

Conservation Area Appraisal (Appendices)- **Streatley**



West Berkshire Council Planning and Countryside - August 2010

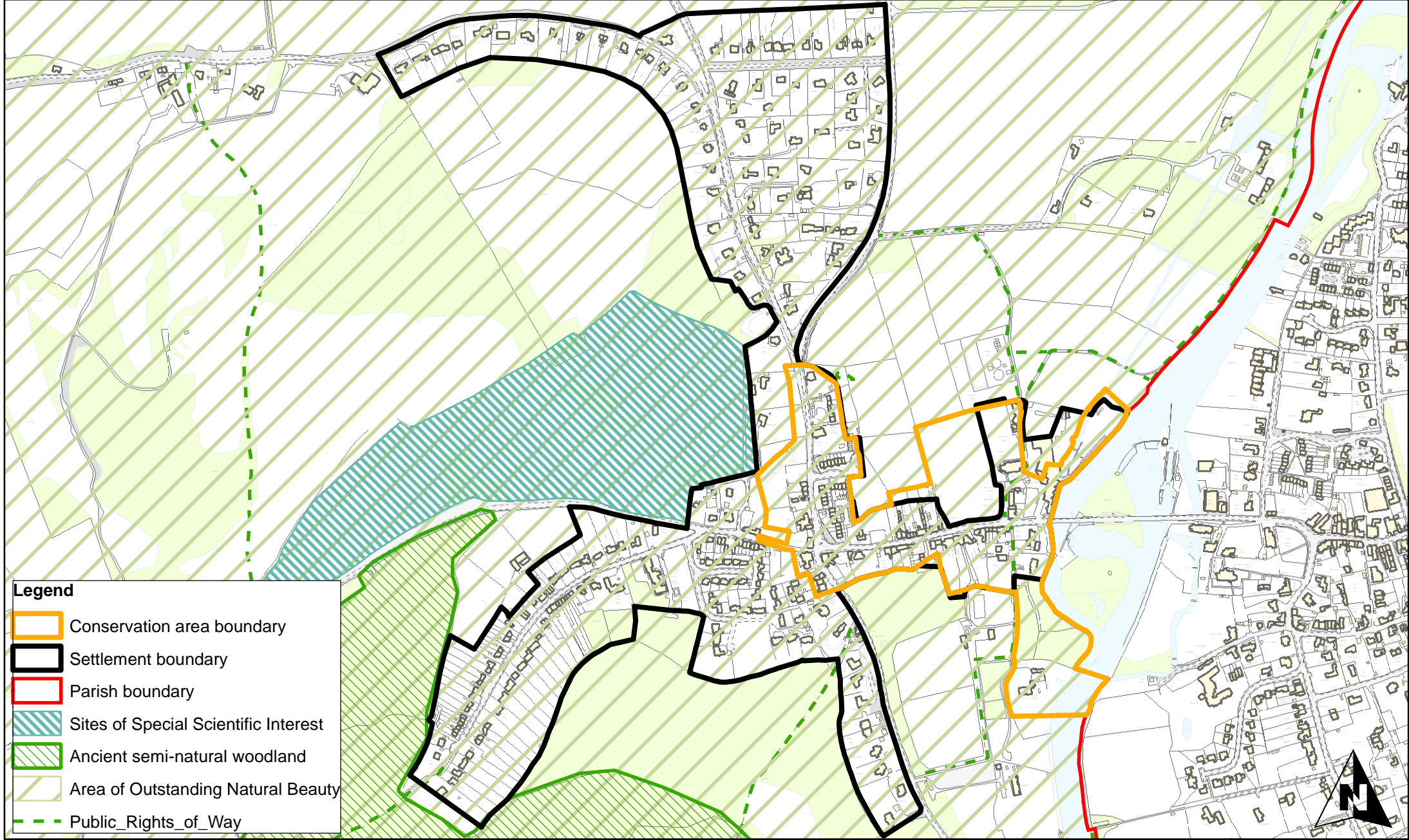


West Berkshire
COUNCIL

Appendix I: West Berkshire District Council Local Plan 1991-2006 (Saved Policies 2007) policy designations



