

# YATELEY SETTLEMENT AREA

## APPENDIX 6

### HART URBAN CHARACTERISATION AND DENSITY STUDY

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

## 6.1 INTRODUCTION

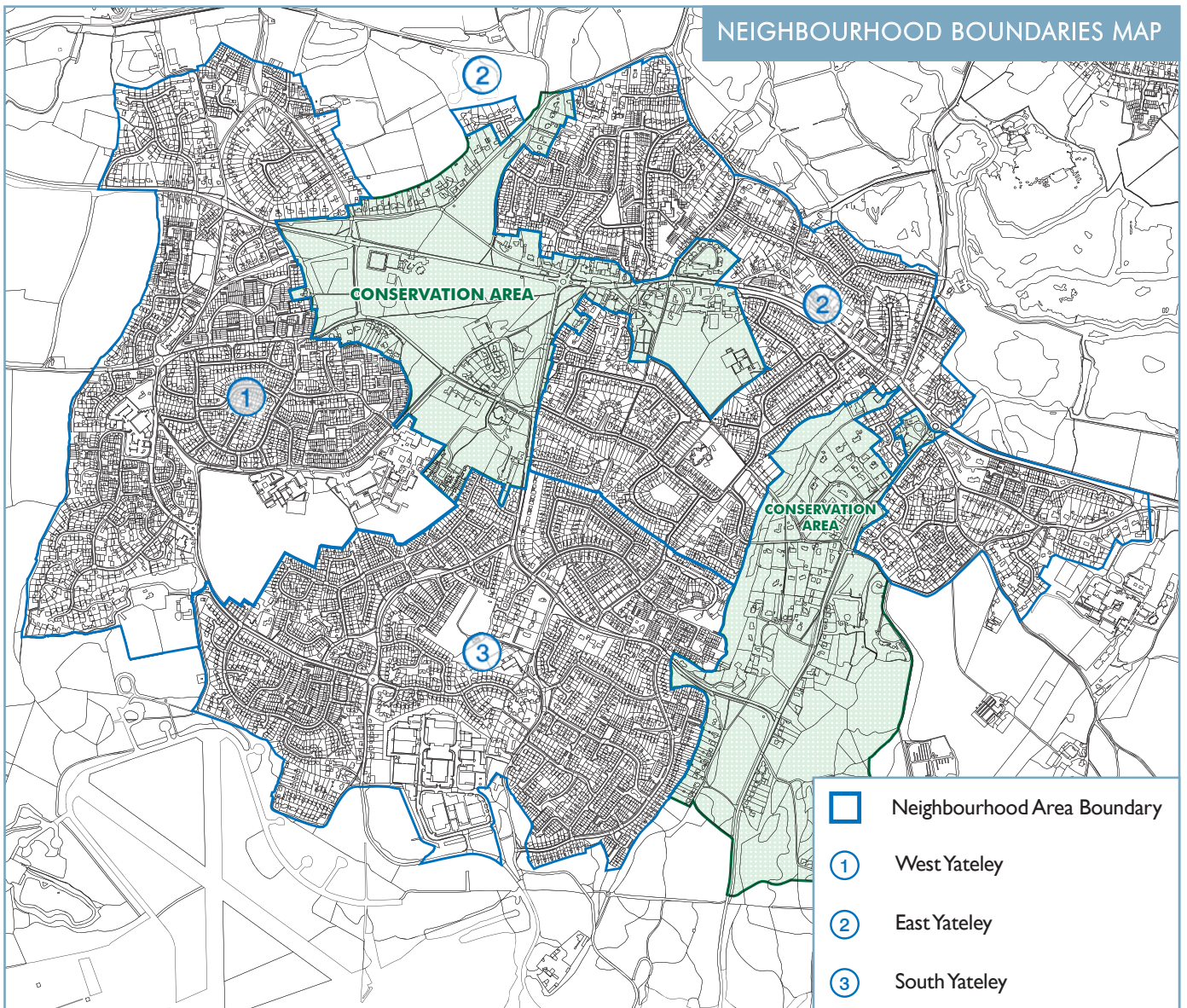
Yateley, which is the second largest urban area in Hart District, lies on the southern side of the River Blackwater valley covering a series of terraces, which rise steadily towards the south. Until the mid 19th century the area was in agricultural uses with a landscape of arable fields which were interspersed with ribbons of pasture land. These followed the courses of various streams down to meadows in the valley floor. Early settlement was relatively dispersed with a focus along the Reading to Guildford Road, which runs from west to east on the terrace above the flood plain of the River Blackwater. The settlement also gravitated around a series of open greens, of which Yateley Green is the largest. The greens, the adjacent settlement, and areas of settlement on the edge of Yateley Common (to the south), have formed the nucleus of three large conservation areas that contain the majority of the historic settlement within Yateley (Yateley Green, Cricket Hill and Darby Green). Whilst a significant rural gap remains between Cricket Hill and Darby Green, the development of numerous housing developments around Yateley Green and west of Cricket Hill has covered the former rural surroundings with an extensive area of suburban housing.

The surroundings of the settlement are relatively diverse and include the River Blackwater's valley floor, which is largely filled by flooded gravel workings (the Yateley Lakes). The town of Sandhurst lies to the north on the Surrey side of the Blackwater valley. To the west, the settlement boundary runs up to open countryside now occupied by large arable fields, with more wooded landscape beyond surrounding Eversley. The southern settlement boundary is marked by an extensive ribbon of woodland that screens views to Blackbushe Airport and heath land just outside the settlement. To the west, the Cricket Hill Conservation Area contains land both inside and outside the settlement boundary, where an area of low density housing in wooded surroundings creates a gradual transition from urban to rural areas. At Potley Hill, in the north, the transition is more sharply defined where suburban housing meets farmland or the open playing fields of Potley Hill School and Frogmore Community College, which both lie outside the settlement. Those parts of Yateley to the east of this gap are considered along with Blackwater North Neighbourhood Area (see Chapter 7) with which they form a separate area of urban development.

The modern B3272 road (Reading Road) provides an important and busy traffic route running from east to west through the north of the settlement. The village's commercial and civic centre is spread along this route partly within the Yateley Green Conservation Area and partly to its east. In the east, Reading Road is joined by Cricket Hill Lane, which runs southwards to the A30 through the Cricket Hill Conservation Area. Yateley Green forms a large area of open green open space in the heart of the settlement. The settlement contains many other extensive areas of public and semi-public open space (such as school playing fields), which form a band running from south west to north. These include substantial wooded blocks as well as open fields.

Excluding the designated conservation areas, there are three Neighbourhood Areas in Yateley, as follows:

- West Yateley
- East Yateley
- South Yateley



## 6.2 WEST YATELEY NEIGHBOURHOOD AREA

### LOCATION

This area is located to the west of the Yateley Green Conservation Area, and contains the section of Yateley which abuts the western settlement boundary. The playing fields of Westfields Infants and Junior School, Yateley School and a park to the west of Monteagle Lane, provide a ribbon of green space that divides this area from the South Yateley Neighbourhood Area to the south east.

### HISTORICAL DEVELOPMENT

The West Yateley Neighbourhood Area contains a scatter of historic properties such as Monteagle House and Moulsham House, which date back as far as the 16th century. These preserve part of the dispersed rural settlement pattern which characterised the area until the mid 20th century. Moulsham Green (in the north), and small ribbons of woodland, provide other fragmentary survivals of the former rural landscape. Other survivals of this period are limited to the curving lines of roads that followed the boundaries early assarts, or enclosures, taken from areas of common land in the distant past.

More formally planned development includes a ribbon of late Victorian or Edwardian housing that follows Reading Road at the western gateway to Yateley. This development was followed by further ribbon development built in the Inter-War period at Moulsham Copse Lane and Vicarage Road.

Development after the Second World War included a small estate of houses on the south side of Reading Road at West Green, as well as further infilling of plots along Moulsham Copse Lane and around Moulsham Green. During the 1960s, large estates of housing spread southwards from West Green, running westwards from Yateley Green as far as School Lane. Smaller estates to the north of Reading Road included large cul-de-sacs at Ives Close and Fareham Drive and terraced housing around River Road. These extended the area of settlement to the edge of the River Blackwater's floodplain. Subsequent development pushed suburban development further west and south to the present settlement boundary.

### GENERAL DESCRIPTION

This area is formed by three distinct sub-areas, each of which is divided into numerous smaller character areas, which are described below.

In the north, land on both sides of Reading Road has a dense mixture of residential areas of different dates and forms that provide an intimate scale of development. It contains a number of small open spaces with a rural character including greens, green lanes, footpaths and areas of woodland, particularly at Moulsham Green and Vicarage Road.

