An aerial photograph of Pangbourne, a village in Oxfordshire, England. The image shows a dense residential area with numerous houses and buildings, interspersed with green fields and trees. A prominent railway line runs diagonally through the center of the village, and a river flows along the left side. The overall scene is a mix of urban development and rural landscape.

**VILLAGE DESIGN
STATEMENT
NOVEMBER 2005**

**PANGBOURNE
VILLAGE PLAN**

Acknowledgements

The Pangbourne Village Design Statement was prepared by a Working Group of the Pangbourne Parish Council:

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The assistance of West Berkshire Council is acknowledged for valuable advice from Paula Amorelli and, for preparing the maps, Phil Parker.

Photographs are by members of the Working Group, scanning by Dave Probert, and air photograph by Martin Maynard.

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Pangbourne Parish Council

Working Group for the Village Design Statement

Pangbourne Village Design Statement

November 2005

Approved by Pangbourne Parish Council, and
adopted as a 'material consideration' by West Berkshire Council
at the Eastern Area Forum on 16 November 2005.

The Village Design Statement is intended to provide a context for new development, based on local character and sense of place. Its purpose is to manage change, whether that change is major new development or just cumulative, small-scale additions and alterations. It is not about whether development should take place; that is a job for the current Local Plan, but about how planned development should be carried out so that it is in harmony with its setting and makes a positive contribution to the local environment.

CONTENTS

LIST OF SECTIONS

1: INTRODUCTION

The Pangbourne Village Plan	1
The Village Design Statement	1
West Berkshire Council's planning policies	1
Structure and Use of Village Design Statement	1
Guideline:	2

2: THE PARISH OF PANGBOURNE

History and Geography	3
Local Character	3
Guidelines:	4

3: COUNTRYSIDE AND LANDSCAPE SETTING

Pangbourne Meadow	5
Pang Meadows	5
Pangbourne Hill and Lower Bowden	5
Bere Court and Upper Bowden	5
Guidelines:	6

4: THE VILLAGE WITHIN THE SETTLEMENT BOUNDARY

The Village Centre	7
The Village Centre Fringes	7
Victorian/Edwardian housing	7
The Former Breedon Estate	8
Marsh Farm Former Council Housing	8
Private Estate Development	9
Open Spaces, Footpaths, Gateways	9
Guidelines:	10

5: THE BUILT ENVIRONMENT

Planning Control and Development	11
Building, Extensions, Alterations and Replacements	11
Guidelines:	11

LIST OF APPENDICES

A: Public Participation and the Village Design Statement	13
B: West Berkshire Council Planning Policies and Guidance	15
C: Listed Buildings, Parish of Pangbourne	16
D: Environmental and Other Designations	17
E: Village Centre, Fringes and Local Housing Areas	18
F: Planning Applications in the Parish of Pangbourne, 2001-2004	19

LIST OF MAPS

Figure 1: Countryside and Landscape Setting	6
Figure 2: The Village within the Settlement Boundary	9
Figure 3: The Village Centre	11

LIST OF ILLUSTRATIONS

1 Shooters Hill	1
2 The River Meadow at Pangbourne	2
3 Pang Meadow, wildflowers	3
4 High Street, village centre	4
5 Pang Meadows and the River Pang	5
6 The Chilterns from Pangbourne Hill	7
7 The Pang Valley from Bere Court Road	7
8 Donkey Derby Day at the River Meadow	8
9 Village Centre, The Square	10
10 Village Centre, Reading Road	10
11 Village Centre Fringe, Whitchurch Road	12
12 Victorian/Edward housing, Reading Road	13
13 Former Breedon estate, Courtlands Hill	13
14 Former council housing, Bourne Road	14
15 Private estate development, Kennedy Drive	15
16 Private open space in the village, Meadow Lane	15
17 New development in the village, Pangbourne Place	16
18 Meadowside Road, side extension	17
19 St James Close	18
20 Bourne Road, Sovereign Housing	18
21 High Street, dentil corbelling	18
22 Horseshoe Road, infilling	19
23 Green Lane, infill under construction	19
24 Horseshoe Road, parking provision	19
25 First Public Participation, Village Fête	20
26 Second Public Participation, Village Hall	20

INTRODUCTION

- 1.1. The Pangbourne Village Design Statement (VDS) is the outcome of a proposal for action in the Pangbourne Village Plan. The VDS covers the entire parish of Pangbourne, including the built-up area of the village itself and the surrounding countryside within the parish. It was approved by Pangbourne Parish Council on 6 September 2005 and adopted by West Berkshire District Council at the meeting of the Eastern Area Forum on 16 November 2005 as providing a consensus view of the local community to be used as a 'material consideration' in planning decisions.

The Pangbourne Village Plan

- 1.2. The Village (or Parish) Plan was adopted by Pangbourne Parish Council and approved by the Eastern Area Forum of the West Berkshire District Council on 1 April 2003. Relevant details about public involvement in the preparation of the Plan are given in Appendix A.
- 1.3. The Plan's vision of Pangbourne is "a compact, caring and socially varied community in an attractive and accessible setting". The Plan makes 28 proposals for action by Pangbourne Parish and West Berkshire District councils and others. One proposal was that, in view of the strength of feeling about "the character and attractiveness of the village and the surrounding countryside, including preservation of a green belt (sic) around the village", the Parish Council should "monitor adherence to current planning policies, in particular the village boundary and strategic gap between settlements and the conservation area." A second proposal was for the preparation of a Village Design Statement for the entire parish including the conservation area and the rest of the built-up area of the village, and the surrounding countryside of the parish.

The Village Design Statement

- 1.4. A Village Design Statement sets out clear and simple guidance for the design of all development in a village, based on its character. It is an advisory document that is not intended to stop change from happening, but rather help new building fit in with the village, chiefly by influencing the operation of the statutory

planning system. The VDS should describe the setting and buildings of the village in its surrounding countryside, and set down guidelines for its development based on its distinctive local character.

- 1.5. The VDS has been prepared by a Working Group of the Pangbourne Parish Council. The Village Plan was a prime source, supplemented by a detailed photographic survey of the village and the surrounding countryside, an analysis of planning applications information about wildlife and habitats, and the input of the local business community. Public consultation was by a questionnaire at the annual Village Fête in June 2004, a Drop-in event at the Village Hall in February 2005 and a display at the Village Fête in June 2005, followed by formal public consultation by West Berkshire Council in July/August 2005 (see Appendix A)
- 1.6. The results of the work are contained in this VDS. Its objectives are:
- to maintain and improve the appearance of the village
 - to respect the diversity and character of the local areas within the village
 - through good design to help sustain the vitality of the village centre and its shopping and business activities
 - to protect the rural setting of the village as part of the AONB
 - to preserve the variety of species and their habitats in the village and the surrounding countryside.

West Berkshire Council's planning policies

- 1.7. The West Berkshire Council's *District Local Plan 1991-2006* was adopted in June 2002.



1. Shooters Hill

The Seven Deadly Sins and River Thames: the gateway to Pangbourne from Oxford.

Since its adoption, the Council has adopted Supplementary Planning Guidance in support of the Local Plan. Both that Plan and much of the Guidance explicitly affect Pangbourne in a number of ways (see Appendix B).

- 1.8 Under the Planning and Compulsory Purchase Act 2004, West Berkshire Council has to prepare new planning documents. The first of these is the Local Development Scheme, which was adopted from 11 April 2005. The Scheme states that the Local Plan will be “saved”, that is, will remain the statutory plan until 30 September 2007 when it will be replaced by new planning documents. The Scheme states that some of the policies in the Local Plan will be saved beyond that date as key ‘material considerations’ until replaced by future plans. These include in particular policies on gaps between settlements, settlement boundaries and primary shopping frontages.

