

Quality Design - West Berkshire Supplementary Planning Document



Part 3 Residential Character Framework

PART 3

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1 Background

1.1 Introduction

1.1.1 This document comprises the third of several publications which form the West Berkshire Council (WBC) design guide series “Quality Design - West Berkshire”. Together the series forms a Supplementary Planning Document (SPD) which supports the policies in the West Berkshire District Local Plan 1991 - 2006 and the Berkshire Structure Plan 2001 – 2016. **As such, it is a material consideration in determining planning applications and if not followed, may lead to the refusal of planning permission.** It is intended that in the future this SPD series will also support relevant policies in West Berkshire Council's Development Plan Documents. It also complements other existing Supplementary Planning Guidance (SPGs) and SPDs, including any site specific development briefs which may be produced in the future.

1.1.2 Each section should be read as part of the whole series. This section “Residential Character Framework” sets out specific guidance required to assess character in context of new residential development. It should in particular be read in conjunction with Section 2 of Part 1 of this series and with Part 2 which focuses on residential development.

1.1.3 The Residential Character Framework is supported by various Area Design Focus Statements which give detailed guidance for particular key areas. It should also be read in conjunction with any Town or Village Design Statement for the area.

1.2 Working with the Residential Character Framework

1.2.1 To ensure that this SPD will have a perceptible impact on improving the quality of development proposals across the District a robust residential character analysis has been prepared. This analysis responds to the advice set out in the Government's ‘By Design – Better Places to Live’.

1.2.2 The themes and principles identified by the analysis should be the starting point for designers preparing development proposals in West Berkshire. The purpose is to provide designers and developers with a more thorough understanding of the **context** within which they are working and provide a set of design principles within which to work and create innovative design solutions.



West Berkshire has a distinctive landscape character



Victorian villas in Newbury



Boundary features and landscaping affect character



Early Victorian terraces



Housing, old and new



Traditional West Berkshire residential design

1.2.3 In addition, designers and developers should undertake a more detailed analysis of the immediate context to the site, to confirm and add more local relevance to the overall character area classification. Any such supporting information should accompany planning applications in the form of a design statement.

1.2.4 The analysis focuses on urban form, identifying the distinctive elements that define the character of that area but does not seek to prescribe architectural style. The aim is to understand the structural elements of the prevailing character as the basis for design proposals. Unless there are overriding conservation considerations, the Council will encourage innovative solutions to new design which respect the prevailing urban form and enhance local distinctiveness.

1.3 Residential Character Framework Context

1.3.1 West Berkshire has examples of virtually every architectural style from the mediaeval period through to the 21st Century. Typical examples are as follows;

1.3.2 Traditional Vernacular – There are still a large number of vernacular, timber framed buildings surviving within the District today. Most of these are located at the heart of villages and the historic town centres. The better quality houses used a box-framed technique suitable for two storey construction. The upper floor sometimes oversailed the ground floor in a form of construction known as a 'jetty'.

1.3.3 The Georgian and Regency Periods – the Georgian period saw considerable growth and merchants and tradesmen required houses in the new classical style. Town houses were faced in red/brown, and particularly in West Berkshire, blue brick. Local distinctiveness was generated by decorative cornices, string courses and window surrounds. Tall and narrow sash windows were incorporated often with timber surrounds. The doorways had hoods supported by timber brackets and eaves had heavy wooden cornices with dentil decoration. The attractive iron work associated with the balconies and porches of the Regency period is also in evidence in Newbury and Hungerford.

1.3.4 Victorian Period – Victorian building in West Berkshire reflects the commercial prosperity and urban development which occurred during this period. It also reflects the industrial production of building materials and their cheap transport by railway and by canal. This led to a degree of mass production in both materials and design, especially in worker housing. The use of local materials started to be diluted by the impact of materials such as slate.

1.3.5 Twentieth Century - The Edwardian period took the principles of Victorian design and added more ornate detailing and in many cases provided more generous floor areas and a larger curtilage to properties. Reacting to the overcrowded slums of the major cities, the interwar years saw a move away from terracing to semi detached and detached properties and the emergence of suburbia. Significant areas of municipal interwar and private interwar housing can be found in Newbury, Hungerford and Thatcham. In the latter half of the century, mass produced volume house building contributed to much of the District's residential building stock. Throughout this period average residential densities have decreased to achieve the suburban house type.



Knowing what traditional building materials are used within an area can help inform design proposals

1.4 Settlement Descriptions

1.4.1 The Framework covers the residential areas of the larger settlements within the settlement boundaries set out in the West Berkshire District Local Plan. They exclude major employment areas and Town Centres, which are characterised by mainly mixed or non residential forms for development. Residential Character Areas Frameworks have been prepared for;

- **Newbury**
- **Purley on Thames, Tilehurst and Calcot**
- **Thatcham**
- **Burghfield Common**
- **Hungerford**
- **Lambourn**
- **Mortimer**
- **Pangbourne**
- **Theale**
- **Kintbury**

1.5 Introduction to the Residential Character Framework

1.5.1 The framework (see 1.6 – 1.7) identifies the wide variety of residential character types within the District's towns and larger villages. Using Ordnance Survey mapping, the framework shows the geographic distribution of the character areas throughout the District's main settlements of Newbury, Hungerford, Thatcham, Purley on Thames / Tilehurst / Calcot, Burghfield Common, Theale, Kintbury, Lambourn, Pangbourne and Mortimer. From extensive site survey work and analysis of historic mapping a series of broad character areas have been identified. Each character area is then described in detail through analysing the elements of each area.



Interwar infill development within a Victorian terrace character area



Frontage development in Hungerford



Distinctive historic boundary treatment



Post 2000 infill development, Purley

1.5.2 The character areas reflect the historic development of the District's settlements and the wide variety of layouts, densities, building heights and materials that exist within West Berkshire. The purpose of the framework is not to date and detail every property in the District but to identify the prevailing residential character of the District's neighbourhoods. To achieve this we have sought to identify an appropriate range of residential 'typologies' that reflect housing development in West Berkshire.

1.5.3 The character areas are;

1. **Historic – Vernacular/Georgian/Regency**
2. **Victorian and Edwardian Terraces and Semi Detached**
3. **Victorian and Edwardian Villas**
4. **Inter War Suburban Style**
5. **Semi-Rural (very low density)**
6. **Post War Suburban Style**
7. **Late 20th Century Suburban**
8. **Post 2000**

1.5.4 To fully understand the component parts of each character area, the framework details the residential typology by describing the following elements;

1. **Period and Predominance**
2. **Building Type and Height**
3. **Frontage Composition**
4. **Street Structure**
5. **Building Line and Boundary Treatment**
6. **Gardens and Landscape Features**
7. **Parking**
8. **Materials**
9. **Roof Form**
10. **Detailing/Distinctiveness**
11. **Relationship to Open Countryside**

1.5.5 The character area written descriptions are then set out on two pages with accompanying photographs and urban form diagrams. The diagrams are representative of the relevant character areas with annotated notes and where relevant dimensions of key features.

1.6 Character Area Descriptions

1.6.1 The Character Area descriptions are set out on the following pages.



Late 20th Century urban extensions



Post war local authority housing,
Burghfield Common



Historic Regency period villa

Historic - Vernacular, Georgian & Regency

1. **Period and Predominance**

Mainly historic Vernacular - traditional domestic architecture reflecting market town history. Limited examples of Georgian (1714–1810) and Regency (1811–1837); mainly villas with few terraces.

