

Character Assessment for Chavey Down East (The Village)

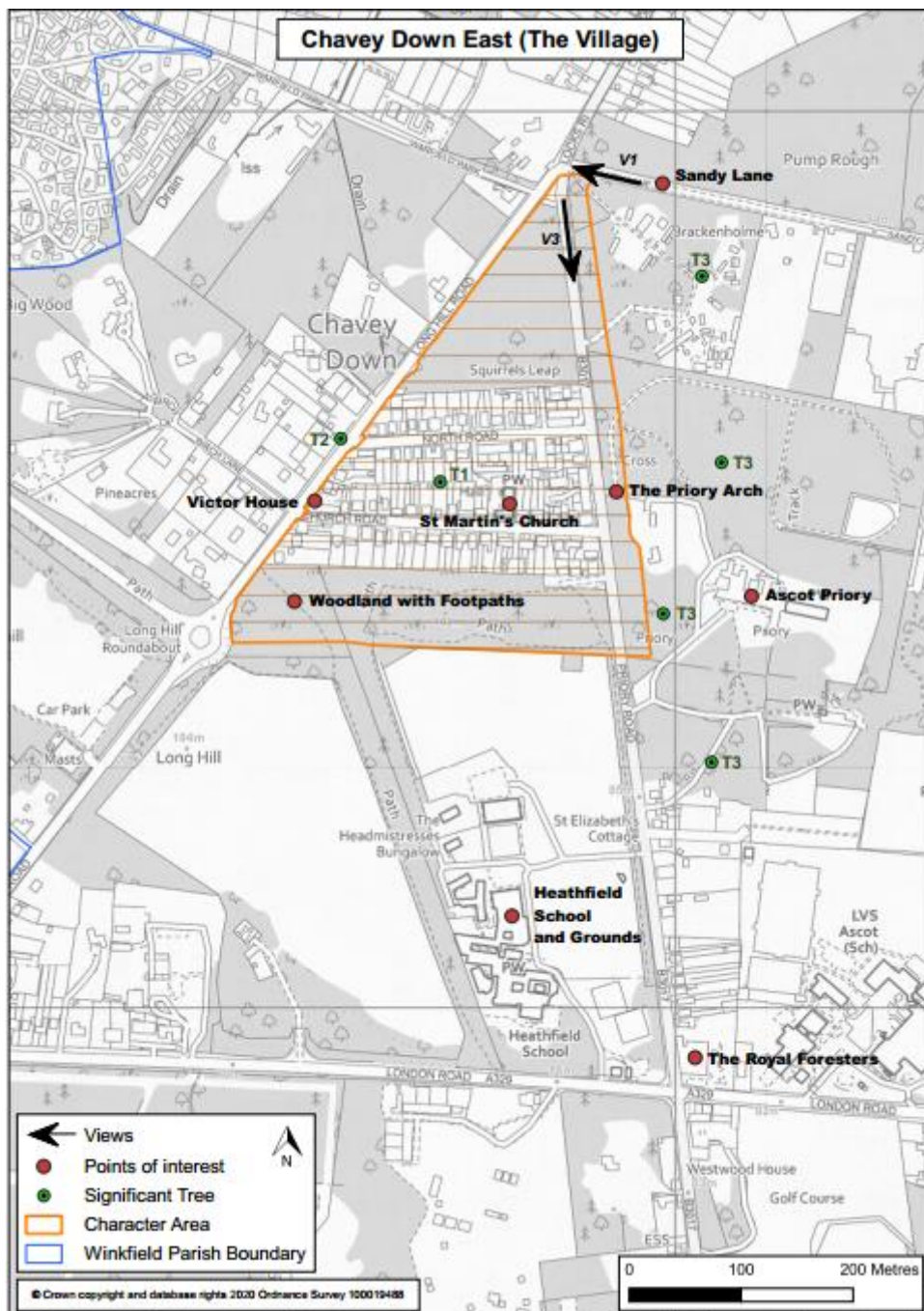
Linked to Character Assessment Chavey Down West

Historical Context

The village of Chavey Down was originally Common Land in Windsor Forest. In 1813 all common land was enclosed and vested in George III. Vast areas were divided up and bought by various land owners. Chavey Down was vested in Samuel Sewell which he divided and sold as development plots.