Structure and use of the VDS

- 1.9 The Pangbourne Village Design Statement has been accepted by West Berkshire Council as providing a consensus view of the local community to be used as a ‘material consideration’ in planning decisions and accorded due weight in the planning process, for example, by Planning Inspectors at appeals.
- 1.10. The VDS describes the character of Pangbourne as the community sees it today. Its aim is to ensure that any future development takes this character into account

- The VDS is therefore intended as guidance to anyone planning development in the parish. Its prime users will be the Parish Council in commenting on, and West Berkshire District Council when making decisions about, planning applications. But others should find it useful: individual householders and local businesses, architects and developers, statutory undertakers and other organisations.
- 1.11 The rest of the VDS is set out as follows.
- Section 2 introduces the village and parish of Pangbourne, with brief references to its history and geography, fully covered in the Village Plan; and its distinctive character:
 - Sections 3 and 4 are devoted respectively to the countryside of the parish outside the main built-up area of the village, defined in the Local Plan by the Settlement Boundary, and the built-up area of the village itself. The structure and character of each area is described, with guidelines to be used when considering development
 - Section 5 contains details of development control during the last four years, 2001-04, and provides more detailed Guidelines for new development, extensions and alterations to buildings.

Guideline

- 1/1 **Potential developers should refer at all times to the full text of the policies in the Development Plan (which currently is the West Berkshire Council’s *District Local Plan 1991-2006*) and the Supplementary Planning Guidance mentioned in Appendix B.**



2. The River Meadow at Pangbourne
Lower Valley Landscape, from Whitchurch Bridge.

2: THE PARISH OF PANGBOURNE

History and Geography

- 2.1. Pangbourne lies on the south bank of the river Thames at its confluence with the Pang, extending over a varied topography of river meadows and wooded downs, sixteen miles by road from Newbury and seven miles from the centre of Reading. The parish has an area of 680 hectares and a population in 2005 of about 2,940.
- 2.2. The historic village had its medieval origins in a mill on the river Pang near its confluence with the river Thames. Pangbourne became a landing stage for river traffic on the Thames, with a small boat-building yard, a ferry, and later a bridge across the Thames to Whitchurch. It was also a staging post on the road from Reading to Oxford, with a church and several public houses. The modern settlement began with the arrival in 1840 of Brunel's railway (the railway bridge over the main road is Listed), avoiding the hills and using the low riverside route to the west. Commercial river traffic gave way to recreational and sporting traffic, demand grew for houses for railway workers and private residences, and the shops and services expanded for what was still largely a rural community.
- 2.3. Much of the land now forming the village was formerly owned by the Breendon family, but growth accelerated following the break-up of the Breendon estate in 1894. The hills to the west were laid out in plots for larger houses for people using the railway for travel to London and elsewhere, including the seven houses on the river Thames now known as the Seven Deadly Sins (Listed) while closer to the village centre local builders laid out areas of smaller new houses. The new building was accompanied by new trading activity in what is now the village centre, eventually displacing the older rural services. The final stage in the growth of the village came after 1945 with council house building and private estate development. By the 1970s the village had reached its present limits, a compact settlement protected from further expansion by planning policy and with a strong village centre and pattern of local housing areas reflecting the stages in its growth, given a distinctive character by its riverside location and water meadows, including views of the river Thames and the River Meadow on land owned by the Parish Council and used for village events and informal recreation by the public.

Local Character

- 2.4. The whole of the parish is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and is characterised by contrasts:
 - between the built-up area of the village, first defined in 1989 by the Settlement Boundary in the Local Plan, and the countryside of the rest of the parish
 - within the countryside, between the floodplain to the east and the hills to the west
 - within the village, between residential areas and the village centre. The centre is important, as it serves neighbouring parishes in West Berkshire and South Oxfordshire.
- 2.5. Its locally distinctive character in this part of West Berkshire/South Oxfordshire comes from a combination of factors:
 - its built environment, including a conservation area and 37 Listed Buildings (see Appendix C), as well as examples of housing of different periods and styles
 - its natural environment, exhibiting a rich variety of different species of trees, flora and fauna, especially in the meadows in village and countryside and woodlands in the hills. It includes such rare examples as Adder's Tongue Fern, Twayblade and Purple Hair Streak, slowworm, varieties of bumblebee and stag beetles. Much of the area is protected as Ancient Woodlands, a Site of Special Scientific Interest (SSSI) and many tree preservation orders (see Appendix D).



3. Pang Meadow, wildflowers

- 2.6. Two main roads pass through Pangbourne: the A329 Reading to Oxford, and the A340, from the M4 in the south. A minor road from the north, the B471, crosses the River Thames on a private toll bridge. All are important gateways to Pangbourne, giving the entrances to the built-up area of the village a strong visual identity.

- 2.7. Planning policies are ensuring that the village remains a compact settlement, nestling in its country setting and marked off very firmly from the adjoining villages of Purley, Tidmarsh and Upper Basildon. Today, the availability of new building land inside the village is thought to be extremely limited and so new development is likely in the main to consist of extensions to or replacement of buildings, infill of gardens, or redevelopment of “brownfield” sites if and when they become available.
- 2.8. The Village Plan concluded that ‘amenity’ is one of the most important factors influencing the growth and character of Pangbourne as “a desirable place for longer or shorter term family life.” Ensuring that this will continue in the future will be the task. The next three

sections of this Statement go into more detail of how this might be achieved.

Guidelines

- 2/1 Development should seek to enhance, and avoid harm to, the character and appearance of the parish.**
- 2/2 Development should seek to ensure that the variety of species and habitats in the parish is conserved and enhanced.**
- 2/3 Mature trees and hedgerows in the parish should be retained or replanted when necessary with local native species. Grass verges, hedgerows, ditches, ponds and open spaces should be conserved, and where possible enhanced, for their contribution to local amenity and their role as wildlife habitats.**



4. High Street, village centre

3: COUNTRYSIDE AND LANDSCAPE SETTING

- 3.1. The countryside of the parish outside the Settlement Boundary falls into two contrasting areas, the floodplains of the Thames and the Pang to the east and south; and the hills and woods of the downs to the west. The whole area is covered by policies in the Local Plan for the control of development outside defined settlements (i.e. including Pangbourne). In addition, the floodplains are defined in the Local Plan as gaps between settlements (i.e. between Pangbourne and respectively Purley and Tidmarsh) where the open or rural character of the land should be maintained.
- 3.2. The landscape character of the wider area was first assessed for the then-Newbury (now West Berkshire) District Council in 1993. More recent assessments have been prepared for the North Wessex Downs AONB and for the county Berkshire in 2003. All three assessments are broadly comparable, based on the geology and topography of the area and the changing natural and human features in the landscape, as a basis for planning and management policy. The following description is based on the most recent of these, the *Berkshire Landscape Character Assessment* (October 2003).

Pangbourne River Meadow

(Part of the Lower Valley Floor Landscape Type, sub-type B2)

- 3.3. The meadows at Pangbourne are in the floodplain of the Thames, enclosed by the steeply wooded hills of the North Wessex Downs and Chiltern AONBs, and crossed by the Thames Path and National Trail:
- downstream from Whitchurch Bridge the Parish Council and the National Trust own the land. The River Meadow is used for walking and informal recreation and the nearby Recreation Ground provides facilities for organised activities. This stretch of the Thames is used by the Dolphin Centre for water sports
 - further downstream the meadows are a predominantly pastoral landscape with some remnants of traditionally managed, unimproved pastureland, with pollarded willows at the waterside. Mature oaks, ash

and willows provide habitats for many kinds of birds and plants

- upstream there is no open land in the parish but there are important views across the river of the pastures in South Oxfordshire.

Pang Meadows

(Part of the Upper Valley Floor Landscape Type, sub-type A3)

- 3.4. The privately owned meadows have a peaceful character: a lush landscape with a clear, meandering chalk stream (the Pang) bordered by riverside trees and small woods (ash, willow and alder). The adjoining pastureland includes areas of unimproved, traditional managed meadow and rough, hummocky permanent pasture used for cattle grazing. Note that:
- the meadows are approached from the village by several footpaths which provide wildlife corridors into the village
 - the allotments, leased to the Parish Council, are on part of the meadows next to the village
 - the dryer remnants of acid grassland are an SSSI.