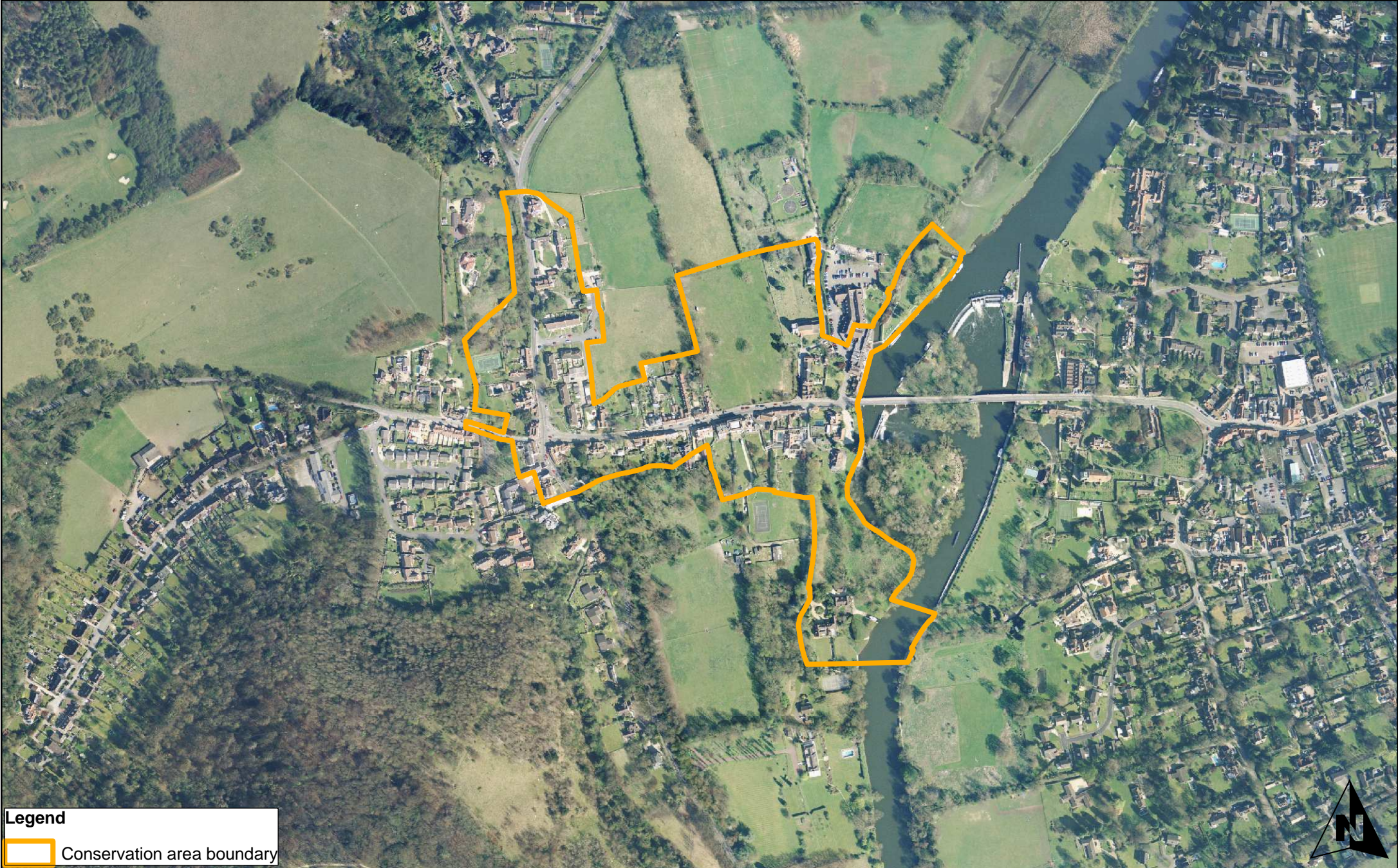
Ordnance Survey map annotated to show Streatley conservation area, parish and settlement boundaries, public rights of way, areas of ancient woodland, Area of Outstanding Natural Beauty and Sites of Special Scientific Interest, as set out in the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)



Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright 2010. West Berkshire District Council 100024151.



Appendix II: Aerial photograph of Streatley showing the extent of the conservation area