The oldest building in the character area is Ascot Priory (1861) now a retreat and nursing home.

The first house in the village is believed to be Rosemount in Priory Road which was built in 1879, after which the Victorian village began to grow. This was before the invention of the motor car. About 1883 St. Martin's Church was built.



Locally Distinctive Contextual Features	
Age of Buildings	1880's and late 20 th century onwards.
Type and Tenure of Buildings	3, 4 and 6-house terraces and semi-detached make up around 88% of the housing, 10% are detached and 2% ie 6, are large bungalows. Mostly 3 and 4 bed properties. No one bedroom properties. No flats. Many rental houses
Main Uses	Residential except Heathfield Boarding School and Ascot Priory Nursing Home
Building Heights	Generally 2 storey,
Prominent Building Materials	Indigenous soft orange/red brick and white render
Prominent Boundary Treatments	Mostly small frontages with low walls, picket post fencing and low hedges
Open Space/Vegetation	Trees in gardens, surrounding woodland right up to back gardens. Deciduous trees (mainly oak and chestnut) and pines with laurel and holly under planting

Built And Landscape Character	
   	<p>Based on a historic linear street pattern with a tight grain of development dating back to Victorian times. Many original buildings remain creating a dominant character for the area.</p> <p>Some very narrow, but long plots allow for mature garden trees. A few larger frontages provide variety to the building line.</p> <p>Symmetrical, semi-detached properties tend to be closely spaced.</p> <p>St Martin's Church and Community Memory Garden provide a focal point at the centre of the village and St Martin's, with its bell tower, sets the predominant style template.</p> <p>Mostly small and uniform frontages. Frontages have Lawson Cyprus, privet and laurel hedging, small picket post fences and low walls. Tall trees in front gardens with some tall holly hedges.</p> <p>Gaps between buildings allow glimpses of outlying woodland</p> <p>Decorated door and window lintels of contrasting colour with decorative keystones.</p> <p>Date and name plates on many new and old housing relating to flowers: Lily Cottages, Rosemount, Holly Cottage.</p> <p>Deep window sills. Varied sash windows and small ground floor bays.</p>



Mostly black slate style roofing on red brick and white rendered walls.
Varied roof heights with highly decorated and carved barge boards on gable ends. Ornate terracotta ridge tiles and gable ended finials.

Chimney stacks with multiple chimneys pots; mostly terracotta but some cream flower pot tops.

Locally Distinctive Positive Features

Traditional detailing on the brickwork, roof and front boundaries adds significant character.

Small groupings of houses establish communities within communities and promote a sense of belonging.

Frontages, small or large, are intrinsically open with low hedges or walls.

The area's well defined settlement boundary, enclosed by woodland, gives a strong sense of identity.

To a great extent the area has retained a good historical intactness with several landmark features.

The area enjoys a sense of naturalness making a particular contribution to the sense of place. Residents not on main roads enjoy a strong sense of tranquillity which is highly valued so close to urban areas, but this can be disturbed by rush hour traffic.

Excellent access to woodland and parks with short glimpsed woodland views between properties. There are no mobile phone masts in sight of residential areas.

Negative Aspects

On street and verge parking, detracts from the character and is a severe problem for emergency vehicles. Narrow pavements can cause further problems for pedestrians.

Cars parked on concreted front gardens converted into parking spaces frequently overhang the pavement and roads.

There is increased surface water run off causing issues at the bottom of the hills.

Gravel driveways on the hills spill into the road causing discomfort for pedestrians and the disabled and blocking drains.

Glimpsed woodland views are in danger of erosion by fully boarded entrance gating and fencing.