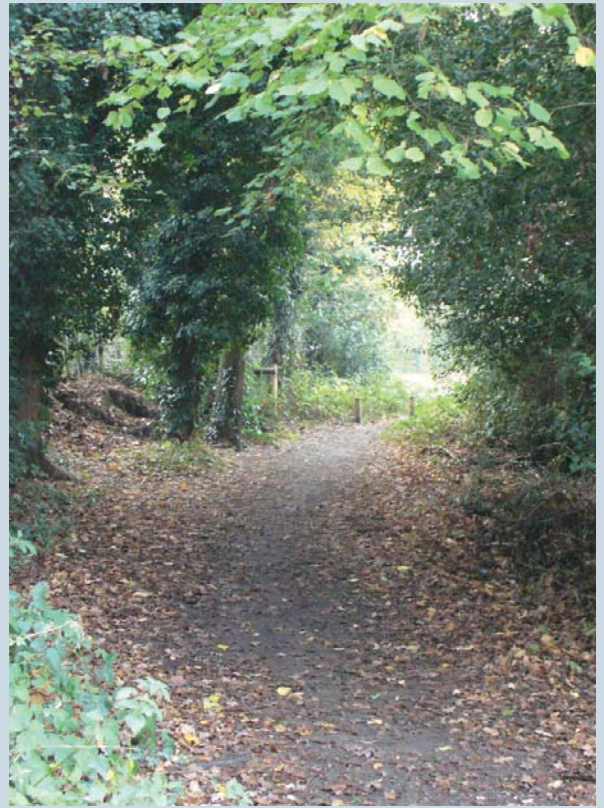
In the centre and south west, a large area is covered by large estates of housing with similar styles of architecture and materials. The schools, playing fields and parks in the south and south east are a third sub-area.

Reading Road and Firgrove Road provide an east to west spine route through the Neighbourhood Area, whilst School Lane runs on a parallel alignment from the east before turning south at Old Monteagle Lane. Monteagle Lane/Bracken Lane/Fallowfield is used as a principal vehicular route from south to north, which crosses Firgrove Road but ends in a cul-de-sac before meeting Reading Road. In the north, Moulsham Copse Lane and Moulsham Lane create a loop off Reading Road, which provides access to various side roads and cul-de-sacs. Crosby Gardens and Mayflower Drive provide a second loop just to the west.

Pedestrian and cycle access is well served by a series of green lanes and footpaths, including some former roads which are now cut off from through traffic. Whilst the difficulties of busy traffic at Reading Road and lack of pedestrian crossing facilities have been noted elsewhere (see the Yateley Village Design Framework), poor crossing facilities also affect pedestrian movement at Firgrove Road and Monteagle Lane. A footpath running along the southern and western edges of the settlement is of special note due to the attractive woodland surroundings and views offered into woodland or across farmland to the west of Yateley.



*Moulsham House, Moulsham Green*

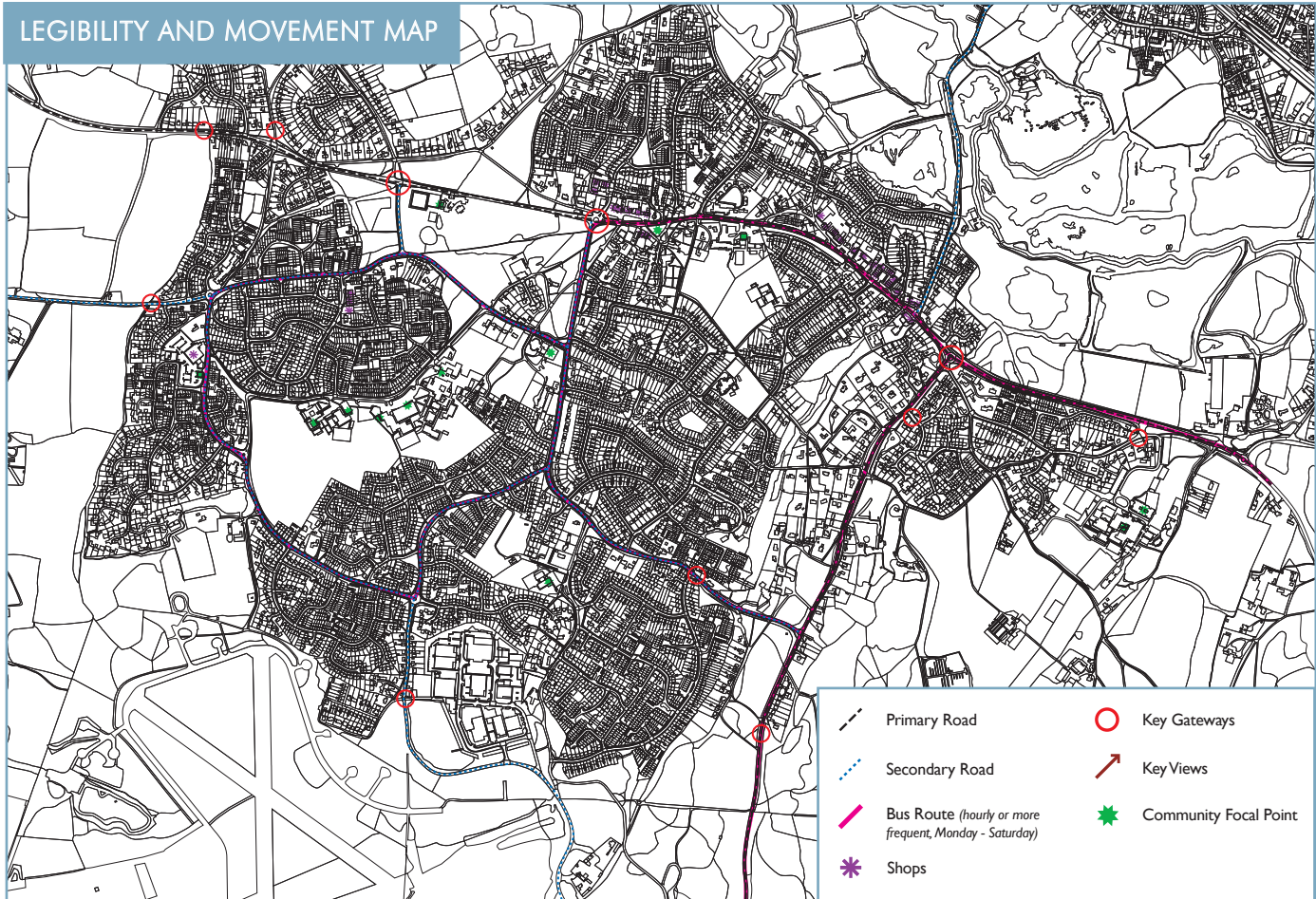


*Green Lane at West Green*



*Reading Road in woodland surroundings*

## LEGIBILITY AND MOVEMENT MAP



## DESCRIPTION OF THE WEST YATELEY CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

**Area A: Late Victorian and Edwardian housing at Eversley Road**

- An area of High Townscape Value which provides the western gateway to Yateley
- A ribbon of development on both side of Eversley Road (Reading Road) developed in the first decade of the 20th century
- Two storey buildings including a mixture of detached and semi-detached
- Red or painted brick with natural slate or plain tile roofs with gable ends and prominent chimney stacks
- Some ornate tile hanging
- Timber framed casement and sliding sash windows, including single storey canted bay windows with tiled pent roofs and half-dormer windows
- Boundaries with a rural character including fencing, low brick walls and clipped hedges
- Long narrow plots with regularly spaced building following a common building line and creating a strong horizontal rhythm
- Buildings set back six to eight metres
- To the east the road runs through wooded surroundings until it emerges at Yateley Green



Sensitivity to change: High

Typical housing density: 17 units per hectare

**Area B: Moulsham Green**

- An area of High Townscape Value with a sylvan character
- A series of green open spaces, including Moulsham Green and woodland at Vicarage Road
- Historic cottage at Moulsham House
- Mixed one and two storey ribbon development including Inter-War and early Post-War houses, as well as a scatter of earlier cottages
- Mature broadleaf trees in gardens and on the roadside provide a sylvan character
- Red or white painted brick, with hipped and pyramid plain tile roofs
- Hedges and low brick walls as garden boundaries
- Curving roads preserve historic field boundaries
- Open streams or ditches at the roadside
- Grass verges with no footpath
- Plots are typically long and narrow with buildings following a common building line
- A cul-de-sac of 1960s terraced houses and chalet bungalows in yellow brick with white weatherboarding or tile hanging is enclosed by the loop of roads



Sensitivity to change: High

Typical housing density: 9 – 21 units per hectare

**Area C: Blair Park 1970s/1980s mixed density housing**

- A small estate providing a mixture of housing types including terraced and semi-detached houses and small blocks of flats
- One and two storey buildings set around curving streets areas of communal green open space and parking
- Red brick with concrete tile roofs
- Pavements set behind a narrow grass verge



