

Character Assessment for Winkfield Row North

Historical Context

Winkfield Row North is a ribbon development with the village taking its name from the road running north to south (B3017) linking Forest Road (B3034) to Brock Hill (B3022).

Most of the buildings are of the Victorian era although parts of some date back to the 16th century.

Grove Lodge, a substantial house of the Regency Period was owned by one of Winkfield's most distinguished residents, Admiral of the Fleet the Hon. Sir Henry Keppel GCB, OM, DCL.

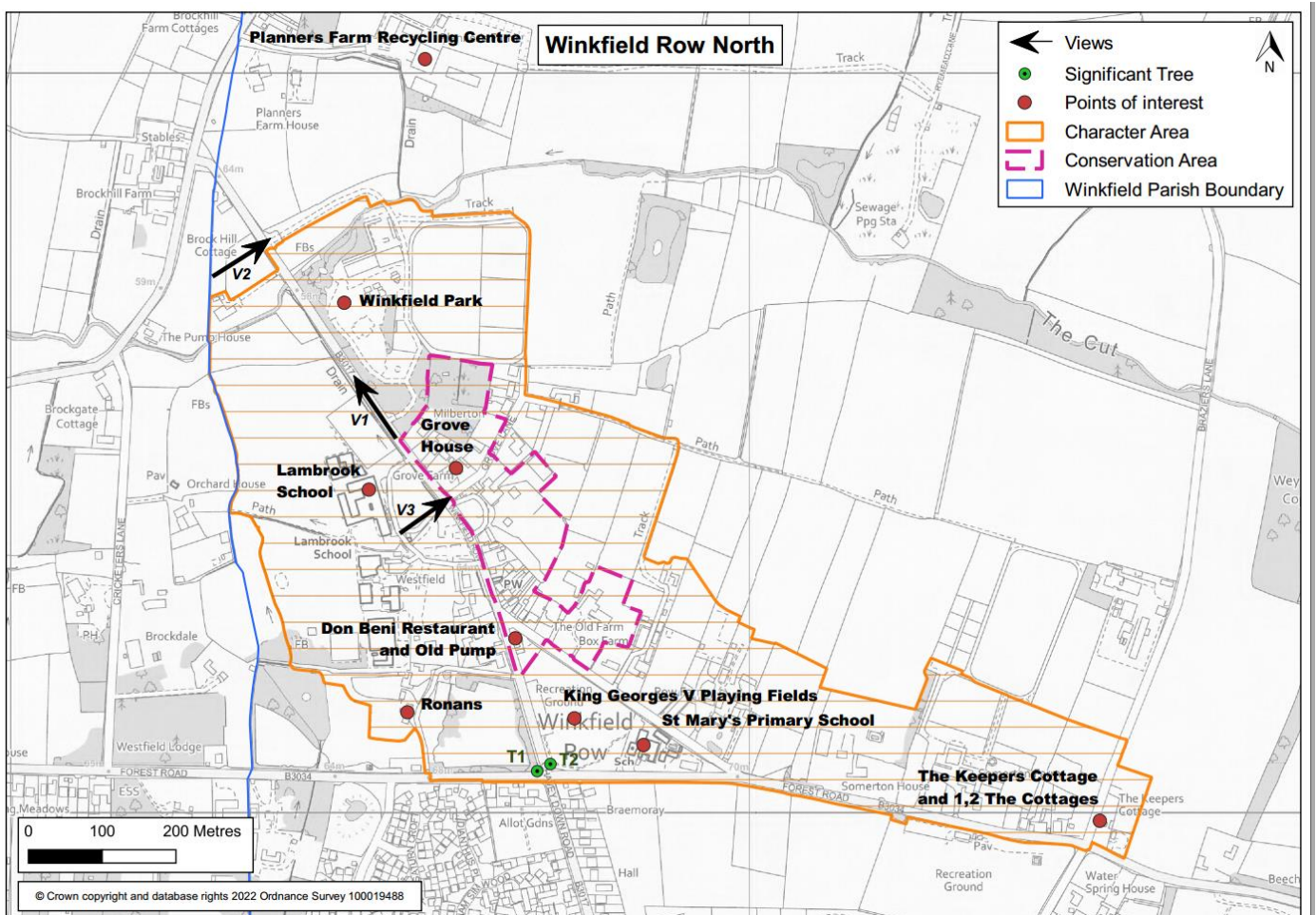
Grove Lane is an ancient routeway leading to a pattern of long, regular Victorian fields.

