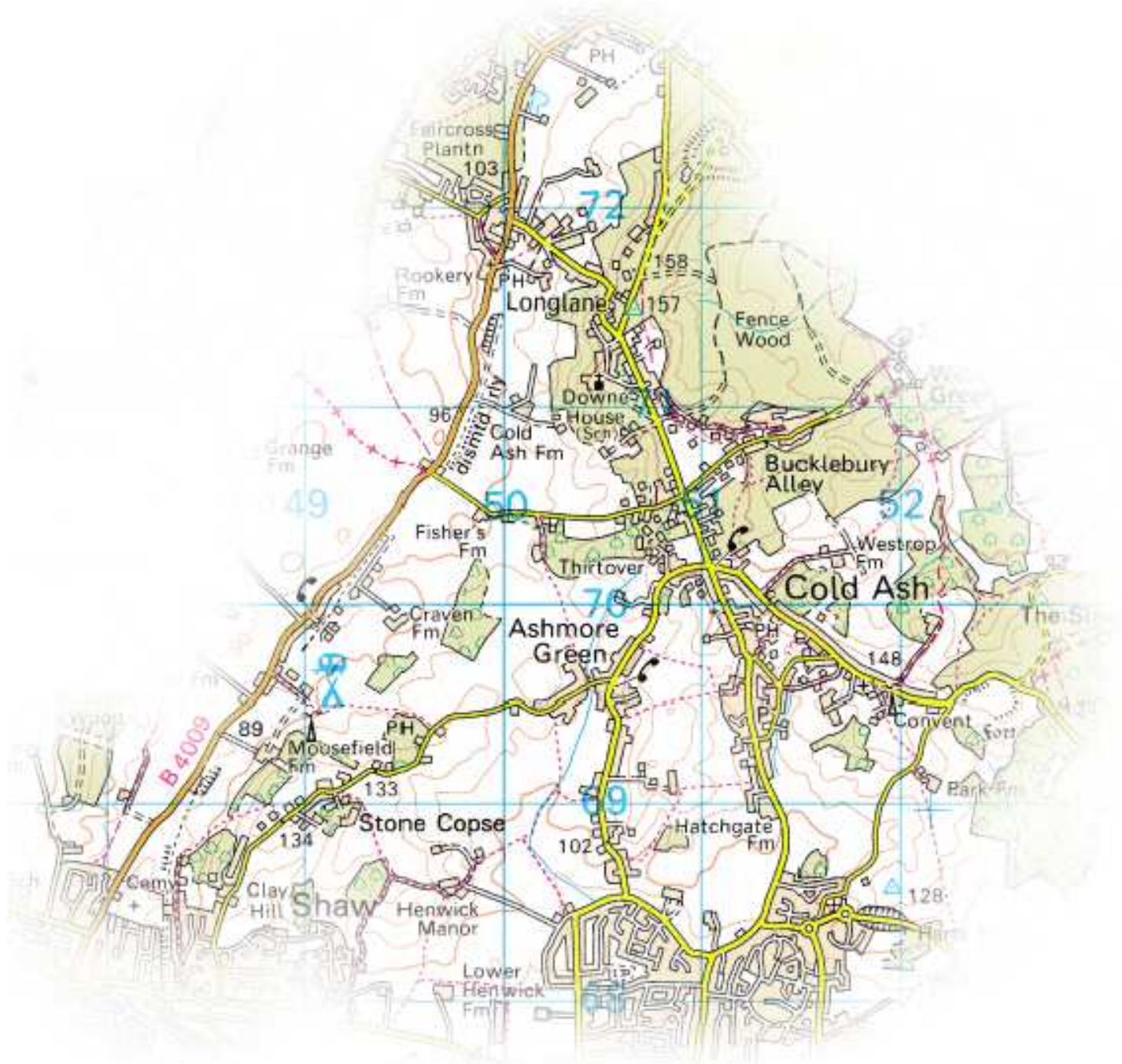


Cold Ash and Ashmore Green Village Design Statement

Approved as Supplementary Planning Guidance by West Berkshire Council

Issued by Cold Ash and Ashmore Green Village Design Statement Group



Acknowledgements

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Residents of Cold Ash Parish

Cold Ash and Ashmore Green Village Design Statement Group

West Berkshire Council and Landscape Design Associates for permission to quote from their District-Wide Landscape Assessment 1993

Those members of the Village Design Statement Group who took the photographs

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Cold Ash and Ashmore Green

Village Design Statement

Available from the Clerk, Cold Ash
Parish Council.