Sensitivity to change: Medium

Typical housing density: 21 - 30 units per hectare

**Area D: 1980s detached housing estate at Mayflower Drive**

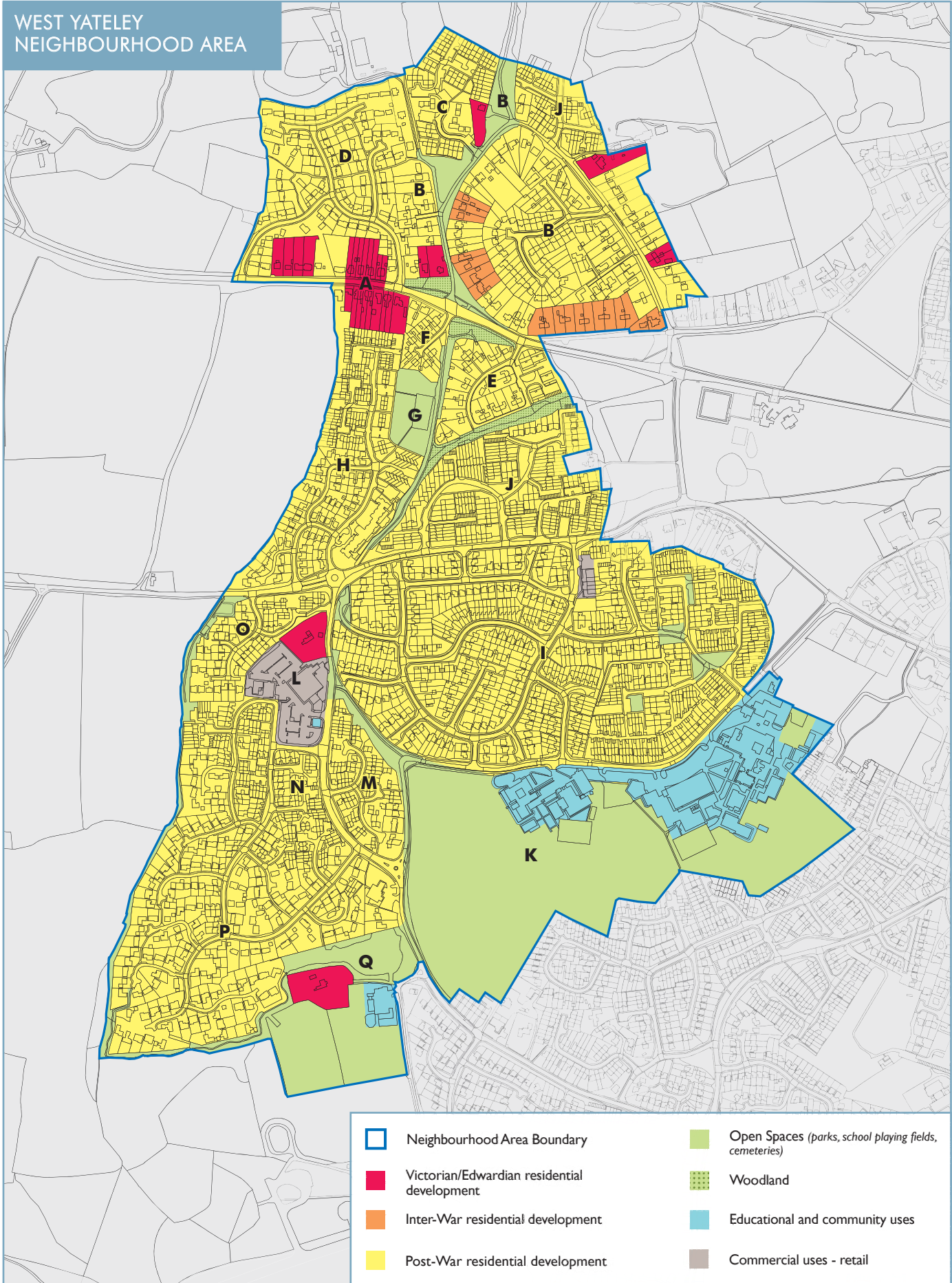
- An area of large executive homes within a small development of streets and cul-de-sacs
- Two storey detached houses in red or yellow/brown brick with concrete tile roofs
- Mixed use of tile hanging, applied timber frame and jettied upper floors provides variety in the street scene
- Buildings follow a common building line along curving streets
- Front gardens mostly open to the pavement
- Buildings closely spaced in broad but shallow plots



Sensitivity to change: Medium

Typical housing density: 16 units per hectare

WEST YATELEY NEIGHBOURHOOD AREA





### Area E: 1940s/1950s mixed housing at West Green

- A small estate of housing mostly built in the 1940s or 1950s but including flats of 1960s construction forming an area of High Townscape Value
- One and two storey buildings in red brick with plain tile roofs
- Prominent brick chimney stacks rising from the ridge
- Many buildings have centrally placed pitch roofed porches
- Small front gardens with close clipped hedges as boundaries
- Curving road lines
- Wooded surroundings formed by tree lines along green lanes
- Low arched openings to ground floor windows



Sensitivity to change: High  
Typical housing density: 17 units per hectare

### Area F: 1960s/1970s semi-detached housing at Castor Court

- A single cul-de-sac of semi-detached houses
- Two storey buildings in a mixture of materials, including red and yellow brick and painted render, with inset feature panels
- Concrete tile roofs with gable ends
- Buildings stand long side to the street and follow a common building line
- Some division of front gardens from the kerb
- Tall chimney stacks



Sensitivity to change: Medium  
Typical housing density: 18 units per hectare

### Area G: Green lanes and public open space

- Long footpaths through narrow belts of woodland
- A small public park containing a children's playground with hedged boundaries

Sensitivity to change: Medium



**Area H: 1980s/1990s mixed high and medium density housing**

- A large area containing a mixture of terraced, semi-detached and detached housing built as a single development with a high degree of architectural unity
- Two storey buildings in dark red and yellow brick with brown concrete tile roofs
- Some tile hanging, including very dark brown or blue tile
- Forward facing gables with half hipped roofs
- Very small to medium sized plots with very small front garden spaces open to the pavement
- Some communal parking areas
- Larger executive homes in the south
- Bracken Lane/Fallowfield provides a spinal road with housing set off around courtyards and cul-de-sacs
- Includes a large block forming a residential care home



Sensitivity to change: Medium

Typical housing density: 21 - 42 units per hectare

**Area I: 1960/1970s School Lane housing estate**

- A large estate of mixed detached, semi-detached and terraced housing including a small local shopping centre
- One to two storey buildings in yellow and red brick with tile hanging and concrete tile roofs
- Some attractive communal green



Sensitivity to change: Medium

Typical housing density: 30 units per hectare

**Area J: 1960s terraced housing**

- Two areas of terraced housing of similar date and construction formed by relatively small properties laid out to a high density
- Two storey terraced buildings in red, yellow or grey brick, with tile hanging and concrete tile roofs with gable ends
- A high degree of uniformity in design and materials
- A number of mature broad leafed trees provide character, whilst tree lines surrounding the areas provide the background to views
- Front gardens open to the pavement
- Communal parking areas and yards with garage blocks
- Gently curving street lines with small areas of communal green space at corners
- Stepped and formal building lines with variable set backs
- Short narrow plots in regimented rows



Sensitivity to change: High

Typical housing density: 23 units per hectare

**Area K: Schools**

- Three schools and a public library grouped along the south side of School Lane
- Buildings include a mixture of 1960s to 2000s blocks of one to three storeys
- Mostly flat roofed
- Surroundings include hard surfaced car parking, tennis courts and playgrounds, as well as extensive grassed playing fields with tree lined boundaries



Sensitivity to change: Low/Medium

**Area L: Supermarket and local services**

- A medium sized supermarket building in red brick with plain tile hipped roof
- Large car park
- Other buildings include a community hall and a doctor's surgery
- Hindford, a 19th century farmhouse with Post-War extensions stands in a large private garden just to the north
- The supermarket buildings present a large inactive frontage to Monteagle Lane



Sensitivity to change: Low

**Area M: 1980s mixed housing at Morley Close**

- A small estate formed of three cul-de-sacs of two storey terraced and semi-detached houses
- Mixed yellow and red brick with applied timber frame decoration and some panels infilled with white painted render
- Concrete tile roofs with gable ends
- Formal building lines with small set backs
- Some shared surfaces with gardens open to the roadside/pavement
- Old Monteagle Lane runs along the north east boundary and now forms an area of public green open space with a footpath and cycle path



Sensitivity to change: Medium

Typical housing density: 37 units per hectare

**Area N: 1990s high density housing**

- A high density component of a larger residential estate
- Red brick with some flint walling or timber frame with painted render infilling
- Small, evenly spaced plots with shallow set backs
- Rows of buildings of a single design appearing to be detached but joined at the rear by single storey extensions
- Some communal parking areas

Sensitivity to change: Medium

Typical housing density: 26 units per hectare

**Area P: 1990s large houses**

- A low density component of a larger housing estate (see Character Area N above) formed of detached executive homes (four or more bedrooms)
- Closely spaced buildings in broad plots set out to avoid the creation of formal building lines
- Large front gardens largely open to the pavement
- Rear gardens enclosed by high red brick walls
- Very curving street lines with varied planting providing a very attractive environment
- A number of mature broad leaved trees have been preserved within the development
- Two storey buildings, mostly in red brick with a mixture of flint walling, tile hanging or applied timber frame with painted render or herringbone brick infill

