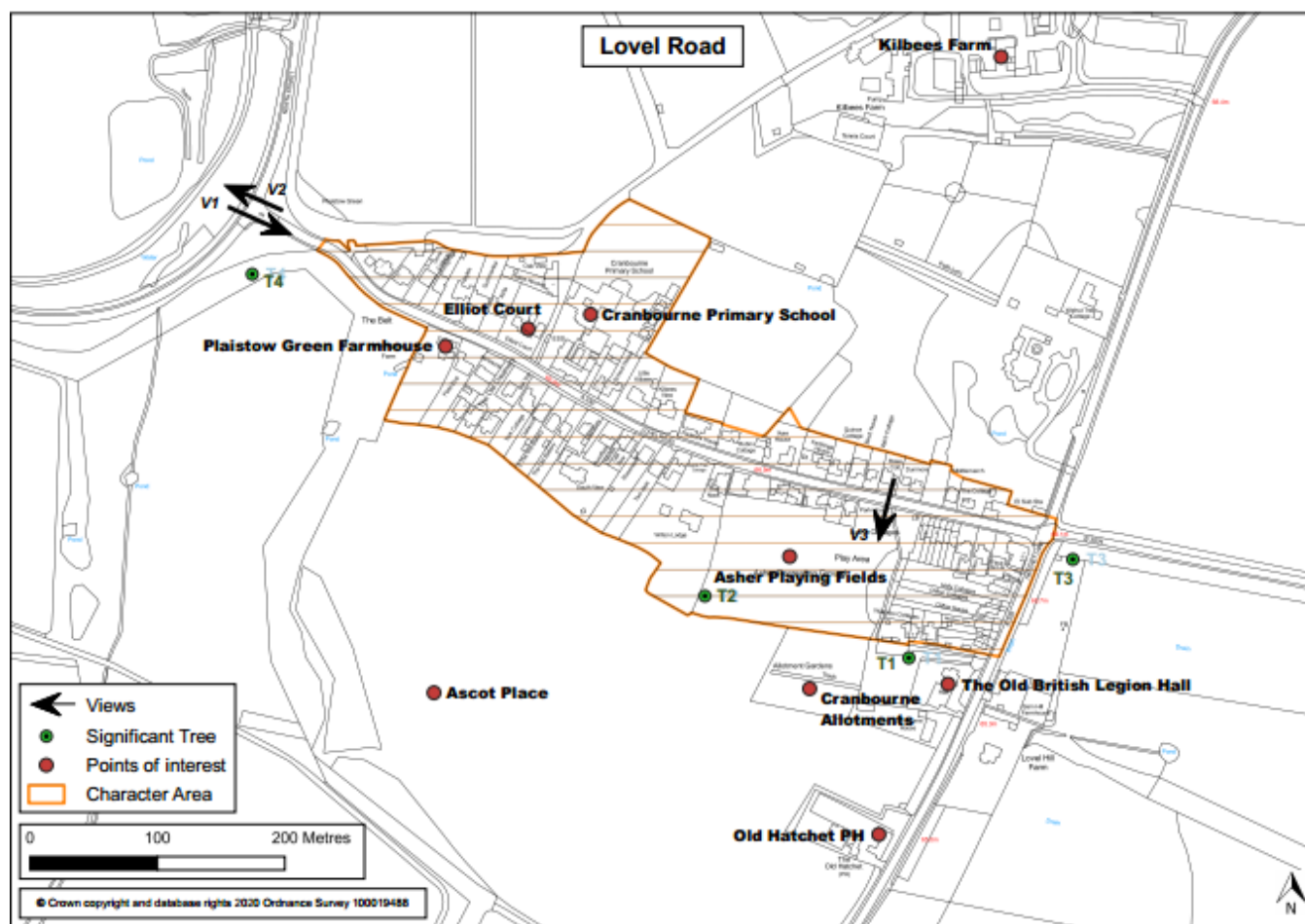


Character Assessment for Lovel Road

Historical Context

As with most of the Northern Villages, Lovel Road dates back to the late Victorian era. To the South lies Ascot Place (Grade II Listed), a registered Park and Garden dating back to the mid-18th Century with the finest man-made ornamental cavernous grotto in the country. To the North lies Kilbees Farm which is also listed. Cranbourne Primary School was founded by the Earl of Ranelagh in 1709. Originally located at Cranbourne Hall and called the Green School, it moved to Lovel Road in 1878.