Approved as Supplementary Planning
Guidance by West Berkshire Council

Issued by Cold Ash and Ashmore Green
Village Design Statement Group

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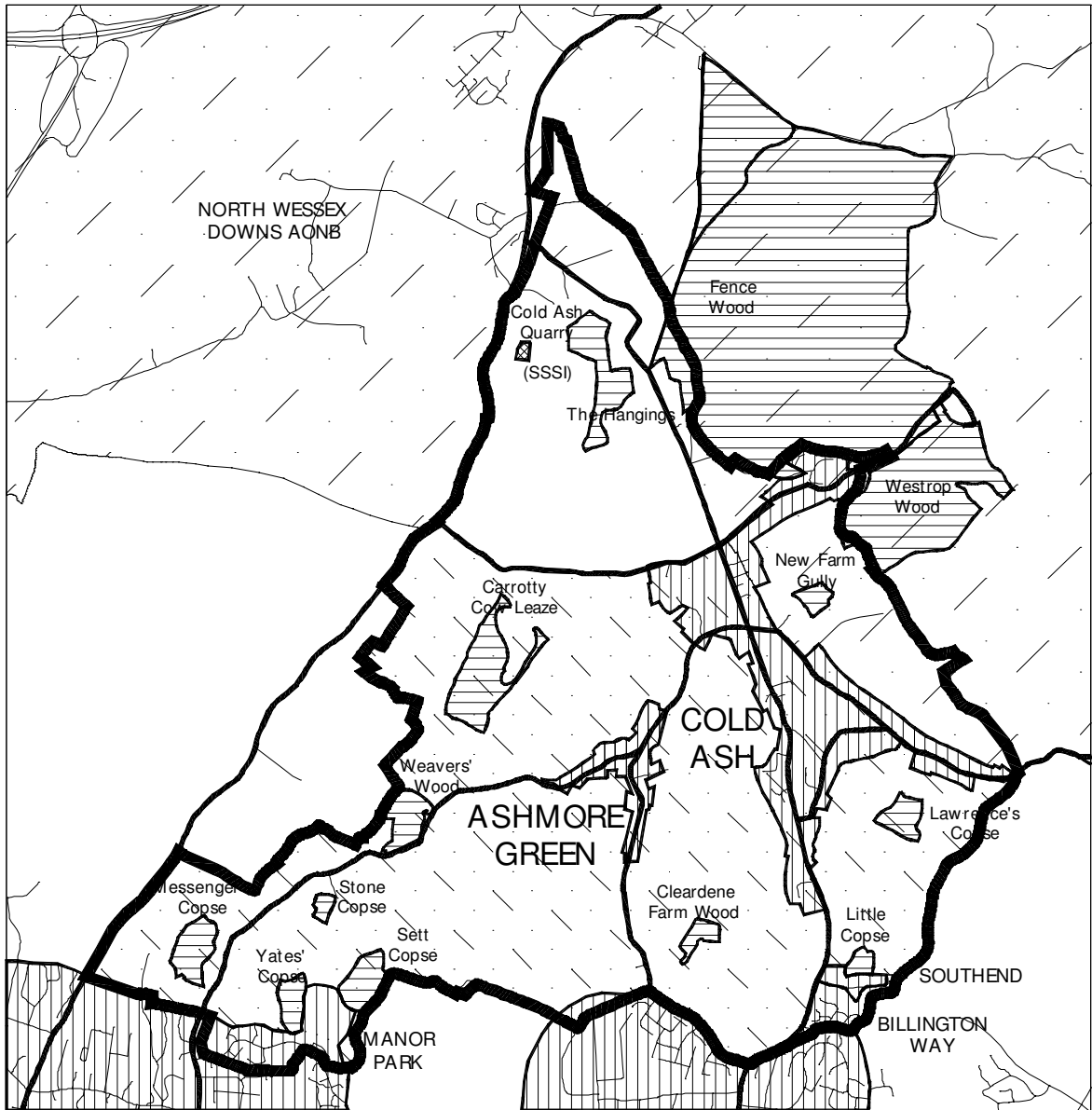
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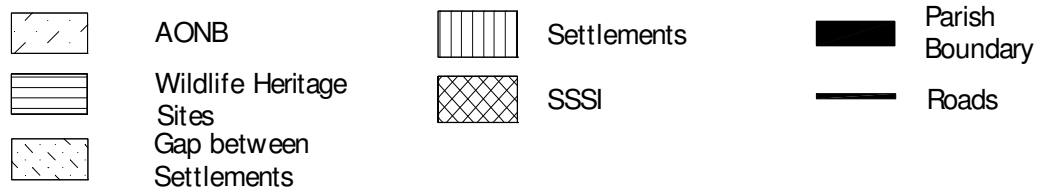
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MAP 1 - COLD ASH PARISH - PLANNING CONSTRAINTS



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1. INTRODUCTION

1.1 Background

In March 2000 a questionnaire was sent to all residents of the Parish of Cold Ash. The parish includes the village settlements of Cold Ash and Ashmore Green and the peripheral developments of Southend, Billington Way and Manor Park.

This Village Design Statement with its associated Guidelines is based on an analysis of responses from residents to the questionnaire and relates principally to the two village settlements and their surrounding countryside.

The West Berkshire District Local Plan 1991-2006 (Draft Incorporating Proposed Modifications) aims to “set an appropriate balance between development needs and conservation of the natural and built environments of the District”.¹ West Berkshire Council is also “constantly striving to balance the demands made on the land by the increasing population, industry and agriculture for the benefit of everyone who lives, works or visits the District”. All proposals for development are actively encouraged “to be designed and constructed in such a manner as to minimise the environmental impact”.² Environmental designations outlined in the Local Plan, which cover the Parish, are reproduced on Map 1. These are supported by residents, with responses from the questionnaire and comments at the public meeting particularly valuing retention of the local Gaps between Settlements.

1.2 The Village Design Statement

Village Design Statements are intended to influence the operation of the statutory planning system. They provide the context for new development, based on local character and sense of place. They include guidelines to ensure that planned development is in harmony with its setting and makes a positive contribution to the local environment. Village Design Statements help to manage change, whether the change is a major new development or a series of cumulative small-scale additions and alterations, each of which, however small, can eventually affect the appearance and character of special localities, roads, streets and groups of buildings.

Within this context, the objectives of the Cold Ash and Ashmore Green Village Design Statement are:

- to describe the distinctive character of Cold Ash and Ashmore Green and surrounding countryside in terms of:
 - the landscape settings of the villages
 - the shape of the settlements
 - the design of the buildings within the settlements.
- to describe and recommend the design principles which are appropriate, based on existing local development, the distinctive local character of the two villages and the desires and feelings of the local population.
- to conserve the rural atmosphere and enrich the villages of Cold Ash and Ashmore Green by minimising any adverse environmental effects of new development.
- to work together with West Berkshire Council in the context of Local Plan policy.
- to increase public awareness of the effects of changes, however small.

1.3 Format and Scope

This Village Design Statement describes Cold Ash and Ashmore Green as they are now and highlights the qualities valued by the residents. Village opinion has been sought at all stages of the study - initially by circulating questionnaires to every household. The response was statistically highly significant, with over 50%

¹ West Berkshire District Local Plan 1991-2006 (Draft Incorporating Proposed Modifications): s 1.5 (Structure Plan Policies).

² Newbury District Building Control Handbook.

returned from the two villages. A draft report was discussed at a Public Meeting in Cold Ash on 20 September 2000.