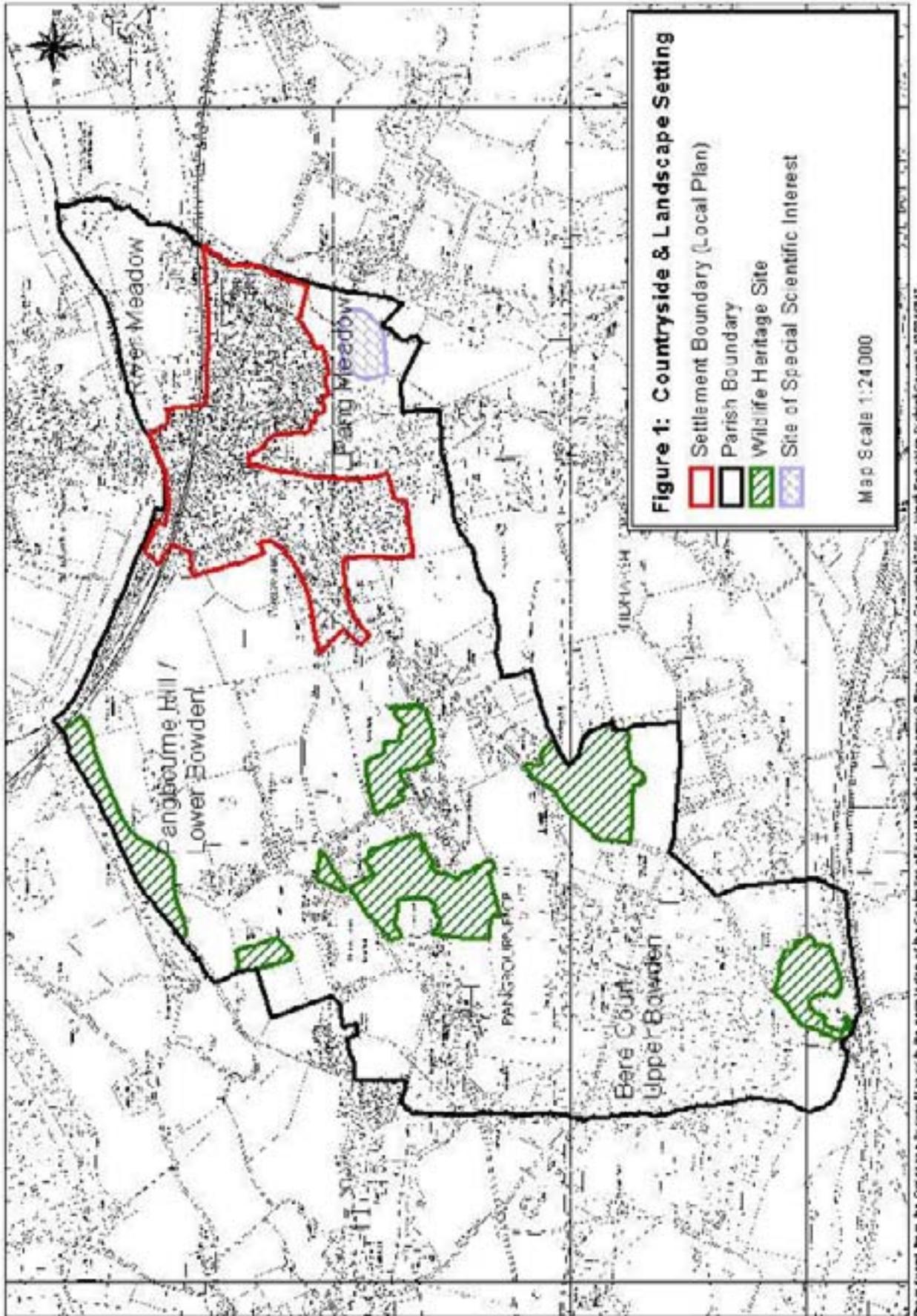
5. Pang Meadows and the River Pang

Upper Valley Landscape: open meadows and chalk stream.

Pangbourne Hill and Lower Bowden

(Part of the Elevated Wooded Chalk with Slopes Landscape Type, sub-type N1)

- 3.5. The area between Pangbourne Road and the River Thames floodplain is a dramatic landscape of steeply sloping land, dropping to the Thames valley and looking across to the Chilterns AONB. It is crossed by small dry valleys that create an undulating land form emphasised by woodland on the steeper



1



6. The Chilterns from Pangbourne Hill
Elevated Wooded Chalk Slopes, down to the Thames.

valley sides that contrast with the open arable fields, bounded on the west by the steep sided, wooded dry valley rising up from Sot's Hole. Note that:

- woods in the dry valley and on the crest of the slope include Ancient Woodlands registered as Wildlife Heritage Sites (see Appendix D)
- a public footpath rises from Sot's Hole on Shooters Hill to Pangbourne Road
- Pangbourne Road has open views to the Chilterns as it leaves Pangbourne Hill, after passing the Parish Council's Cemetery, but at its western end is enclosed by trees, giving it a wooded, rural character
- a small group of houses, in effect, an extension of Upper Basildon, lies on a short private road parallel to Pangbourne Road and masked by woodland from the main road. Another small group of houses is at Lower Bowden farm.

Bere Court and Upper Bowden

(Part of the Wooded Downland Landscape Type, sub-type F3)

- 3.6. The high ground south of Pangbourne Road has a landscape of deciduous woodlands, interspersed with open arable farmland and pastoral fields, creating a strong sense of enclosure. The woodlands are mainly native species (beech, ash and oak), some classed as Ancient Woodlands, but with some coniferous plantations. Note, the area includes:

- Pangbourne College's school buildings, including Devitt House, a Grade II* Listed Building, and the new Falklands Chapel, playing fields, and houses occupied by

staff, partly surrounded by Ancient Woodlands where bluebells and other wild flowers are found. The former Junior College, an attractive arts and crafts Grade II Listed Building, is now once more a private house

- Bere Court, a grade I Listed Building and the original home of the Breedon Estate, in a deep valley, with a cluster of houses, farm buildings and other rural activities such as a poultry farm and kennels along Tidmarsh Lane
- a small group of farms and houses, mainly modern, at Upper Bowden where the Yattendon Road leaves the parish
- the roads and lanes are wooded, winding, occasionally sunken, rural roads and lanes
- several public footpaths through the woods and skirting the fields.

Guidelines:

- 3/1 **The diversity and mix of the four landscape character types (described above in paragraphs 3.3 to 3.6) should be conserved.**
- 3/2 **Any development should conserve and, where possible, enhance the rural nature and local character of its immediate vicinity and its setting in the wider landscape.**
- 3/3 **The Wildlife Heritage Sites identified in Appendix D and the Sulham and Tidmarsh Woods and Meadows SSSI should be conserved and where possible enhanced.**



7. The Pang valley from Bere Court Road
Wooded Downland Landscape, open farmland and woodlands.

- 3/4 Future economic/commercial development should be appropriate for this rural area.**
- 3/5 Public footpaths should be signposted from main roads and, where practicable, made accessible for the elderly and disabled.**

- 3/6 Every effort should be made to retain the existing rural character of local roads in the countryside and any changes to layout, design and materials should be consistent with that character.**



8. Donkey Derby day at the River Meadow

4: THE VILLAGE WITHIN THE SETTLEMENT BOUNDARY

4.1 The village within the Settlement Boundary is almost completely developed and comprises the village centre and four distinctive local housing areas (see Figure 2 and Appendix E). The areas are:

VC: the village centre, currently defined by two overlapping planning designations in the current Local Plan: the *Conservation Area* and the *Town Centre Commercial Area*

VCF: the village centre fringe areas

LHA1: Victorian and Edwardian housing by local builders (1890 to c.1910)

LHA2: developed after sale of the Breedon Estate, (1894 to c.1980)

LHA3: former council housing (1950s and 1960s)

LHA4: private estate development (1960s and 1970s).

