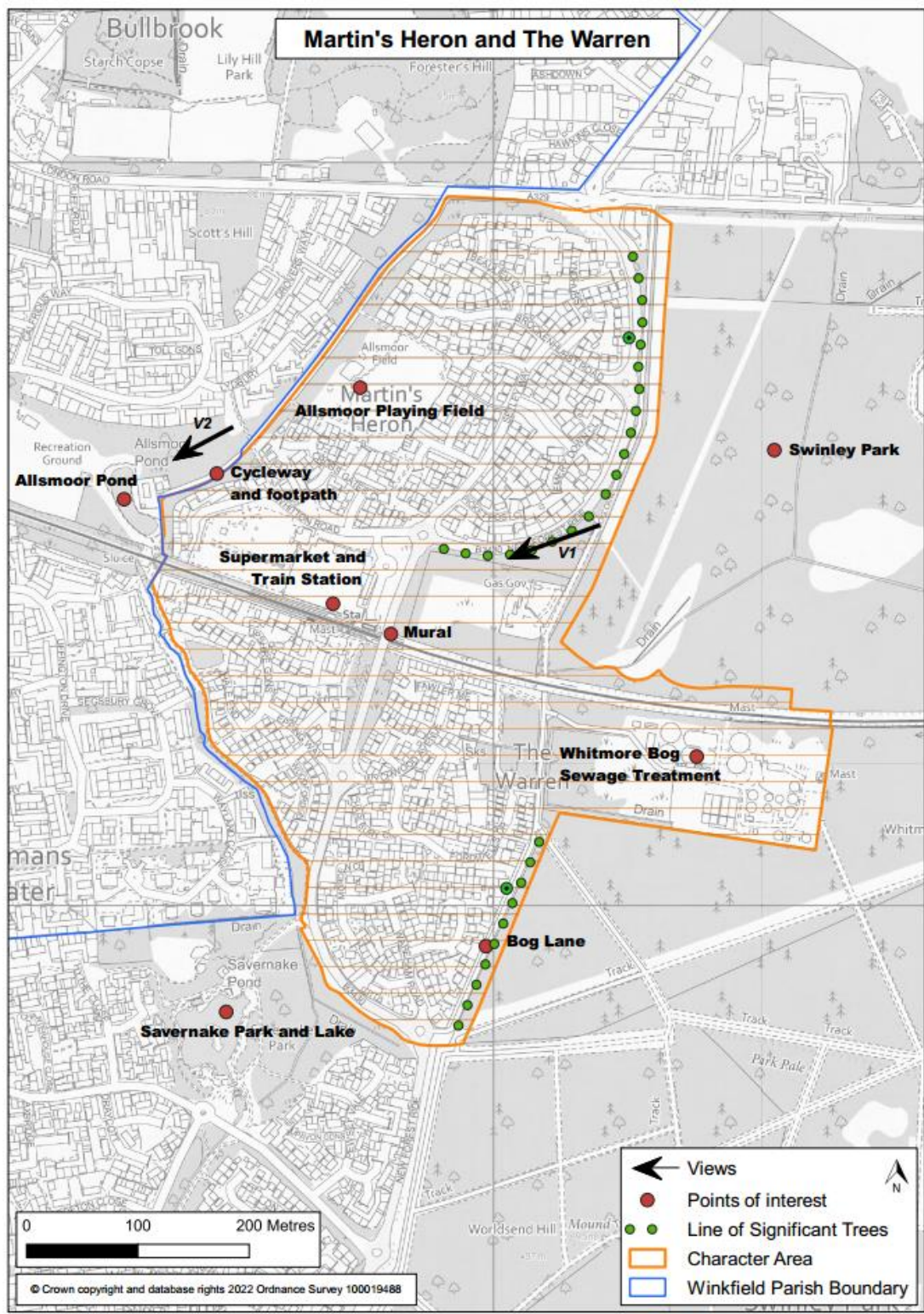


## Character Assessment for Martin's Heron and The Warren

### Historical Context

Martin's Heron and The Warren is a purpose built residential area midway between Ascot and Bracknell. It contains about 800 houses which were built on land that originally constituted the grounds of the Martin's Herne (Heron) Mansion. The Mansion was demolished in the early 1980's.

New Forest Ride was built in the Mid 1980's in order to provide a new highway across the Railway Line and provide easy access into The Warren.



### Locally Distinctive Contextual Features

Age of Buildings	1980 – early 1990's
Type of Buildings	A good mix but lacking smaller housing for single people and single elderly
Main Uses	Residential
Building Heights	2 storey houses
Prominent Building Materials	Brown brick of varying shades interspersed with some red. Tiled roofs.
Prominent Boundary Treatments	The New Forest Ride sees high fences screened with trees and hedges in Martin's Heron whilst quality walls tend to edge the settlement of The Warren
Open Space/ Vegetation	The developments have several green areas, surrounded by tall trees and shrubs. The area is bordered by Swinley Park to the East, the A329 to the North and woodland footpaths to the West. Evergreen and deciduous planting

### Built And Landscape Character

The communities of Martin's Heron and The Warren are separated from each other by the railway line. The Warren itself is split in two by New Forest Ride.

This character area is a classic modern housing area, nestled in significant woodland. It has a good mix of reasonably high density housing of terraces, detached, semis and a few large old original bungalows.