Locally Distinctive Contextual Features

Age of Buildings	1880's and late 20 th century onwards
Type of Buildings	Detached houses and bungalows
Main Uses	Residential with one primary school
Building Heights	Two storeys. No one bedroom properties.
Prominent Building Materials	Red brick; white and cream render: slate style and brown tiled roofs.
Prominent Boundary Treatments	Hedges and small shrubs.
Open Space/Vegetation	Gardens to rear, front gardens range from small to medium. Deciduous trees, laurel and privet hedges. Allotments. Asher park recreation ground.

Built And Landscape Character

Lovel Road is a small green belt ribbon development of houses of varying ages and styles on the A3034, set between two busy major roads in an H shape.

It is typical of the small dispersed settlements found in the North of the Parish. It forms part of the wider area of Cranbourne which is made up of four distinct roads with no visibly cohesive centre. There are small infill cul-de-sacs.

Private back gardens back onto agricultural land while the fronts of the houses face inwards towards the road.

The loose linear development is on both sides of the road with Cranbourne Primary School as the focal point. Together with Elliot Court these two buildings provide a more open aspect to what is otherwise a fairly enclosed street scene. It has retained limited historical intactness and is under pressure from infill development.

The Western end of the village appears to be late 20th century and of the more brown/red brick with larger frontages whilst the Eastern end has an older feel and comprises mainly white/cream render or painted brick with some very small frontages.

Black slate style roofing, and triangular arched porches and roof features try to harmonize the discord between building eras.

Well defined property boundaries with generally low walls and low hedges with some high fencing.



Above Houses to the West



Above Houses to the East



Row of cottages near allotments on Hatchet Lane.

Locally Distinctive Positive Features

Building is at a moderate density with most properties having reasonable separation, allowing vegetation and garden planting. There are few, if any, close boarded security gates and the colour palette is reasonably consistent across the area.

Asher Park recreation ground.

Local allotments.

The gardens of many properties back onto open fields.

Negative Aspects

At the beginning and end of the school day parking is a major issue.

However, this has been greatly alleviated by the parking area near the playground and the installation of no waiting restrictions.

Detractors



A proliferation of modern road markings, stainless steel lampposts and street furniture.



Landscape

To the North of Lovel Road lie the open clay lowlands and to the South settled farmlands. The area can best be described as flat open fields interspersed by tree copse.

The tall trees and fencing to Ascot Place situated at the winding entrance to Lovel Road from the West disguise the fact that a village lies beyond. Mostly deciduous trees with evergreen hedges and shrubs.

Valuable Views Worthy of Protection

V1 The entrance to Lovel Road from the polo ground



V2 View out over the polo fields



V3 View of the recreation ground and allotments



Visible Landmark Features



Cranbourne Primary School with its bell tower and multiple gabled features and Elliot Court with its open lawned frontage.



The Royal British Legion Hall on Hatchet Lane.
(Currently vacant)

Essential Individual Trees Providing Character



T1 Large specimen tree at entrance to the allotments.



T2 Tree line along the edge of the Asher playing fields.



T3 Long line of trees along the junction of Lovel Lane and Lovel Road.



T4 Tree line along junction with Pigeonhouse Lane and North Street includes some tall pines.

Design Guidance

Landscape and Vegetation

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 will 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.

Development should retain and improve tree and hedgerow planting in keeping with local landscape patterns.

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.

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

Consideration needs to be given to a centre for the community which brings the wider areas of Cranbourne together.

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

Listed Buildings in the Prescribed Area

13/247 Lovel Road (north) Plaistow Green, Cranbourne Primary School and railings with gate Grade II.

13/248 Lovel Road (north) Plaistow Green, Nos. 1 and 2 School House and railings with gate Grade II.

13/249 Lovel Road (south) Plaistow Green, Plaistow Green Farmhouse Grade II.

13/244 The Old Hatchet Inn Grade II

Non Protected Buildings/Features Worthy of Protection

The Royal British Legion Hall (currently vacant)

The Rose and Crown Public House Woodside Road – just outside the prescribed area- Victorian cottage converted to public house around 1887. Built of brick with plain tile roof and front extensions should be considered worthy of protection for their own sake.