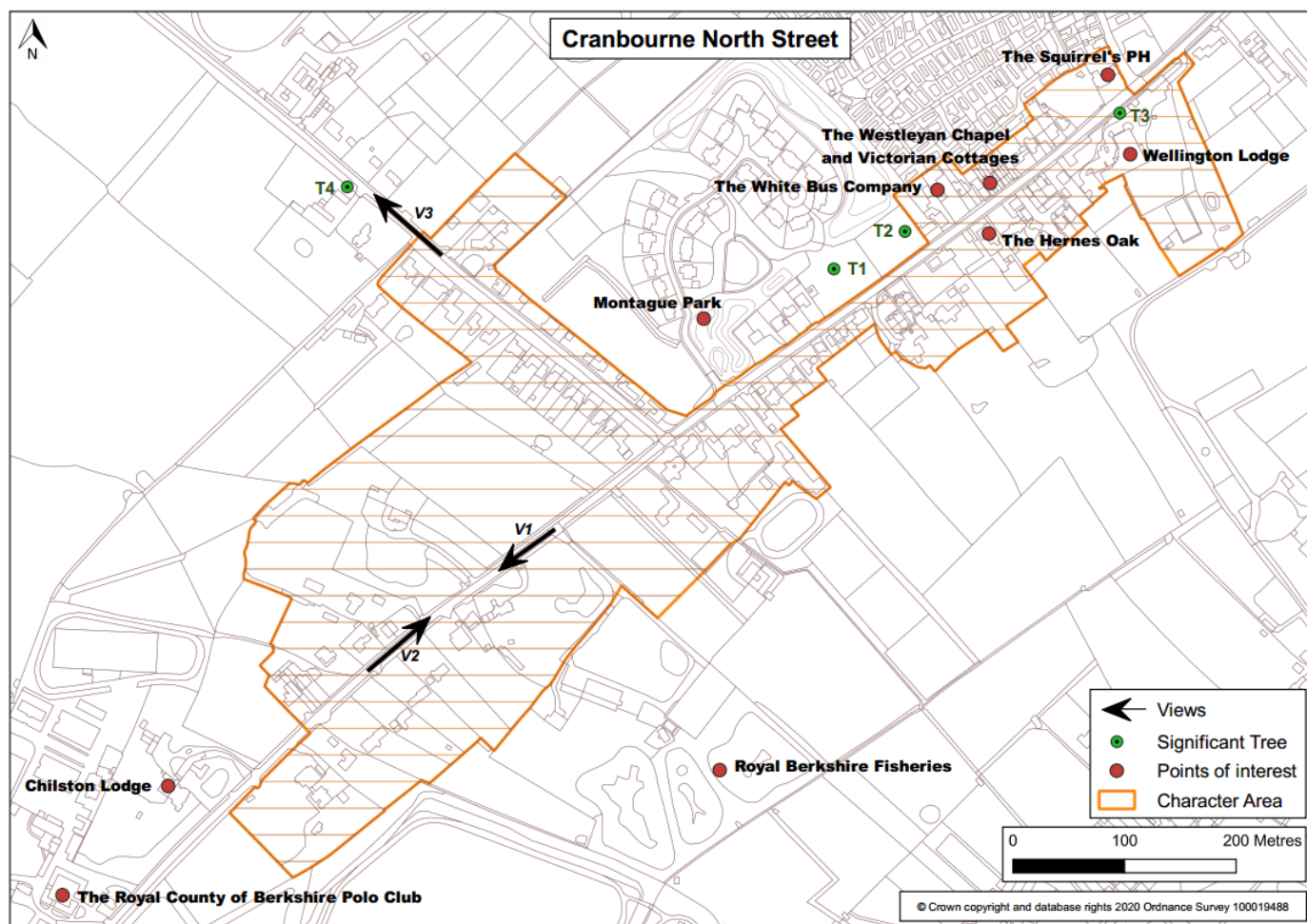


Character Assessment for Cranbourne: North Street

Historical Context

Cranbourne village became a separate village in 1851. Several properties date back to the 16th and 17th centuries but some have 18th and 19th century additions. Chilston Grange, a former hunting lodge is linked with Henry VIII and Anne Boleyn apparently confirmed by a glass coat of arms. The Herne's Oak dates from 1640 with believed connections to Nell Gwyn.



Locally Distinctive Contextual Features

Age of Buildings	Victorian to present day
Type of Buildings	Mostly detached with some terraced cottages and flats
Main Uses	Residential with some small business uses
Building Heights	Mostly two storeys with some single storey in Crouch Lane
Prominent Building Materials	Mostly red brick with a number of houses and cottages painted white
Prominent Boundary Treatments	To the south high native hedgerows and trees. The middle of the village generally has low brick walls, black railings or low hedges with the north reverting to high hedges. Crouch lane is characterised by generous verges
Open Space/ Vegetation	Most properties are well integrated with the surrounding landscape