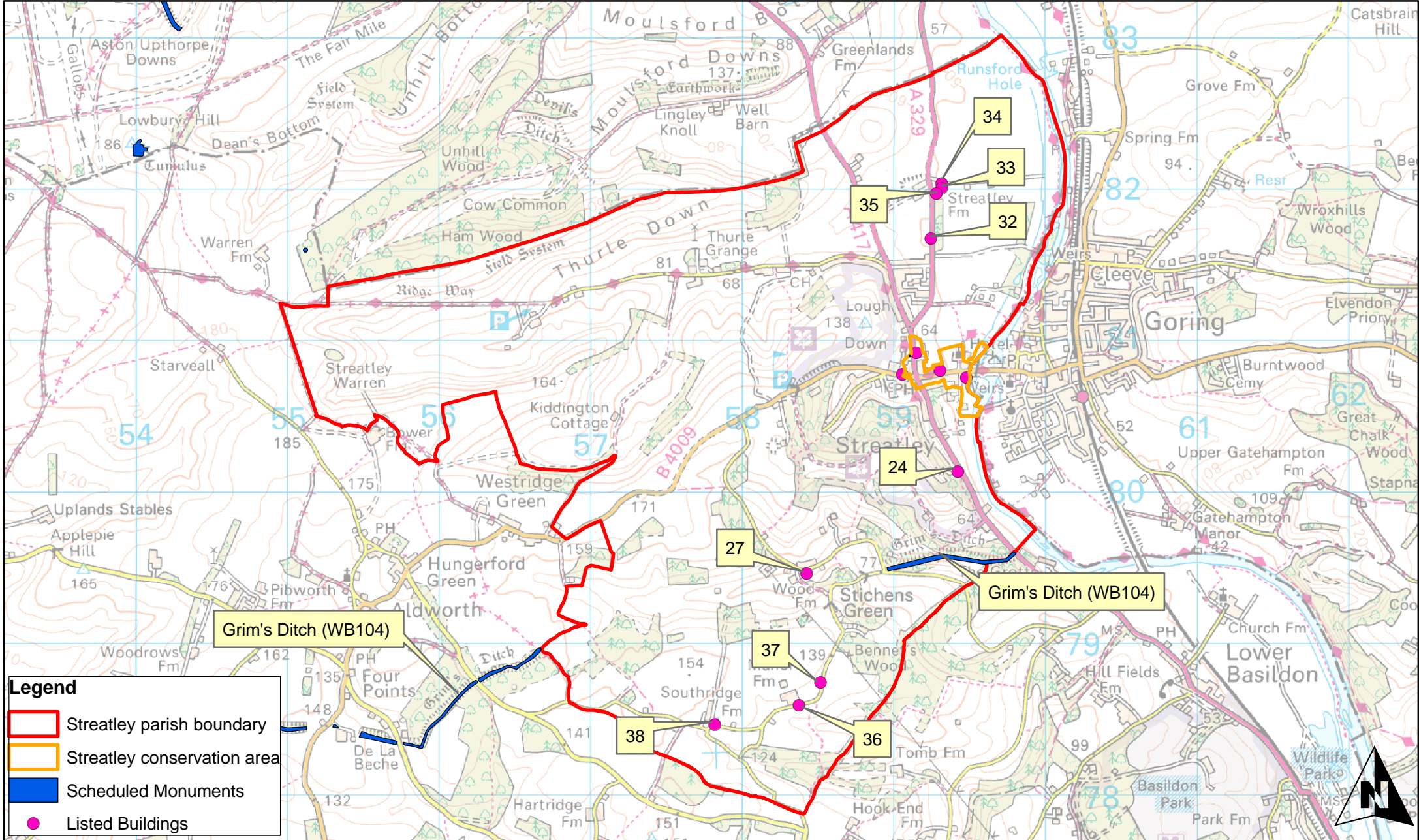


Legend
Conservation area boundary

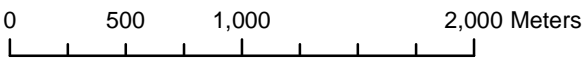
Appendix III: Designated heritage assets outside Streatley conservation area boundary



Ordnance survey map annotated to show the parish and conservation area boundary of Streatley and the location of designated heritage assets outside the conservation boundary. Please refer to appendix V for schedule of listed buildings.



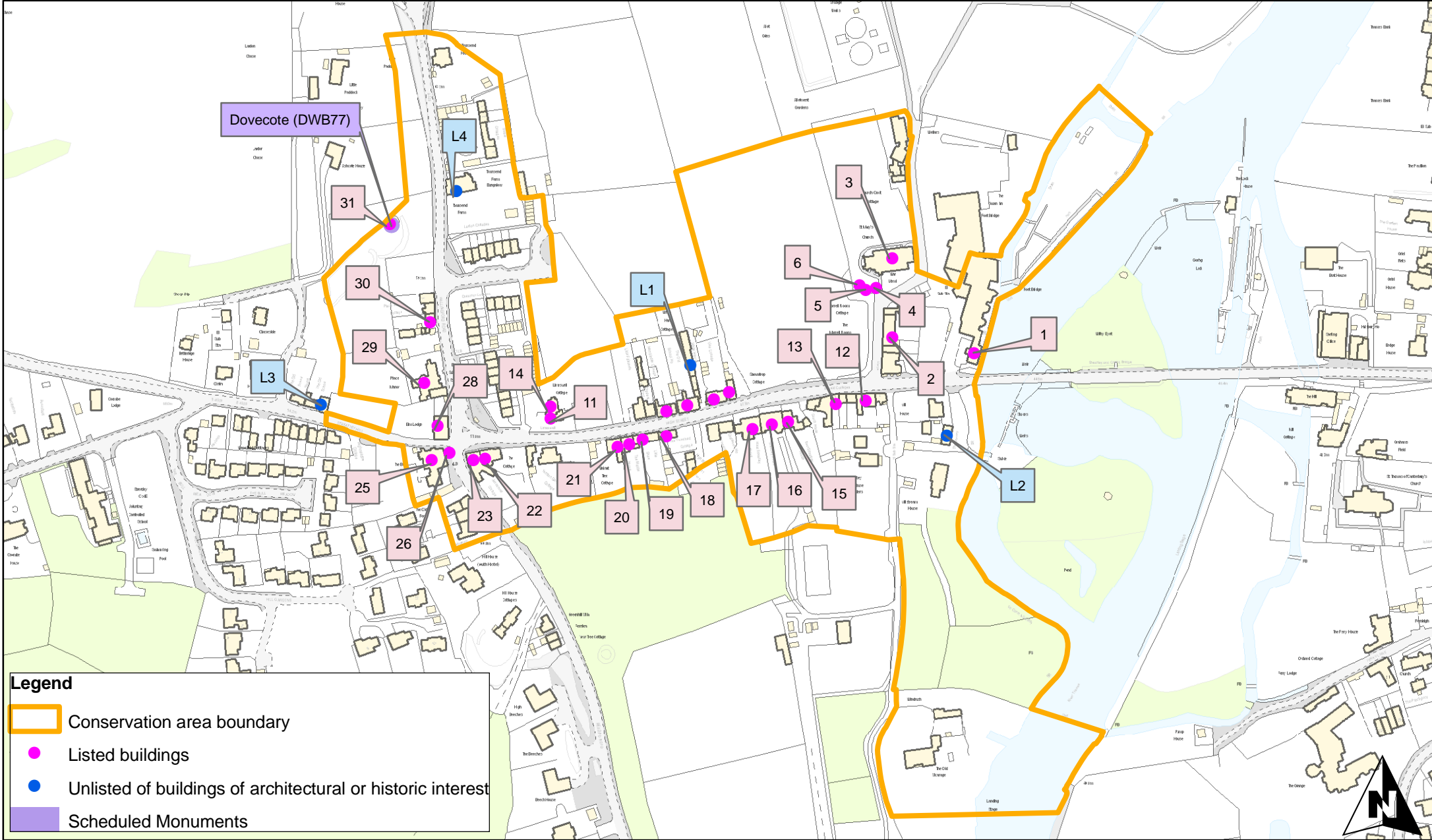
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Appendix IV: Designated heritage assets and other buildings of architectural or historic interest within or immediate to the conservation area



Please refer to appendices V and VI for schedule of designated heritage assets and other buildings of architectural or historic interest.



