

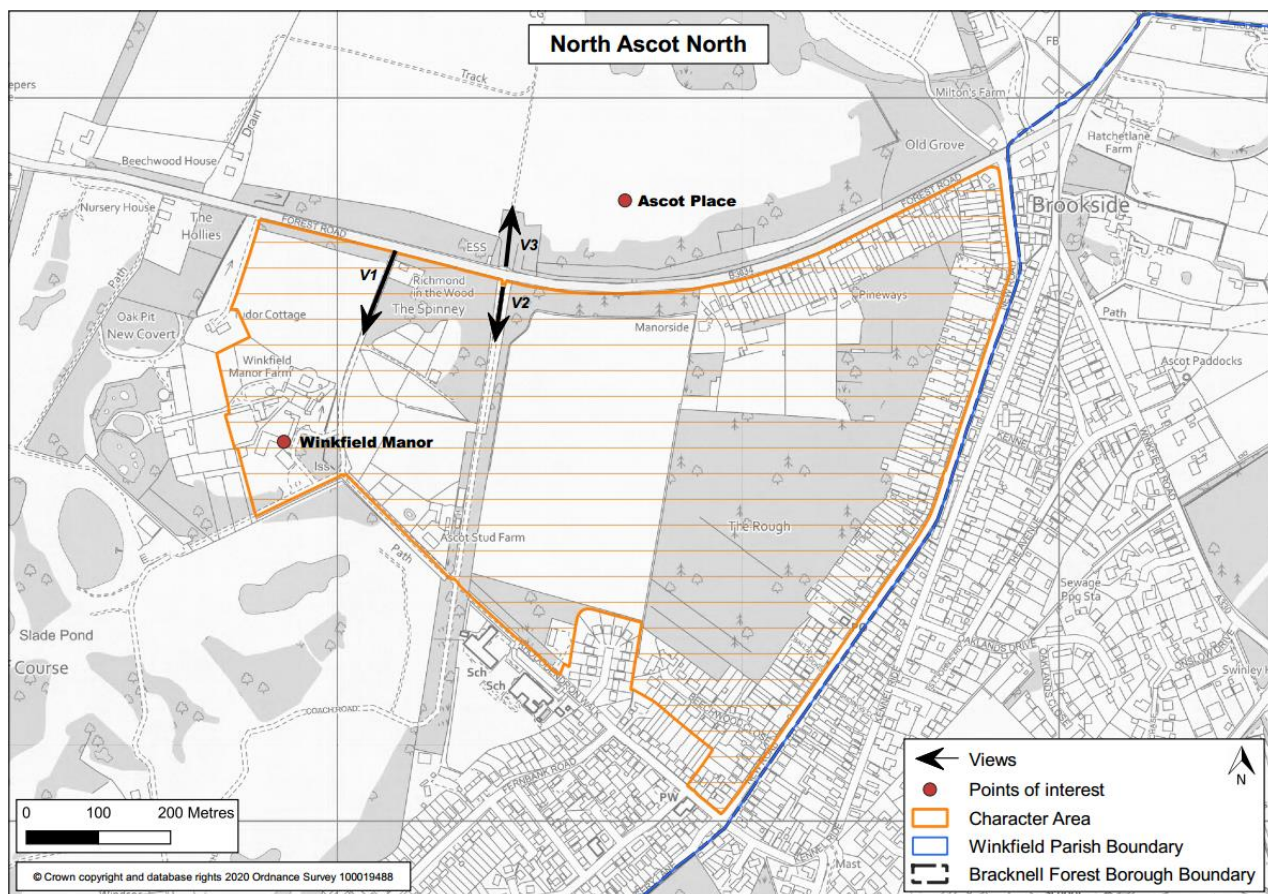
Comprising the area of New Road and Winkfield Manor

## Historical Context

With Victorian roots this area has developed into a 20th century suburb without historic clear design guide. However, design has improved since the Unitary Authorities came into force.

This character area contains the medieval Winkfield Manor built in 1726 for George III as a hunting lodge. It was listed but has now deteriorated to such an extent that it was delisted.