Built And Landscape Character	
<p>The buildings along North Street are varied in terms of period, plot size and style and face the street. There are several non-residential uses. The housing is predominantly linear with three cul-de-sac developments. The area is characterised by a fairly open feel at either end moving into a more developed central area.</p> <p>North Street has four distinct areas,</p>	
	<p>A ribbon of development along the B3022 (North Street) comprising a variety of ages and styles of houses resulting from infill between older properties.</p> <p>Village pub, red brick walls and vegetation contribute to a rural scene, although suburban influences are present. Frontage parking and on street parking is common.</p> <p>In fill development has taken the form of linear terracing and a stylish block of flats and two developments of large detached houses in newly constructed cul de sacs</p>
	<p>To either side of the road are the developments of Wellington Lodge flats, set within six acres, and Cranbourne Hall Mobile Home Park, a dense settlement of 327 pre-fabricated homes.</p> <p>Both are well screened from the road by landscaping.</p>
	<p>A ribbon of low density properties of various ages and styles including one and half storey houses (with dormers), bungalows, and two storey houses along Crouch Lane. These tend to be set back behind generous verges. Hedges/ walls and front gardens with gravelled access drives and no road markings, contributing to a rural scene.</p>
	<p>Set apart from the rest of the settlement to the south is a small ribbon development of larger houses of varying ages and styles, set back behind front gardens, tall trees and high hedges.</p>

Locally Distinctive Positive Features
<p>Sense of greenery with boundary hedges and over hanging trees. The mature trees contribute significantly to the local character and sense of history from Windsor Forest.</p> <p>Clusters of small cottages contribute to a village feel.</p> <p>A number of individually styled, large detached properties of character with traditional detailing on brickwork, roofs and boundaries.</p> <p>Restrained shop fronts and advertising to commercial premises.</p> <p>Small pavements with granite set kerbs.</p>

Negative Aspects

A lack of a village focus.

High volume of traffic, including HGV's, using the road as a cut through north from Bracknell.

Lack of parking at the northern end of the area leads to street and pavement congestion.

Detractors



One of the new developments is gated and out of character with the village setting.



Countryside views can be limited due to high hedges. Overhead wires and modern street lighting detract from the setting.

Landscape

The area lies within the metropolitan green belt and retains a rural feel due to the number of farms, open fields and because it borders Windsor Great Park.

Strong hedgerows and tree lined boundaries along the road while the surrounding landscape is a mixture of farmland, equestrian buildings and paddocks.

Streets are dominated at the north and the southern areas by high native hedgerows and trees which give a continuity of feel of countryside from the Windsor great park.

Valuable Views Worthy of Protection



V1 View towards the southern end of the village.



V2 View towards the northern end of the village



V3 The long view along Crouch Lane.

Visible Landmark Features



The Squirrels PH, gardens and car park . Currently vacant.



Wesleyan Chapel adjoining Victorian terraced cottages



The Herne's Oak

Essential Individual Trees Providing Character



T1 Two of three oaks near Montague Park



T2 Third old oak tree near Montague Park



T3 Tree near bus stop opposite Squirrels PH.



T4 Line of trees and hedgerow leading up Crouch lane from North Street

Design Guidance

Landscape and Vegetation

Future development must be sensitively designed to preserve the semi-rural character of the settlement.

Rural gaps within and around the area should be retained and reinforced with tree and hedgerow planting in keeping with the local 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.

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 should be retained and inappropriate mass and height in new development should be avoided.

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.

Small frontages in the northern end of the village should maintain the traditional low brick walls, black metal railings, picket post fencing and hedges together with mature specimen trees contributing to the area's character.

Development should avoid dominant, incongruous extensions and alterations to a building, both in relation to itself and neighbouring buildings and spaces and should not unreasonably harm the amenity of occupiers of neighbouring properties or persons using outdoor space.

Other

A village green and a Community Centre would provide a much needed meeting and central focal point.

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

Listed Buildings Nearby

There are no listed buildings in North Street, but there are many nearby:

13/225 Cranbourne Court II

13/226 Lodge to Cranbourne Court II

13/227 Fernhill Park II

13/228 Buildings surrounding stable court to East of Fernhill Park II

13/229 Well in garden to SE of Fernhill Court II

13/241 St Peter's Church II

14/50454 Cranbourne War Memorial , St Peters Church II

13/242 Kilbees Farmhouse II

13/242 Barn, Cart Shed and outbuildings to East of Kilbees Farmhouse II

13/244 The Old Hatchet Inn II

13/295 Timber frames barn at Poplar's farm II

Heritage Assets
None

Non Protected Buildings/Features Worthy of Protection
<p>The Hernes Oak was a public house that dates from 1826 but the building is thought to date from 1640. It changed use to offices in 2008. It is a landmark building at the start of North Street.</p> <p>The old Victorian Wesleyan Chapel – also know as Chapel Lodge, North Street.</p>

Facilities / Services
<p>North Street contains a relatively large number of non-residential uses. The largest are The Royal County of Berkshire Polo Club, Royal Berkshire Fisheries and Café, White Bus Services, and Kitchen Connections Ascot (KCA).</p> <p>The Hernes Oak public house has been re-developed into offices for a Media communication firm but has sympathetically retained its original features.</p> <p>There are also a number of smaller firms operating including, two hair dressers, an osteopath, marquee and tent hire, and a picture framing service.</p>