Finally in this section there are references to community facilities and other uses and services in each of the areas, and there is a note at the end about open spaces and wildlife within the village.

4.2 Each of these areas has its own character. But there have been more recent developments in every area, including the redevelopment of sites in other uses for housing or infill of gardens, especially in the period since 1989 and the definition of the



9. Village Centre, The Square

Chemist, banks, Listed Building by Leonard Stokes, (c.1900)

Settlement Boundary around the village. Effectively, this stopped any further outward expansion of the village.

The Village Centre (VC)

4.3 The centre is the oldest part of the village, with buildings from the 16th to 20th centuries, including two clusters of Listed Buildings around The Square and the Church (see Appendix C). It is the commercial focus of the parish with all 25 shops in the parish (including a supermarket), 4 banks and 5 estate agents, as well as 10 of the 12 hotels, restaurants and cafés, and a number of professional and other offices. Other features add to its character, such as the views of the Church or the river Pang, seen from the High Street.

The Square, Whitchurch Road, and Reading Road

4.4 The commercial core is dominated by a 3-storey Listed Building by Leonard Stokes (c.1900), on the corner of 1, Reading Road, 2 and 3 The Square and 2-10 (even) Whitchurch Road. It contains a chemist, banks, shops and a restaurant, with offices above. Elsewhere in The Square, Whitchurch and Reading Roads there are more shops, cafés and offices in smaller 2-storey buildings. The shops are concentrated in The Square, Reading Road and the east side of Whitchurch Road, designated in the current Local Plan as a Primary Shopping Frontage.



10. Village Centre, Reading Road

Shops, post office and, beyond, the former village school (1863).

- 4.5 The character of the buildings in this core area of the village centre is distinctive:
- the Stokes building, decorative grey brick with red dressings, tile-hung gables, tiled roof, dormer and circular windows etc
 - the former village school (1863), converted into shops with offices over, brick built, clay tiles, porch, buttresses
 - the former doctor's house (1830, Listed), now an office, Georgian, white, rendered, slate roof
 - the George Hotel (1275), frequently much altered and extended
 - other buildings, domestic in scale, now in commercial use, shop frontages added:
 - mainly timber-framed, white-painted brick or rendered facing, gables, hanging tiles, old clay tile roofs, details such as dentil corbelling
 - continuous building and rooflines, shop fronts fitting in with neighbours (e.g. the alignment of fascia boards and signs).

High Street and Station Road

- 4.6 Station Road is lined on one side by the Village Hall and car park. Both streets, compared with the core, have:
- a greater mixture of uses, with a bank, estate agents, other offices and a large car sales showroom as well as shops
 - broadly similar buildings in age, scale and styles.

Church Road and Pangbourne Hill

- 4.7 The Church is the focus of this area, with:
- the Copper Inn hotel, Cross Keys public house (listed) and offices
 - older cottages and houses (mainly listed and in residential use) at the bottom of Pangbourne Hill.

The Village Centre Fringes (VCF)

- 4.8 Mixed uses extend to some extent beyond the boundary of the village centre as defined by planning policies. The mixture of uses includes recent redevelopment of land for housing that was formerly in other uses.

North of the railway

- 4.9 Part of the historic village as it existed before the major development of housing after 1890 is a quiet, attractive area with a distinctive character given by its proximity to the

river Thames, the weir, the meadows and Whitchurch Bridge:

- Shooters Hill, under the railway bridge, as far as the Swan Hotel (18th century), private hotel, several houses, including one dating from c.1650, older cottages and Pangbourne Station
- Whitchurch Road, under the railway bridge, to Whitchurch Bridge, with a few older houses, the Working Men's Club and private car park, the Boathouse Surgery, and on the opposite side of the road, the Dolphin Centre and a public car park, and a small site redeveloped for housing
- The Wharf, with a public footpath along the riverside, near the weir and mouth of the Pang, from Shooters Hill to Whitchurch Road. It has several cottages, some listed, a small, new block of flats, and a small group of office buildings.

Reading Road

- 4.10 The start of the Victorian/Edwardian housing mentioned below:
- the north side, as far as the site of the former Marsh Farm buildings, including two of the remaining cottages, now Listed: Victorian/Edwardian terraced and detached houses interspersed with two small areas of offices and workshops; a police station; and, formerly, the United Reformed Church and a car sales business, both now redeveloped for housing
 - the south side is still residential terraces and houses, but beyond them are a modern sheltered housing complex and a garage.

Station Road

- 4.11 The site of a former gas works, next to the railway bridge, now redeveloped for a small 2-storey block of flats.



11. Village Centre Fringe: Whitchurch Road
Ferry Lane, Bridge Cottage and Boathouse Surgery, north of the railway bridge.

Victorian/Edwardian housing (LHA1)

- 4.12 Streets were laid out for mass housing c.1896:
- Thames Avenue, north of the railway, off Whitchurch Road
 - Reading, Horseshoe and Meadowside Roads, south of the Reading Road and the village centre
 - The Moors, detached and semi-detached, were similar in style and materials, but at a lower density, and the street remains an unmade private road.



- 4.13 The original development was mainly of 2-storey terraces and semi-detached houses, without garages, at an average density of about 22 dwellings/ha. Their distinctive features were:
- detailed patterning of grey and red brickwork, lintels, many with projecting ground floor bay windows; pitched slate or clay tiled roofs, gable ends, some with 3rd storey dormer windows
 - short front gardens, low brick wall and iron railings, long since replaced by privet hedges or other bushes
 - long back gardens, many with rear access to public footpaths.
- 4.14 Vacant plots continued to be developed in the interwar and post-war period:
- detached or semi-detached houses, an increasing variety of styles and materials more typical of the period
 - changes to the street scene:
 - disappearance of railings, some planting of gardens with trees or shrubs, giving a more vegetated

12. Victorian/Edwardian housing, Reading Road
Patterned brickwork, dormer windows, pitched roofs, small front gardens.

- aspect, for instance, the western leg of Horseshoe Road
- rising car ownership, use of front gardens for parking, with hard standings and dropped kerbs.

- 4.15 The following uses are located at the far end of Horseshoe Road from Reading Road:
- Horseshoe Park (1.3 hectares, an Employment Zone in the current Local Plan): about 70 units in 2-storey buildings, brick/steel cladding, parking, some landscaping
 - Fire Station
 - Our Lady of St Bernadette church and hall, all 1-storey buildings.

The Former Breedon Estate (LHA2)

- 4.16 Following the break up and sale of the Breedon estate in 1894 covering much of the land west of the Tidmarsh Road, large plots were sold for individual architect-designed detached houses. The land along Shooters Hill is included in this area although some of it was sold before the main sale. Plot sizes varied, between a third and two-thirds of acre on average, with some much larger properties.

- 4.17 The chief area of development was in the newly laid out private roads of Flowers and Courtlands Hills and Riverview Road, and along the older roads of Pangbourne Hill, Bere Court Road and Green Lane. Houses with garages were built in styles reflecting those of the relevant period of



13. Former Breedon Estate, Courtlands Hill
Unsurfaced private roads, detached houses, gardens, trees and shrubs

construction up to the 1980s. They are set back from the road in well-planted gardens, usually including mature trees and a front wall or hedge, though in some places with an open frontage of lawns and shrubs. Development has continued since 1989 but this is noted in the next Section.

- 4.18 Exceptions before the 1980s to this general pattern included:
- larger properties with much bigger gardens, such as Shooters Hill House and Flowers Hill (now The Grange), subdivided post-1945, and plots sold for detached houses
 - the Seven Deadly Sins (c1890) is the local name for a group of seven large detached and semidetached houses on a very restricted site along Shooters Hill in a Queen Anne Revival style. Each is a Listed Building and the group as a whole is a distinctive local landmark on the river Thames at the gateway to Pangbourne from the west
 - Hartslock Court (1969), two 3-storey blocks of 45 flats, brick-built and flat roof, and garage courts on a steep site previously part of Shooters Hill House land
 - St James Close (1960s), an estate of 32 detached houses at a density of 14 dwellings/ha, architect-designed in a common style, London Stock brick or stone, and clay tiled, hipped roofs with dormer windows and open fronts.