Appendix V: Listed buildings within the parish of Streatley

Building no.	Building name	Grade and date listed	Address	Unique ID	Notes
1*	The Swan Hotel	II 29/11/83	High Street RG8 9HR	397851	Stable block, now part of hotel.
2*	Childe Court, The Maltings, The Morrell Room, The Morrell Room Cottage	II 29/11/83	High Street RG8 9HT	397852	Malthouse converted to houses and village hall.
3*	Church of St Mary	II 14/04/67	High Street	397853	
4*	Sutton Tomb Approx 10 metres south west of tower of Church of St Mary	II 29/11/83	High Street	397854	
5*	Chest Tomb approx 12 metres south-west of tower of Church of St Mary	II 29/11/83	High Street	397963	
6*	Chest Tomb approx 13 metres south-west of tower of Church of St Mary	II 29/11/83	High Street	397964	
7*	Snowdrop Cottage	II 29/11/83	High Street RG8 9JD	397965	Cottage

8*	Vine Cottage	II 14/04/67	High Street RG8 9JD	397966	House, formerly a house and shop and earlier an inn.
9*	The Old School House	II 14/04/67	High Street RG8 9JD	397967	
10*	Bag Row 6 – 8 Icknield Cottages (6, 7 and 8 High Street)	II 14/04/67	High Street RG8 9JG	397968	Cottages
11*	Limeswell	II 14/04/67	High Street RG8 9JD	397970	House- formerly listed as House opposite Turknell Cottage
12*	2 Icknield Cottages (The Old Bakery)	II 14/04/67	High Street RG8 9JA	397971	House
13*	3, 4 and 5 Icknield Cottages	II 14/04/67	High Street RG8 9JA	397972	Cottages
14*	Limeswell Cottage	II 29/11/83	High Street RG8 9JD	397973	House
15*	East Streatley House	II 14/04/67	High Street RG8 9HY	397974	House
16*	Streatley House	II* 29/11/83	High Street RG8 9HY	397975	House
17*	West Streatley House	II 29/11/83	High Street RG8 9HY	397977	House
18*	The Thatched Cottage	II 14/04/67	High Street RG8 9HY	397978	Cottage
19*	Little Shaw	II 14/04/67	High Street RG8 9HY	397979	House Formerly listed as Rest Garth
20*	Middle House	II 14/04/67	High Street RG8 9HY	398192	House

21*	Walnut Tree Cottage	II 14/04/67	High Street RG8 9HY	398193	House
22*	The Cottage	II 14/04/67	High Street RG8 9HY	398194	House
23*	Jessamine Cottage	II 14/04/67	High Street RG8 9HY	398195	House, formerly a house and shop (Wells Family Grocer).
24	Milestone at SU 59435 80141	II 29/11/83	Reading Road	398197	
25*	The Bull Hotel	II 29/11/83	Reading Road RG8 9JJ	398198	Public House with accommodation
26*	Wellhead and Pump	II 29/11/83	Reading Road	398199	
27	Wood Farmhouse	II 29/11/83	Stichens Green RG8 9SU	398200	(Note that there is another Wood Farmhouse at Aldworth Road)
28*	Elm Lodge	II 14/04/67	Wallingford Road RG8 9JR	398201	House
29*	Place Manor	II 29/11/83	Wallingford Road RG8 9JS	398202	House with outbuildings
30*	1, 2 and 3 Place Manor Cottages	II 07/12/71	Wallingford Road RG8 9JT	398203	Cottages
31*	Dovecote approx 100 metres to north of Place Manor	II 07/12/71	Wallingford Road	398204	Also a scheduled ancient monument
32	Milestone at SU 5925 8167	II 29/11/83	Wallingford Road	398205	

33	Streatley Farmhouse	II* 29/11/83	Wallingford Road RG8 9PX	398206	
34	Walls and gatepiers adjoining Streatley Farmhouse to north	II 29/11/83	Wallingford Road	398207	
35	Barn approx 20 metres south west of Streatley Farmhouse	II 29/11/83	Wallingford Road	398208	
36	Manor Farmhouse	II 29/11/83		398266	
37	Manor Farm Cottages 1 and 2	II 29/11/83	RG8 9SP	398267	May be by Lutyens
38	Southridge House	II 29/11/83	RG8 9SJ	398268	Farmhouse

**Unasterisked items are outside the CA. Locations shown at App III
Asterisked items are within the CA. Locations are shown as App IV**

July 2010

Note that the above information is believed to be correct at the time of printing: the status of any building should always be checked against the official list maintained by English Heritage as the list is subject to amendment.

Appendix VI : Streatley Conservation Area Appraisal. Schedule of other buildings of architectural or historic interest within the parish of Streatley

Building no.	Building name	Address	Notes
L1*	Cottages at White Hart Yard	High Street RG8 9JE	Group value. Of historic interest – note layout and laundry use. Positive contribution to conservation area.
L2*	The Granary at Mill House	High Street RG8 9HS	Provides evidence of Streatley’s riverside industrial history of which little remains
L3	The Old School and School House	Streatley Hill RG8 9RD	Of historic interest – old school and schoolhouse. Positive contribution to conservation area. Architectural interest - Victorian period
L4*	Townsend Farm	Wallingford Road, RG8 9JX	Provides evidence of Streatley’s agricultural past