Sensitivity to change: High

Typical housing density: 42 units per hectare

**Area Q: Monteagle Lane public open space and community facilities**

- Open spaces preserving the remnants of farmland at the edge of the settlement
- Pleasant grassed open spaces with mature tree lines surrounding
- The historic building of Monteagle House lies in the middle of this area within a private garden
- Buildings include a small children's nursery and a Red Cross hall with an associated car park and play ground

Sensitivity to change: High



## DESIGN GUIDANCE FOR THE WEST YATELEY NEIGHBOURHOOD AREA

**Areas A and B**

- Seek to retain older buildings that make an important contribution to local character and distinctiveness including architectural details and features that contribute to their character
- Protect mature roadside and boundary trees
- Protect areas of publicly accessible green open spaces at roadside and junctions
- Seek to retain rustic hedges, low brick walls and post and rail fences as boundaries
- New development should be carefully designed to respect the setting of older buildings and should reference colours and textures of older buildings in the choice of materials used
- Extensions to older buildings should be carefully designed to harmonise with the original building, including use of matching materials and detailing
- New buildings within areas of ribbon development should conform to the established building line and the scale and massing of surrounding buildings
- An increase in height of up to two storeys may be acceptable
- The inclusion of parts of these areas in the Yateley Green Conservation Area should be considered
- Moulsham House should be considered for statutory listing
- Protect rural features such as roadside ditches

**Area C**

- This area has a high degree of architectural unity which should be protected by ensuring that any new development or extensions make use of materials that provide a close match in colour and texture
- Protect areas of public open space and ensure communal areas continue to receive a high level of maintenance
- Some increase in building height to two storeys may be acceptable depending on the impact on neighbouring buildings

**Areas D, F, H, I, J, M, N, O and P**

- Replacement buildings should conform to the established building line, alignment, scale and massing of surrounding buildings
- Materials used in new buildings or extensions should be chosen to harmonise with those on surrounding buildings or the original building
- Some amalgamation of plots may be acceptable to provide a greater mixture of housing types
- Some increase in height to two storeys may be acceptable subject to conforming with surrounding building heights
- Protect areas of public open space within individual developments

**Area E**

- Seek to retain the architectural unity of this area by retaining older buildings and their architectural details including porches, window openings and roof profiles
- New buildings or extensions should use materials that harmonise with the traditional materials of surrounding buildings
- Any increase in height of new buildings is unlikely to be acceptable
- Seek to retain mature trees, hedgerows and low brick wall boundaries

**Areas G and Q**

- Maintain as rustic green open spaces with a high number of broadleaf trees and pleasant but relatively informal green open spaces and pedestrian routes

**Area K**

- A very important focus of education and community facilities for the wider settlement and district
- Seek to improve pedestrian and cyclist permeability to the areas to the south

**Area L**

- Protect area of public open space including car parks and ensure that they are maintained to a high standard

### 6.3 EAST YATELEY NEIGHBOURHOOD AREA

#### LOCATION

This Neighbourhood Area occupies the part of the settlement that lies to the east of the Yateley Green Conservation Area. The boundary to the south follows the line of suburban development of a number of estates accessed from Reading Road via Manor Park Drive from Hall Lane via Cranford Park Drive. Nevertheless, land within the South Yateley Neighbourhood Area includes a continuation of this area into estates of slightly later date.

#### HISTORICAL DEVELOPMENT

A number of historic properties located within this area represent the remnants of the historic rural landscape, including cottages on Plough Road in the west, Corner Cottage (formerly Holly House) next to Reading Road and Sandhurst Road, and a group located along Potley Hill Road in the east. In the first decade of the 20th century, an area of houses spread northwards from the historic village centre on the north east edge of Yateley Green. Infilling of this development continued during the Inter-War period along with the construction of houses and bungalows at Sandhurst Road and along Potley Hill Road. The spread of the village's commercial centre eastwards along Reading Road also began in this period.

Following the Second World War, a large area of municipal housing was built to the south of Reading Road. Estates of bungalows and houses spread eastwards from Hall Lane shortly afterwards. Development in the 1960s was focused in the north of this Neighbourhood Area, including a large estate in the north east, providing an area of dense housing running up to the edge of the River Blackwater's floodplain. A less dense area of semi-detached houses was built at Weybridge Mead and Kevins Drive, and at the same time, the commercial centre along the north side of Reading Road was expanded considerably.

Development in the 1970s and 1980s included the redevelopment of the grounds of Hillfield House just to the west of Potley Hill Road. In the last ten years new building has been largely limited to two small areas in Sandhurst Road and Campbell Close.

#### GENERAL DESCRIPTION

This is a large Neighbourhood Area, which combines areas of distinctive historic housing, the eastern part of Yateley's commercial centre, and several later 20th century housing estates, both large and small, which are generally inward-facing and secluded. In the west, Reading Road forms a spine route with the residential development set away from the road in secluded estates. The commercial area is set just back from this road, with the intervening land being used as open green space and car parking. In the east, Reading Road provides a bypass to development around Potley Hill Road. The woodland within the Cricket Hill Conservation Area forms a backdrop to many views from the south western part of this Neighbourhood Area, whilst the many mature trees in the area around Potley Hill Road, the former grounds of Hillfield House, and along the northern boundary of the area, create an attractive sylvan setting to the various residential developments.



*Knellers Cottage, Plough Road*



*Yateley Grange, Potley Hill Road*

## DESCRIPTION OF THE EAST YATELEY CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

### Area A: Reading Road and environs shopping and service area

This area is described in detail in the Yateley Village Design Framework which provides an analysis of its development, buildings and spaces and proposes guidelines for its future development.

### Area B: Mixed housing

- This is an area of High Townscape Value forming a distinctive area that retains historic buildings such as Yew Tree Cottage at Fry's Lane, which is of 17th century construction and Knellers Cottage at Plough Road (also of 17th century origin)
- Late Victorian or Edwardian detached and semi-detached houses run along both side of Mill Lane and into Coronation Road and on both side of Fry's Lane, with later infill development of varying date.
- Buildings of one and two storeys in varying materials but including a high proportion of red brick or painted render
- Small amounts of timber frame detail to gable ends and some decorative tile hanging
- Roofs of plain tile or natural slate, with concrete tile used on later buildings
- Houses of varying size but most of average size including detached and semi-detached buildings with varying set back but following a common building line
- Gently curved road lines creating a series of attractive views
- Long narrow plots
- Mixed front boundaries but including a number of low brick walls and clipped hedges



Sensitivity to change: High

Typical housing density: 16 units per hectare

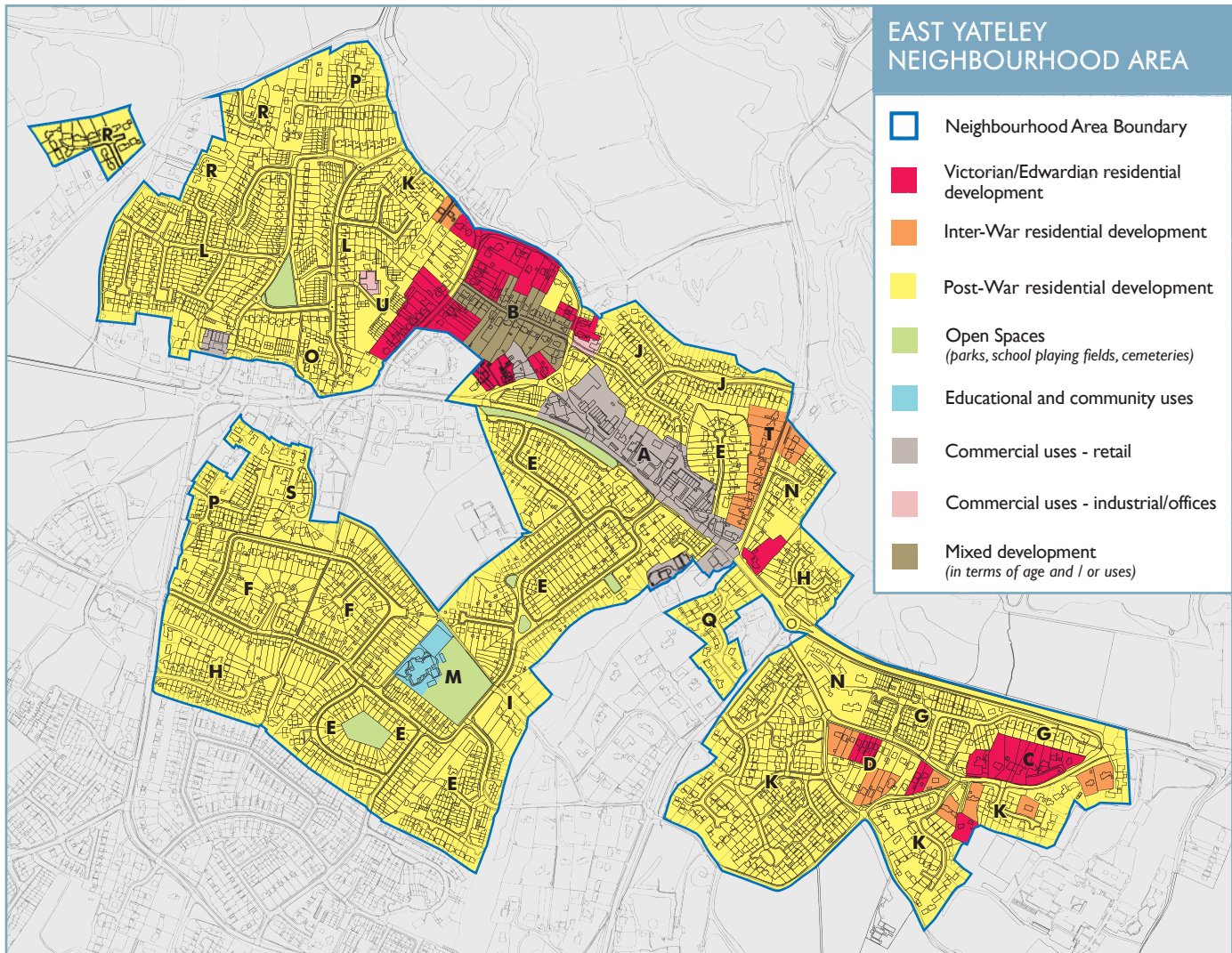
### Area C: Potley Hill Road mixed housing