The Cold Ash Village Design Statement also indicates the community's "vision of what is important, how new development can best be fitted in, the design and quality standards it should meet, how to preserve valued local features and to map out the facilities and services which the community needs to safeguard for the future".³

The village design issues are the heart of the Village Design Statement. Other topics have been included as background information. Although some of these issues might not normally be included in a Village Design Statement, they are intended to provide planners and developers with the clearly expressed views of the residents. It should be noted that the statistical level of response to the questionnaire validates the conclusions as representing the views of the whole village.

Topics include:

- the historical, geological and geographical context
- landscape, environmental features and wildlife
- the community, facilities and amenities
- economic development and infrastructure
- housing.

Each topic is discussed in relation to the parish as a whole with guidelines outlined at the end of each section. These are aimed at achieving the objectives of the Design Statement and are addressed to those identified in this Introduction. The design issues concern all those who are involved in planning, approving and developing, as well as all those who work or live in and next to each development, however large or small.

1.4 Target Circulation

The Statement is addressed to:

- West Berkshire Council
- Cold Ash Parish Council
- Other statutory bodies and public authorities concerned with development
- Planners, developers and builders
- Architects and designers
- Local community groups and businesses
- House owners and occupiers.

The Cold Ash and Ashmore Green Village Design Statement was adopted as Supplementary Planning Guidance (SPG) by West Berkshire Council on 1 May 2002 and its recommendations will be taken into account when planning applications are assessed.

The Council's policies regarding development are set out in the statutory Development Plan, which currently comprises the Berkshire Structure Plan 1991-2006 and the adopted Newbury District Local Plan (1993). The West Berkshire District Local Plan 1991-2006 is at an advanced stage of preparation and should also be afforded considerable weight. The guidance contained in this Design Statement provides an explanation of the Council's policy position and while it is not a statutory document, it has had an element of public consultation and has been adopted by the Council's Newbury Area Forum. Compliance with the recommendations does not by itself guarantee planning permission as each case is judged on its merits.

³ Our Countryside: the future: HMSO Cm 4909 November 2000.

2. HISTORICAL, GEOGRAPHICAL AND GEOLOGICAL CONTEXT

2.1 Historical Context

The name Ashmore Green probably derives from Saxon times, while that of Cold Ash dates from the 16th Century. Both villages are mentioned in a 1549 deed of settlement from John Winchcombe to his third son, Henry and are presumed to have been visited by the Parliamentary Army at the time of the Second Battle of Newbury in 1644. St Mark's Church was consecrated in 1865. A Methodist chapel, built in Collaroy Road in 1847, and a Baptist Chapel in Stoney Lane had both been closed by 1960.

Few of the existing properties were built before 1800. The oldest part of the settlement appears to be the houses and cottages at Bucklebury Alley, which even today gives the impression of being a forest clearing settlement. By mid-century there had been substantial encroachment on the Commons which had previously been communal property. An 1852 Enclosure Award legalised this encroachment. Maps of 1840 show 50 dwellings on Cold Ash Common and some on Ashmore Green. Thereafter people began to move into the area as a pleasant and healthy place to live. Between 1900 and 1939, the number of properties almost doubled.

Major expansion came after the Second World War. About three quarters of the housing stock has been built since 1940. Outside the old village boundaries, estates have been built at Southend (1940s), Billington Way (1970s) and Manor Park (1990s). These link more naturally with Thatcham and Newbury. Modern houses have also been built along side roads leading down to the valleys on either side, but parts of the original settlement still remain. By the end of the 20th century, the whole parish had about 1100 dwellings.

2.2 Geographical and Geological Context

Cold Ash is built at about 150 metres (500 feet) above sea level, along the top of a ridge, marked by Hermitage Road and by The Ridge, which divides the Pang and Kennet valleys. At either end, the road falls away about 60 metres (200 feet) to Hermitage and Thatcham.

Ashmore Green comprises Ashmore Green Road, which lies on the slope from Cold Ash leading eventually to Thatcham, joined by Stoney Lane, leading towards Newbury.

The parish has four main types of geological characteristic, all of which date from the Eocene or tertiary period about 50 million years ago⁴. These consist of

- a narrow band of Reading Beds along the B4009 and to the south
- on which is laid a deposit of London clay with gravel ridges - predominately pasture, interspersed with belts of trees and small woodlands
- covered by a layer of Bagshot Beds forming a transition between plateau woodlands and lower open farmland
- and topped with a ridge of Plateau Gravel, up Slanting Hill, along Hermitage Road, Cold Ash Hill and The Ridge as well as down Bucklebury Alley and the top of Fishers Lane. The plateau gravel ridge contains a complex pattern of landscape, dominated by coniferous and deciduous woodland, pastures, remnant heathlands and commons.⁵

There is a Site of Special Scientific Interest at Cold Ash Quarry.⁶

⁴ Ordnance Survey – Geographical Survey of Great Britain (England and Wales) Sheets 267 and 268 reprinted 1971. District-Wide Landscape Assessment – A Summary by Landscape Design Associates 1993.

⁵ WBDLP: s 2.12.3 and District-Wide Landscape Assessment.

⁶ WBDLP: Appendix 4 (Sites of Special Scientific Interest).

3. ENVIRONMENT

3.1 Landscape

The geology coupled with diverse patterns of land use has resulted in a number of different landscape character types. Particular landscape features include:⁷

- flat to undulating plateau, generously scaled rolling landscape with some pronounced wooded ridges
- a complex pattern of landscape, dominated by woodland; coniferous, or mixed with beech and birch; pastures; remnant heathlands and commons
- heathland and woodland habitats – deciduous and mixed woodland to pasture and arable
- linear settlements within wooded areas; clustered farmsteads and private residences
- road pattern with complex winding side lanes with banks and hedgerows and a bridleway network.