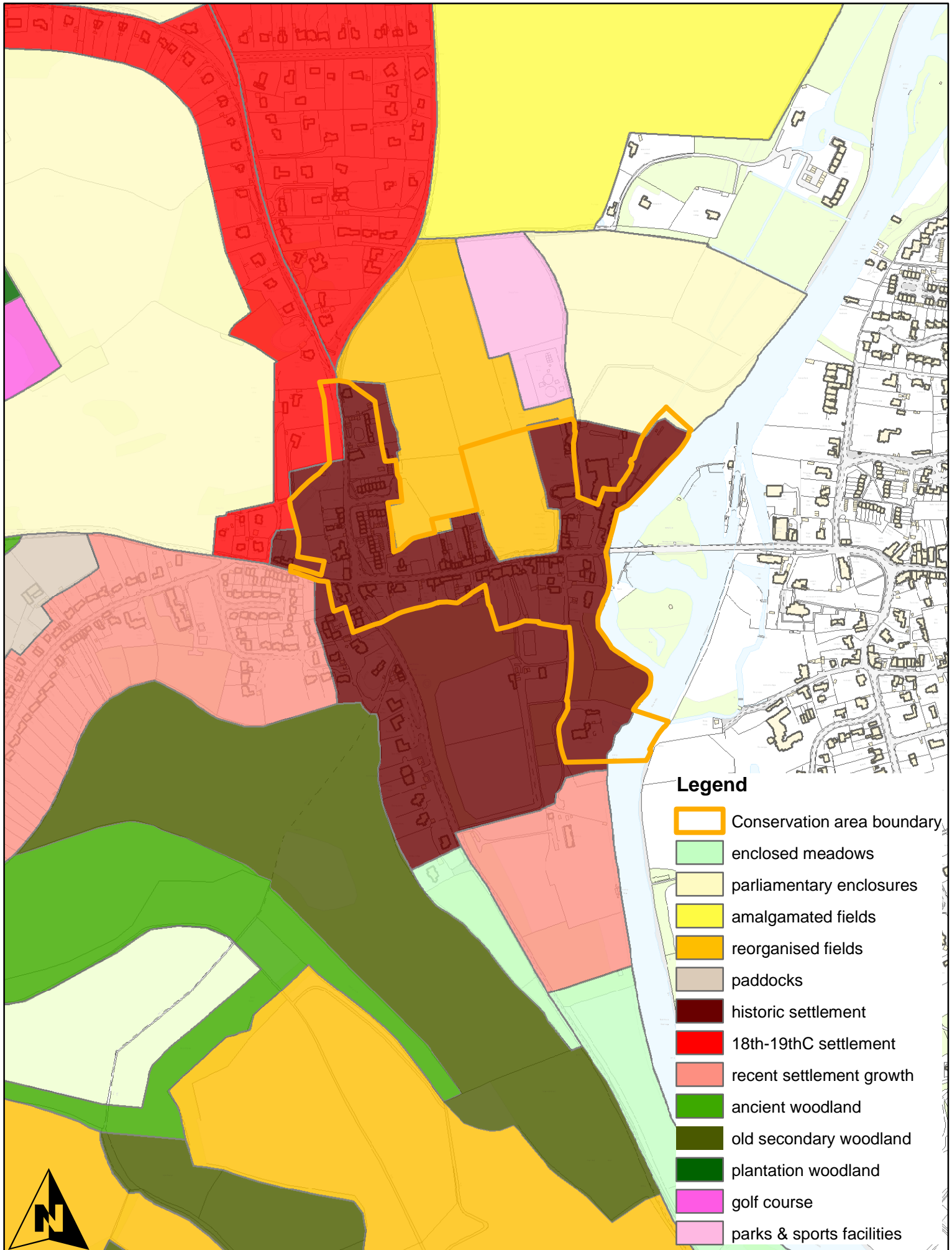
***Asterisked items are within the CA.**

The unasterisked item is presently outside, but immediate to, the CA.

Locations are shown at Appendix IV.

