

Character Assessment for Kings Ride

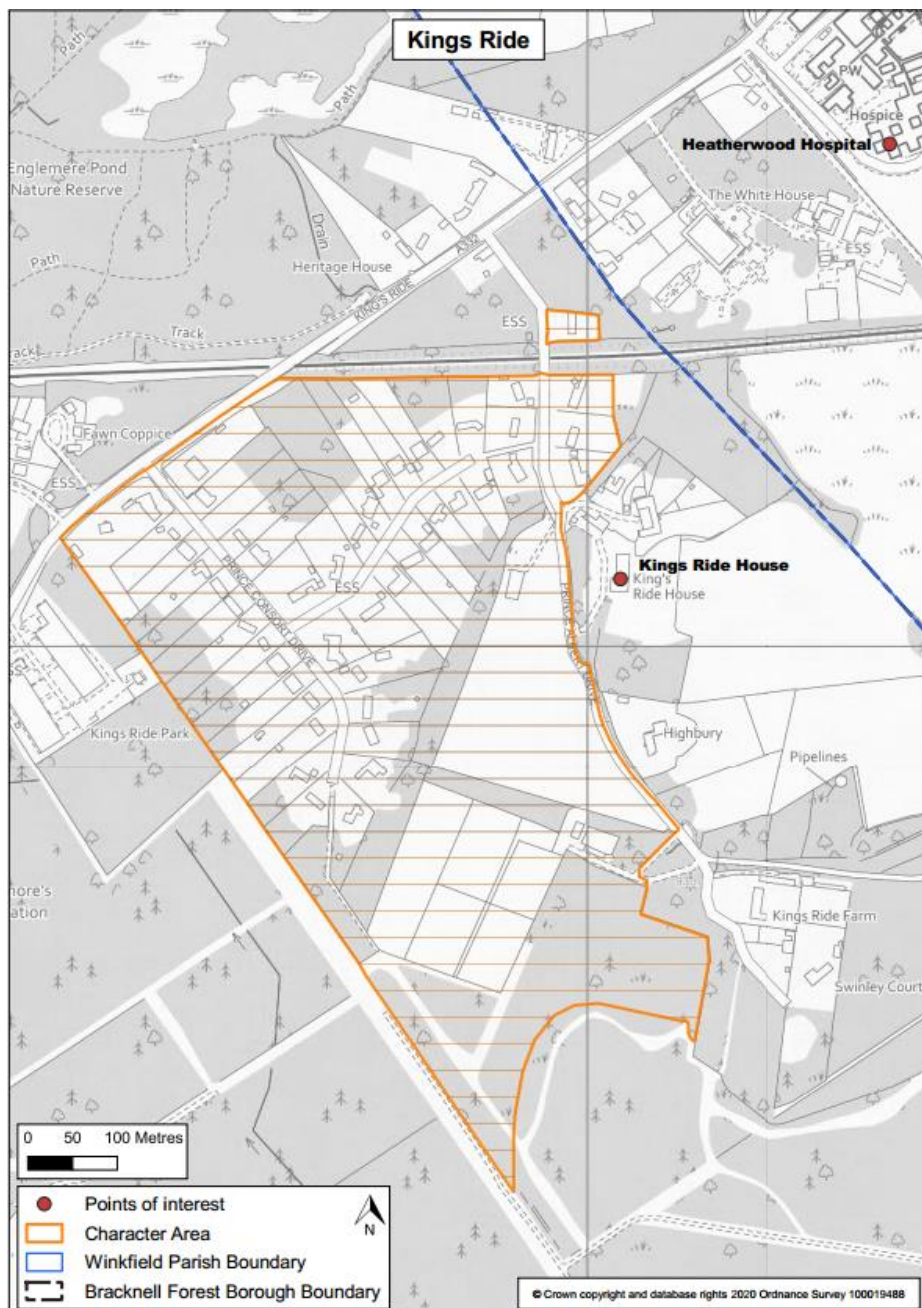
Historical Context

Prince Consort Drive and Prince Albert Drive are roads off Kings Ride (A332) and are located on land that once was part of the Crown Estate.