- An area of High Townscape Value that includes a number of historic buildings of special interest including Yateley Grange & Cross Oak Cottage (a thatched building of 18th century origin) amongst several others
- The area has a strongly rural feel
- Sinuous road lines with narrow grass verges
- Mixed boundary details, including hedgerows and low brick walls
- No formal building line with properties set well back from the road
- Mixed building materials but including red brick, timber framing and white painted render
- Roofs of plain tiles with a variety of profiles represented
- Many mature trees
- Unfortunately some infill to larger gardens has been insensitive to the setting of listed buildings in terms of the proximity of new buildings and their materials and detailing



Sensitivity to change: High

Typical housing density: 5 units per hectare



#### **Area D: Mixed development at Potley Hill Road and Round Close**

- An area of mixed housing development largely constructed during and after the Inter-War period and including a high proportion of single storey properties
- Long narrow plots with uniform width frontages
- Buildings are mostly set well back and follow a common building line
- Hedgerows as front boundaries
- Some older buildings stand out as of particular interest



Sensitivity to change: Low

Typical housing density: 16 units per hectare



**Area E: 1940s/1950s mixed housing estates**

- A large estate of Post-War municipal semi-detached housing built using a small number of building designs
- Buildings are one or two storeys high usually in groups of the same design
- Red brick or white painted render
- Bungalows with hipped plain tile roofs and brick detailing to door and window openings
- Houses with cast concrete guttering and concrete hoods to front doors
- Buildings have medium sized front gardens and follow either formal or staggered building lines
- Small areas of green open space are provide at junctions and within small cul-de-sacs
- A small park is enclosed behind a ring of houses at Winton Crescent
- Straight roads with gently curved corners and corner buildings angled to address the corner
- Front boundaries of brick walls or close clipped hedges

Sensitivity to change: Medium

Typical housing density: 25 units per hectare

**Area F: 1950s/1960s mixed housing**

- An area of detached and semi-detached housing
- Mostly one storey with two storey buildings focused along the western part of Cranford Park Drive
- Yellow brick with concrete tile hipped roofs
- Buildings stand just back from the road with small front gardens in evenly sized plots
- Footpaths set behind a narrow grass verge
- Front boundaries of low walls and hedges

Sensitivity to change: Medium

Typical housing density: 21 units per hectare



**Area G: 1960s terraced and semi-detached housing**

- Two discrete areas of dense housing development at Beechbrook Avenue and Potley Hill Road
- Small houses of two storeys in yellow and red brick with some tile hanging and panels of painted render
- Narrow frontages set behind small front gardens
- Vehicle parking providing in separate blocks of garages and communal parking areas where front gardens are too small
- Very formal building lines and some staggered frontages
- Some front boundaries of brick walls or picket fencing
- The eastern part of the Potley Hill Road area includes a cul-de-sac of detached 1960s bungalow with broad spreading eaves set gable end to the pavement



Sensitivity to change: Medium

Typical housing density: 27 - 32 units per hectare

**Area H: 1960s bungalow cul-de-sacs**

- A mixed development of semi-detached chalet style bungalows with steeply pitched roofs and larger two storey houses
- Pink and yellow brick, houses with red tile hanging and shallow pitched concrete tile roofs
- Houses stand parallel to the street behind small front gardens which are open to the pavement and have little sub-division
- Closely spaced buildings with a strong horizontal rhythm



Sensitivity to change: High

Typical housing density: 21 units per hectare

**Area I: 1950s/1960s bungalows**

- A small area of bungalows in red brick with hipped plain tile roofs set in long narrow plots. Evenly spaced properties following a common building line set behind medium sized front gardens
- Buildings on an unadopted road and screened from surrounding areas by mature tree lines

Sensitivity to change: Low

Typical housing density: 10 units per hectare



### Area J: 1960s semi-detached housing at Kevin's Drive and Weybridge Mead

- Two adjacent developments of semi-detached housing set on gently sinuous streets
- Closely spaced two storey buildings of uniform design and alignment (parallel to the road)
- Yellow brick with either tile hanging in varied colours or painted render feature panels formal and staggered building lines which provide some dynamism to the street scene
- Integral garages to houses
- The pavement is set behind a narrow grass verge with small street trees
- Front gardens open to the pavement



Sensitivity to change: Medium

Typical housing density: 26 units per hectare

### Area L: 1960s/1970s mixed housing estate

- A very large estate including streets of detached, semi-detached and terraced housing forming a network of inter-connecting streets with cul-de-sacs
- Buildings of one and a half to two storeys throughout in yellow, red and brown brick often with inset panels of weatherboard or tile hanging between brick party walls
- Concrete tile roofs with gable ends with a group with hipped or pyramid roofs at Wyndham Close
- Frontages follow formal lines some of which are evenly stepped or sweeping along the alignment of gently curving streets
- Most buildings set parallel to the street and set back between five and seven metres from the pavement
- Front gardens are usually open to the pavement
- Attractive and well maintained green public square at Village Way
- Includes a small shopping centre of contemporary date and similar materials



Sensitivity to change: Medium

Typical housing density: 20 units per hectare

### Area M: School

- A small infants school with buildings set well back from the road
- Single storey 1960s blocks with flat roofs and cedar cladding
- Large playing field and hard surfaced playground
- Single vehicle access point at Cranford Park Drive

Sensitivity to change: Medium



**Area N: 2000s mixed housing**

- Two small developments set in cul-de-sacs and including a mixture of detached, terraced and flatted properties
- Two storey buildings with a mixture of materials used between properties preventing development of a single dominant palette
- Features include single storey canted bay windows, half-hipped gable returns, low brick arches to window openings or elaborate timber framing
- Building set back just two to three metres from the road
- Shared vehicle and pedestrian surfaces
- Front gardens open to the pavement
- Communal parking areas to flats and terraces
- A high number of mature trees retained in surroundings



Sensitivity to change: Low

Typical housing density: 27 units per hectare

**Area O: 1960s Nursing home**

- A small 1960s nursing home
- Single storey buildings in white brick with natural slate roofs set around a communal green open space with a parking area to the rear

Sensitivity to change: Low

**Area P: 1960s mixed housing estate**

- A cul-de-sac development just to the north of the larger estate at Area L (see above)
- Buildings of one and a half to two storeys in yellow brick with white weatherboard panels
- Chalet-style bungalows with steeply pitched roofs
- Terraced houses with pent roofs over porches and projected integral garages
- Very small front gardens which are open to the pavement formal frontage lines which step back along the street to create more open space at the end of the cul-de-sacs



Sensitivity to change: Medium

Typical housing density: 28 units per hectare

**Area Q: Peddlar's Grove and Jenny's Walk**

- A cul-de-sac development of two storey buildings formed through successive small scale development
- Terraced properties with stepped rooflines
- Large detached and terraced houses in relatively large plots and set long-side to the street
- Small groups of buildings of similar design including Neo-Georgian detailing or inset feature panels and tile hanging
- Front gardens defined by low brick walls



Sensitivity to change: Low

Typical housing density: 13 units per hectare

**Area R: 1990s – 2000s small housing developments**

- A group of small cul-de-sac developments in the north of this area, including a detached area to the north west
- Large two storey detached houses in sylvan settings
- Design use various historic references including Neo-Georgian, Mock Tudor and Victorian/Edwardian Gothic revival.
- Located on the urban fringe with views out to rural surroundings  
More enclosed areas formed by redevelopment of former garden plots