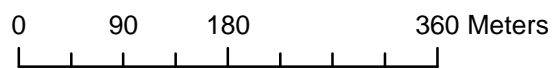
July 2010

Appendix VII: Historic Landscape Character types

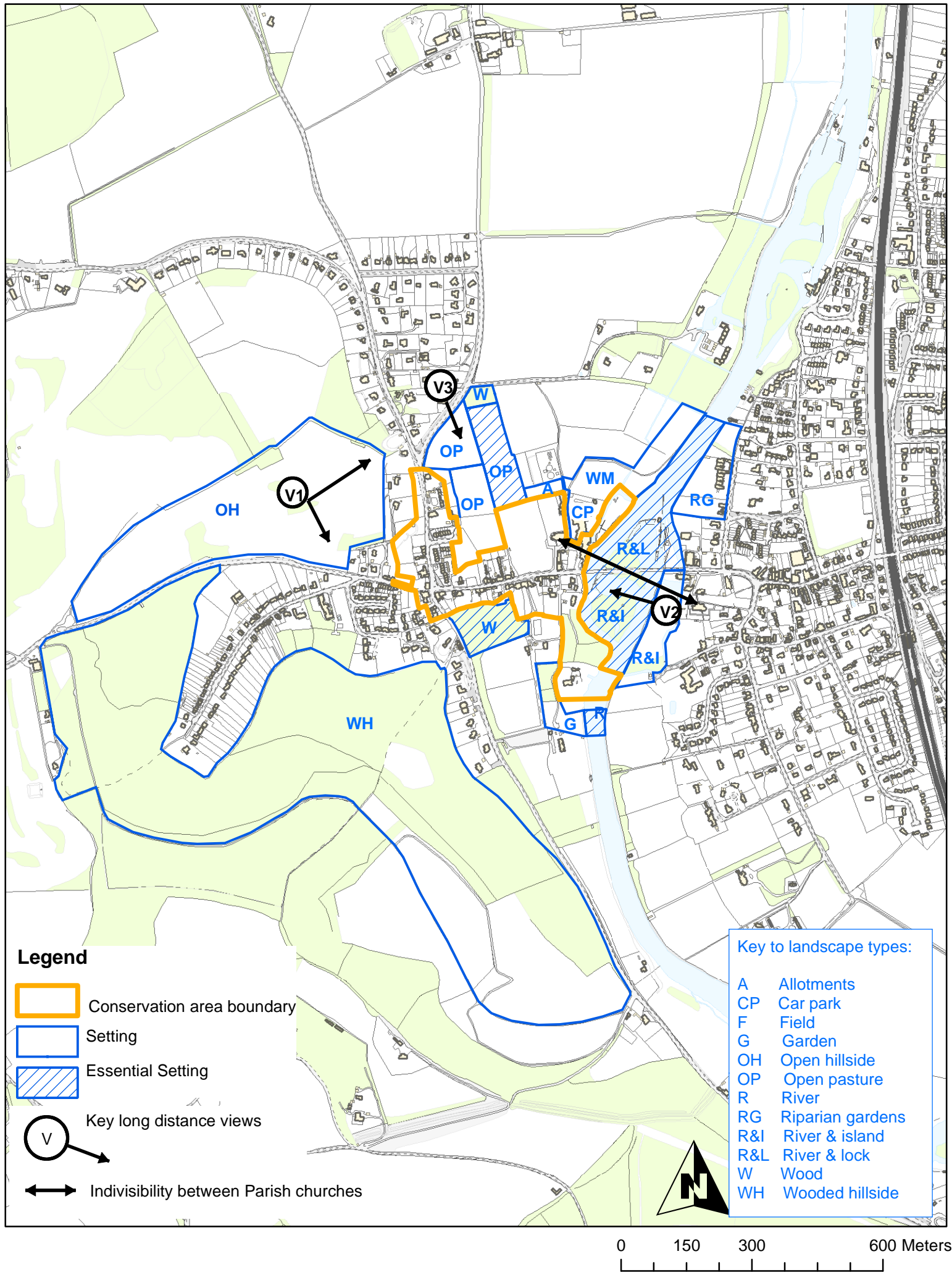


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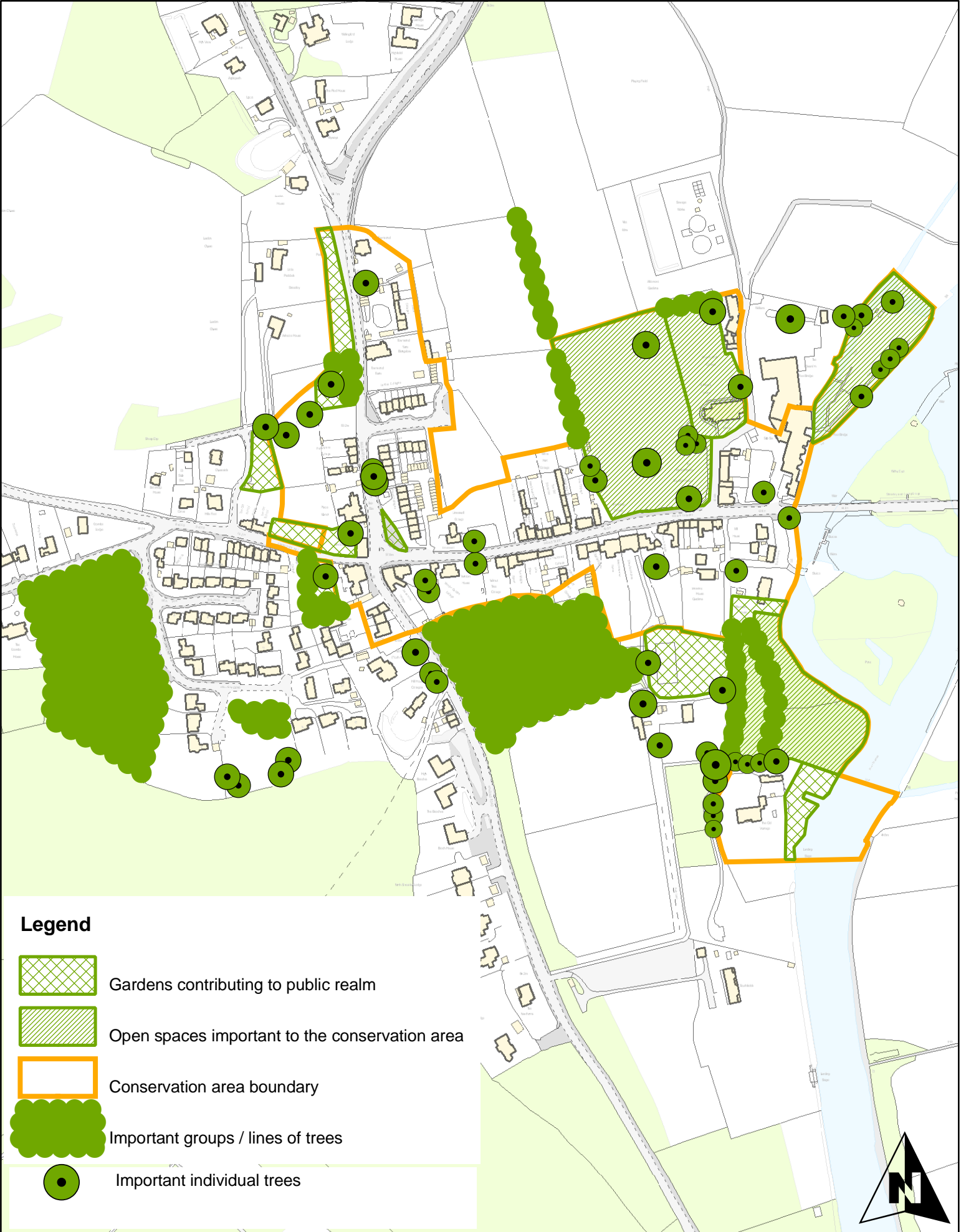
-  Conservation area boundary
-  enclosed meadows
-  parliamentary enclosures
-  amalgamated fields
-  reorganised fields
-  paddocks
-  historic settlement
-  18th-19thC settlement
-  recent settlement growth
-  ancient woodland
-  old secondary woodland
-  plantation woodland
-  golf course
-  parks & sports facilities








Appendix VIII: Plan of key features of the setting of the conservation area, showing key long-distance views



