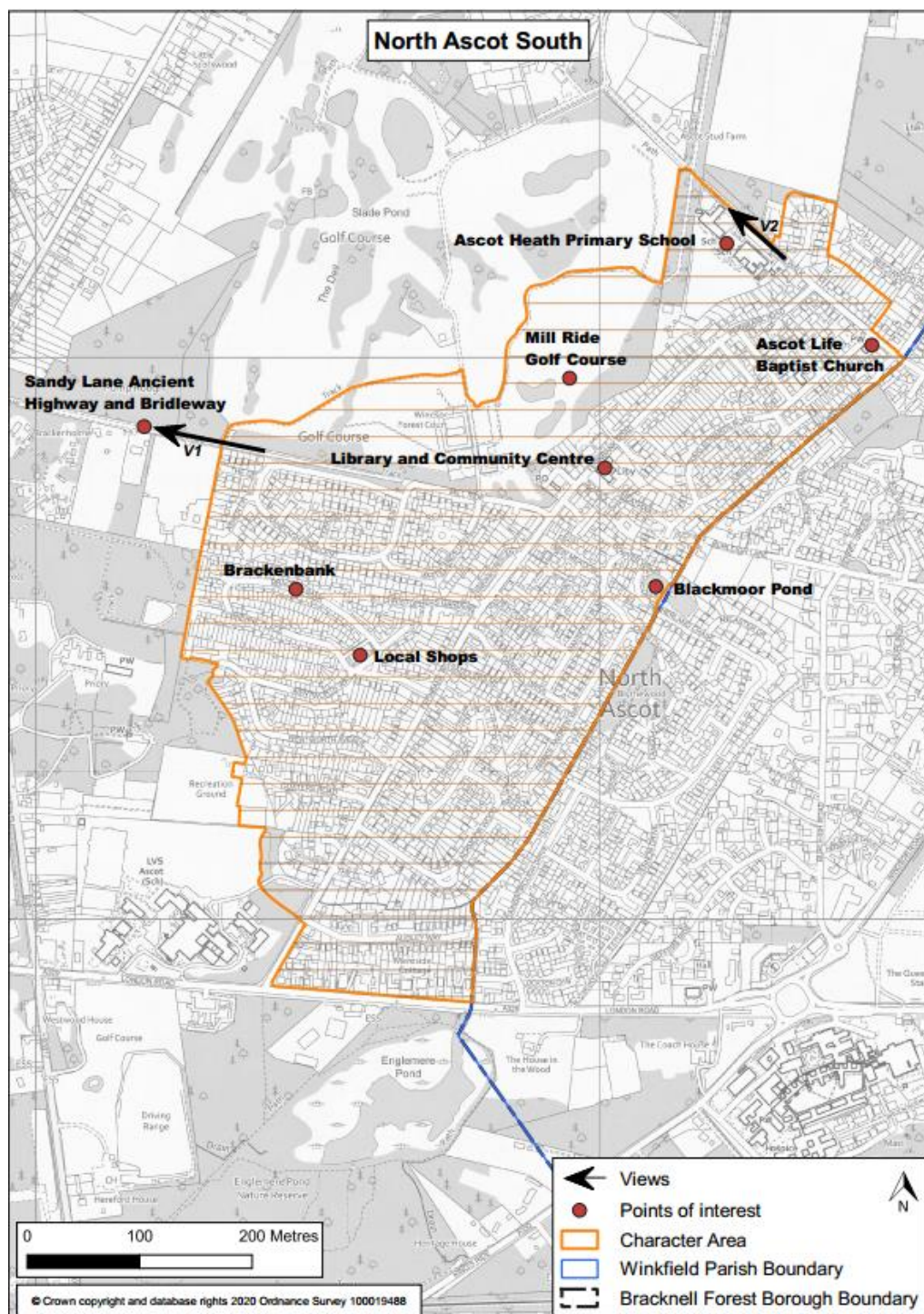


## Character Assessment for North Ascot South

### Historical Context

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

Kepple Court (incorrectly spelt) perpetuates the name of Admiral Hon. Lord Keppel, Admiral of the Fleet GCB, OM, DCL one of Winkfield's most distinguished residents.



Locally Distinctive Contextual Features	
Age of Buildings	Every decade since 1890
Type and Tenure of Buildings	A substantial mix with many properties for older people
Main Uses	Residential and Social with small enclaves of retail
Building Heights	One, two and three storey
Prominent Building Materials	None. Houses are in very large groups of similar styles
Prominent Boundary Treatments	Mostly hedges, trees, wide pavements, grass verges, low walls and fences
Open Space/Vegetation	Privet and laurel with deciduous, indigenous trees