- 4.19 The most distinctive feature of much of this large area is the wooded landscape and hedge-lined roads, often with mown grass verges but without pavements, rather than the houses themselves. It is protected by several area-based, and many individual, Tree Preservation Orders. Some of the roads, especially Green Lane, Bere Court Road and Pangbourne Hill, have a rural character, but even Riverview Road and Courtlands Hill rely on the landscape rather than the houses for their character.

Marsh Farm, Former Council Housing (LHA3)

- 4.20 Land at the former Marsh Farm was bought for council housing in the 1950s for construction in two phases:
- 114 semi-detached houses, terraces and bungalows, including Bourne Road, Wilder

and Bucknell Avenues and Purley Way, (1950s, density, about 19 houses/hectare):

- 2-storey dwellings fronting the street, brick or cladding, pitched and hipped roofs
- grass open spaces, a square at Bourne Road, and in front of Purley Way, lined with mature trees and giving an important, attractive entry to Pangbourne
- 51 terraced houses and a few bungalows for pensioners (1970s, density, about 30 dwellings/hectare), at the rear of the site alongside the railway embankment. The layout is based on pedestrian access with garage courts, the buildings of concrete with timber cladding and roof tiles.



14. Former council housing, Bourne Road
1950s housing and open space.

Private Estate Development (LHA4)

- 4.21 Land was bought and developed by builders/developers in three phases: Kennedy Drive (west), Grahame Avenue and Aston Close in 1965/66; Kennedy Drive (east) and Chiltern Walk in 1967/68, and Briar's Close and Sulham Lane in 1971/73. Densities range from 24 dwellings/hectare, for Briar's Close and Grahame Avenue, to between 34 and 40 dwellings/hectare for Kennedy Drive (east) with some larger plots of a third of an acre in Grahame Avenue:
- The houses are mainly 2-storey maisonettes, terraced, semi-detached and detached, in styles of the period. Elevations are a mixture of traditional brickwork, concrete tile hanging and western red cedar cladding. Roofs are varied, gabled and hipped
 - The layout is an open-plan, landscaped setting, with winding estate roads that create a sense of space. Most of the houses have open front lawns, with trees

and flowers, giving an attractive appearance and enhancing the street scene

- Garaging is by integral garages (within the dwelling); attached or linked garages, and garage courts, with off-road parking for at least one visiting car and parking bays.



15. Private estate development, Kennedy Drive
1960s open plan layout, gardens, trees, open spaces.

4.22 Exceptionally:

- Chiltern Walk is based on a pedestrian 'village green' concept: from Reading Road to Kennedy Drive (east), across The Green (a play area for children and ball games), through an open space with houses on three sides, and a landscaped walk. The houses have open fronts, with lawns, flowers and trees
- Dunluce Gardens, north of Reading Road, is a terrace off Reading Road, with one larger house fronting Reading Road with a grassed area and mature trees. The other houses have open front hard standings for parking, many now used for extensions or porches.



16. Private open space in the village, Meadow Lane
wildflowers, wildlife, houses in The Moors in background.

Open Spaces, Footpaths, Gateways

4.23 There are comparatively few open spaces actually within the village since the River Meadow, the Recreation Ground and the Allotments, all of which are used, are immediately outside the Settlement

Boundary; and there is the wider countryside beyond. Within the village there are only three significant open spaces:

- the meadow at Meadow Lane (nearly one acre) is the most important, especially for wildlife. It is a peaceful, green area with many different kinds of trees, plants, insects, birds and other wildlife, including white-tailed and buff bumblebees, which are endangered species in Britain, and several species of grasshopper and cricket, some of

which may be rare

- the green at Chiltern Walk
- small areas at The Wharf, Purley Way and Bourne Road.

4.24 However, there are a number of other corridors and spaces, which are important for wildlife, and the general appearance of the village.

- Tree-lined public footpaths from Horseshoe Road (protected by a Tree Preservation Order), Meadow Lane and The Moors lead to the allotments and Pang Meadow, and others such as at The Wharf or behind Bere Court Road
- Roads and lanes which are tree-lined, some protected by Tree Preservation Orders, such as Green Lane, Bere Court Road, Courtlands and Flowers hills
- The courses of the Pang and Thames as they flow through the village
- house gardens, especially those in the west of the village, well stocked with trees, lawns and flowers. The more recent open layout of houses in the east of the village provides another style of planting with flowering trees and lawns.

4.25 Another important contribution to the appearance and character of the village are its gateways. The main points of entry by road to the village, each with its own character, are,

- Reading Road (A329 from Reading): a stand of trees and a broad grass verge recently planted with daffodils at Purley Way
- Tidmarsh Road (A340 from the M4): tree-lined, and the cottages at the junction with Pangbourne Hill
- Shooters Hill (A329 from Oxford): trees, houses (Listed) and the river Thames
- Whitchurch Road (B471 from Whitchurch): Whitchurch Bridge (Listed), the River Meadow, and the Boathouse Surgery and Dolphin Centre
- Pangbourne Hill (unclassified from Upper Basildon), trees and rural character, the cemetery, cottages and the Church.

Guidelines

- 4/1 **New housing development and extensions should maintain and where possible enhance the distinctive character of the Local Housing Areas defined in Appendix E. Key features of note in individual areas include:**
- in Area LHA1, its building style, features and materials;
 - o in Area LHA2, the street scene:

the rural character of the local roads, trees and boundary planting of plots;

- in Area LHA3, the potential to improve landscaping and enhancing communal areas;
- in Area LHA4, maintaining its open appearance and landscaping.

4/2 **The distinctive appearance, character and vitality of the Village Centre should be maintained and where possible enhanced. Particular features of note include its mixture of uses, including retail, the Listed Buildings, and the views of The Square, the river Pang at the bridge, and the Church and church yard.**

4/3 **New development in the Village Centre Fringes should take account of the character and views of the River Thames, the weir, the meadows and Whitchurch Bridge.**

4/4 **The appearance and landscaping of the open spaces, corridors and footpaths, and main gateways to the village listed in paragraphs 4.23 to 4.25 should be conserved and where possible enhanced for their amenity value and where appropriate their role as wildlife habitats.**



17. New development in the village, Pangbourne Place
18 houses and flats, 2/3 storeys, on site of former garage in village centre: hipped roof, gable, canopy, hanging tiles, bricks, in keeping with neighbours.

5: THE BUILT ENVIRONMENT

Planning Control and Development

- 5.1 Pangbourne Parish Council examined and made recommendations to West Berkshire Council on an annual average of about 65 planning applications in the four years 2001/04 (see Appendix F). In the event, 83 per cent of the applications were granted planning permission, with or without conditions, by West Berkshire Council.

Residential development

- 5.2 More than half of the applications were for extensions to houses for which West Berkshire Council provides general guidance (see Appendix B). They were chiefly in two of the Local Housing Areas, namely, the older Victorian/Edwardian housing and the large houses in the west of the village, with comparatively few in the other two Local Housing Areas, the former council housing or, in this period, in the 1960s private housing area. They covered a wide variety of alterations including:
- rear or side extensions
 - loft conversions and conservatories
 - new driveways, garages, dropped kerbs.



