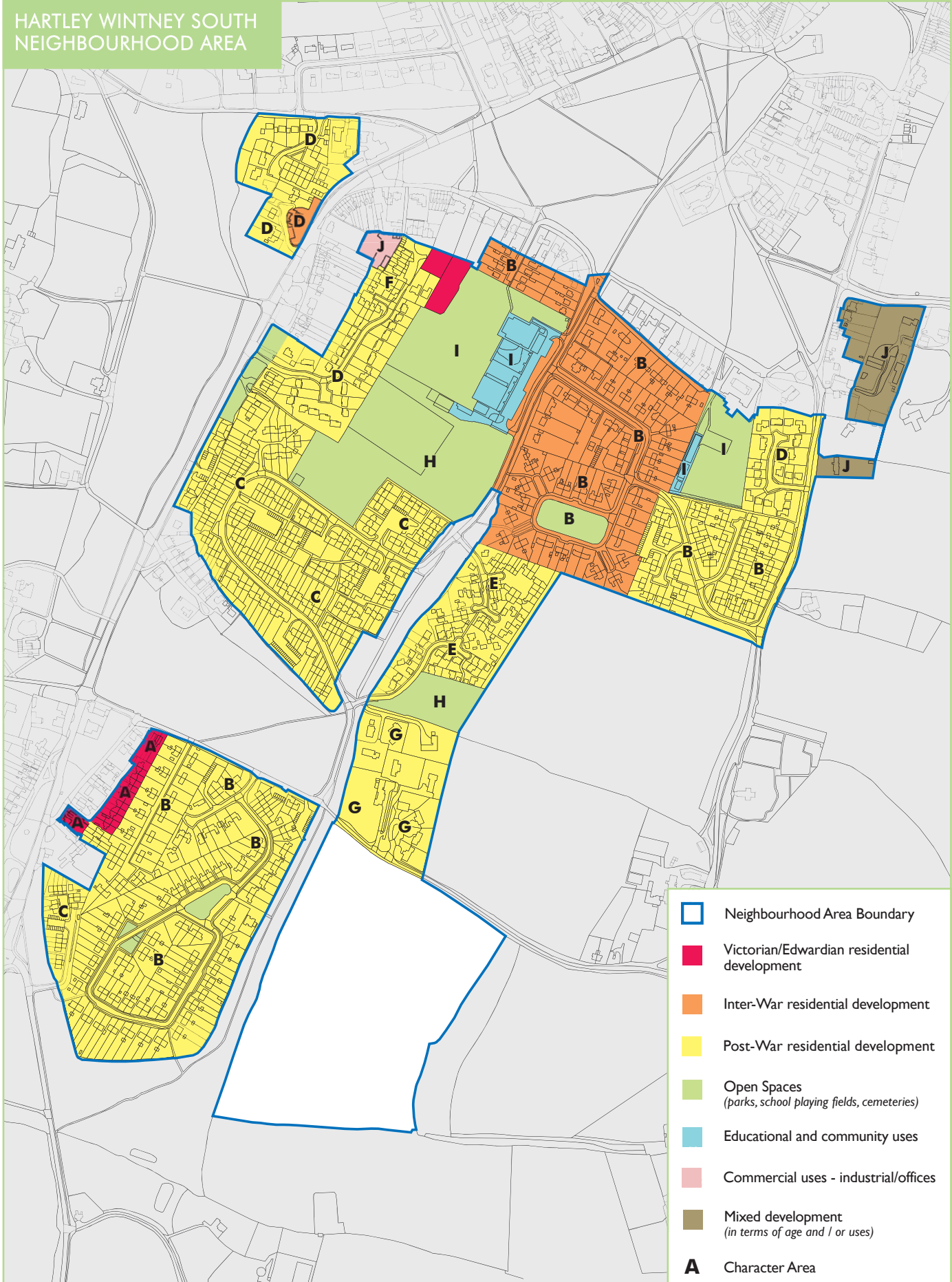
- Areas of planned housing development largely constructed as public housing in the 1930s/1940s and early 1950s.
- Sandy Lane is considered to be particularly well designed and forms an area of High Townscape Value
- Standardised design or 'pattern book' semi-detached two storey houses and bungalows set along gently curved and straight streets
- Semi-detached houses in red brick with concrete door hoods on moulded brackets, or pitched roof porches on timber brackets, and some cast concrete guttering to eaves and gable ended plain tile roofs
- Bungalows with hipped roofs, painted render and red brick dressings to door and window openings
- Boundaries of low brick dwarf wall with low clipped hedges behind
- Staggered frontage lines reduce the formality of development to create a rural character
- Properties in even sized plots running back from the road with prominent corner plots
- Buildings set long side to street
- Areas of attractive public green open space with small street trees
- Narrow roads with grass verge between the pavement and front property boundary



Sensitivity to change: High

Typical housing density: 18 units per hectare

HARTLEY WINTNEY SOUTH NEIGHBOURHOOD AREA





**Area C: 1960s terraced housing**

- Dense one or two storey housing development constructed as a planned development
- Curving street lines with small public green open spaces with ornamental tree planting
- Terraces and a small number of semi-detached properties and apartments
- Strong formal building lines to individual terraces
- Some division of front gardens from pavement, often with picket fences
- Varied materials but consistent within individual terraces, including yellow and red brick, white painted render, tile hanging and white plastic weatherboarding, often split between ground and first floor
- Shallow pitched concrete tile roofs
- Some variety to plot widths but consistent within individual terraces
- Small communal open spaces dominated by garage blocks and parking areas
- Strong connection to playing fields to the north (Area H)