Housing density generally rises closer to the railway line.

Footpaths and cycle ways give excellent green connectivity. Immediately surrounding the character area and contributing significantly to the sense of semi-rural living are Allsmoor Field, the Park and Bog Lane play area at the end of Fordwell's Drive, and Savernake Lake (Savernake Park) and Allsmoor Pond (Harman's Water). There are also several access gates into Crown Estate Land in the community.



Housing is shielded from New Forest Ride by high walls, fencing and positive landscaping with no housing facing the road.

The community centre provides the focal point along with the railway station, Tesco supermarket, 'Subway' sandwich shop and a Charity shop.

Brockenhurst Road



A feature of the design is multiple cul de sacs of varying length, most with gentle bends.

There are several roundabouts set to lawn with galvanised steel street lights and signage giving a distinct suburban feel. Roads tend to be reasonably wide with housing following a mostly linear, occasionally scattered, pattern.

Setley Way



Wychwood Ave, The Warren



Many roads have different colour road surfaces and some have small Granite inset blocks: black for normal roads and red for the "smaller ones". This differentiates and adds character to the area.

**Martin's Heron** tends to see medium sized open frontages with some set to lawn and others to parking.

House styles tend to be grouped by road or area eg there is a difference between Brockenhurst Road and Setley Way although the styles do intermingle at points.

Hipped and pitch roofs run in ribbon development and are of a very uniform height.

Front facing garage doors are common. Off street parking is mostly in tandem.

**The Warren** mirrors the comments above but:  
-tends to be of slightly smaller properties with smaller frontages.  
-non feature gable ends face some road corners showing solid brick walls.

### Locally Distinctive Positive Features

Both Martin's Heron and The Warren are well laid out developments which cater well for pedestrians and cyclists with good connectivity.

Both communities are able to enjoy a thriving and well used Community Centre.

Easy access to forested land and ponds and children's play areas from all properties.

Main roads and footpaths help to define the area and maintain separation from most other housing areas.

The absence of telecoms structures and equipment is a very positive feature of Martin's Heron and The Warren. There is a phone mast within the nearby water treatment works.

### Negative Aspects

Inadequate car and cycle parking facilities, especially at Martin's Heron railway station. A large supermarket in the middle of the settlement can bring large vehicles in residential streets late at night and early morning including at weekends.

Conversion of garages into habitable accommodation can exacerbate on street parking problems.

### Detractors



Station commuter parking spills into the residential areas.



## Landscape

Relatively flat. Rhododendrons feature on New Forest Ride. The area houses a mix of more deciduous trees to the North moving towards pines in the South. At some times of the year some areas can be wet, hence the name Bog Lane and Whitmore Bog.

## Valuable Views Worthy of Protection



Left: **V1** Example of the dense forested woodland to the East of New Forest Ride.

Right: **V2** One of the wide cycle and pedestrian routes near the superstore



## Visible Landmark Features

There is a large, professionally painted mural under the railway bridge on The Warren Side.



## Essential Trees Providing Character



**T1**

The trees lining Bog Lane provide a green, rural outlook to many houses and contribute a valuable green area to this settlement.



**T2**

The extensive line of trees along New Forest Ride provide a green vista for residents.

## Design Guidance

### Landscape and Vegetation

Landscaping should form an integral element in layout design, making provision for new planting and sensitive boundary treatments. Significant trees should be protected from development.

Trees, hedges and hedgerows play a particularly important role in screening and providing a distinct setting within the area and should be protected and maintained.

Woodland plays a particularly important role in providing a distinct setting for existing development within the area and should be maintained.

Any new building should not compromise the existing network of pedestrian paths and cycle ways. Nor should it compromise the landscaping treatment.

Any larger developments should be kept separate and not become an extension to Martin's Heron and The Warren.

Any development should be well screened from view as should any associated access roads.

### **Design**

Development should reflect the predominant form in terms of existing height, scale, bulk, spacing, form and appearance of buildings.

Frontages may be of varying size but should always be open with boundaries defined by soft landscaping.

Future development should follow the multiple winding cul de sac style, small green nodes, community within community approach

Development should avoid dominant, incongruous extensions and alterations to a building, both in relation to itself and neighbouring buildings and spaces and will not unreasonably harm the amenity of occupiers of neighbouring properties or persons using outdoor space.

As a purpose-built housing area there is very little scope for new development and the area is likely to remain largely unchanged. Over time the pressure for off street parking may seriously impact on the character of front gardens and the street scene.

### **Other**

Future development needs to be mindful of sporadic flooding and extra run off.

The absence of telecoms structures and equipment is a very positive feature of Martin's Heron and The Warren.

The "telecoms-free" residential environment should be retained by:

a) No new telecoms structures and equipment (including mobile phone masts, antennae, satellite dishes etc) to be sited near residential properties nor added to lampposts or to other street furniture.

b) Telecoms development to be sited only at the existing shared facility at the Thames Water Sewage Works site (Whitmore Bog), this being in line with BFC's established policy regarding mast sharing.

### **Listed Buildings in the Prescribed Area**

None.

### **Non Protected Buildings/Features Worthy of Protection/ Heritage Assets**

Savernake Park and Lake, whilst in Forest Park and Allsmoor Pond whilst in Harman's Water, add character to this area.

To the North and East of this settlement lies Swinley Park and Whitmore Bog which provide valued green space for residents.