18. Meadowside Road, side extension
(Guidelines 5/3, 5/5).

- 5.3 Since the imposition of the Settlement Boundary in 1989, attempts by developers have been made to find sites for infill development on gardens or other land that may become available. This has occurred chiefly in different ways:
- redevelopment of land, usually in some other use, for a mixture of flats and houses at relatively high net residential densities (about 50 dwellings/hectare), involving a certain amount of 3-storey development. They have all been in or near the village centre or village fringes. Three recent sites were between Reading Road and the railway, respecting local traditions in many of their details and materials

- small groups of up to five detached houses on sites in the Victorian/ Edwardian housing area, either in larger gardens or on other available land
 - an exception, at a density of about 25 dwellings/hectare, was for ten small, detached houses in Woodview Road, on parts of the back gardens bought from the owners of houses in Horseshoe Road
- a small group of five houses, by Sovereign Housing at Bourne Road
- single new or replacement dwellings elsewhere, usually at the rear of a large plot, for instance on Courtlands Hill with access to Green Lane

- 5.4 Two more substantial developments were: examples of earlier forms of development.
- Breedon's Hill, an estate of 11 large, detached houses in a neo-Georgian style at a density of about 7 dwelling/hectare
 - Cedar Drive, plots for 10 individual, architect-designed houses at a density of about 5 dwellings/ha.
- 5.5 Dwellings in the countryside have been strictly controlled. The few recent examples have usually been for replacement dwellings rather than new ones.

Commercial development

- 5.6 The applications for commercial development have nearly all been either in the village centre or its fringes, usually for:
- side or rear extensions, or small alterations
 - new shop or hotel signs.

Buildings, Extensions, Alterations and Replacement

- 5.7 This review of recent planning applications and development indicates the likely future pattern of changes unless and until policy in the Local Plan is reviewed and altered. In particular, current policies about development in the countryside, the Settlement Boundary and the Town Centre Commercial Area set clear lines, which were supported strongly by the Village Plan.

- 5.8 The following detailed Guidelines, together with the more general, area-based guidelines in earlier sections, accordingly are designed to meet this situation.

Guidelines

General:

- 5/1 **New housing development should include an appropriate mix of units in terms of size and tenure including where appropriate affordable housing.**

- New Buildings, Extensions and Alterations*
- 5/2 Developers should provide perspective sections, elevations and/or 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.



19. St James Close
1960s estate development, hipped roof, dormer window, bricks and tiles, open gardens.
(Guidelines 5/3, 5/4, 5/5).

- 5/3 The mass, form, height and scale of new buildings for commercial, residential or other uses should be in proportion to their surroundings.
- 5/4 Elements of good design to blend with local character in appropriate local housing areas include, for instance
- hipped gabled roofs to reduce bulk on the skyline
 - hipped dormers to break up roofline
 - hedgerows and planting to frontages
 - space around buildings
 - indigenous planting and landscaping.
- 5/5 Materials for new or replacement buildings and extensions or alterations should be in keeping with, or enhance the appearance of, the existing buildings and neighbouring properties. For example
- doors and windows matching the original style and materials, their size in proportion to the façade
 - restored, replaced or repaired brickwork matching the original colour, texture, bond and pointing
 - avoiding painted or pebble-dashed brickwork
 - avoiding protective coatings covering, concealing, or detracting from, the original materials.

- 5/6 New buildings in the Village Centre and nearby should
- respect the general line of existing buildings
 - usually be two storeys in height
 - be of brick construction and appropriately detailed
 - have steeply-pitched roofs, generally covered in plain clay tiles.



20. Bourne Road, Sovereign Housing
Patterned brickwork (c.2000).
(Guideline 5/5).

- 5/7 Construction details of buildings in the Conservation Area should be domestic in scale, and have regard to the design of nearby Listed Buildings and the character of the Conservation Area. Examples include
- dentil corbelling rather than featureless deep fascia boards
 - clay plain tiling
 - windows recessed from façades for greater shadow and relief
 - exposed rafters rather than enclosed eaves
 - hipped dormers.



21. High Street, dentil corbelling
(Guideline 5/7).

- 5/8 Buildings on infill plots should be of individual design, and be well integrated in the street scene and the landscape setting and character of the area.



22. Horseshoe Road, infilling
Detached dwelling in Victorian/Edwardian housing area. (Guidelines 5/3, 5/4, 5/8).

- 5/9 The visual impact and potential effects on highway safety of the location of car parking provision should be considered as an integral part of new development (especially infill).
- 5/10 New access for development should be designed to minimise the loss of boundary vegetation, and achieve an appropriate balance between highway safety and amenity.
- 5/11 Driveways and hard standing for vehicles should be surfaced with appropriate materials, have good drainage, and be sympathetic to the area.



24. Horseshoe Road, parking provision
Hard standing, dropped kerb, on-street courtesy bay in line of designated parking bays. (Guidelines 5/10, 5/11, 5/12).

- 5/12 Dropped kerbs should be constructed with the safety of pedestrians and other road users in mind.



23. Courtlands Hill, infill under construction
Detached dwelling in back garden of house in former Breedon estate area. (Guidelines 5/3, 5/4, 5/8).

- Infrastructure and Utilities*
- 5/13 The effects on essential services and infrastructure (water, power, sewerage, schools, etc) should be considered as an integral part of new development.
- 5/14 Electricity and telephone cables should be laid underground wherever possible.
- 5/15 Street lighting and private security lighting should be sensitively designed and sited, should not cause unnecessary light pollution, and should be gradually replaced where necessary by pollution-friendly forms.
- 5/16 Telecommunications masts/antennae should be carefully sited and designed to minimise their impact on the environment.
- 5/17 The layout and surfacing of pavements and road surfaces in new and existing developments should use materials such as paviors to enhance the appearance of their local area.
- 5/18 The location and design of street and traffic signs, and street furniture including bollards and bins, should be rationalised wherever possible.
- 5/19 Informal meeting places and seating should be encouraged where appropriate in new and existing development.



25. First public participation on the Village Design Statement,
at the Village Plan tent, the Pangbourne Village Fête at the River
Meadow, Saturday 12 June 2005



26. Second public participation on the Village Design Statement
at the Drop-in Event, the Pangbourne Village Hall, Saturday 12 February
2005

APPENDIX A: PUBLIC PARTICIPATION AND THE VILLAGE DESIGN STATEMENT

A.1. The Village Design Statement arose from concerns expressed in the Pangbourne Village Plan, which was presented to the Eastern Area Forum and approved in April 2003. Therefore this Appendix covers the public involvement in the preparation of the Village Plan as well as that in the Village Design Statement itself, a period covering three years.

Participation and the Village Plan

A.2. A Working Party of Parish Council prepared the Village Plan. It had eleven members, a mixture of working and retired people. Four were parish councillors and one was the district councillor for the area, all of whom except the district councillor were residents of Pangbourne. Four Working Groups, adding another twenty-two workers, and many other volunteers who gave of their time in distributing and collecting questionnaires and leaflets to every household in the village, assisted in the preparation.

A.3. The key actions in the participation were as follows

- (a) A Drop-in event on Saturday, 13 April 2002. This was the public start of work on the Village Plan, advertised in the *Pangbourne Magazine*, leaflets and posters and attended by 257 people. The Exhibition included displays by West Berkshire Council, the Countryside Agency and the Community Council for Berkshire on village plans; by environmental organisations; and by the Working Group on the history of Pangbourne and various issues such as transport.

Visitors were given forms to complete, with questions about their place of residence and their willingness to assist in preparation of the Plan, and an opportunity to give any comments about the village. In addition, many added "post-it" notes on a panel at the end of the Exhibition, a total of more than 600 comments.

- (b) Formation of the four Working Groups with volunteers from the response to the Drop-in event. The Groups were on Environment and Development, Services and Facilities, Transport Traffic and Pedestrians, and People and the Community, based on analysis of the matters raised at the Drop-in event.

- (c) A questionnaire was distributed to every household in the parish with 43 questions designed largely by the Working Groups and covering their interests. The response rate was 62 per cent.

- (d) A health check of the village by the Working Groups, including meetings with local organisations and businesses, community services and holiday visitors.

- (e) A Drop-in event on Saturday, 2 November 2002. This presented through displays the work of the four Working Groups and their draft ideas about visions and proposals for action. The event attracted about 200 visitors who commented by Post-it notes on the displays and ideas.