Sensitivity to change: Medium

Typical housing density: 13 units per hectare

**Area S: Oaklands**

- A mixed area including a cul-de-sac of bungalow housing in a mixture of designs as well as a development of wardened flats and an NHS health centre
- A single storey 1960s block health centre in red brick with white weatherboard
- Warden attended flats in two and three storey high blocks of brindled red brick with hipped and half-hipped roofs of concrete tile. Surroundings include landscaped parking areas and some communal green open space
- Bungalows of very varied design and materials in plots radiating from cul-de-sac head (i.e. plots with narrow frontages becoming broader to the rear)
- Front gardens are open to the pavement and buildings set back up to eight metres from the pavement
- Scattered mature trees add particular character to this area
- The building line is relatively informal



Sensitivity to change: Low

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

- A small area of ribbon development on Sandhurst road with a high proportion of Inter-War period houses
- A mixture of small bungalows and large two storey houses with a high level of architectural detailing
- Materials used include red brick and white painted render
- Roofs are of either natural slate or plain tile often with hipped or pyramid profiles and have prominent brick chimney stacks
- Houses with two storey bowed bay windows with gables over and recessed front doors with semi-circular arches to openings
- Bungalows built close to the road frontage, houses (to the north) set well back with large front gardens
- Front garden boundaries of red brick walls and hedges
- Regularly sized plots becoming broader to the north
- To the north the lane leading towards Sandhurst is an attractive green gateway to the settlement
- The bungalows were originally built to a single pattern with a centrally placed front door recessed in a semi-circular arched openings



Sensitivity to change: High

Typical housing density: 16 units per hectare

**Area U: Church View and Church Mews**

- An area of 1990s - 2000s high density housing formed of terraced houses and back to back blocks
- Two storey buildings set around communal parking areas and green open space with small back gardens as well as some bungalow development in a more secluded area to the north
- A flat roofed 1960s telephone exchange building stands in the middle of this area and provides an intrusive industrial character to the development
- Buildings in mixed materials including white painted render, red brick and red hanging tiles
- Blue brick is used to provide detailing, including string courses and arched over door and window openings
- Shared vehicle and pedestrian surfaces
- Retention of some mature or semi-mature trees within the development provides an important established element to the landscaping
- Terraced buildings set behind a narrow grass verge with small rear gardens
- Bungalows on a shared drive with small front gardens and larger gardens to the rear



Sensitivity to change: Medium

Typical housing density: 28 units per hectare

## DESIGN GUIDANCE FOR THE EAST YATELEY NEIGHBOURHOOD AREA

**Area A**

- Refer to the Yateley Village Design Framework

**Areas B, C, D and T**

- Preserve and enhance character and appearance by protecting historic buildings, complementary boundary features and tree planting
- New development will need to be sensitively designed, maintaining a similar scale of two to two and a half storeys, and should reference the materials, colours and detailing of historic buildings
- Extensions will need to use design details and materials that match those of the original buildings
- The development of opportunity sites will need to protect the character of nearby historic buildings through the use of sensitive design details, materials and landscaping
- Consider adding all or part of Area B to the Yateley Green Conservation Area

**Areas E and F**

- 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
- Any increase in height by replacement buildings is unlikely to be acceptable
- Front boundaries should be retained as low clipped hedges or brick walls
- 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

**Areas G, L, J and P**

- Replacement buildings should conform to the established building line, scale and massing of surrounding buildings
- Materials used in new buildings or extensions should be chosen to harmonise with those on surrounding buildings or the original building
- Some amalgamation of plots may be acceptable to provide a greater mixture of housing types
- Some increase in height to two storeys may be acceptable subject to conforming with surrounding building heights

- Protect areas of public open space as pleasant green spaces

**Area H**

- Protect the architectural unity of this area by ensuring that extensions or replacement buildings are of similar scale, form and materials to surrounding buildings

**Area I**

- This discrete area is well screened from the surroundings by tree lines, and these trees lines must therefore be protected
- There is some potential for an increase in building heights, depending on fitting in with surrounding buildings

**Area M**

- A small infant school with playgrounds, car parking areas and playing fields
- The boundary of the playing fields to Manor Park Drive could be strengthened by tree planting and hedgerows

**Areas N, Q, R, S and U**

- These areas of housing include variations in materials and forms within their design that reduce the overall unity of development
- The design and materials of extensions should harmonise with those of the original building
- New or replacement buildings should be of a matching scale and bulk to surrounding buildings and should respect established building lines
- Protect mature trees and tree lines
- Where applicable, some increase in height to two storeys may be acceptable, subject to fitting in with surrounding buildings

**Area O**

- This is an important local resource which should be protected. However the buildings are not of any notable quality and could be replaced to provide a greater density of facilities within the site
- An increased height of up to two storeys may be acceptable
- Any new development should include green open space to provide a pleasant outlook

## 6.4 SOUTH YATELEY NEIGHBOURHOOD AREA

### LOCATION

This neighbourhood area is located in the south of Yateley. To the east it is bounded by the Cricket Hill Conservation Area. The settlement boundary forms the southern limit to the area, beyond which land is occupied by wooded heathland and Blackbushe Airport. The school playing fields and public open spaces in West Yateley form the north-west boundaries, and Yateley Green Conservation Area and East Yateley lie to the north.

### HISTORICAL DEVELOPMENT

At the beginning of the 20th century this area was occupied by a scatter of farms and cottages standing next to narrow winding lanes that led from the valley-side road in the north up to Yateley Common in the south. A small focus of cottages lay at the edge of the Common either side of Vigo Lane. During the Inter-War period, housing began to develop in the east, either side of Handford Lane, whilst a further area of small houses started to grow at Little Vigo in the south. Nevertheless, until the 1940s this area retained a largely rural character. During the 1950s and 1960s housing development spread into this Neighbourhood Area from the north east, including a mixed estate of semi-detached and terraced housing at Farm View and Hall Farm Crescent.

In the 1960s a large estate of houses was built between Tudor Drive and Dungells Lane. Housing development in the 1970s spread to the west along Vigo Lane and Lymington Avenue and later, in the late 1970s and 1980s, spread further south of Monteagle Lane. Smaller cul-de-sac developments were constructed between these larger estates, whilst ribbon development grew more incrementally along some of the older roads, particularly Hall Lane. Small developments were built as infilling in the 1980s and 1990s. The Blackbushe Business Park has developed as an area of light industry on the southern edge of Yateley since the 1960s, with phases of development in both the 1970s and 1980s.

### GENERAL DESCRIPTION

This is a large area of suburban housing, set around a small number of surviving historic lanes and a more extensive later 20th century street plan. Spinal roads, including Dungells Lane, Vigo Lane, Hall Lane, Handford Lane, and Monteagle Lane, provide access to the surrounding estates and cul-de-sacs, as well as some ribbon development with access directly onto them. A scatter of historic and early 20th century buildings survive amongst the later developments, whilst a more concentrated area of older cottages is located in the south on Vigo Lane, including the Anchor Inn Public House, and around Little Vigo. A medium sized industrial park (Blackbushe Business Park) is located in the south with access to the A30 to the south via Vigo Lane, avoiding the need for traffic to pass through the urban area.

Historically this area was farmland formed from a series of 'asarts' or enclosures from the acid woodland and heathland, which survive to the south. It retains a high number of the mature broad leaf trees that characterised the area before its extensive development. Views out of the area are limited to areas in the east which enjoy views northward to the hills and woodlands at Finchampstead in Berkshire. The woodland and east to the south provides a background to views in both directions.