A small area to the north and east of The Ridge and Hermitage Road is within the North Wessex Down Area of Outstanding Natural Beauty.⁸

The area abounds with natural drains, issues and sinks, all of which help to ensure natural drainage and control the run-off of excessive rainfall. These are particularly evident in the local gaps⁹ between Cold Ash and the neighbouring parishes and are clearly marked on larger scale Ordnance Survey maps.¹⁰

Woodland is a dominant natural feature in this area. The gravel plateau, for instance, is very acidic, and has created a typical landscape of pine and birch. The area along and round Hermitage Road in particular is densely treed and provides a contrast to the more open oak dominated landscape of the clay soils which surround The Ridge.

Main tree species include:

- ash, throughout the parish
- beech in Ashmore Green Road
- oak in Ashmore Green Road, Bucklebury Alley, Collaroy Road and The Ridge
- Scots pine at Downe House and on Hermitage Road and Slanting Hill
- occasional sweet chestnut and cherry.

It is noticeable that the older parts of the villages are more wooded and have larger and more mature species than the newer parts. This arises largely from the earlier dates of planting and the larger gardens usually associated with the older properties. This creates a different character from the newer areas where the houses are more visible and where cypresses tend to dominate the vegetation. The smaller gardens and open space areas mean that most of the native trees such as oak, ash and beech cannot be established, especially on the clay areas where set distances have to be maintained to avoid root damage to properties. In the future, the lack of large trees could have an adverse effect on the village as a whole if sufficient open space is not provided in new developments to allow for planting larger trees.

3.2 Wildlife

There are eleven Wildlife Heritage Sites and parts of two within the Parish boundary, mainly consisting of deciduous woodland and valued as ancient woodlands.¹¹ The sites are indicated on Map 2 and listed at Appendix A..

The area provides a suitable habitat for an important diversity of wildlife. Badger, fox, muntjac and roe deer can often be seen, as well as rabbits, grey squirrels and the occasional weasel and stoat. Adders, grass snakes and slow worms can be observed in certain parts. Although there are no permanent streams or rivers, small waterways run most of the year. The Environment Agency advises that a suitable buffer strip is retained along

⁷ District-Wide Landscape Assessment – A Summary: particularly pages 7 and 8.

⁸ WBDLP: s 2.12 (The Area of Outstanding Natural Beauty) and Policy ENV.2.

⁹ WBDLP: s 2.14.3 (Gaps between Settlements) and Policy ENV.4. See also Map 1 above.

¹⁰ West Berkshire Council – Parish of Cold Ash Rights of Way map – April 2000: Ordnance Survey 2000.

¹¹ WBDLP: s 2.17 (Nature Conservation) and Policy ENV.8; Wildlife Heritage Sites: West Berkshire Planning Policy Section map dated November 2000.

the banks of these waterways to protect their corridors, surrounding habitats and encourage their use as a wildlife corridor.¹² These waterways provide a suitable environment for frogs and toads, which also make use of garden ponds. Most of the wildlife enjoys links within and across the whole area.



Scots Pine at Downe House School

A wide variety of birds finds the parish area suitable. These include green and greater spotted woodpeckers, jays, herons, magpies, sparrow hawks, buzzards and the re-introduced red kite. Night birds include tawny and barn owls.

St Mark's Churchyard retains an area of ancient turf with its rare wild flowers. A wide selection of wild flowers can also be found along the road verges, particularly where these are uncut. Cultivated fields inevitably show the barrenness of repeated spraying to eradicate weeds.

3.3 Footpaths, Bridleways and Views

The countryside was valued as "very important" or "important" by 98% of respondents to the questionnaire. 88% were aware of the location of footpaths. 80% use them. 72% of respondents to the questionnaire voted for the protection of hedges, maintenance of existing and provision of additional public open spaces,¹³ and groups of trees.

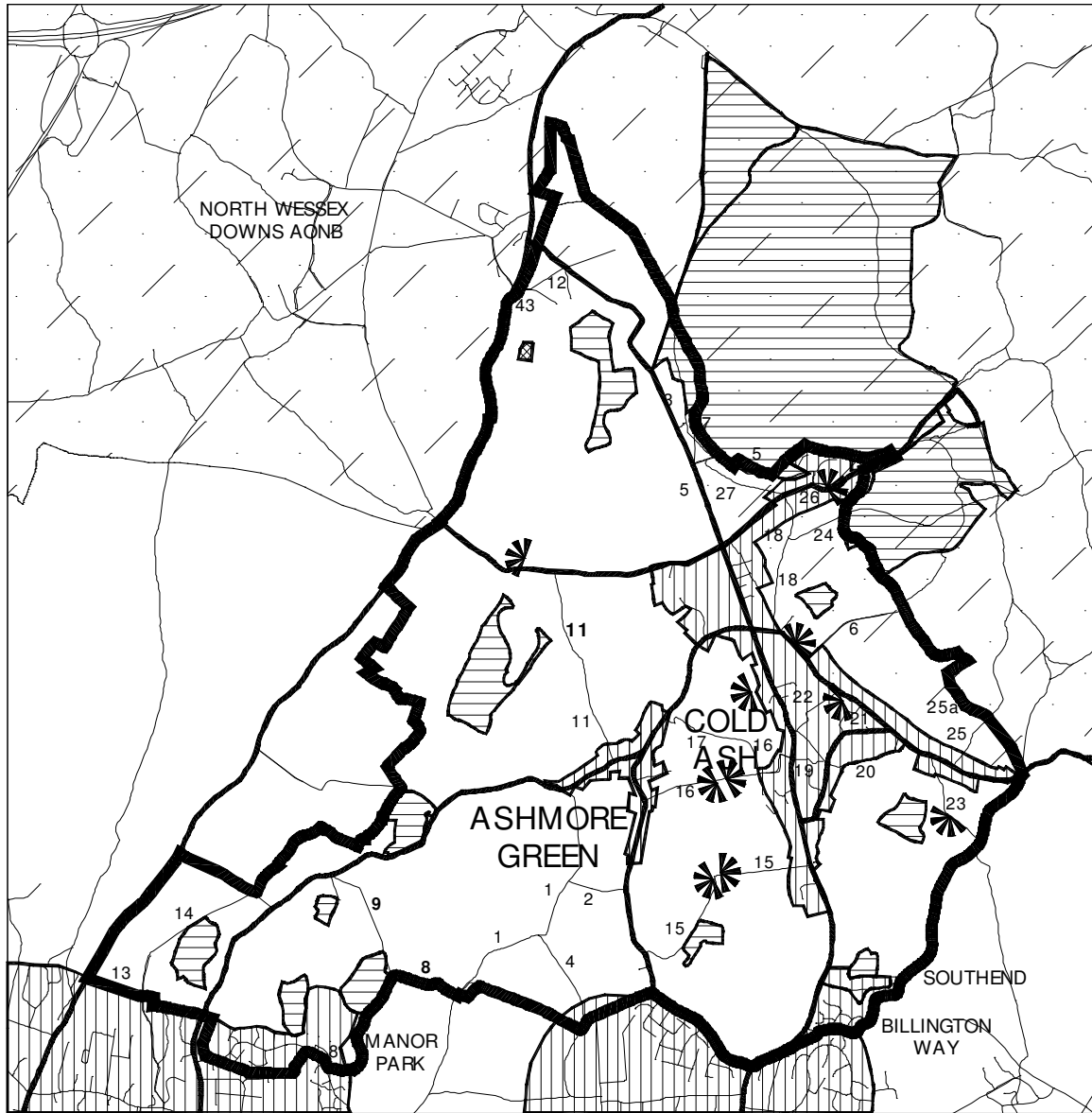
The parish is served with a network of well-used public footpaths, which lead from Ashmore Green via Cold Ash Hill to The Ridge and across wooded areas. The number of bridleways in the parish is limited, resulting in horse riders sharing the roads with vehicles.