Winkfield St Mary's Primary school was established in 1876, and later extended to be a mixed school in 1896. Lambrook School has been used for education since 1860.


The Methodist chapel was founded in 1854, is now deconsecrated with planning approval for conversion into one bed house.


Although, until the latter part of the last century, a village with its own Post Office, shop and two pubs, Winkfield Row now has only a Restaurant.

The King George V Playing Fields were donated and covenanted for the use and enjoyment of local people.



Locally Distinctive Context	
Age of Buildings	Mostly Victorian
Type of Buildings	A mix of detached houses and terraced cottages. There are two schools, a restaurant and a working farm.
Main Uses	Residential
Building Heights	Uniform and two storeys. There are no bungalows
Prominent Building Materials	Red brick and white/cream render. The red brick is mostly imported as opposed to the local orange/red "Binfield" brick.
Prominent Boundary Treatments	Mature hedgerows and tall trees. Quality high Parkland Estate walls and pillars. Some white picket post fencing.
Open Space/Vegetation	Lambrook School playing fields, George V Recreation Ground. The Conservation Area is surrounded by open green space to the rear

Built And Landscape Character	
	<p>The area is characterised by large Victorian country houses in large plots to the North gradually decreasing in size into smaller Victorian terraces as you travel South to the centre and then farms as you travel East.</p> <p>The settlement is dominated by Lambrook School.</p> <p>The wider area is farmland to the North and small settlements to the South.</p> <p>Most of the buildings lie within a Conservation Area.</p>

  Working farm near St Marys school	<p>Travelling North to South frontage boundary treatments shrink from being tall hedges and trees with high walls and pillars bordering large front gardens to very short open frontages with small white picket post fences and small hedges.</p> <p>The North tends to be white/cream render or painted brick detached housing: the South red brick terracing and the East Farms.</p> <p>Where porches exist these tend to have gabled roofs as do any dormers.</p> <p>Generally black slate style roof tiles. Many decorative features such as ridge tiles, finials or barge boards and decorative yellow bricks. Roofs are mostly pitched with chimneys and generally face the road.</p> <p>Some name and date plates with generally sash or Georgian style windows.</p> <p>Door and lintel decorations with generally wide protruding window sills of contrasting colour.</p>
 Narrow entrance to the settlement over a bridge	<p>There is generally only pavement on one side of the road which also has traffic calming features.</p> <p>There is some development of the hinterland around the Conservation Area.</p> <p>Some traditional street furniture at Parkland Estate Entrances.</p>

Locally Distinctive Positive Features

The area has retained good historic intactness with several landmark buildings and features.

The area is still separated (but only just) from the adjacent villages and from Bracknell by hedgerows, fields, playing fields and mature trees. The allotments, King George V Playing Fields and Ronans provide a marked landscape gap between Winkfield North and South which emphasises their differences.

The area has a distinctly semi-rural feel with the King George V playing fields and Lambrook School grounds providing a sense of openness.

The central, focal point at the pump.

Security features and close boarded entrance gates do not dominate the street scene.

Negative Aspects

The Victorian Cottages do not have off street parking.

Traffic congestion at school drop off/pick up times at St Mary's Primary school.
Lambrook school has extensive parking but the single lane hump-backed bridge over The Cut can become congested with traffic attempting to turn right onto B3022.

Chavey Down Road & the northern part of Winkfield Row are heavily used routes to the M3, M4 and M40. Traffic calming measures such as traffic humps are in place but do not eliminate speeding.

Absence of local facilities (like a shop). The sewage infrastructure is at capacity.

Detractors



At peak school times there is a concentration of parked cars in Winkfield Row (the road).

Landscape

The landscape slopes downwards from North to South giving dark skies views of Winkfield Row from the dense tree covered road.

As you approach the housing the land flattens out to give more open views.

Planting is mostly oak, beech, laurel and holly. There is some ornamental planting in parkland plots.

Field boundaries are of mature hedgerow.