## DESCRIPTION OF THE SOUTH YATELEY CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

### Area A: Individual historic houses

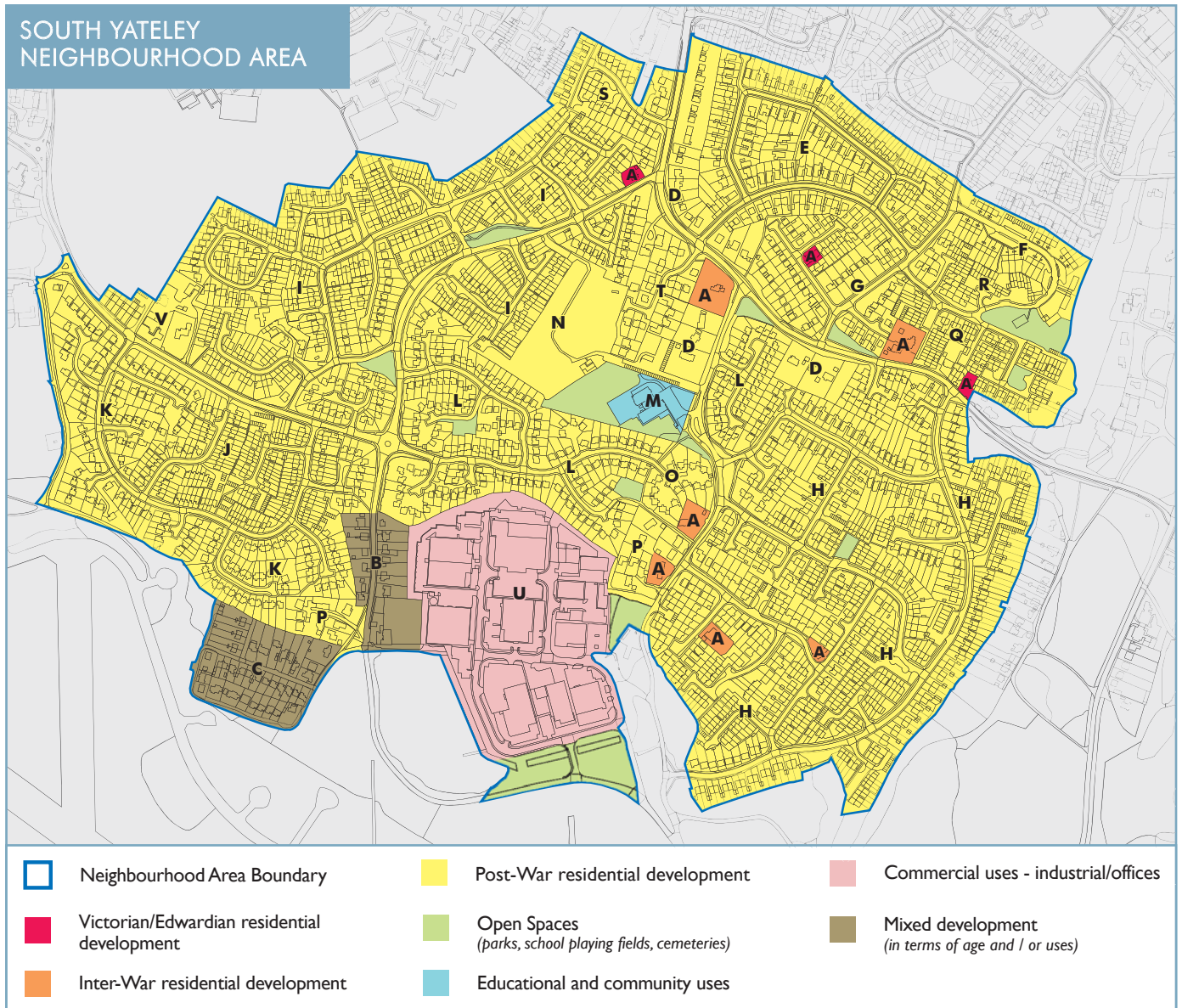
- Scattered individual properties of early 20th century origin make an important contribution to the character of surrounding areas
- These include the neo-classical Freshwood House, and the more Arts and Crafts inspired Dungell's Corner
- Many of these are large architect designed houses of particular quality with a very individual appearance that is not otherwise reflected in surrounding buildings
- Nos. 1 and 2 Hall Cottages represent more humble early 20th century farm labourers' dwellings but provide a particularly important rural element at the entrance to Vigo Lane



Sensitivity to change: High

Typical housing density: Included in surrounding areas





### Area B: Mixed ribbon development on Vigo Lane

- A small area of ribbon development containing a number of late Victorian and Edwardian cottages, both detached and semi-detached, as well as the Anchor Public House, forming an area of High Townscape Value
- Buildings of mostly two storeys in a mixture of red brick or white painted brick, with plain tile or concrete tile roofs with a high proportion of hipped or pyramid profiles and centrally placed stacks
- Buildings set well back from the road in fairly even sized plots with low rustic hedges to front gardens
- The southern entrance to this area on Vigo Lane forms a gateway to the settlement from the south and emerges from thickly wooded surroundings



Sensitivity to change: High

Typical housing density: 15 units per hectare

**Area C: Mixed period housing at Little Vigo**

- An unusual area of very mixed housing development that spans most of the 20th century in its design and construction
- Buildings include red brick Edwardian style cottages and houses, Inter-War semi-detached houses in mixed red brick and render, and bungalows and houses built during the Post-War period
- Older buildings stand out as of particular value and tend to be built further back from the road
- The unmade roads, hedgerow boundaries, and sylvan surroundings, give the area a particularly rural feel



Sensitivity to change: High

Typical housing density: 23 units per hectare

**Area D: Mixed ribbon development on Hall Lane, Handford Lane & Dungells Lane**

- A ribbon of large post Second World War houses
- Mostly detached houses of two storeys built individually or in small groups with subsequent additions
- Most buildings set well back from the road with private front gardens defined by a tall, rustic hedgerow or fence and tree line
- Most buildings set long side to the road
- Mixed building materials but a high proportion of red and yellow brick with inset panels of weatherboard or tile hanging
- Areas of green public open space at street corners represent surviving elements of the historic rural lanes documented in this area and contribute significantly, along with mature broadleaf trees, to the pleasant atmosphere of this area which is an area of High Townscape Value



Sensitivity to change: High

Typical housing density: 15 units per hectare

**Area E: 1950s – 1960s housing at Farm View and Hall Farm Crescent**

- An area of mixed one and two storey housing including groups of terraced and semi-detached buildings
- Long streets with sharply curved corners
- Buildings set behind small front gardens, often only five to six metres deep
- Where front garden boundaries exist these are often comprise picket fencing or low brick walls
- Closely spaced bungalows with gable ends to the front create streetscapes with strongly emphasised rhythm
- Materials are mixed, but include prominent use of yellow brick party walls with infill panels of coloured tile hanging
- Roofs of concrete tiles with short chimneys
- Footpaths set behind narrow grass verges



Sensitivity to change: Medium

Typical housing density: 31 units per hectare

### Area F: Ministry of Aviation housing at Maple Gardens

- An unusual area of housing constructed either during or soon after the Second World War for the Ministry of Aviation (Supply)
- Long terraces of one and two storey houses in red brick with shallow pitched concrete tile roofs
- Small outbuildings to the front, presumably for refuse storage
- Surroundings are covered by communal green open space, whilst properties have only small rear gardens
- A long street ending in a crescent with a bay to the south containing a communal parking area, and single storey garage blocks to the north
- Terraced blocks are well spaced apart reducing the impact of the formal frontage lines on the sense of enclosure



Sensitivity to change: Medium

Typical housing density: 22 units per hectare

### Area G: Lucas Close and Manor Park Drive

- Detached houses built in the 1960s or 1970s as cul-de-sacs and ribbon development
- Two storey buildings in grey, yellow or red brick set parallel to the road with a gabled return and tile hanging feature panel
- Gable ended roofs of concrete tile
- Closely spaced buildings with gabled returns create a strong horizontal rhythm
- Front gardens defined by low brick walls or evergreen hedges
- Formal building lines carefully observed.



Sensitivity to change: Medium

Typical housing density: 20 units per hectare

### Area H: Tudor Drive Estate

- A housing large estate built in the late 1960s on the land of Dungells Farm and the gardens of a number of large houses
- One and two storey buildings in groups of the same height, generally built as terraced or semi-detached properties
- Materials used feature yellow and brindled brick with concrete tile roofs normally with gable ends
- Closely spaced buildings with a set back of around eight to ten metres from the pavement to the building line
- Formal building line with front gardens open to the pavement
- Footpath set behind narrow grass verge with street trees
- Buildings in groups either long side to the road or with gables to the road creating a stronger horizontal rhythm
- Some use of tile hanging or weatherboard in inset panels or more extensively between brick party walls
- Small communal green open spaces
- A high density of mature broad leafed trees and background of tree line at Cricket Hill



Sensitivity to change: Medium

Typical housing density: 19 – 24 units per hectare

### Area I: Vigo Lane Estate

- A large estate of housing built in the late 1960s around the central route of Vigo Lane, with Lymington Avenue acting as a central street with cul-de-sacs running off
- Includes a mixture of detached, semi-detached and terraced houses
- Buildings of one and a half to two storeys in yellow, grey and red brick with pent roofs to the front over porches and integral garages
- Some use of coloured tile hanging or white weatherboarding at first floor level
- Chalet-style bungalows with steeply pitched roofs and flat roofed dormers
- Roofs of concrete tile with gable ends
- Buildings set back approximately five metres from the road with front gardens open to the pavement
- A number of public green open spaces with mature tree planting lie around road junctions and preserve elements of the historic country lanes
- Formal building lines are observed often with buildings along curving streets forming stepped frontages



Sensitivity to change: Medium

Typical housing density: 24 – 27 units per hectare

### Area J: 1970s High density housing

- An area forming part of a larger estate focused on and including Wordsworth Avenue
- Terraced and semi-detached two storey houses in yellow or red brick with white painted render and concrete tile roofs
- Narrow fronted buildings built as closely spaced rows and set just back from the pavement
- Formal building lines observed with some stepped frontages
- Front gardens open to the pavement
- Some vehicle parking provided in detached blocks in yards behind the street frontage