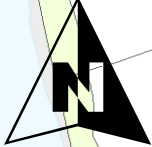
Appendix IX: Plan showing open spaces, trees and other landscape features important to the conservation area, within and adjacent to its boundary



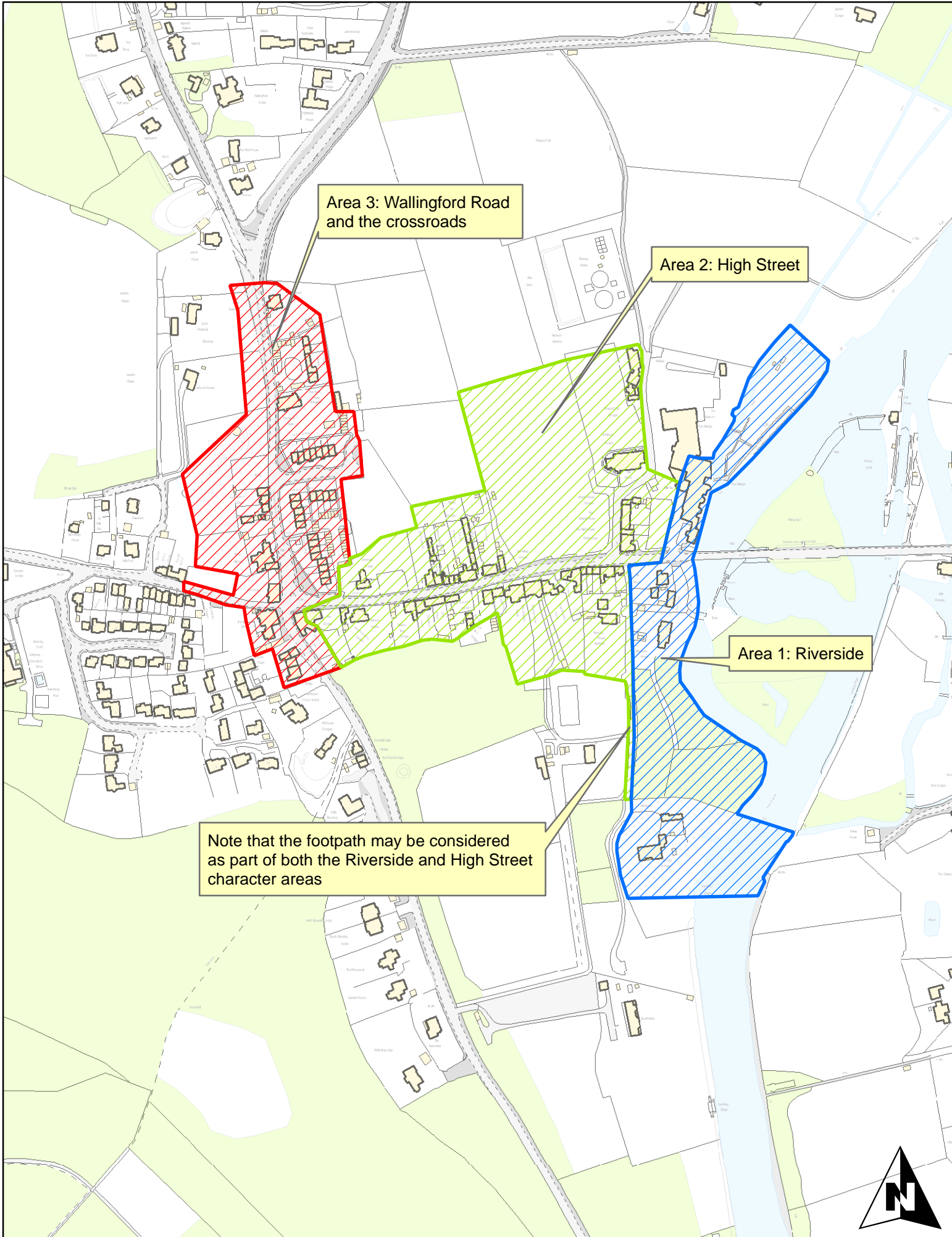
Legend

-  Gardens contributing to public realm
-  Open spaces important to the conservation area
-  Conservation area boundary
-  Important groups / lines of trees
-  Important individual trees