A number of areas are favoured with notable views, many being associated with walks. A selection of these is included in Appendix B and identified on Map 2.

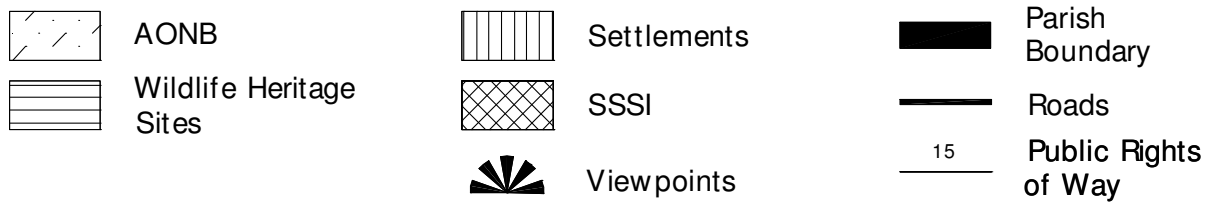
¹² Environment Agency Ref: WA/2002/006066-1/1 dated 22 January 2002.

¹³ WBDLP: s 7.5 (Public Open Space Provision in Residential Development Schemes) and Policies RL1 and RL2.

MAP 2 -- COLD ASH PARISH FOOTPATHS and NOTABLE VIEWPOINTS



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Broad View Farm from The Ridge