The area has a distinctly semi-rural feel with the King George V playing fields and Lambrook School grounds providing a sense of openness.

The area contains field ponds and is traditionally wet. The Lam Brook stream, (also known as The Cut in modern times), runs through the area. A chain of 5 ponds ran along the rear of Chavey Down Road the first probably being at Chavey Down Pond on Chavey Down Farm with the last one at Ronan's with streams over Lambrook School playing fields to The Cut, which often floods in wet winters.

Valuable Views Worthy of Protection



V1 Looking North



V2 The landscape and entrance to Winkfield Park formally Brockhill House



V3 Grove Lane, borders the conservation area and is a public footpath.

Visible Landmark Features



The dwelling containing the Don Beni/ and site of The Old Pump



St Marys Primary School



The elegant Park and Entrance to Winkfield Park Estate



Deconsecrated Old Methodist Chapel (built 1854)



Lambrook School Building on right with its Ashlar limestone gate pier and open entrance above.



Essential Individual Trees Providing Character



T1 Oak tree at the crossroads opposite the playing fields



T2 Two oaks trees at same junction on the playing fields

Design Guidance

Landscape and Vegetation

Conservation and enhancement of the Conservation Area setting is particularly important in order to retain the landscape/townscape qualities of the area. Reference should be made to the Winkfield Row Conservation Area Management Proposals 2008. However, the Conservation area assessment incorrectly states that there is a one way traffic system around the Italo Argentinian Restaurant: there isn't but one is needed.

The rural gaps between Winkfield Row (North) and Locks Ride, Brockhill, Cranbourne, North Ascot (North) and Hayley Green should be kept and reinforced with tree and hedgerow planting in keeping with the local landscape pattern.

The gap between Winkfield Row (North) and Chavey Down Road should be reinforced with appropriate planting to the recreation ground, retaining the allotments and keeping tree cover at the crossroads.

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.

Proposals should include (where appropriate) enhancements to Green Infrastructure. Future development must be sensitively designed to preserve the semi-rural character.

The open character to the Lambrook School frontage and the George V playing fields should be retained and protect the existing landscape, character and mature trees. High hedges are not appropriate in this open location.

The long elegant Parkland Estate Driveways should be protected and maintained.

The dominance of the green landscape over the built form must be retained and inappropriate mass and height in new development should be avoided

Design

Gated communities are strongly discouraged unless they can closely mimic the rural Parkland Estate Drives with no housing visible from the road.

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

Any development near to Grove Lane would need to adhere to the surrounding cottage character and be mindful of traffic and parking issues. This is a narrow lane without adequate turning at the end.

Traditional windows, doors and detailing should be retained wherever possible.

The area North East of the recreation ground does not reflect the main character. Future

proposals should create a higher degree of screening, to enhance the semi-rural appearance.

Infill development on back-land sites should not impact on the existing street scene, access roads will be hidden/screened with mature trees and hedges & will be in the form of small winding cul de sacs.

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

Mobile phone companies will wherever possible be expected to piggy back off existing masts on their own land. On public land they will not be visible from housing areas or will be disguised so as to appear invisible. Cabinets will not be located in positions that give noise nuisance to wildlife or residents.

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

The nearby crossroads with Braziers Lane and the B3034 (Forest Road) is extremely hazardous despite recent improvements.

Listed Buildings

Apple Tree Cottage Grade II
Somerton House Grade II
Ronans Grade II
The Keepers Cottage Grade II
The Cottages, 1 and 2 Forest Road Grade II

Local Heritage Assets

Lambrook School and grounds, an elegant three storey, former country house in white render, in an eclectic early 20th century style mixing Venetian windows and square windows with a large entrance portico and hipped slate roof,
has been accepted for nomination by Bracknell Forest Council for Local Heritage Listing.

Non Protected Buildings/Features Worthy of Protection/ Heritage Assets

The following are considered worthy of protection for their own sake.
The King George V Playing Fields- Public space dedicated to the memory of King George V
Grove Lane, Grove Lodge and Stables
The Old Pump,
The row of old cottages
The Old Fox Cottage,
The Primitive Methodist Chapel built in 1854 (now deconsecrated and sold as housing),
Winkfield Park previously Brockhill House,
Milberton.