

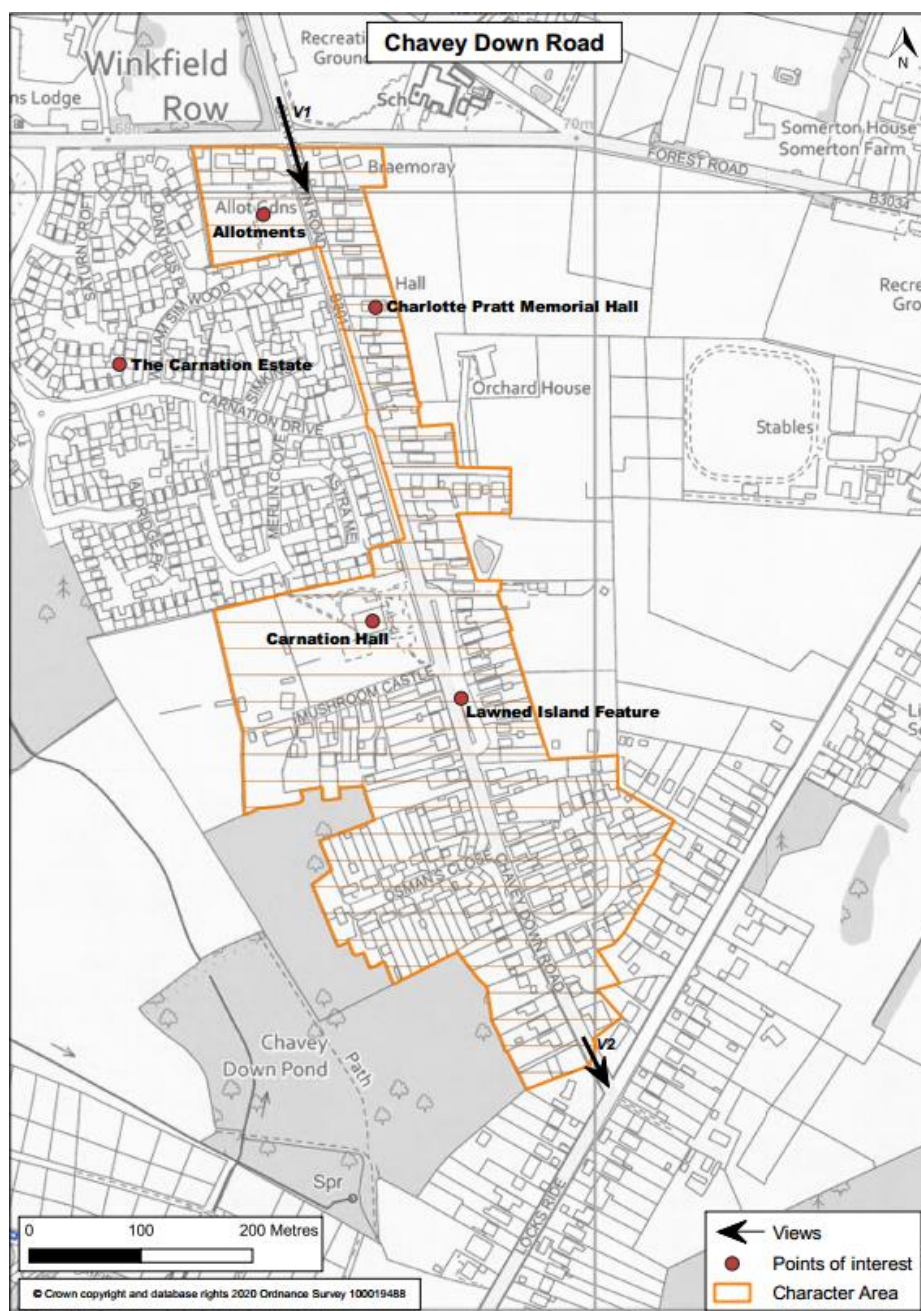
Character Assessment for Chavey Down Road

Historical Context




Winkfield and Chavey Down were originally Common Land within Windsor Forest. In 1813 common land was enclosed and areas were divided up and bought by various land owners.

Mushroom Castle was occupied in the early 1800's by the erection of shacks with turf or branches for roofs. This was the site of the first house in the character area.