Pang Valley from Westrop Farm Drive

Two Notable Views

Guidelines for Environment

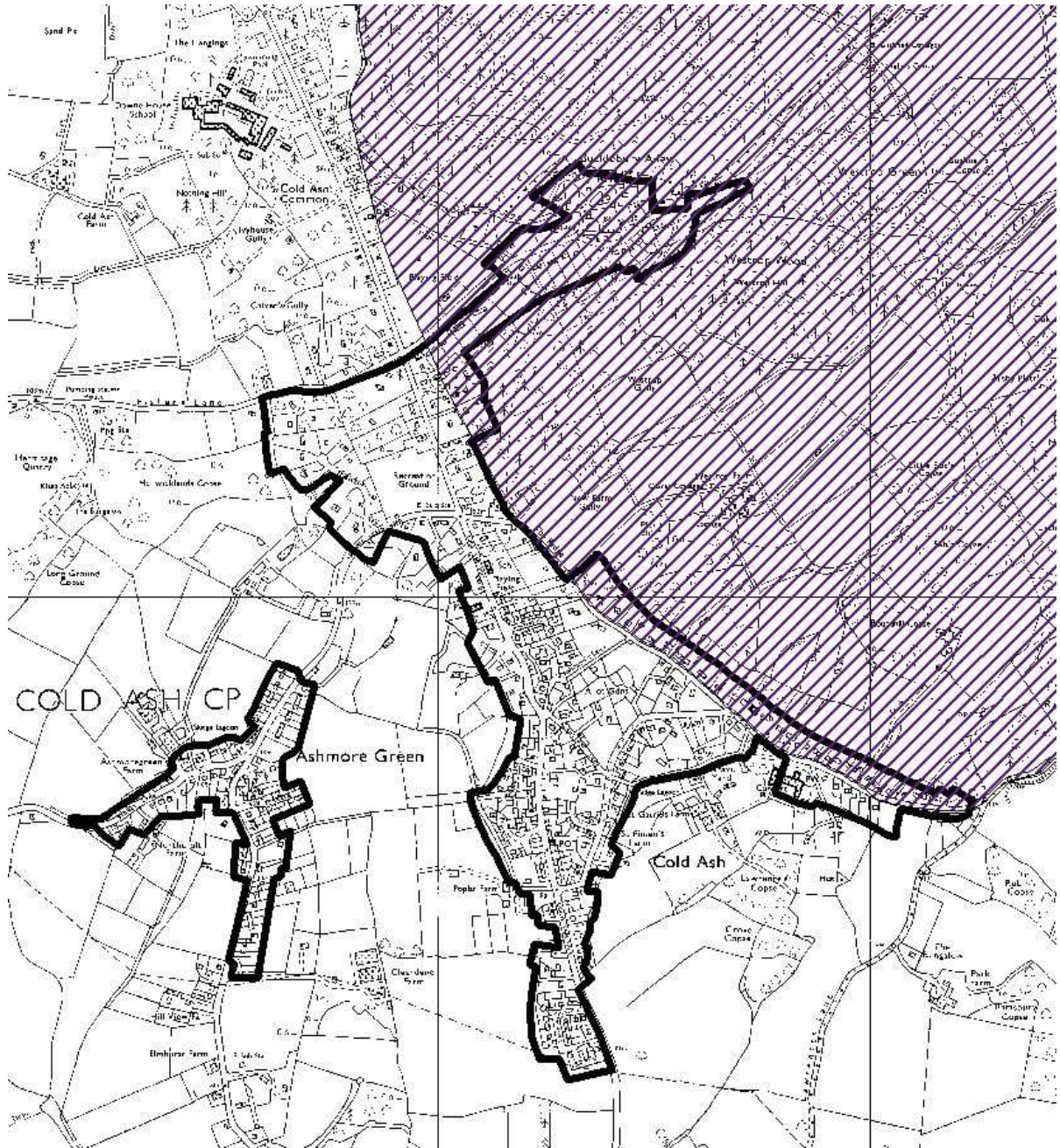
Landscape

- ENT 1 Where appropriate, any proposed development should conserve the diversity and mix of landscape character types in the parish, eg the wooded setting of Cold Ash.*
- ENT 2 The setting and separate identities of Cold Ash and Ashmore Green should be conserved and protected.*
- ENT 3 To avoid potential flooding, due regard should be paid in areas containing natural issues, sinks and drains.*
- ENT 4 Any future development should seek to ensure that the bio-diversity of the parish is conserved and enhanced. Opportunities should be sought to contribute towards local bio-diversity action plan initiatives.*
- ENT 5 In any new development, mature trees and hedgerows should be retained. If the developer can show that trees need to be felled, they should replant with native species of local provenance.*
- ENT 6 Landscaping should form an integral part of any new development. Developers should conserve and enhance all landscape features of value.*
- ENT 7 In new developments sufficient open space should be provided to allow for the planting of larger native trees.*
- ENT 8 In any proposed development, where appropriate, grass verges, hedgerows, ditches, ponds and open spaces should be conserved and enhanced in order to improve the habitat for wildlife and to maintain the rural beauty of the area.*

Footpaths, Bridleways and Views

- ENT 9 New development should be designed to conserve and enhance the views of the two villages within the wider landscape. It should also be designed to conserve and enhance views of the wider countryside from the two villages.*
- ENT 10 The acknowledged notable views outlined in Appendix B should be taken into consideration in future development, with efforts made to conserve or enhance them.*

MAP 3 - COLD ASH and ASHMORE GREEN SETTLEMENT BOUNDARIES



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Settlement Boundary



Area of Outstanding Natural Beauty

4. THE COMMUNITY, FACILITIES AND AMENITIES

4.1 The Community

According to the 1999 Electoral Roll, the population of Cold Ash and Ashmore Green was between 2000 and 2500, living in eleven hundred dwellings. Of the respondents, 59% came to live here because they liked the village environment, 48% to work locally and 25% were born here or live in the area to be near relatives.

The profile of years of residence of the respondents varies widely between the villages and the periphery. Long term occupancy is much more significant in the villages, where over a quarter of the respondents have lived at least 26 years, some all their lives.

4.2 Facilities and Amenities

Cold Ash and Ashmore Green provide most of the facilities and amenities usually expected in a village of this size. Respondents rated as important typical village facilities such as the post office, public houses, village hall, recreation ground and footpaths. One third of respondents particularly valued the children's play area. The post office was rated highly as a source of information on village affairs, as were the parish magazine and local papers.

Church of England services are held at St Mark's Church and Roman Catholic masses at St Gabriel's Convent. There are three public houses. Two more have closed and been converted into houses. Over the years most of the shops have gone, but the Cold Ash Post Office remains as a general store.



St Mark's Church



St Gabriel's Convent

Cold Ash Religious Centres

There are Church of England and Catholic Primary Schools, as well as a pre-school in Acland Hall. Downe House is a well-known large private boarding school. Other facilities include a recreation ground with tennis courts and the Wildlife Allotment Gardens. The Acland Hall has recently been extended and is one of the main centres for social and community activities. A new hall is available at St Mark's Church for community use.

Guidelines for The Community, Facilities and Amenities

CFA 1 Existing informal meeting places, such as the recreation ground and Wildlife Allotment Gardens area, are valued as community facilities. In appropriate developments, the important role that such facilities play in this area should be taken into account.

CFA 2 If new or larger schools are required, consideration should be given to the design of access and to the provision of safe routes and pavements.

5. ECONOMIC DEVELOPMENT AND INFRASTRUCTURE

5.1 Economic Development

Employment within the parish is mainly limited to the service sector. This includes four schools, three public houses, two garages and a post office. There is a small industrial development on Red Shute Hill.



Red Shute Industrial Estate

12% of respondents work within the parish and one third either in Newbury or in Thatcham. Another 40% of workers travel up to 100 miles and more each day. Residents were particularly concerned that any future economic development in the Parish should be appropriate to this rural area.

5.2 Infrastructure

Transport

Responses to the questionnaire showed that residents in the parish are highly dependent on their cars. 96% of respondents reported using their cars regularly, with nearly two cars per household and few motorcycles.

Most respondents in work use their vehicles for business and transport to work and over 85% for leisure and shopping. Just under a quarter drive their children to school. Nearly half the respondents regularly use bicycles – a large proportion of this being for pleasure.

Most of the bus services are used by school children and the elderly, as the schedules and routes do not match work locations. There is a significant use of train for travel to Central London.

Traffic Calming

Most of the parish is within a 30 mph speed limit zone. The local community perceives that the general volume of traffic has increased since the building of the North Thatcham relief road. Cold Ash Hill and Hermitage Road are used as short cuts to the M4 and A34.

The traffic calming measures introduced on Hermitage Road in 1999 have had a mixed reception from residents. Despite this, residents consider that other areas need forms of traffic calming measures that are in sympathy with the character of the villages.