2. **Building Type and Height**

Mostly Terrace, some semi detached, 2 storey or 2.5 with dormer. Detached Villas tend to be of similar height and scale.

3. **Frontage Composition**

Groups of terraces with variations in frontage design. A natural organic rhythm unified by materials and architectural styles.

4. **Street Structure**

A limited network of connected streets often based on the layout of traditional Burgage Plots or frontage onto traditional 'village green'. Kerb alignment and carriageway tends to vary creating an interesting, more organic street scene. The proportion of streets tends to be relatively tightly enclosed with mature vegetation 'plugging' any gaps between buildings.

5. **Building Line and Boundary Treatment**

Varying traditional vernacular building line tends to be directly onto the footway with no set back or boundary treatment. Grander Georgian and Regency examples (particularly Villas) have significant set backs with walls terminated by piers

and sometimes ornate ironwork fencing.

6. **Gardens and Landscape Features**

Burgage plots tend to dictate long narrow rear gardens which have subsequently been subdivided for backland development. Mature landscaping is a key feature of this character type mainly located at the back of the block in rear gardens. Limited examples of small trees located in front set backs. Glimpsed views from the street over roofs or through alleyways and driveways or mature vegetation is a defining feature of this historic development.

7. **Parking**

Mostly located on street, but some narrow driveways to former out houses now converted to garages.

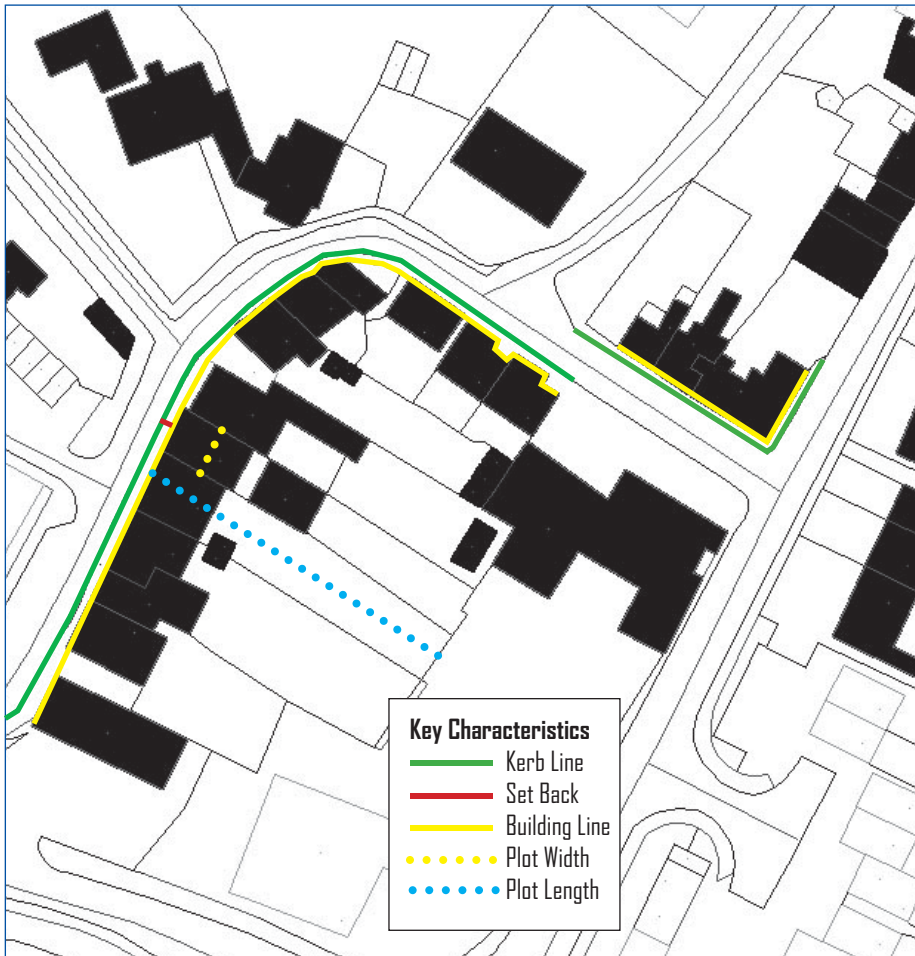
8. **Materials**

Key feature in Hungerford and parts of Newbury are the burnished 'blue' brick headers complemented by red brick dressings for lintels and corner details. The geology of the area is sometimes reflected in the use of flint galleting/corbeling used to dress boundary walls and occasionally on the building elevations. Some examples of hung tiles at first floor level.

9. **Roof Form**

Majority traditional pitched roof (typically 40-50 degrees) Some ridge detailing. Some examples, particularly in Hungerford and Eddington of thatch.





Historic Urban Form - The Laurels, Eddington, Hungerford

10. Detailing/Distinctiveness
A wide variety of details particularly on the grander properties. Use of flint dressing adds significantly to local distinctiveness.

11. Relationship to Open Countryside
Where located on the settlement edge (for example Parsonage Lane, Hungerford and Eddington), the development forms a harmonious relationship allowing the mature vegetation on larger plots to blend into the open countryside. However most of this historic building stock is at the heart of the settlements and is now surrounded by more recent development.

Summary of Key Locations

Mostly located close to the town centres of Newbury and Hungerford and the village centre of Thatcham.

Hungerford

Bridge Street and Charnham Street

- representing the northern portion of the historic core of the town. Closely integrated with commercial uses. Building predominantly at the back of pavement, enclosing adjacent spaces and creating unique townscape qualities.

Parsonage Lane - Close to St. Lawrence church and the C17th Vicarage. Despite significant recent infill, this area has a village like feel and is focused on a central green surrounded

by detached properties. Mature landscape features define the character.

Eddington - The historic core of the village focused on The Laurels and Eddington Hill. Close knit collection of terraced properties with the building line at the back of pavement. Integrated with large detached historic and contemporary infill properties.

Newbury

Shaw Road - Historic 'set piece' Regency terrace built in 1823 and key 'gateway' feature when viewed from Western Avenue. Also historic character created by mill buildings at the crossroads of Shaw Road, Church Road and Kiln Road.

The City - An area of historic core just to the south of the Town Centre focused on a series of Almshouses including Raymonds Buildings (1796). Derby Road, Hampton Road and Argyle Road are defined by the remainder of a number of closely knit historic terraces which define an interesting townscape.

Victorian and Edwardian Terraces & Semi-Detached

1. **Period and Predominance**

Mainly examples of Victorian (1837–1901) and Edwardian (1901–1910) but extended to include the First World War and beyond to developments built up to 1919.

2. **Building Type and Height**

Mostly Terrace, some semi detached, 2 storey or 2.5 with dormer.

3. **Frontage Composition**

Long terraces of similar or identical designs.

4. **Street Structure**

Strong network of straight, connected streets. Infill examples respond to more existing streets.

5. **Building Line and Boundary Treatment**

Building line varies from no set back to limited threshold set backs of up to 2.5m. Edwardian examples tend to be set back further with boundary walls.