This area retains its original woodland setting and there is a wooded footpath link between the two areas.

Between the Skew Bridge and the junction with Swinley Road was a railway station known as Ascot West that no longer exists.

Kings Ride House was originally built in 1803 as a Hunting lodge for King George III. A major conversion into flats was done in the early 1990s.



Locally Distinctive Contextual Features	
Age of Buildings	Post 1945
Type and Tenure of Buildings	Large detached in large plots. Flats at nearby Kings Ride House.
Main Uses	Residential
Building Heights	Mainly two storey with a few 2 ½ and 1 ½
Prominent Building Materials	Red and brown brick, black slate style, brown and red roof tiles, White render, timber frames with brick infill.
Prominent Boundary Treatments	Trees, shrubs and hedges in Prince Consort. Tall walls or hedges and security gates in Prince Albert Drive and the A332.
Open Space/Vegetation	Deciduous oak, beech and birch interspersed with evergreens and conifers. Laurel and shrub under-planting and rhododendrons along the A332. Evergreens and conifers dominate the internal landscape.

Built And Landscape Character	
   	<p>This area has a very distinctive character. It contains large houses in large plots and is nestled amongst dense, mostly pine woodland.</p> <p>Prince Consort Drive is a wide road with pavements on both sides. There are no road markings and no street furniture. It begins with an avenue of pines opening out on to substantially open but well vegetated frontages.</p> <p>Private gardens blend into the wider forest surrounds resulting in a sense of being part of the surrounding wooded landscape.</p> <p>It has a significant number and variety of mature trees at the roadside. Small semi-circular lawns with ornamental planting, surrounded by in and out driveways characterise the road. Boundaries are hedges, shrubs or narrow fingers of woodland.</p> <p>Prince Albert Drive is a private single track road with properties set behind high hedges, walls and security gating.</p> <p>It has no pavements and small verges to property frontage walls. There is no street furniture.</p> <p>Mostly large dwellings but two very large houses on the boundary of the area have now been subdivided into flats.</p> <p>There is a wooded footpath which links Prince Consort Drive to Prince Albert Drive.</p> <p>The whole area is bounded by woodland but slightly further afield lies Heatherwood hospital to the North and some well screened commercial enterprises to the South and West.</p> <p>One or two large properties in large plots lie to the west of the A332 together with a few houses in Englemere Park to the North of Prince Albert Drive.</p>



The main A332 has overhanging trees and has pavements generally on one side of the road only.

Locally Distinctive Positive Features

Large houses in large plots nestled in dense woodland with attractive views from the roadside.

Substantial privacy within a peaceful and semi-rural setting with woodland views to the rear.

The landscaping is a fundamental part of the character.

The uniformity of building heights and set back from the road.

The open frontages in Prince Consort Drive.

Negative Aspects

High fences and security gates are beginning to appear in Prince Consort Drive and could start to detract from the character of the area.

Detractors

There is no crossing point for residents to access Englemere Pond.

Landscape

This Green Belt area is generally flat with an almost unnoticeable incline towards the North.

The significant tree cover in Prince Albert Drive and along the A332.

Prince Albert Drive retains the historic woodland approach to Kings Ride House with a narrow pinch point at the end, characterised by mature trees which are former sweet chestnut coppice stools.

Valuable Views Worthy of Protection

None

Visible Landmark Features

None

Essential Individual Trees Providing Character

None

Design Guidance

Landscape and Vegetation

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 plays a particularly important role in screening and providing a distinct setting for development within the area and should be maintained.

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

Erosion of the back garden tree cover and surrounding woodland cover should be avoided.

Open boundary treatments should be retained on Prince Consort Drive.

Design

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

Man-made boundary treatments in Prince Albert Drive should be fully screened by landscaping/hedging.

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

Non Protected Buildings/Features Worthy of Protection/ Heritage Assets

None