- (f) A presentation of the Village Plan at the Annual Meeting of the Parish, on Tuesday 15 April 2003.

- (g) In addition there were presentations to the Parish Council and the Eastern Area Forum of the West Berkshire District Council, and progress reports in the *Pangbourne Magazine*, a bi-monthly free publication to every household in the parish.

Participation and the Village Design Statement

A.4. The Village Design Statement was prepared by a Working Group of the Parish Council. The Group were all residents of Pangbourne and included two parish councillors. The majority were people who had been members of the previous Working Groups for the Village Plan, especially the Environment and Development Group who had been responsible for the original proposal for a Village Design Statement. Two new members included a newcomer to the village and a representative of the newly formed local Business Forum, created after completion of the Village Plan.

A.5. The key actions in the participation were as follows

- (a) A stand at the Village Fête on Saturday, 12 June 2004 where there was a display about the character of the village and different kinds of development. Booklets of 36 photographs of the village were distributed. People were invited to complete forms stating their preferences about the most and least representative, and the most and least liked, photographs. Booklets were also placed at key locations in the village for a

- further week. In total, 232 forms were completed, more than a hundred adding more detailed comments on the forms. The analysis gave clear indications about preferences.
- (b) A Drop-in event on Saturday, 12 February 2005. This presented through displays of photographs, maps and words the distinctive local character of the parish, a statement of objectives, and draft guidelines for the future development of the village. A hundred visitors attended the Exhibition, which had been advertised by a drop of leaflets to households and in the *Pangbourne Magazine*. The visitors were asked to place red and green stickers against the most and least important or useful Guidelines and the statements of objectives.
 - (c) A stand at the Village Fête on Saturday, 1 June 2005 where there was a display reminding visitors about the character of Pangbourne and setting out the objectives and guidelines for future development as amended after the Drop-in event and initial comments by West Berkshire Council planning officers. About 130 people visited the stand and discussed the
 - (d) display with members of the Working Group. A third of the visitors responded to a survey in which they were asked to identify the two most important objectives and the five most important guidelines using red and green stickers. The results showed a broad spread of support for both objectives and guidelines.
 - (e) The Business Forum presented its views about the Village Design Statement and there have been presentations to the Parish Council and articles in the *Pangbourne Magazine*.
 - (e) Formal consultation on the Draft Village Design Statement was undertaken for four weeks from 18th July to 17th August 2005. West Berkshire Council consulted with 68 statutory agencies, national interest groups, relevant local authorities, parish councils, local interest groups and local developers (or their agents). In addition, copies of the draft document were also made available for inspection at the Council Offices in Market Street, Newbury, all public libraries in the District and on the Council's web site. Comments were received from eight organisations which were taken on board as appropriate.

APPENDIX B: WEST BERKSHIRE DISTRICT COUNCIL PLANNING POLICIES AND GUIDANCE

- B.1. The West Berkshire Council District Local Plan 1991-2006 was adopted in June 2002. The following policies particularly affect Pangbourne and are shown on Inset Maps 3 and 10:
- the Wider Countryside and Area of Outstanding Natural Beauty (ENV.1 and ENV.2):
 - i.e. conserve the special features and diversity of the rural landscapes, especially the natural beauty, visual quality and amenity of the AONB
 - gaps between Settlements, Control of Development in the Countryside, and Settlement Boundaries (ENV4, ENV18, HSG.1+2):
 - i.e. strict control of development in the countryside beyond the Settlement Boundary, especially in the gaps between Pangbourne and, respectively, Purley and Tidmarsh.
 - Conservation Areas (ENV.33)
 - i.e. avoid harm to the special character and appearance of the Conservation Area and Listed Buildings.
 - Existing Employment Sites (ECON.1+2)
 - i.e. permit only uses appropriate in scale and character to the site.
 - Town Centre Commercial Areas and Primary Shopping Frontages (ECON.5, SHOP.1+1A)
 - i.e. permit appropriate business uses provided they do not harm the visual character of the area and relationship with existing development or the prime shopping frontages.
- All other policies in the Local Plan apply in Pangbourne unless explicitly excluded as referring to other specific areas or topics.
- B.2. The Council has also adopted a number of statements of Supplementary Planning Guidance. These provide more detail in support of the policies in the Local Plan covering the whole District. The key ones likely to be of most relevance for Pangbourne are as follows.

- *House Extensions* (adopted July 2004)
 - In summary, details include:
 - character of the area, including surrounding styles, gaps between buildings, established patterns of development
 - design, including building form, rear, front and side extensions, materials, windows and doors, architectural details
 - effect on neighbours, including daylight, sunlight, privacy, site characteristics
 - car parking and road safety
 - private open space, gardens.
- *Replacement Dwellings and Extensions to Dwellings in the Countryside* (adopted July 2004)
 - In summary, details include:
 - increase in size in relation to the original building, siting and design; boundary treatment
 - impact on existing buildings and effect on the character and appearance of the countryside
 - barn conversions, garages and conservatories.
- *Shop Fronts and Signs* (adopted July 2003)
 - In summary, details include:
 - treatment of historic shop fronts
 - shop front design including relationship to adjoining shops, fascias, security, access
 - lettering, colour, materials and illumination for information, signs and advertisements.
- *Delivering Investment from Sustainable Development* (adopted September 2004)
 - In summary, details include:
 - thresholds above which financial contributions will be sought from developers for residential and commercial development; with supporting appendices for different types of development
 - for Affordable Housing:
 - ⇒ definitions of affordable housing
 - ⇒ the level at which they will be sought, namely sites of 15 dwellings or 0.5 ha or more
 - ⇒ layout, design and integration.

APPENDIX C: LISTED BUILDINGS, PARISH OF PANGBOURNE

listing number	street	address	date	listing grade ⁺
2/43	Bere Court Road	Devitt House, Pangbourne College	1897-98	II*
2/44		Bere Court & Bere House (formerly Bere Court)	13 th , 19 th centuries	I
4/50		Gazebo	18 th century	II
6/10	Church Road	The Cross Keys Public House	18 th , 19 th centuries	II
6/18	Pangbourne Hill	no. 3 (Corner Cottage)	16 th , 17 th centuries	II
6/17		no.5 (May Cottage)	18 th century	II
6/15		no.15 (The Forge)	16 th century	II
6/16		no.17 (Pangbourne Cottage)	17 th , 19 th centuries	II
6/12		Church of St James The Less	1718, 19 th centuries	II*
6/11		Loveling Tomb	18 th century	II
6/13		Church Cottage	18 th , 19 th centuries	II
6/14		Lock Up (formerly Lock-up Prison)	18 th century	II
6/20		Pangbourne County Primary School	1895-96	II
2/42	Pangbourne Road	Bowden, former Junior School, Pangbourne College	1901	II*
6/8	Reading Road	no. 13	17 th century	II
6/9		no. 15	18 th century	II
2/45		no. 85, 87	17 th century	II
8/234	Shooter's Hill	The Swan Hotel	18 th , 19 th centuries	II
6/2		no. 2 (Weirpool)	c.1650, 1900	II
6/1		no. 27, 29, 31 (formerly Shooters Hill House)	1898	II*
2/35		no. 43 (Thatched Cottage)	18 th century	II
2/29		no. 61 (Shooter's Hill Cottage)	17 th , 18 th centuries	II
2/37		milestone (@ SU 6285 7690)	18 th century	II
		The "Seven Deadly Sins"		
2/38		no. 37, 39 (Keswick House, Cliffdene)	1896	II
2/36		no. 41 (Bankside)	c. 1890	II
2/34		no. 45 (Shooter's House)	c. 1890	II
2/33		no. 47	c. 1890	II
2/32		no. 49 (Cragside) & no. 51	c. 1890	II
2/31		no. 53 (The Courts of the Morning)	c. 1890	II
2/30		no. 55 (Northridge)	c. 1890	II
6/6	The Square	Fernbrook (RMC Ltd)	1830	II
6/7		nos. 2, 3 & no. 1 Reading Rd, no .2-10, Whitchurch Rd	c. 1900	II
6/3	Station Road	Railway Underbridge (Brunel)	c. 1840	II
6/19	Tidmarsh Road	Thatched Cottage	17 th , 18 th centuries	II
2/46		milestone (@ SU 637 577)	c. 1800	II
6/4	The Wharf	no. 2, 3 Wharf Cottages	17 th century	II
6/5	Whitchurch Road	Whitchurch Bridge (southern abutment)	c. 1900	II

+

Note: Buildings are listed in categories:

Grade I: buildings of outstanding architectural or historic interest

Grade II*: particularly important buildings of more than special interest

Grade II: buildings of special interest.