6. **Gardens and Landscape Features**

Plot widths are relatively tight at 4-5m creating narrow gardens. Sometimes the plots are long. Mature landscaping reflects the age of the properties. However this vegetation is shielded from the street by the dwellings. Limited landscape elements on the street.

7. **Parking**

Mostly located on street. Some front gardens have hard standing.

8. **Materials**

Mostly smooth red brick, occasionally with stone dressing on more decorated examples.

9. **Roof Form**

Majority traditional slate pitched roof (typically 40-50 degrees) Some ridge detailing. Chimneys.

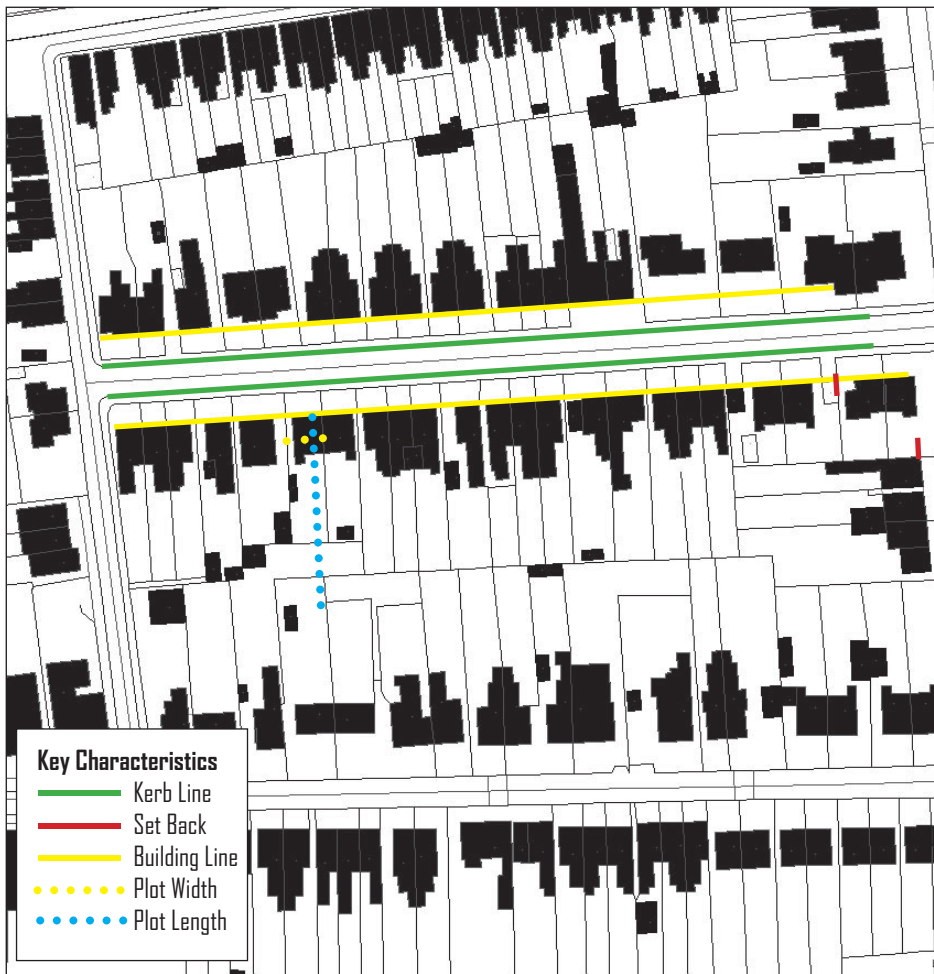
10. **Detailing/Distinctiveness**

Significant growth reflected the functional nature and speed of construction. However some Victorian and Edwardian examples have variations in brick detailing through the use of black and yellow bricks used for separate soldier coursing or lintel design contrasting with the predominant red brick. Prominent side wall elevations sometimes have a diamond or chequered pattern. In some cases gothic styles were used in the detailing of windows, eaves and terracotta finials. Many examples of gothic style Victorian on estate cottages and Victorian infill development in Newbury.

11. **Relationship to Open Countryside**

For the most part this era of the development is now surrounded by more recent examples. In some cases however this residential type is located on key approaches, for example Oxford Road, Newbury.





East Fields, Newbury - note the strong street pattern and clear delineation between public and private space



Summary of Key Locations

Pockets of Victorian and Edwardian Terraces are located in all of the District's main towns. However the most significant areas are within Newbury. Most are located within 10 minutes walking distance of the town centre and are developed at relatively high densities, for example East Fields and West Fields both average approximately 40 dwellings per hectare.

Newbury

East Fields - An attractive area of predominantly Victorian terraced development probably built to accommodate the growth in population associated with the railway and canal. Typical

housing is two storey terrace or semi-detached, built of red brick with two horizontal lines of grey brick. The building line varies with most properties set back to provide small front gardens. However some houses on York Road are directly onto the back of pavement. Recent housing on the northern side of York Road is a good example of infill development which respects the prevailing character of the area.

West Fields - Newbury's other area of significant Victorian growth. The area has an attractive 'townscape' softened in places by mature landscaping, particularly at corner locations. The majority of the area is comprised of terraces and tightly developed

semi-detached buildings. As with most Victorian development in West Berkshire, red brick is a key feature of the street scene.

Hambridge Road/Mill Lane

- There are significant pockets of Victorian terraced development accessed from Hambridge Road and Mill Lane. Much of this is fragmented and surrounded by areas of light industrial development. However it should be recognised that these areas represent an important part of the town's historic building stock. Most of the areas are within walking distance of the town centre making them some of the most sustainable residential areas in the town.

Victorian & Edwardian Villas

1. **Period and Predominance**

Mainly examples of Victorian (1837–1901) and Edwardian (1901–1910) but extended to include the First World War and beyond to developments built up to 1919.

2. **Building Type and Height**

Detached and semi detached, 2 – 4 Storeys.

3. **Frontage Composition**

Individual plots at regular intervals with individual and varying architectural styles.

4. **Street Structure**

Groups of dwellings within separate and discrete 'estates' often laid out as speculative developments. Either located on key arterial routes or just off main roads as Crescents (e.g. Donnington Square, Newbury) or Cul de Sacs.

5. **Building Line and Boundary Treatment**

Significant set backs from footways with boundaries defined by walls and hedgerows. Driveways and hardstandings also within set back.

6. **Gardens and Landscape Features**

Generous gardens both front and back. Mature landscaping reflects the age of the properties. Vegetation can shield buildings only allowing glimpsed or partial views from the street. Landscape features give a valuable 'Arcadian' feel to the adjacent public realm.

7. **Parking**

Mostly off street within hard standing and garage buildings.

8. **Materials**

A variety. Brick tends to predominate but the up market nature of properties means that painted render and stucco dressings were also used.

9. **Roof Form**

Majority traditional slate pitched roof (typically 40-50 degrees). Many examples of dormers on top of two and three storey buildings. Some ridge detailing. Significantly sized chimneys adding to the interest of the roofscape.

10. **Detailing/Distinctiveness**

Many examples have variations in brick detailing through the use of black and yellow bricks used for separate soldier coursing or lintel design contrasting with the predominant red brick. Prominent side wall elevations sometimes have a diamond or chequered pattern. In some cases gothic styles were used in the detailing of windows, eaves and terracotta finials. Many examples of gothic style Victorian on Victorian infill development in Newbury.