0 60 120 240 Meters



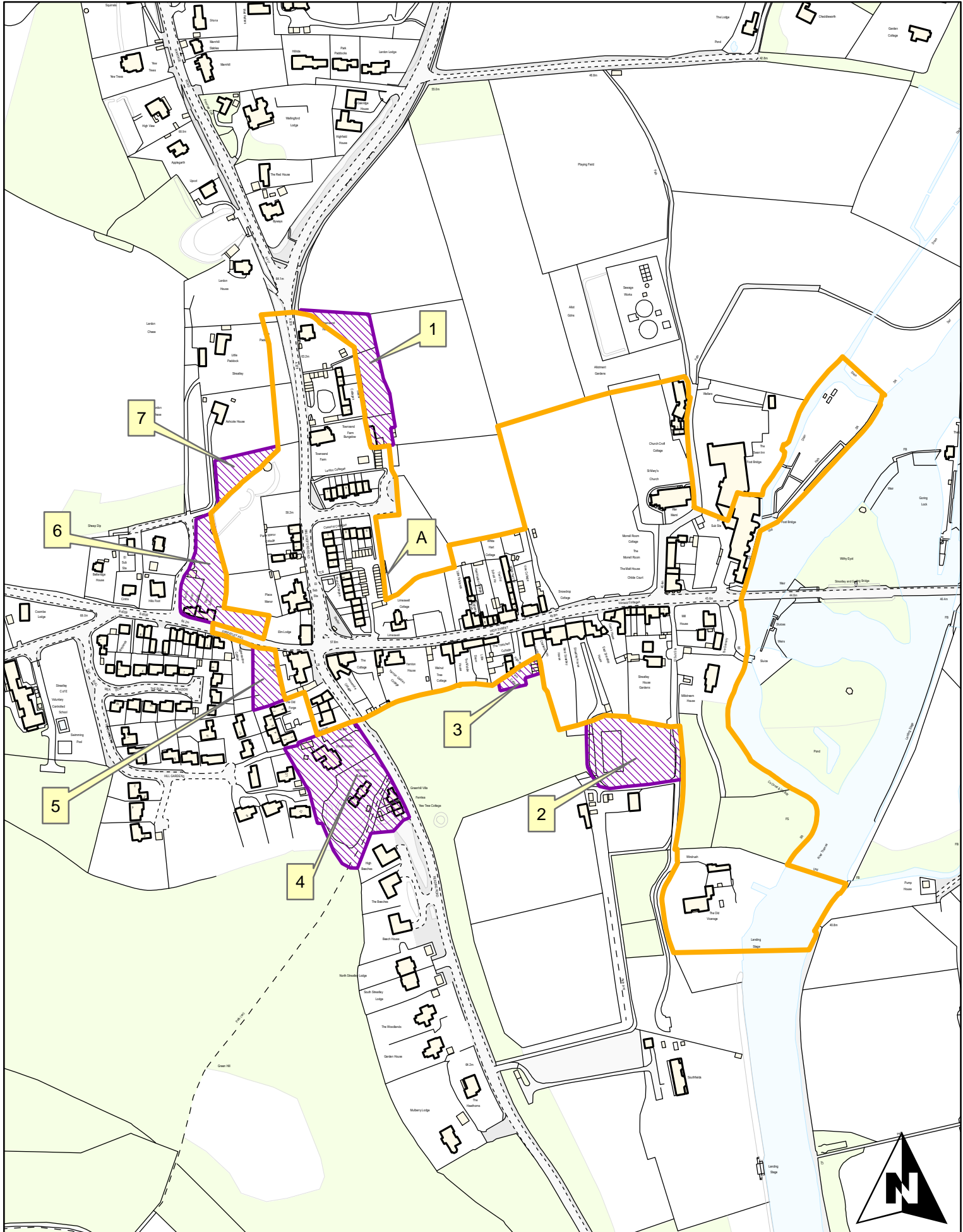
Appendix X: Character areas within Streatley conservation area



0 55 110 220 Meters

Appendix XI: Plan of proposed alterations to the conservation area boundary

Please read with explanatory notes on the following page



0 55 110 220 Meters

Streatley Conservation Area Appraisal

Proposed alterations to the present conservation area boundary:

Explanatory notes to Appendix XI

July 2010

Note on Plan	Proposed Change	Reason
1	Include curtilages of Townsend House and of properties to the south	To define CA by a clear boundary
2	Include walled former part of gardens to Streatley House, as shown in historic mapping	Historic evidence and surviving features
3	Include curtilage to Fern Cottage and to adjacent properties	To define CA by a clear boundary
4	Include Hill House, Hill House Cottages, Greenhill Villa, Fernlea and Yew Tree Cottage and the curtilages of the properties. These properties sit within the historic confines of Streatley, marking the southern approach to the village	Historic evidence and surviving features
5	Include the rear garden of The Bull public house. This is clearly defined by mature trees which form the historic boundary to the curtilage of the inn	Historic evidence and surviving features
6	Include the walled garden to the west of Elm Lodge, The Old School House and The Old School, and the walled curtilage to the latter two properties	Historic evidence and surviving features
7	Include the open garden setting to the dovecote as far as a belt of trees and shrubs to the west	To protect the setting of the dovecote

Note that all the above changes are additive and would result in extensions to the present conservation area.

Further suggested changes:

(a) It is desirable that minor discrepancies between the settlement boundary and conservation area boundaries are reconciled.

(b) Minor errors should be corrected in accordance with current best GIS practice eg at A on the map at Appendix XI.

(The above additional suggested changes are *not* addressed in the plan at Appendix XI).

Appendix XII: Streatley Conservation Area Appraisal

Key sources, further reading and references

Key sources and further reading

Central Government

For current central government policy, legislation and guidance in relation to planning, building and the environment generally, see www.communities.gov.uk.

Of particular note is: Planning Policy Statement 5 (PPS5), Department for Communities and Local Government, March 2010, and associated Practice Guide

English Heritage

For information from English Heritage and its partners see www.english-heritage.org.uk and www.helm.org.uk .

Notable publications include:

Guidance on Conservation Area Appraisals, English Heritage, 2006

Guidance on the Management of Conservation Areas, English Heritage, 2006

West Berkshire Council

For West Berkshire Council documents see www.westberks.gov.uk.

These include;

West Berkshire Council Local Plan 1991 -2006 Saved Policies September 2006

Historic Environment Guidance Note 1: Conservation Areas, West Berkshire Council (current revision)

Historic Landscape Characterisation (HLC) and Historic Environment Character Zoning (HECZ) see

<http://www.westberks.gov.uk/index.aspx?articleid=12848> and <http://www.westberks.gov.uk/index.aspx?articleid=13297>

Streatley Village Design Statement, Streatley Parish Council, adopted by West Berkshire Council, November 2009 (also available at www.streatley.org)

Archives

National Monuments Record, Swindon

Oxfordshire County Council Photographic Archive

Berkshire Record Office

West Berkshire Council Historic Environment Record

References

Victoria County History: A History of the County of Berkshire, Volume 3, P.H. Ditchfield and W. Page (ed.s) 1923 (O.O.P: available at www.victoriacountyhistory.ac.uk)

The Buildings of England, Berkshire, N. Pevsner, 1966

An Historic Atlas of Berkshire, Dils, J. ed. (O.O.P. pub. Berkshire Record Society) 1998