Surrounding woodland is under intense threat from development with many mature, unprotected trees being felled and not replaced.

The green gaps between the village and surrounding settlements, especially Warfield Mobile Home Park are under intense pressure.

Large plots and houses have been subdivided whilst small houses have been extended creating a dominance of 3 and 4 bed houses.

The number of bungalows has diminished.

There is little provision for young single local children and the single elderly to remain in the village.

Some large, garden outbuildings are beginning to detract from the rural feel and by their mass and size are inappropriate in the village setting.

Detractors



Some garage blocks are unused because of alienation from the houses they serve and offer poor security.



On Street Parking and HGV's through the village can cause damage to residents' cars



In tandem parking discourages use. Driveways too narrow to park and open car doors. Loss of front gardens to cars alters the area's character

Landscape

Enclosed totally by undulating woodland, Ascot Priory is located to the East in green belt woodland.

Heathfield School and Strong's Woods old landfill lie to the South with protected woodland to the North (Priors Pit) and West. The general area is an important landscape gap between Bracknell and North Ascot.

Planting is mixed, ornamental and deciduous with many original Windsor Forest Oaks remaining: not all are protected.

Mill Ride, including what is now known as Sandy Lane, is an ancient byway and led to the ancient windmill located within the grounds of Chavey Down Farm.

Valuable Views Worthy of Protection

Sloping topography gives views of mature trees/ woodland at both ends of North and Church Roads.

Overhanging trees give a dark skies aspect to Long Hill and Priory Roads.

Wooded views into Birch Lane, Sandy Lane and from Long Hill over housing towards Ascot are key features.

V1 Sandy Lane



V2 View down Priory Road



Visible Landmarks Features



Priory Arch heralds entry into the Village along Priory Road from the South



Victor House heralds arrival into the Village along Long Hill Road from the South

Essential Trees providing Character Features



T1 The large oak tree at 23/25 Church Road, 24/22 North Road



T2 The Atlas Cypress on Longhill (view from North Road)



T3 All the trees in Ascot Priory, some planted from cuttings from the holy land and other pilgrimages



T4 The beech trees at 9 Church Road

Design Guidance

Landscape and Vegetation

BFC's Landscape Recommendations (Luc 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."

Rural gaps between Chavey Down Village/North Ascot (South) and Chavey Down Village/Warfield/Chavey Down Road 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.

Woodland, 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.

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

It is vital that the area retain its tree cover and historic trees especially at Ascot Priory and along London Road.

It is imperative to keep a good evergreen/ deciduous mix to maintain a green feel through the winter months.

Design

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

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

Property frontages should remain defined by traditional low brick walls, black metal railings, picket post fencing and /or hedges.

Mature specimen trees contributing to the area's character should be retained.

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

Many houses have no off street parking. Church Road residents voluntarily park to the North to keep access for emergency vehicles.

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

Listed Buildings in The Prescribed Area



Ascot Priory ref 1061346 Grade II

Local Heritage Assets

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

The Priory Arch, is synonymous with the village of Chavey Down and part of its heritage, the Priory being the first development in Chavey Down. The Arch is well designed and built and has considerable landmark quality in association with the Grade II Listed Ascot Priory.

Heathfield School and grounds is an Italianate building within substantial grounds. Elegant former country house in white render, in neo-classical style.

St Martin's Church Victorian Church dating from 1880. It is attributed to Mary Webster Ashby and the builder was William Norris. Small Victorian chapel which retains many Gothic architectural details including a timber framed porch, pointed arched windows with brick detailing, and buttresses.

Non Protected Buildings/Features Worthy of Protection

The Foresters Public House

Trees /woodland at Ascot Priory

Memorial Stone to Henry Beaucourt Skyrme, Priory Road/London Road junction on wall of Heathfield School

Priory Road Cemetery (also known as All Saints Church cemetery extension)
are considered worthy of protection for their own sake.