11. **Relationship to Open Countryside**

For the most part this era of the development is now surrounded by more recent examples.





Edwardian Terraces off Newtown Road, Newbury



Summary of Key Locations

Pockets of Victorian and Edwardian Villas are located in all of the District's main towns. However the most significant areas are within Newbury. Most are located within 10 minutes walking distance of the town centre.

Newbury

Porchester Road Area - An attractive area of predominantly Victorian villa development. The area is characterised by mature landscaping within set backs behind the kerb lines. Boundaries are predominantly low brick walls. There is a mix of semi detached and detached properties with larger 4 storey properties located along the Newtown Road.

Donnington Square - Located just off Oxford Road, Donnington Square has a number of attractive villas including a number of four storey buildings with corner tower features. The area is characterised by mature landscaping and bounding walls with strong hedgerows which curve to create a crescent.

Battery End/Charles Street - An attractive area of predominantly Victorian villa development. The area is characterised by mature landscaping within set backs behind the kerb lines. Boundaries are predominantly low brick walls. There is a mix of semi detached and detached properties.

Interwar Suburban

1. **Period and Predominance**

Mainly houses built between the World Wars (1930s), although some 1950s development of similar character.

2. **Building Type and Height**

Mainly 2 storey semi detached, often interspersed with terraces of 4 units of similar size to semis. Nearly always 2 storeys.

3. **Frontage Composition**

Individual plots with adjacent symmetrical frontages. Often clusters of frontage patterns repeated over several streets.

4. **Street Structure**

Mainly block structured streets with clusters of plot patterns repeated over several streets. Often constructed facing a central green space.

5. **Building Line and Boundary Treatment**

Mainly set back from footways, within a small garden or behind a wide grassed verge. Often without individual driveways.

6. **Gardens and Landscape Features**

Generally small front gardens, open to the road, with minimal landscape on boundaries. Front gardens are generally symmetrical to adjacent units. Rear gardens tend to be larger than average. Mature trees and landscaping often scarce.

7. **Parking**

Mainly on street parking or parking and garages at rear. Interwar units rarely with individual driveways, although 1950s units begin to incorporate driveways.

8. **Materials**

Often dark red brick, white or cream paint or stucco, mainly with tiled roofs. Generally wooden window frames, although many UPVC replacements in individual styles.

9. **Roof Form**

Mainly brown tiles on high pitched roofs, often with central chimney stack shared between semis.

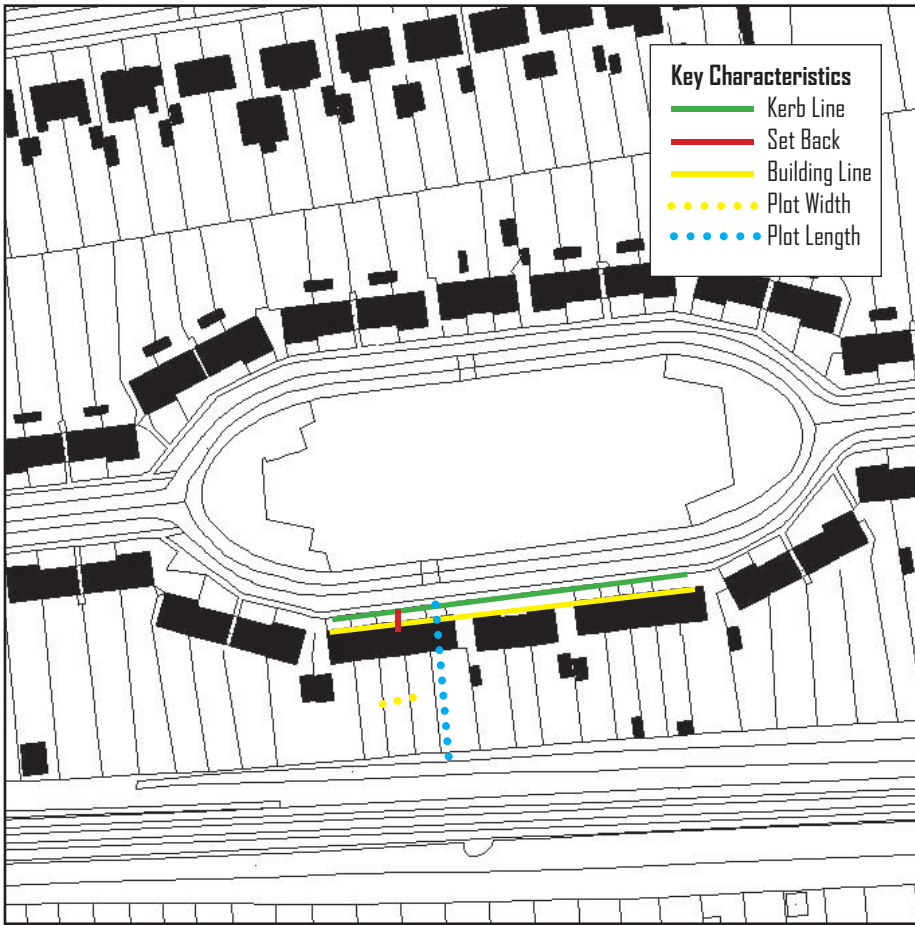
10. **Detailing/Distinctiveness**

Mainly plain, brick building design, with little detailing. However, where units have been altered, window details, porches and exterior materials and colours are added.

11. **Relationship to Open Countryside**

In general, this type of housing estate has been surrounded by later housing and there are few examples where this type of development abuts the open countryside. Where this does take place, large rear gardens with boundary landscaping are prevalent.





Inter war local authority development at St. George's Avenue, Newbury



Summary of Key Locations

Inter war local authority housing area are located throughout district.

Newbury

St. George's Avenue

To the south of Craven Road lies this very individual development built after the First World War. Here the former Newbury Borough Council developed an excellent and spacious estate of "homes fit for heroes"! Houses of pleasing design are built around a large oval central green providing pleasant views out. Today, replacement windows, extensions and other one-off additions have begun to break up the symmetry of the development. (1)

Hungerford

Church Way (northern end)

This group of houses marks the transition between the historic core and the more recent development in Hungerford.

Thatcham

East of Henwick Lane

Areas of interwar housing to the East of Henwick Lane comprise both private sector and public sector developments. They include two storey semi-detached dwellings as well as bungalows. The overall average density is low and buildings are set back from the road.

(1) From Newbury Town Design Statement

Semi-Rural

1. Period and Predominance

Examples located throughout the District's towns.

2. Building Type and Height

Detached and semi detached, 2 – 3 Storeys.

3. Frontage Composition

Individual plots at irregular intervals with individual and varying architectural styles.

4. Street Structure

Groups of dwellings within separate and discrete 'estates' often laid out as speculative developments. Either located on key arterial routes or just off main roads.

5. Building Line and Boundary Treatment

Significant set backs from footways with boundaries defined by walls and hedgerows. Driveways and hardstandings also within set back.

6. Gardens and Landscape Features

Generous gardens both front and back. Mature landscaping reflects the age of the properties. Vegetation can shield buildings only allowing glimpsed or partial views from the street. Landscape features give a valuable 'Arcadian' feel to the adjacent public realm.