New Road is split between two Boroughs with the West side being Bracknell Forest and the East Windsor and Maidenhead.



### Locally Distinctive Contextual Features

Age of Buildings	To the West mid 20th century and 2010 onwards. (To the East 1890's)
Type and Tenure of Buildings	Detached and semi-detached. Some flats
Main Uses	Residential with a few commercial enclaves
Building Heights	Mostly two storey with some one storey
Prominent Building Materials	White render and pebble-dash. Brown roof tiles to the West. (Binfield brick and black slate style roofs to the East)
Prominent Boundary Treatments	Low walls, fences and hedges
Open Space/Vegetation	Laurel, privet and box. Some mature roadside tree and flat fields

### Built And Landscape Character



View of New Road facing North



There is a contrast between the two sides of the road with the East being predominantly Victorian semi-detached with mature landscaping and the West predominantly mid 20<sup>th</sup> century.

The area has several small businesses.

The area is set in a triangular shape, with linear houses on three sides enclosing large green meadows.

Views of Winkfield Manor and the Golf Course can be glimpsed through the housing.

There is no hinterland development except at Beechwood Close which is more closely linked to the South by its location than the North.

Generally, frontages for the area are open, with low walls, hedges and fences with cars parked in front gardens. Few decorative ridge tiles, finials or other features.

Particularly in New Road covered triangular porches mirrored by triangular roof features and triangular dormers.

Some new developments which sympathetically mimic the Victorian character from the other side of the road whilst staying in tune with the white/cream render of the Bracknell Forest side



Heavily wooded roadsides are a feature along the B3034. As you approach the residential housing pavements appear on both sides of the road to replace ditches to the South.



To the West there are glimpses through house lines to mature trees whereas to the East further housing can be seen.

### Locally Distinctive Positive Features

Relatively green with wide pavements and verges giving a more open feel to the area.

Good access to local convenience stores and facilities.

A few large Oaks and Cypress trees.

The meadows surrounding Winkfield Manor, The Golf Club, Ascot Place and Parkland Estate entrances provide a link to the historic past.

The internal fields of this triangular area have an important effect in separating the built up components.

A limited colour palette which is reasonably well used.

### Negative Aspects

On street and verge parking.

### Detractors



Parked cars on road and grass verges combined with volumes of traffic can dominate the street scene

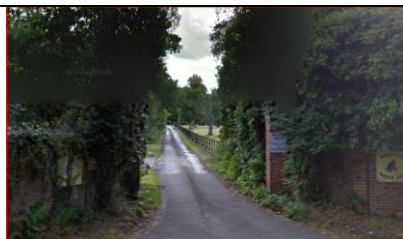


### Landscape

The landscape is very flat. As you travel South along New Road more mature trees begin to appear.

To the North lie the wooded grounds of Ascot Place opposite which are the pastures of Winkfield Manor and the greens of the Golf Club.

## Valuable Views Worthy of Protection



**V1** Winkfield Manor - Estate Drive



**V2** Mill Ride Golf Course – Estate Drive



**V3** View into Ascot Place directly opposite the golf course

## Visible Landmark Features

The pillared entrances to Parkland Estates

## Essential Individual Trees Providing Character

None

## Design Guidance

### Landscape and Vegetation

The rural gaps between North Ascot (North), Cranbourne and the Locks Ride area should be kept and reinforced with tree and hedgerow planting in keeping with the landscape pattern.

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.

It is vital that the area retain its tree cover and historic trees especially at Winkfield Manor.

Woodland glimpses into the hinterland should be retained where possible.

The historic parkland features of the Long Driveways to the Golf Course and Winkfield Manor which influence the character of the landscape should remain.

New building should not compromise the existing network of pedestrian paths and cycle ways.

### **Design**

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

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

### **Other**

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

Thought should be given to providing a focal point/focal nodes or recreational facilities.

<b>Listed Buildings in the Prescribed Area</b>
None

<b>Non Protected Buildings/Features Worthy of Protection/ Heritage Assets</b>
Winkfield Manor, Mentioned in the Domesday Book, is in poor condition subsequent to fire damage and there are proposals to demolish for H&S reasons.