Built And Landscape Character	
	<p>This character area is defined by Fernbank Road running through its centre interspersed with many junctions into reasonably large housing areas of similar style which define the decade in which they were built. Uniform roof heights within defined areas</p> <p>Fernbank Road itself appears more Victorian with its red brick and white render palette although many of the properties are good modern representations of the style and sit very well side by side.</p>
	<p>Although there are high housing densities there is an excellent mix with good local retail and some play provision. In recent years there have been a number of high density developments that have been sympathetically designed but have not had a positive impact on the area.</p> <p>The area is a leafy green suburb surrounded by an SSSI, a stream, two golf courses and Green Belt which gives it an important sense of identity. There are also many small yet valuable lawned gaps. On one piece of land close to the Winkfield Parish Council office a wildflower garden area has been created.</p> <p>The central area is characterised by a wide roads with grass verges and layby parking which gives an open feel. Vehicles mainly park in house frontages but tend to be screened from view. Flatted developments provide hidden parking.</p> <p>More recent housing developments do not have sufficient parking which further exacerbates parking on roadside and footpaths. Developments of blocks of flats do provide hidden parking.</p>
	<p>The winding side roads can lead to large rear developments with their own distinct characters. These can have island features at intervals consisting of large feature trees or lawns.</p> <p>The mature trees help to hide street lamps and telegraph poles which can dominate in places.</p>



Low walls with medium sized hedges and a reasonable number of mature trees.



Generally open frontages with no high gates or walls and are generally set well back from the road in very conformist ribbon development style and facing the road. There are very few examples of very small house frontages.

The last two decades have seen a large increase in the number of flats which have improved the area aesthetically but which bring increasing traffic and parking problems. This has been met with some traffic calming measures which are no longer suitable for the volume of traffic as they contribute to additional congestion.

### Locally Distinctive Positive Features

Well spaced local shops and facilities with a thriving community centre.

Good mix of housing size to accommodate all needs. There is little consistency in design though.

Side roads are generally disguised by their winding nature and side estates have their own character with focal trees and green corners and islands.

The Blackmoor Stream provides links with Swinley Forest, Englemere Pond, the Blackmoor Pond and then onto the Rough and Ascot Place cutting right through the area.

A leafy-green, suburban feel with many mature trees and good access to natural woodland. The wide roads, grass verges and green islands provide breathing spaces.

This area is well served with recreational facilities:

Goaters Road Recreation Ground and Tennis Court and Football facilities

Blackmoor Close Playspace

Fernbank Road Play Area.

### Negative Aspects

On street parking and traffic congestion.

There is pressure for development to the West which is putting severe pressure on the Green Belt Gap and woodland separating North Ascot South from Chavey Down.

Creeping development along the A329 could threaten the future character of the area.



## Detractors



Garage blocks too far from the properties they serve become unused or used as storage



Older houses have no provision for the storage of modern wheelie bins

## Landscape

The character area is mostly flat providing long views down the main road although it does slope very gently to the East and towards Blackmoor Pond.

A more acute slope at the south end of Fernbank Road leads directly via the London Road, (A329) to Englemere Pond which is a SSSI site.

To the West a narrow stretch of Green Belt land at Ascot Priory and the Golf Course with the Ancient Bridleway at Sandy Lane.

## Valuable Views Worthy of Protection



**V1** Sandy Lane: Ancient Bridleway



**V2** Rhododendron walk and close.  
Substantial tree cover with a dark skies effect

## Visible Landmark Features



The Victorian Library and Community Centre

## Essential Individual Trees Providing Character

None; however there are approximately 83 trees with a protection order in place.

## **Design Guidance**

### **Landscape and Vegetation**

The rural gaps between Chavey Down Village/North Ascot(north) and North Ascot (south)and the SSSI/Lapland should be kept and reinforced with tree and hedgerow planting in keeping with the local landscape pattern.

BFC's Landscape Recommendations draft 2015 says that "Proposed developments in this area would have to show that they will not adversely affect the gap function of the landscape."

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 Ascot Priory and the nearby Brackens to the South of the A329 which are highly valued so close to urban areas.

Any new building should not compromise the existing network of pedestrian paths and cycle ways. Nor should it compromise the landscaping treatment. The many small green gaps should be protected and repeated in any new development. Any larger developments should be well screened from public 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.

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.

### **Other**

Shopping facilities need sympathetic redeveloping with greater parking allocations and soft landscaping.

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

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

None

### **Local Heritage Assets**

These have been accepted for nomination by Bracknell Forest Council for Local Heritage Listing.

The Community Centre and Library buildings began life as Ascot Heath School in 1849. It was known as "The Boys and Girl's School and it catered for 300 pupils. It continued to be a school until a new building was developed further along Fernbank Road in Rhododendron Close in 1966. However, the old school was then used as an Infant's School until it was eventually moved to the same site as the Junior School.

Well-built and detailed Victorian, former school building in a Neo-gothic style with large windows with pointed arches and stone detailing under a plain tile roof.

Windsor Forest Court, Mill Ride, An elegant brick and stone country house in a neo-Queen Anne style, with stone coat of arms above the doorway. Now converted to executive apartments within the Mill Ride Golf & Country Club estate.

Well-built and designed single storey brick village hall building with large windows and slate roof. Retains original architectural detailing and character.

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

The Royal Hunt (previously a Public House) was a converted Victorian cottage - brick built with slate roof and front extensions.

Forest Close, London Road, 8 terraced houses built in 1953 by the Crown Estate for Crown Estate workers.

These should be considered worthy of protection for their own sake.