7. Parking

Mostly off street within hard standing and garage buildings

8. Materials

A variety. Brick tends to predominate but the up market nature of properties means that painted render and stucco dressings were also used.

9. Roof Form

Majority traditional slate pitched roof (typically 40-50 degrees). Many examples of dormers on top of two and three storey buildings. Some ridge detailing. Significantly sized chimneys adding to the interest of the roofscape.

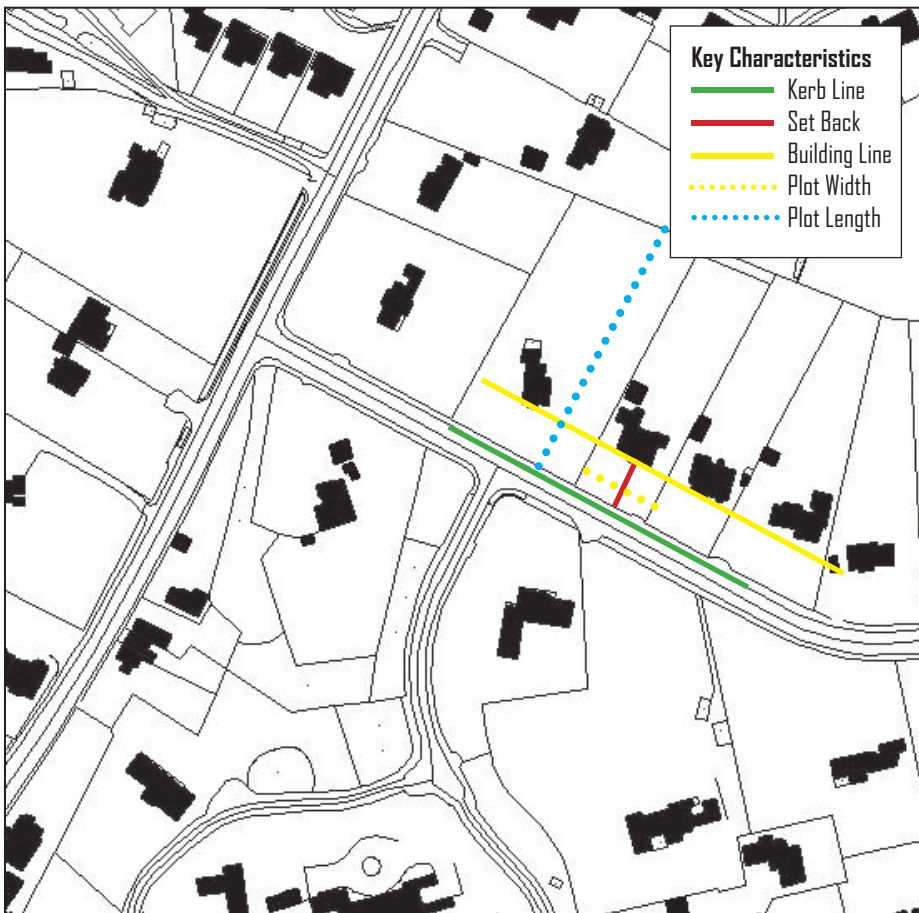
10. Detailing/Distinctiveness

Many examples have variations in brick detailing through the use of black and yellow bricks used for separate soldier coursing or lintel design contrasting with the predominant red brick. Prominent side wall elevations sometimes have a diamond or chequered pattern. In some cases gothic styles were used in the detailing of windows, eaves and terracotta finials.

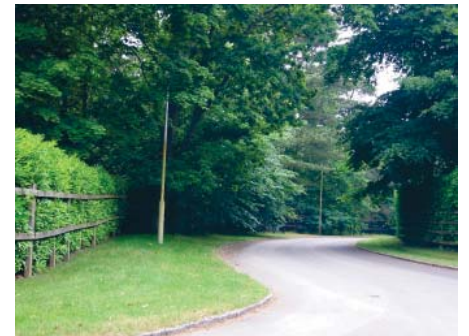
11. Relationship to Open Countryside

These areas are often located on the outskirts of the settlements and provide a subtle transition from urban to rural.





Low density semi-rural residential development off Andover Road, Newbury



Summary of Key Locations

Pockets of semi-rural development are located throughout the district but are particularly notable in Newbury and Burghfield Common.

Newbury

Andover Road area

The South Area encompasses the 'garden suburbs' of that part of the Andover Road between the St. John's and Falkland Roundabout, where large detached properties set in very spacious gardens were built in the 1930s. The road and most pavements are wide, and there are many mature trees. Set well back from the road, the houses are of individual, high quality design, giving the Andover Road a great deal of style and charm. Coupled with the steep rise up to Wash Common, the road presents a well wooded and prosperous image, appropriate for a main

route into the Town.

The residential side roads which 'feed' into Andover Road include Woodridge and Tydehams, with similarly large properties. There has been some more modern infilling – for instance, the back gardens of some of the houses in Tydehams were developed into Heather Gardens, off Monks Lane, the southern perimeter of the Area. The houses at Tydehams were built in the 1920s by local businessmen for their own residences - typically large detached houses standing in their own extensive wooded grounds. There is a range of styles with several surviving examples of period 'Art Deco' architecture rarely seen elsewhere in Newbury.

Further up, on the opposite side of the Andover Road is Woodridge, a unique locality of character properties of

individual design reached by a private road running between mature Wellingtonia of impressive size.

This is also surprisingly secluded and spacious considering its closeness to the town. Recent infilling is evident – new detached houses built on relatively smaller plots reduce the spaciousness of the original layout. (1)

Burghfield Common

Bunces Lane

This area is located on the southern side of Burghfield Common and comprises individual dwelling set within large plots. These plots are characterised by mature landscaping within both the front and rear gardens. Many of the dwellings are accessed from private access drives.

(1) From Newbury Town Design Statement

Post War Suburban

1. **Period and Predominance**

Mainly small houses built between 1960 and 1979. These are a combination of private developments and local authority planned residential growth.

2. **Building Type and Height**

Mainly 2 storey semi detached, although some terraces.

3. **Frontage Composition**

Mainly small plots with uniform frontages. Mainly uniform building design.

4. **Street Structure**

Mainly small cul-de-sacs or looped roads.

5. **Building Line and Boundary Treatment**

Mainly small, uniform front gardens, set back from footways, defined by grass lawns and shrubs.

6. **Gardens and Landscape Features**

Generally small front gardens, open to the road, with minimal landscape.

7. **Parking**

Semi-detached and terraced houses mainly with parking and garage courts at rear. On street parking prevalent.

8. **Materials**

Mainly brick, some houses with slatted wood detail. Red brick with grey brick detail prevalent.

9. **Roof Form**

Mainly grey slate on low pitched roofs. Some dormer examples on single storey houses. In general, plain roofs, often with no chimneys or detail.

10. **Detailing/Distinctiveness**

Mainly plain building design, although a small selection of innovative clusters in places.

11. **Relationship to Open Countryside**

In general, this type of housing estate has been surrounded by later period housing. However where there are examples close to the urban fringe the transition from urban to rural situation can be stark, often with rear garden fences backing onto the open countryside.





Post war suburban housing along Homefield Way in Hungerford



Summary of Key Locations

Post war suburban housing created a significant growth in the building stock of the towns throughout the District.