Pavements and Cycle paths

The only pavement in the Village Settlements runs up Cold Ash Hill as far as Slanting Hill. Although it might be difficult to provide additional pavements in the villages, it was felt that these should be included in all new

developments. Materials for pavements in new developments should be easy to maintain and provide an “easy” surface for children, prams and pushchairs.



Cold Ash Hill

There are no dedicated cycle paths in the Parish. Creating road conditions that are suitable for cyclists, such as reducing traffic flows and speeds, is considered appropriate for this location.

Street Furniture

As Cold Ash and Ashmore Green have grown and the population expanded, assorted street furniture has increased. Over the years the Parish has become a criss-cross of telegraph lines and power cables.

There are few streetlights, most of the roads being completely unlit. Respondents were divided over whether more streetlights are needed.

Residents have some concern about the siting and design of mobile telephone masts.

Park benches from which to enjoy the surroundings are located in St Mark’s Churchyard, by the green in Ashmore Green and round the playing field and Acland Hall in Cold Ash. There are two pairs of telephone kiosks and letterboxes - telephone kiosks in BT grey which blend into the background and letterboxes in traditional red.

Guidelines for Economic Development and Infrastructure

Economic Development

EDI 1 Any future economic development in the Parish should be appropriate to this rural area.

Infrastructure

EDI 2 Residents would welcome traffic calming measures on those roads where it is required to address road safety concerns. They should be designed to be in sympathy with the character of the villages and promote safe use by all road users. In new developments, residential streets should be designed to discourage high vehicle speeds.

EDI 3 The provision of pavements and cycle paths should be considered in new developments, where appropriate, and where space is available. They should be constructed of materials in sympathy with the character of the villages. Local pedestrian and cycle networks should link to the wider networks in Thatcham, where possible. Routes making sensitive use of public rights of way could be considered if there is no room within public highway boundaries.



Mobile Telephone Mast

- EDI 4 In new developments, the need for street lighting should be considered where appropriate. Any additional units should be sited aesthetically and sympathetically.*
- EDI 5 In the interests of conserving and enhancing the rural character of the villages, all new cabling should be laid underground, where possible. If overhead cables are used, they should be positioned sympathetically with cable supports designed and positioned to ensure minimum impact on the landscape.*
- EDI 6 The siting and design of telecommunications masts and antennae is a sensitive issue and should be carefully considered by developers.*
- EDI 7 Developers should consider carefully the impact that the construction phase of development would have on the character and appearance of the villages, for example, provision for access and storage of materials on site, and vehicle parking.*

6. HOUSING

6.1 Future Housing Development

Almost 90% of respondents to the questionnaire were keen to retain the present character of the villages and the parish. Over 90% were of the opinion that, if any further substantial development is required, it should be in small groups. The responses showed that there is a strongly perceived need for small and starter homes (73%). A substantial minority (29%) would like warden accommodation or homes for people with disabilities – a need validated by over half the respondents having lived in the village for at least 26 years, some all their lives.

Respondents at the Public Meeting in Cold Ash on 20 September 2000 indicated the importance of consultation with local working groups and with the Parish Council when sites were being identified for development, as well as by developers when planning applications were submitted.¹⁴

6.2 Existing Development - Siting, Perspective, Grouping and Relationships

In the villages themselves, building has been of individual houses or small groups, much of it built since 1940. Modern houses have been built along side roads and in small groups as in Sewell Close and Strouds Meadow. Housing in peripheral developments has been built in short periods over the last 50 years and tends to be in estates of 100 houses or more.

Areas such as Fishers Lane, Bucklebury Alley and the lower part of Ashmore Green Road have retained much of their original look, having grass verges, large trees and hedges and no pavements. Any houses are set well back. Otherwise, the lanes are flanked by fields or woods.



Bucklebury Alley



Fishers Lane

Two Developed Lanes retaining their typical Berkshire Style

6.3 Form and Type

Buildings in the parish are generally single or two-storey with a few three-storey. Predominantly, and especially in areas such as Bucklebury Alley, Hazel's Paddock, The Ridge, Woodside Close and the various Guildway Homes, houses have dormer windows and upper floor rooms under the gables with sloping ceilings.

Houses range from terraced to large detached. A high proportion of the houses in the two villages is detached with four or more bedrooms. Most of those in the periphery are detached or semi-detached houses with three or more bedrooms.

The overall mix of good practice and traditional construction with relatively low roof heights is a consistent characteristic of the area.

Cold Ash has some notable buildings including the Castle Inn, the older parts of Downe House School, St Gabriel's convent and St Mark's church, as well as houses such as Fishers Farm, Henwick Manor, St Mary's House, the Old Vicarage, Poplar House and the terrace on Cold Ash Hill.

¹⁴ WBDLP: s 3.7 (Allocation of New Housing Sites).



A Modern Development of Small Houses – Hazel’s Paddock

There are few officially listed buildings, (see Appendix C).

The village character has been conserved with the integration of well-designed buildings into a typical rural settlement.



Henwick Old Cottage



Fishers Farm House

Two Listed Buildings

6.4 Style, Design and Materials

The parish has a rich variety of buildings from early thatched timber-framed with brick walls to contemporary styles. The main era of building started in early 19th Century with farmhouses and villas on or around the two commons - typically of brick with slate roofs. Style and form has followed national trends with availability of building materials from around the UK mainland, including some more modern timber houses. Many of the 20th century buildings have dormer windows, which limit the roof height and suit the rural and woodland setting.

The use of different types and colours of brick have added to the character of the village, although the predominant colouring is soft red. Until about 1950, local bricks were available and can be seen on older buildings. Tile hanging is a feature of some of the houses built around the turn of the century and is still used effectively today.

6.5 Garages, Access and Parking

The response to the survey indicated that nearly three quarters of households have at least two cars. A further ten percent have three. The design and layout of garages and driveways are, therefore, important issues, if only to keep congestion to a minimum and to maintain the overall aspect of the village.

Pinch points are created by the casual parking outside the two primary schools, the churches and the post office.