APPENDIX D: ENVIRONMENTAL AND OTHER DESIGNATIONS

(1) Site of Special Scientific Interest

Sulham and Tidmarsh Woods and Meadows,
Unit 1, Pang Meadow

(2) Wildlife Heritage Sites (Ancient Woodlands)

Lower Franklin Copse – Bowram’s Shaw (east
of Pangbourne College)

Franklin Copse – Collier’s Plantation –
Wellfield Wood – Highgrove Wood –
Wellfield Grove (west of Pangbourne
College)

Bartholomew’s Bottom Plantation –
Bartholomew’s Copse – Hanging Ground
Plantation (east of Bere Court Road)

Darklane Copse – Bottingham Shaw (east side
of Dark Lane)

Barnard’s Copse (north of Upper Basildon
Road)

Sot’s Hole – Northridge Hill Copse – Berry’s
Copse – Hawe’s Copse (along northwest
parish boundary)

(3) Tree Preservation Orders

Area Orders

Shooters Hill
St James Close
Bere Court Road/Pangbourne Hill
Cedar Drive/Flowers Hill
Flowers Hill
Flowers Hill/Tidmarsh Road
Rosewood Hall
Whitchurch Road/Dolphin Centre
Kennedy Drive (rear) hedge line
Horseshoe Park

Single Trees

Pangbourne Hill (3)
Bere Court Road footpath (1)
Green Lane (7 in road and gardens)
Flowers Hill (10 in gardens)
Flowers Hill (many, both sides of road)
Whitchurch Road (4)
Horseshoe Road (3 in gardens)
Horseshoe Park (1)

(4) Public footpaths and Byways

Countryside west of Pangbourne Village

Lower Bowden, Sot’s Hole - Pangbourne
Road

Newtown – Yattendon Road

Bowden Green – Pangbourne College

Pangbourne College - Bere Court Road –
/Tidmarsh

Pangbourne Road – Yattendon Road

Bowden Green – Yattendon Road – Bere
Court Farm – Tidmarsh Lane

Tidmarsh Lane – Dark Lane

Upper Bowden – Tidmarsh Lane

Countryside east and south of Pangbourne Village

Thames Path: Sulham Brook – Whitchurch
Bridge

Berkshire Circular Route: Tidmarsh Road
Sulham Lane

Reading Road - Sulham Brook - River
Thames

Within the Settlement Boundary

Meadow Lane

The Moors – Pang Meadow

Reading Road - Horseshoe Road (rear) –
Grahame Avenue – Pang Meadow

Bere Court Road (rear)

Riverview Road – Pangbourne Station

(5) West Berkshire Sites and Monuments Record

The West Berkshire Heritage Service maintains a database of archaeological and historical sites in its Sites and Monuments Record. The list for Pangbourne has some 60 entries including

6 *Buildings*, all of which are also Listed Buildings

19 *Findspots* where objects from prehistoric to Roman times such as stone axes and coins have been found

34 *Monuments* ranging from the site of a Roman cemetery to a modern pillbox, and including milestones and a railway bridge which are also Listed Buildings

1 *Place*, the medieval to post-medieval centre of the village of Pangbourne.

APPENDIX E: VILLAGE CENTRE, FRINGES AND LOCAL HOUSING AREAS

(1) Village Centre

Defined by *Conservation Area* and *Town Centre Commercial Area*, West Berkshire District Local Plan 1991-2006 (inset 10)
The Square
Whitchurch Road (south of railway bridge)
Reading Road (to #29, north side; Horseshoe Road west, south side)
High Street
Station Road (excluding Sycamore Court)
Church Road
Pangbourne Hill (to Riverview Road, north side; Hayfield, south side)
Tidmarsh Road (to Breedon's Court (west side).

Primary Shopping Frontage (defined in the Local Plan)

The Square (south side)
Whitchurch Road (west side)
Reading Road (to no.19, north side; to no.22, south side).

(2) Village Centre Fringes

North of railway bridge

Whitchurch Road
Ferry Lane
The Wharf
Shooters Hill (to Swan Inn, north side; Weir View Hotel, south side)
Pangbourne Station.

Reading Road, east of centre (overlapping with Local Housing Area LHA1)

Reading Road (north side, to Coach House Court)
Reading road (south side, to Texaco Garage and Pangbourne Primary School).

Station Road, west of centre
Sycamore Court.

(3) Local Housing Areas

Victorian/Edwardian Housing Areas (LHA1)

Thames Avenue
Reading Road (outside Village Centre)
Horseshoe Road
Short Street
Meadowside Road
Meadow Lane
The Moors

The Former Breedon Estate (LHA2)

Pangbourne Hill
Bere Court Road
Green Lane
Courtlands Hill
Flowers Hill
Cedar Drive
Breedon's Hill
Riverview Road
St James Close
Shooters Hill (beyond The Swan Hotel)

Marsh Farm Former Council Housing (LHA3)

Bourne Road
Wilder Avenue
Bucknell Avenue
Purley Way

Private Estate Development (LHA4)

Kennedy Drive
Chiltern Walk
Grahame Avenue
Aston Close
Woodview Road
Briar's Close
Sulham Lane
Dunluce Gardens

APPENDIX F: PLANNING APPLICATIONS IN THE PARISH OF PANGBOURNE, 2001-2004

Local Areas (for definitions, see Appendix E)

VC	Village Centre
VCF	Village Centre fringes
LHA1	Victorian/Edwardian housing
LHA2	Former Breedon Estate
LHA3	Former Council housing area
LHA4	Private Estate housing
Village	Total within the Settlement Boundary
Country	Remainder of the parish outside the Settlement Boundary

Applications*	VC	VCF	LHA1	LHA2	LHA3	LHA4	Village	Country	Total Parish
Residential: Extensions etc									
Extensions		2	13	33	2	6	56	3	59
Conservatories			2	10	1	4	17	1	18
Loft conversions	3		5	2			10		10
Other alterations		4	4	12			20	6	26
Detached garages/sheds			5	4			9	2	11
Replacement garages			1	2			3		3
Access, drives, parking		7	2	3			12	3	15
Sub-total	3	13	32	66	3	10	127	15	142
Residential: New/Replacement**									
New dwelling(s)			3	10	2		15	1	16
Replacement dwellings	1		1	4			6	7	13
Major developments	4	3		1			8		8
Sub-total	5	3	4	15	2		29	8	37
Residential: Total	8	16	36	81	5	10	156	23	179
Commercial									
Alterations	11	5	2		2	1	21	4	25
Extensions	9	2	2				13	10***	23
Changes of use	8	1		1			10	2	12
Signs	12	10				1	23		23
Commercial: Total	40	18	4	1	2	2	67	16	83
Total: Four years, 2001-2004	48	34	40	82	7	12	223	39	262
Average Per year	12.0	8.5	10.0	20.5	1.8	3.0	55.7	9.8	66.5
Percentage of applications granted permission	-	-	-	-	-	-	-	-	83.2

Source: *Pangbourne Magazine*, February/March 2001-December/January, 2004/05

* All applications, including approvals, refusals, not yet determined, repeats, amendments

** Number of planning applications, NOT number of dwellings

*** Applications by Pangbourne College for variety of purposes.