Sensitivity to change: Low

Typical housing density: 36 units per hectare

### Area K: 1970s cul-de-sac housing

- Larger homes in the estate built along and in cul-de-sacs off Wordsworth Avenue
- Buildings of one and a half to two storeys high, including a mixture of detached and semi-detached houses and chalet-style bungalows
- Buildings set back approximately eight to ten metres for the road with front gardens open to the pavement
- A formal building line is observed, which wraps around bends in the road
- Building alignment varies, but includes groups built long side to street and others with gable end to the street, creating a stronger horizontal rhythm
- Medium sized plots with even width frontages – buildings occupy most of the width of each plot and are closely spaced



Sensitivity to change: Medium

Typical housing density: 19 units per hectare

**Area L: 1970s/ 1980s housing**

- An estate of detached and semi-detached medium sized houses built along sinuous roads and cul-de-sacs
- Buildings two storeys high in a mixture of red brick, white painted render and black painted weatherboarding, with attached or integral garage to the side
- Gable ended concrete tile roofs with stepped roof lines
- Buildings set back between six and eight metres from the road with front gardens open to the pavement
- Some buildings have porches supported on a single Doric pillar
- A formal building line is followed, although there is some variation in alignment, resulting in a less formal frontage
- Some stepped frontages are also evident
- Cul-de-sacs are quite small creating intimate enclosed spaces
- Some small areas of public green open space are included in the estate



Sensitivity to change: Medium

Typical housing density: 22 – 27 units per hectare

**Area M: Newlands Primary School**

- A 1970s or 1980s school formed of two single storey blocks with pitched roofs, and surrounded by hard surfaced playground and car parks with a small playing field to the rear
- The tree line on the frontage to Dungells Lane makes an important contribution to the sylvan character of the area



Sensitivity to change: High

**Area N: Blackbushe Park (Caravan Site)**

- A small development of temporary housing in a private caravan park around an informal grid of roads and footpaths
- Single storey timber framed buildings with panel cladding and pitched felt roofs
- Building alignment is very varied
- Little formal division between plots in an open grassed landscape with scattered semi-mature tree planting

Sensitivity to change: Low

Typical housing density: not currently measurable



**Area O: 1980s/1990s cul-de-sac housing**

- A single cul-de-sac development at Hardy Avenue
- Buildings of two storeys in red brick and white painted render with gable ended concrete tile roofs
- Single storey porches to the front with pitched roofs
- Buildings follow a slightly informal building line and are set back a varied distance from the road
- Shared pedestrian and vehicle surfaces
- Front gardens open to the road



Sensitivity to change: Low

Typical housing density: 14 units per hectare

**Area P: 1990s – 2000s large houses**

- Two small cul-de-sac developments of similar date and design
- Large executive homes in yellow or red brick with varied character details including applied timber frame or low brick arches to window heads or cat-slide roofs with prominent dormer windows
- Irregularly shaped and sized plots
- Developments retain a large number of mature broad leafed trees
- Hipped and half hipped roofs in plain tile or concrete tile and prominent chimney stacks
- Informal building lines and varied alignment with shared vehicle and pedestrian surfaces within cul-de-sacs



Sensitivity to change: Low

Typical housing density: 9 units per hectare

**Area Q: 1960s mixed housing**

- A small area of mixed detached and semi-detached housing accessed from Manor Park Drive
- Two storey buildings in yellow or grey brick with tile hanging or white weatherboarding and gable ended concrete tile roofs
- Integral garages or porches break forward from the formal building line
- Narrow roads with pavement on one side only
- Some front gardens enclosed by picket fences, while others are open to the pavement
- Buildings set back approximately five to eight metres from the road
- Areas of public green open space with semi-mature tree planting included as green squares
- Narrow fronted properties, closely spaced on a single alignments
- Small rear gardens



Sensitivity to change: Medium

Typical housing density: 43 units per hectare

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

- A small area of recent housing development representing redevelopment of housing land at Maple Gardens
- Detached, semi-detached and terraced two storey houses set around a cul-de-sac and two sides of a small square, with public open space in the east
- Materials used include red and yellow brick and painted render with concrete tile roofs with gable ended and half hipped profiles
- Character features vary between buildings and included colour contrasted brick coins and string courses, semi-circular arch headed windows, low brick arches to window openings, tile roofed porches on wooden brackets and a carriage arch
- The roof line is highly varied
- Includes communal parking areas
- The open space element includes a children's playground
- Buildings stand behind a narrow grass verge and follow a common building line



Sensitivity to change: Low

Typical housing density: 31 units per hectare

**Area S: Wistaria Lane**

- An unusual 1980s cul-de-sac development of mainly detached houses built to a single design
- Buildings of two storeys in red brick with a reconstituted stone stringcourse and lintels, and pyramid roofs of concrete tile
- Windows in floor to ceiling openings carried through from ground to first floor
- Flat hoods to front doors
- Buildings set around communal parking area with shared pedestrian and vehicle surfaces
- Little formal division between plots
- Single storey garages recessed and to the side
- Attractive landscaping with semi-mature tree planting
- Staggered building line along a gently sinuous road



Sensitivity to change: High

Typical housing density: 25 units per hectare

**Area T: 1970s cul-de-sac housing at Hangerfield Close**

- A low density development of detached and semi-detached two storey houses
- Materials used include yellow and red brick and concrete roof tiles
- Symmetrical semi-detached houses with matching return wings to either side
- The building line is informal, creating a staggered frontage
- Front gardens are bounded by low brick walls or open to the pavement



Sensitivity to change: Medium

Typical housing density: 16 units per hectare

### Area U: Blackbushe Business Park

- A medium sized industrial estate containing numerous industrial units
- One and two storey buildings, mostly clad in metal sheet with some red brick on office buildings
- Low pitched roofs with varying profiles
- Individual units defined by grassed verges and low hedges around buildings and associated car parks or yards
- An axial street grid provides access
- Woodland surroundings screen the area from views from residential areas to the south

Sensitivity to change: Low



### Area V: Mixed housing at Monteagle Lane

- A very mixed area including one and two storey buildings including:
- The Mitchel Buildings - a long low building in painted render with tile hanging at first floor level
- Robin Hill House - a 1990s block of flats in red brick and painted render with a steeply pitched plain tile roof
- Hornbeam Cottage – a large Edwardian house standing behind the main road frontage and largely hidden from view
- Danesden – a late 20th century bungalow within a large private garden largely hidden from view

Sensitivity to change: Low

Typical housing density: 11 units per hectare (data skewed by presence of flats)





## DESIGN GUIDANCE FOR THE SOUTH YATELEY NEIGHBOURHOOD AREA

**Areas A, B, C and D**

- Seek to retain older buildings that make an important contribution to local character and distinctiveness including architectural details and features that contribute to their character
- Protect mature roadside and boundary trees
- Protect areas of publicly accessible green open spaces at roadside and junctions
- Seek to retain rustic hedges, low brick walls and post and rail fences as boundaries
- New development should be carefully designed to respect the setting of older buildings and should reference colours and textures of older buildings in the choice of materials used
- Extensions to older buildings should be carefully designed to harmonise with the original building, including use of matching materials and detailing
- New buildings within areas of ribbon development should conform to the established building line and the scale and massing of surrounding buildings
- An increase in height up to two storeys for new development may be acceptable

**Areas E and G**

- Replacement buildings should conform to the established building line, scale and massing of surrounding buildings
- Seek to retain front boundaries
- Materials used in new buildings or extensions should be chosen to harmonise with those on surrounding buildings or the original building

**Area F**

- This area benefits from a high level of architectural unity
- New development or extensions to existing buildings should protected this unity through the use of matching materials and features such as roof pitches and building forms
- However, the openness of the surroundings is rather bleak, this could be enhanced by the sensitive use of planting to provide more enclosure to areas of public open space

**Areas H, I, J, K, L, O, Q and T**

- Replacement buildings should conform to the established building line, scale and massing of surrounding buildings

- Materials used in new buildings or extensions should be chosen to harmonise with those on surrounding buildings or the original building
- Some amalgamation of plots may be acceptable to provide a greater mixture of housing types
- Some increase in height to two storeys may be acceptable subject to conforming with surrounding building heights

**Area M**

- Small primary school with playgrounds, playing field, car parking and car drop off zone
- Seek to retain attractive tree lines

**Areas P, R and V**

- These areas have a greater mixture of architectural styles, forms and materials and, as such, minor changes or replacement of individual buildings is less likely to have a significant impact on the character of the wider area
- Replacement buildings should conform to the scale and massing of surrounding buildings
- Extensions should use design details and materials that complement those of the original buildings
- Existing mature tree planting should be preserved or enhanced
- The amalgamation of plots to provide a greater density or mix of housing may be acceptable

**Area S**

- This unusual development has a particularly high level of architectural unity which should be protected by resisting significant alterations to building frontages or rooflines
- Extensions will need to be carefully designed in order to harmonise with the materials and details of the original building
- Surrounding tree lines must be preserved, and the existing high standard of maintenance of communal spaces must be continued

**Area U**

- A modern industrial park with high quality commercial and light industrial buildings and access arrangements
- Consideration might be given to improving public transport provision and pedestrian/cyclist permeability to the adjacent residential areas