Sensitivity to change: Medium

Typical housing density: 26 units per hectare

**Area D: 1970s/1980s detached housing cul-de-sacs**

- Discrete areas of two storey housing built on sinuous cul-de-sacs
- Mostly detached in uniform designs
- Kiln Gardens includes a prominent terraced block
- Some neo-Georgian detailing, including doorcases, boxed eaves and hipped roofs or decorative storm shutters
- Few formal boundary treatments leading to a sense of openness
- Peel Close includes the former village Police Station as an earlier building of greater architectural interest
- Southern Haye benefits from attractive tree planting
- Plots of uniform size with gently staggered frontage lines
- Buildings set long side to road
- Some shared surfaces within cul-de-sacs



Sensitivity to change: Medium

Typical housing density: 15 units per hectare

**Area E: 1990s/2000s high density housing**

- Detached, terraced and semi-detached two storey housing
- Red and brindled brick with some tile hanging
- Concrete tile roofs with gable ends and chimney stacks
- Some front boundaries of close clipped hedgerows
- Very compact plots often of irregular shape
- Buildings clustered to create enclosed spaces rather than formal frontage lines
- Very shallow set back, some properties include integral garages
- External joinery in brown uPVC or wood
- Prominent pent roofs over bay windows and porches
- Some shared surfaces



Sensitivity to change: Medium

Typical housing density: 33 units per hectare

**Area F: 1990s/2000s character residential developments**

- A private 'gated' two storey residential development arranged in terraces
- High density with a distinctive character created by overt references to historic building traditions and materials
- Brindled brick with steeply pitched plain tile roofs with decorative ridge tiles
- Some dark red tile hanging
- Projected bays with gabled returns including decorative barge-boarding
- Shared surfaces and well maintained communal green spaces
- Strong formal frontages with planned parking areas



Sensitivity to change: High

Typical housing density: 21 units per hectare

**Area G: 1990s/2000s cul-de-sac housing**

- Large detached houses within small private road cul-de-sacs
- One and a half to two storeys
- Small groups of buildings in varied materials within cul-de-sac
- Irregular shaped plots
- Varied details such as eyebrow dormers, applied timber framing or bay windows



Sensitivity to change: Low

Typical housing density: 7 units per hectare

**Area H: Playing fields**

- Public playing fields open to the road at Mitchell Avenue
- Football pitch with floodlighting enclosed by a high deciduous hedge
- Includes a small children's playground
- Views across open spaces to farmland beyond at Church View



Sensitivity to change: High

**Area I: Schools and school playing fields**

*Greenfields Junior School, Green Lane:*

- 1960s single storey flat roofed blocks in red brick with black sheet panelling
- Includes landscaped playgrounds, hard surfaced tennis courts and car parking, as well as a large playing field

*Oakwood Infant School, The Common:*

- School buildings lie within the conservation area
- A playing field with temporary cabins to one side
- Attractive mature tree lines surround the field

Sensitivity to change: High

**Area J: Former Nursery and Depot**

- A discrete area on the eastern edge of the settlement largely set behind the frontage on the common
- Large Post-War houses in spacious gardens set well back from the road
- Hidden from the road by high hedgerows and intervening buildings
- A small area of industrial land (depot) currently disused
- Includes numerous single storey former storage and nursery buildings now in a poor condition
- Another small depot lies in the north east to the rear of properties facing The Common

Sensitivity to change: Low





## DESIGN GUIDANCE FOR HARTLEY WINTNEY SOUTH NEIGHBOURHOOD AREA

**Area A**

- Protect the character and appearance of these areas of High Townscape Value by preserving historic buildings and, where possible, their original architectural detailing
- Retain property boundaries as closely clipped hedgerows
- Extensions will need to be carefully designed to respect the form and materials of the original building
- Extensions forwards from the building line should be resisted

**Area B**

- This area has a high degree of architectural uniformity and most of the properties are semi-detached
- Extensions will need to be sensitively designed to preserve the character of the area and should aim to match the existing materials and detailing, particularly roof profiles and feature materials
- Front boundaries should be retained as low clipped hedges
- Protect public open spaces within these areas as pleasant green spaces
- Infilling of rear garden should be resisted where this would be detrimental to views along back gardens

**Area C**

- There is a high level of consistency in materials and form between properties in individual terraces - extensions will need to be carefully designed to fit in with the materials and style of each block
- Seek to retain the openness of front gardens and the communal green spaces around buildings
- Seek to enhance the garage and parking areas between the blocks
- Maintain the openness between this area and the playing fields to the north

**Areas D, E and G**

- Within these areas new development comprising extensions or replacement buildings should be of a scale and form in keeping with the surrounding area

- Some increase in scale to two storeys may be acceptable
- Sub-division of properties is unlikely to be acceptable
- Some amalgamation of plots for redevelopment to provide a greater variety of property types might be acceptable
- New development should seek to protect and enhance landscaped areas and communal green open space

**Area F**

- New development will need to be carefully designed to fit in with the character and appearance of the highly distinctive buildings in this area.
- Extensions will need to be designed to maintain or enhance the architectural composition of terraces
- Protect communal green open spaces and the generally high quality of surrounding car parking areas

**Area H**

- Protect public green open space and recreational facilities
- Use of floodlighting should be subject to time limitations to avoid loss of amenity to the surrounding residential properties

**Area I**

- School buildings, landscaped play areas and car parking
- School playing fields

**Area J**

- New development in this area will need to avoid any negative impact on the adjacent conservation area
- This will determine the appropriate height of buildings at two stories
- Boundary features that provide screening of views into this area should be protected or enhanced, as tall hedgerows or tree lines
- Materials and detailing should provide references to adjacent buildings fronting onto allotments at The Common