Primarily late Victorian in nature, the area became more populated as the brick industry flourished both at Swinley Road and in Chavey Down Road itself. There was also work at various farms to be followed by work in the 1920's at the carnation flower nurseries which is now the Carnation Estate also known as the Old Inchmery.



Locally Distinctive Contextual Features	
Age of Buildings	1890's and mid 20 th century onwards
Type and Tenure of Buildings	Detached and semis, no one bedroom properties or flats. A considerable number of larger bungalows
Main Uses	Residential and allotments
Building Heights	Single story, one and a half and 2 storey
Prominent Building Materials	Mostly red brick and white render with black slate style roofing (and a modern housing estate)
Prominent Boundary Treatments	High hedges of privet and laurel with tree cover and low brick walls
Open Space/Vegetation	Open spaces and large deciduous trees along the roadside

Built And Landscape Character	
<p>The area is separated from Winkfield Row North by the B3034. Important tree and hedgerow cover together with allotments help further define the boundary between the two.</p> <p>To the West lies a large 1990's purpose built development.</p>	
	<p>Ribbon development of mainly detached houses with a few interspersed small cul-de-sacs. Generally the development form and architectural language are of little consistency but with a reasonably limited colour palette.</p> <p>The Carnation Estate has a style of its own with reasonable landscaping and is well screened from the main roads.</p> <p>There are development styles from the 1890's to the mid 20th century.</p>
 	<p>Both ends of Chavey Down Road are distinguished by larger houses in larger plots with the central area seeing smaller housing situated nearer to the road.</p> <p>Boundaries are generally soft landscaped with hedges. There are some low walls and low close boarded fencing.</p> <p>Large trees line the street and, together with the red brick bus shelters with wooden benches inside and outside, give a positive suburban feel</p> <p>There are a few feature Victorian properties remaining with the traditional finishes e.g. name and date plates and sash windows.</p> <p>Roof styles vary considerably but are mostly of uniform height within their setting and include some highly decorated/carved bargeboards. There are generally feature chimneys.</p>

Locally Distinctive Positive Features

The contrast between the ribbon development and rear open landscapes are a positive feature and allow most properties to enjoy rural rear garden views.

Mature trees and hedges and extensive soft landscaping with easy access to play and community areas.

The slightly irregular building line with the green island, the landscaping to the entrance to Osman's Close and Carnation Hall give a sense of freeform and interest to a long road.

The area has retained some historical intactness with one or two character buildings.

There is a reasonably limited colour palette.

Negative Aspects

There has been an inconsistent architectural approach causing a deterioration of the original Victorian character.

Detractors

Galvanised steel street lights and overhead wires can dominate in places.



Landscape

This area sees a transition from the flat open farmlands of the North to the wooded forests of the South.



A tributary of the Lam Brook (now called The Cut) flows parallel to the area and the road slopes very gently downwards from Locks Ride to the Forest Road, Ronans and beyond only to rise again later.


Verges and ditches line Chavey Down Road between its junction with the Forest Road and Mushroom Castle.

Long tree lined views extend along Chavey Down Road.

The area to the West is an important landscape gap between Winkfield and Whitegrove and is traditionally very wet with natural springs and ponds and home to significant wildlife.

The area to the East is important to prevent the coalescence of Locks Ride and Chavey Down Road and helps to visually connect the area to the open farmlands of the North.

Valuable Views Worthy of Protection	
V1 Looking south towards Locks Ride into tree lined Green Belt	V2 Long views looking South from Forest Road into the space where the character areas divide.
	

Visible Landmarks			
	Carnation Hall		The Carnation Estate

Essential Individual Trees Providing Character	
None	

Design Guidance
<p><u>Landscape and Vegetation</u></p> <p>Rural gaps between Chavey Down Road and Warfield Park to the West and Chavey Down Road and Locks Ride to the East should be retained and reinforced with tree and hedgerow planting in keeping with the local landscape pattern.</p> <p>The settlement boundaries should be retained.</p> <p>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."</p> <p>Landscaping should form an integral element in layout design, making provision for new planting and sensitive boundary treatments.</p> <p>Significant trees should be protected from development.</p> <p>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.</p> <p>Mature trees, hedged boundaries and the green nodes which contribute to the character of the road should be retained.</p>

Design

Development should 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.

Centrally, property frontages should remain defined by traditional low brick walls, picket post fencing and/or hedges. Mature specimen trees contributing to the area's character should be retained.

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.

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

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

Listed Buildings in The Prescribed Area
None