Dormer Windows in Spring Lane - 1981



Fishers Lane - 1900

Two Ages of Tile Hanging

6.6 Modernisation, Extensions and Conversions

A stroll through many parts of the parish reveals a number of properties with extensions, some of which have had the effect of a major expansion, for example from bungalow to large house. The potential for further similar developments in the parish highlights the need for sensitivity in design and execution.

Guidelines for Housing

Housing Development

- HOU 1 New housing development should maintain and enhance the present character of the villages.*
- HOU 2 Sympathetic infilling within settlement boundaries is supported where the houses are well matched with neighbouring properties in terms of design and scale.*
- HOU 3 As far as possible, any further housing development should be in small groups and, where appropriate, should include a proportion of affordable housing.*
- HOU 4 Where applicable, in any new development, private security lights should be sensitively designed and located so that there would not be an unacceptable impact on amenity or an adverse effect on public safety.*

Siting, Perspective, Grouping and Relationships

- SPGR 1 The siting of new buildings should be examined from all directions. Developers should provide perspective (isometric) drawings to show how new developments, extensions and conversions would appear in relation to their overall surroundings and to the character and context of adjacent buildings and neighbouring properties.*
- SPGR 2 Large extensive uninteresting features, such as blank walls should be relieved with creative design in keeping with the overall situation.*
- SPGR 3 The height of new buildings should be in proportion to their surroundings.*
- SPGR 4 New development should be appropriate in scale, form and siting to the adjacent properties.*

Form and Type

- FT 1 New housing development should include an appropriate mix of building sizes and styles which conserve and enhance the character of the villages.*

Style, Design and Materials

- SDM 1 Developers should contact the Environment Agency for advice on the general management of the disposal of surface water. The Agency can also provide advice on the general conservation of water resources and also the prevention of pollution.*
- SDM 2 Good quality materials, which are appropriate to the character of the area, should be used.*
- SDM 3 The design of features, such as roof and window styles, should complement the neighbouring properties and immediate area. Within a particular design style, groups of buildings should include variations to ensure variety and interest.*
- SDM 4 Driveways and hard standing for vehicles should be surfaced with appropriate materials, which offer good drainage and are sympathetic to the area.*
- SDM 5 Wherever possible, post and rail fences and/or native hedgerows of local provenance (such as hawthorn or beech) should be used to define road boundaries of new properties. The use of inappropriate non-native evergreen plants (such as laurel and leylandii) is discouraged.*
- SDM 6 Wooden close boarded or similarly styled fencing or brick walls are regarded as urbanising features. Wherever possible, these should be confined to visually non-prominent places, such as the division of back gardens.*

Garages, Access and Parking – New or Extended Buildings

- GAP 1 In any development, whether for new or extended buildings, entrance driveways should be designed to ensure safe road access.*
- GAP 2 The style of garages should be appropriate to that of the houses to which they belong and to the rural character of the area.*
- GAP 3 New garages should not be larger in scale with the dwellings which they serve or be visually obtrusive.*

Modernisation, Extensions and Conversions

- MEC 1 Extensions of existing buildings should be in keeping with and in proportion to the size of the original building.*
- MEC 2 The materials used should be in keeping with the existing building and neighbouring properties. Mixing styles or historical references in the same building should be avoided. For example:*
- wherever possible thatched roofs should be preserved and, where feasible, reinstated*
 - the style and materials of replacement doors and windows should match those of the original building and their size should be in proportion to the façade*
 - restored, replaced or repaired brickwork should match the original colour, design and style*
 - the use of painted or pebble dashed brickwork is to be discouraged. Protective coatings should not cover, conceal or detract from the original.*

7. CONCLUSION

The Statement has been written to provide guidelines to all those involved in the location, style and grouping of houses and other developments.

The Parish of Cold Ash believes that this Village Design Statement, which acknowledges the views of the parish community, will result in development in harmony with the unique character of the area as well as making a positive contribution to the local environment.

APPENDIX A WILDLIFE HERITAGE SITES – SECTION 3.2¹⁵

It should be noted that Wildlife Heritage Site Status implies no right of public access

Wholly Within the Parish Boundary

- SU46Z01 Messenger's Copse.
- SU46Z03 Yates' Copse.
- SU46Z04 Stone Copse.
- SU46Z05 Sett Copse.
- SU46Z06 Weavers' Wood.
- SU46Z08 Carotty Cow Leaze.
- SU56E01 Cleardene Farm Wood.
- SU56E03 Little Copse.
- SU56E04 Lawrence's Copse.
- SU57A02 The Hangings.
- SU57A05 New Farm Gully.

Partially Within the Parish Boundary

- SU57A06 Westrop Wood.
- SU57A07 Fence Wood.

APPENDIX B NOTABLE VIEWS – SECTION 3.5¹⁶

1. From St Mark's Churchyard south and west.
2. From The Ridge across Westrop Farm and Westrop Gulley to Frilsham and Yattendon.
3. From Drove Lane to Fence Wood.
4. From The Ridge near the allotments by The Pheasant towards Beacon Hill.
5. From the aerial position at St Finian's Farm to Beacon Hill, Greenham and Watership Down.
6. From Fishers Lane across B4009 to Snelsmore East Common.
7. From the high point of Footpath 15 towards Ashmore Green Road and Cold Ash Hill.
8. From Footpath 16 at Ashmore Green to Spring Lane by Cold Ash Hill.

¹⁵ West Berkshire Planning Policy Section – Wildlife Heritage Sites map – November 2000.

¹⁶ Identified by Cold Ash and Ashmore Green Village Design Statement Group, November 2000.

APPENDIX C LISTED BUILDINGS IN THE PARISH – SECTION 6.3¹⁸

1. Bay Cottage.
2. Downe House - the headmistress's house.
3. Fishers Farm House.
4. Hatchgate Farm – the barn.
5. Henwick Old Cottage.
6. Poplar Farm House.
7. Thatched Cottage, Collaroy Road.
8. Cob Hatch, Westwood and Woodrow in Bucklebury Alley.

¹⁸ Identified by Cold Ash and Ashmore Green Village Design Statement Group, November 2000.