Newbury

In Newbury there are significant areas of post war suburban growth within both the southern and northern halves of the town, significant public sector growth took place between the A4 and Grove Road. In the south the areas include areas on either side of Greenham Road and the public and privately planned growth along Valley Road in the south west.

Hungerford

Post War private housing growth took place to the south west of the town centre along Homefield Way. Public sector post war local authority housing is also to be found off Priory Road in the south east.

Thatcham

Thatcham grew dramatically in the post war years and therefore a significant proportion of the building stock falls into the post war suburban category. Much of this housing was developed privately however there are significant local authority developments as well.

Burghfield Common

Significant areas of post war growth are located throughout Burghfield Common. The majority of this was developed as local authority housing and is located on either side of Clay Hill Road.

Tilehurst

Privately developed post war housing growth characterises much of the Tilehurst area.

Late 20th Century Suburban

1. **Period and Predominance** 8.

Mainly houses and flats built or designed between 1980 and 1999.

2. **Building Type and Height**

Mainly 2 storey detached, although often interspersed with areas of 2 storey semi detached and terraces. Pockets of 3 and 4 storey flats.

3. **Frontage Composition**

Individual plots, often set at angles to one another. Mainly each house is set within its own plot, maximising privacy and overlooking at the front.

4. **Street Structure**

Mainly curvilinear cul-de-sacs accessed off a single distributor road. Often a single access point into an "estate". Often 5 or 6 key building styles which are repeated throughout the street.

5. **Building Line and Boundary Treatment**

Mainly undefined building line, with fronts and sides of buildings fronting the road.

6. **Gardens and Landscape Features**

Mainly individual front gardens with personalised landscaping, often spilling out onto the footway, rather than defined by walls or fencing.

7. **Parking**

Mainly individual front drives leading to single garages. Little on street parking. Garages are often detached from the property.

8. **Materials**

Often highly detailed, using a mix of materials such as coloured bricks, white wood trim and decorative features such as porches and bay windows.

9. **Roof Form**

A variety of roof lines, although mainly pitched, often with detailing. Some with false chimneys.

10. **Detailing/Distinctiveness**

Some attempt made to distinguish between building types within the same estate. Key building styles are often used, which are repeated at intervals throughout the estate. Each key style has its own distinguishing features.

11. **Relationship to Open Countryside**

Generally a strong relationship to the open countryside, as most of the development has taken place around the outer edge of the settlement boundaries. This relationship is not always positive as development often backs onto the open countryside.





Late 20th Century housing at Valley Road, Burghfield Common



Summary of Key Locations

All towns saw growth in the latter half of the 20th Century. Significant growth took place in Thatcham and Calcot.

Newbury

Late 20th Century growth in Newbury was primarily restricted to pockets along the outer edge of the settlement.

Hungerford

Hungerford saw limited late 20th Century growth in pockets mainly within the outer edges of the developed area.

Thatcham

Thatcham grew dramatically in the late 20th Century and therefore a significant proportion of the building stock falls into this category.

Burghfield Common

Significant areas of 20th Century growth are located in the north west along Hawksworth Road and to the west of Reading Road.

Calcot, Tilehurst and Purley

Late 20th Century housing characterises much of Calcot and the west of Tilehurst

Post 2000

1. **Period and Predominance**

Mainly houses and flats designed since the year 2000 and the introduction of Planning Policy Guidance Note 3 - Housing (PPG3) requiring higher densities.

2. **Building Type and Height**

Mainly 2 and 3 storey semi-detached and terraced, although often interspersed with pockets of 3 and 4 storey flats.

3. **Frontage Composition**

Terraced groups. Mainly each house is set within its own plot, maximising privacy and overlooking at the front.

4. **Street Structure**

Return to traditional street and block layout in a grid pattern.

5. **Building Line and Boundary Treatment**

Development of the blocks and variations in alignment of the edges creates squares contrasting spaces and varied townscape. The streets are linear with a well defined building line.

6. **Gardens and Landscape Features**

Either no front gardens or small set back with limited landscaping - urban feel.

7. **Parking**

Mainly individual front drives leading to single garages. Little on street parking. Garages are often detached from the property.

8. **Materials**

Often highly detailed, using a mix of materials such as coloured bricks, white wood trim and decorative features such as porches and bay windows.

9. **Roof Form**

A variety of roof lines, although mainly pitched, often with detailing. Chimneys.

10. **Detailing/Distinctiveness**

Some attempt made to distinguish between building types within the same estate. Key building styles are often used, which are repeated at intervals throughout the estate. Each key style has its own distinguishing features.

11. **Relationship to Open Countryside**

Generally a strong relationship to the open countryside, where the development has taken place around the outer edge of the settlement boundaries. When designed well, development fronts onto the countryside.





Post 2000 housing development in Thatcham

Summary of Key Locations

Pockets of recent development throughout the District.

Newbury

Key developments include College Mews on the Oxford Road. A formal layout based around a central greenspace.

Thatcham

Kennet Heath is a major development on the south east fringe of the settlement and creates a traditional street and block layout.



1.7 Character Area Frameworks

1.7.1 The plans on the following pages set out the character area frameworks for the following towns;

- **Newbury (see also Newbury Town Design Statement)**
- **Tilehurst (North) and Purley / Tilehurst (South) and Calcot**
- **Thatcham**
- **Burghfield Common**
- **Hungerford**
- **Lambourn**
- **Mortimer**
- **Pangbourne**
- **Theale**
- **Kintbury**

Character Area Frameworks have only been prepared for the larger built up areas. For information on the character of West Berkshire's villages, see the Town and Village Design Statements (TDS and VDS):

Town and Village Design Statements as Supplementary Planning Guidance (SPGs) under the old planning system:

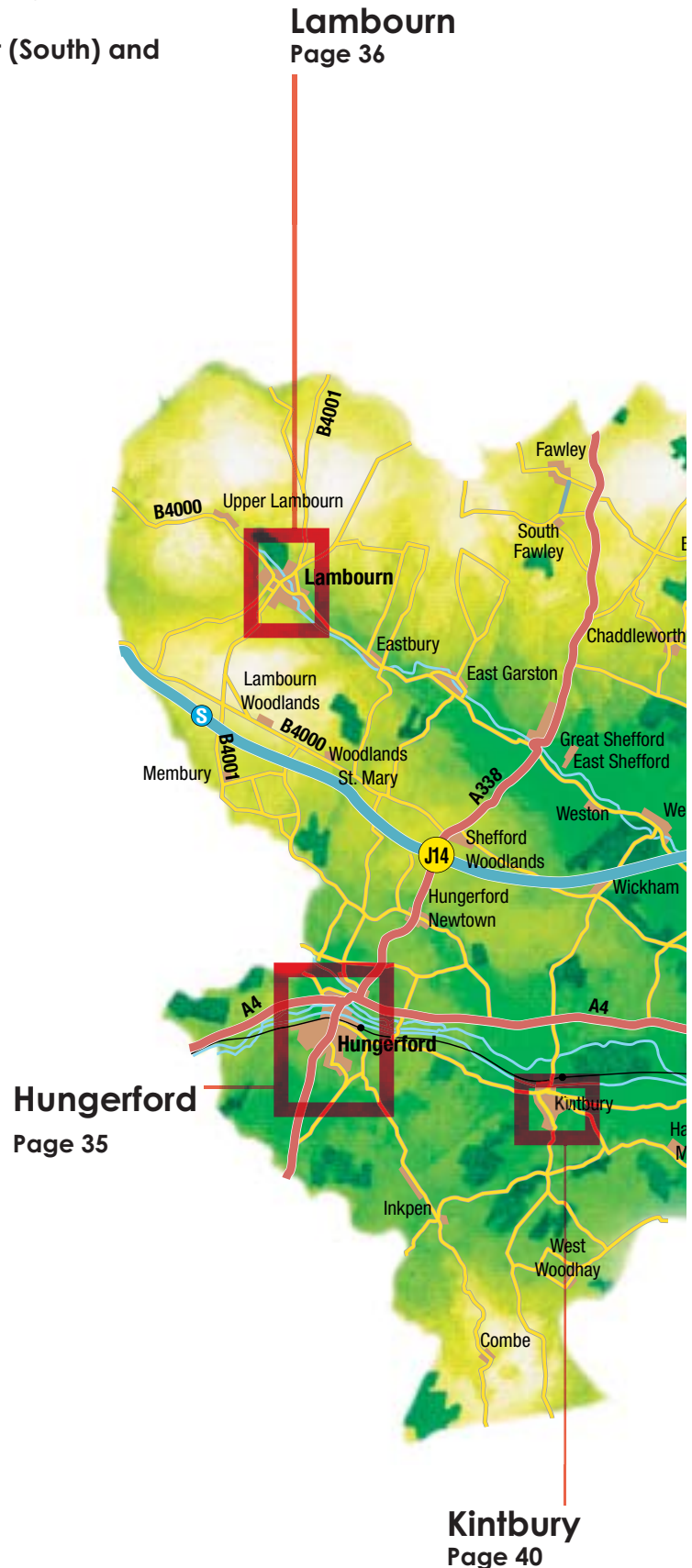
- Basildon - Adopted 13 March 2001
- Beenham - Adopted 8 July 2003
- Bucklebury - Adopted 16 April 2002
- Chieveley - Adopted 2 April 2002
- Cold Ash and Ashmore Green - Adopted 1 May 2002
- Hermitage - Adopted 14 July 2004
- Inkpen - Adopted 31 August 2004
- Speen - Adopted 1 October 2002

Town and Village Design Statements accepted by WBC as providing a consensus view of the local community and adopted as a material consideration in planning decisions:

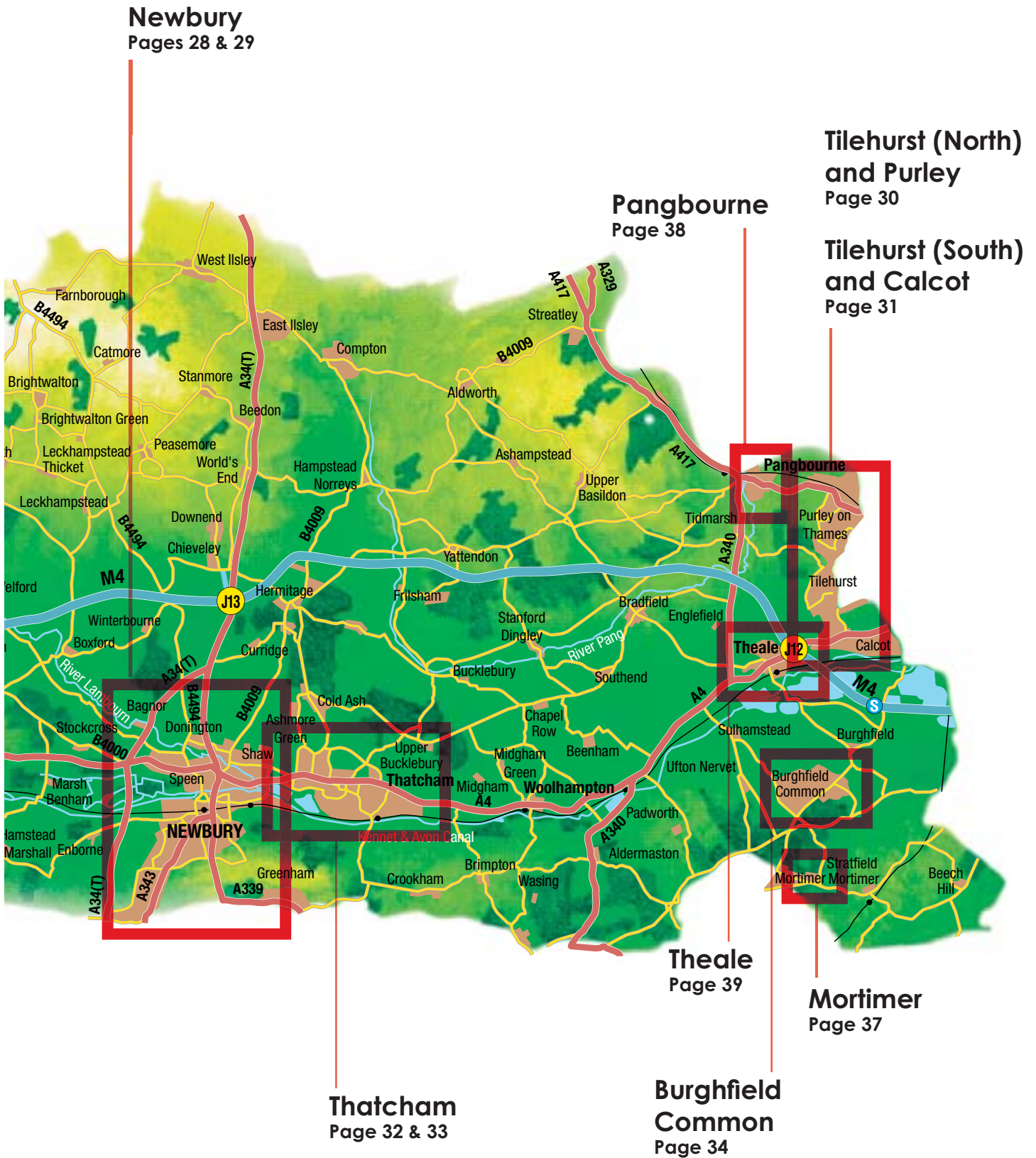
- Newbury TDS - Adopted 19 April 2005
- Compton - Adopted 11 October 2005
- Pangbourne - Adopted 16 November 2005

Other local communities are working on developing their own TDS and VDS. For further information, please refer to the WBC web site:

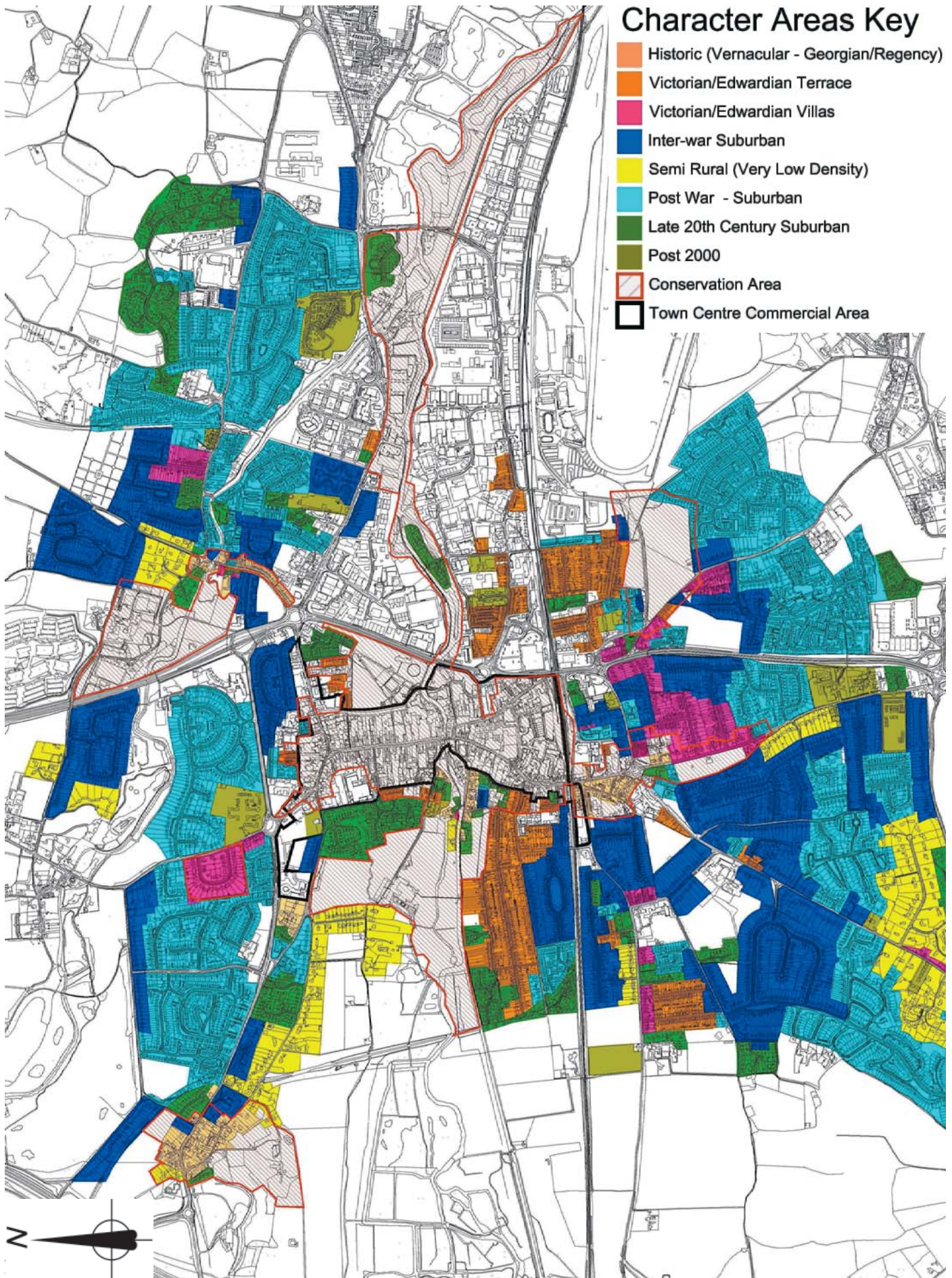
www.westberks.gov.uk



West Berkshire District - Key Map



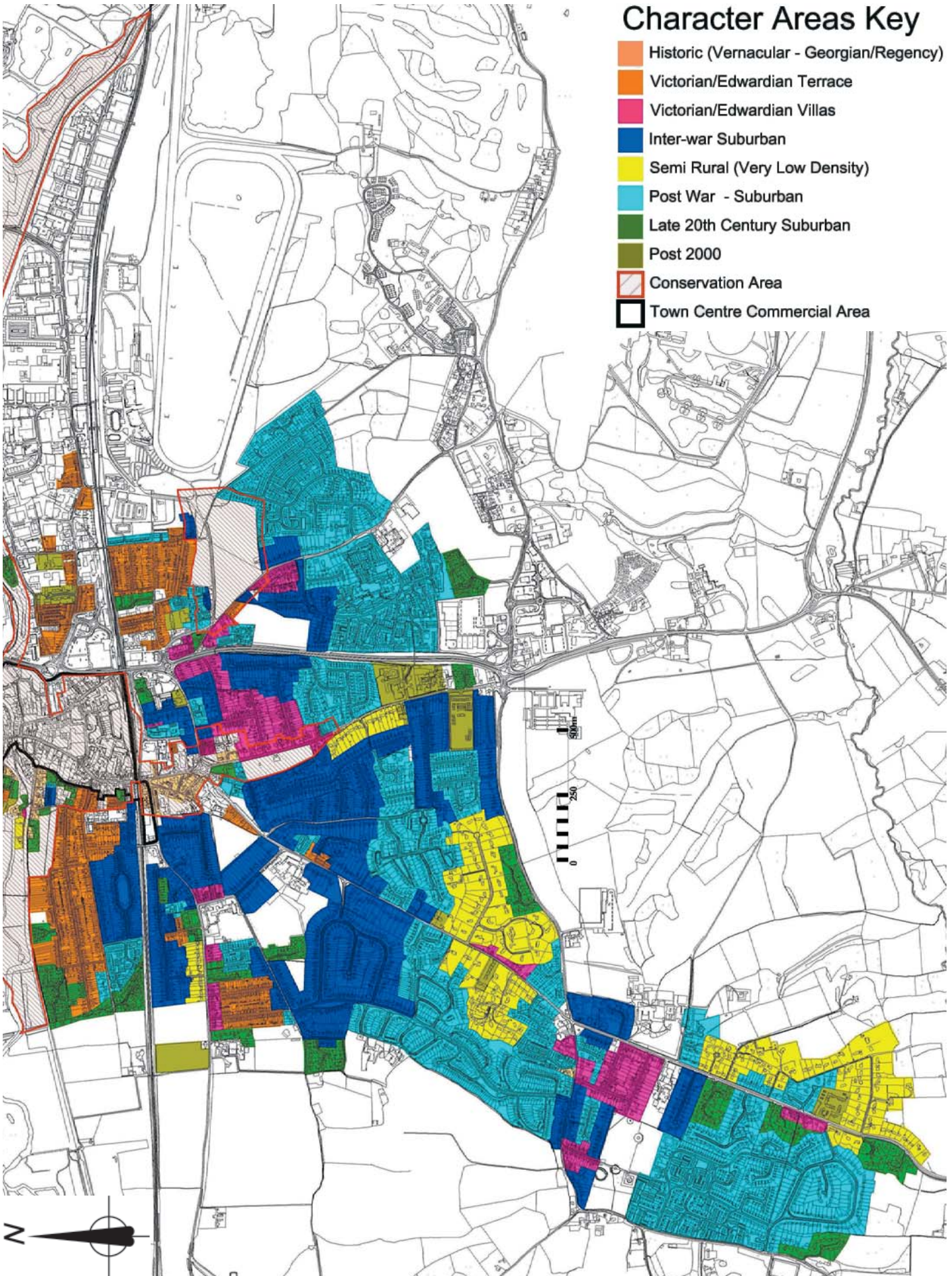
Newbury



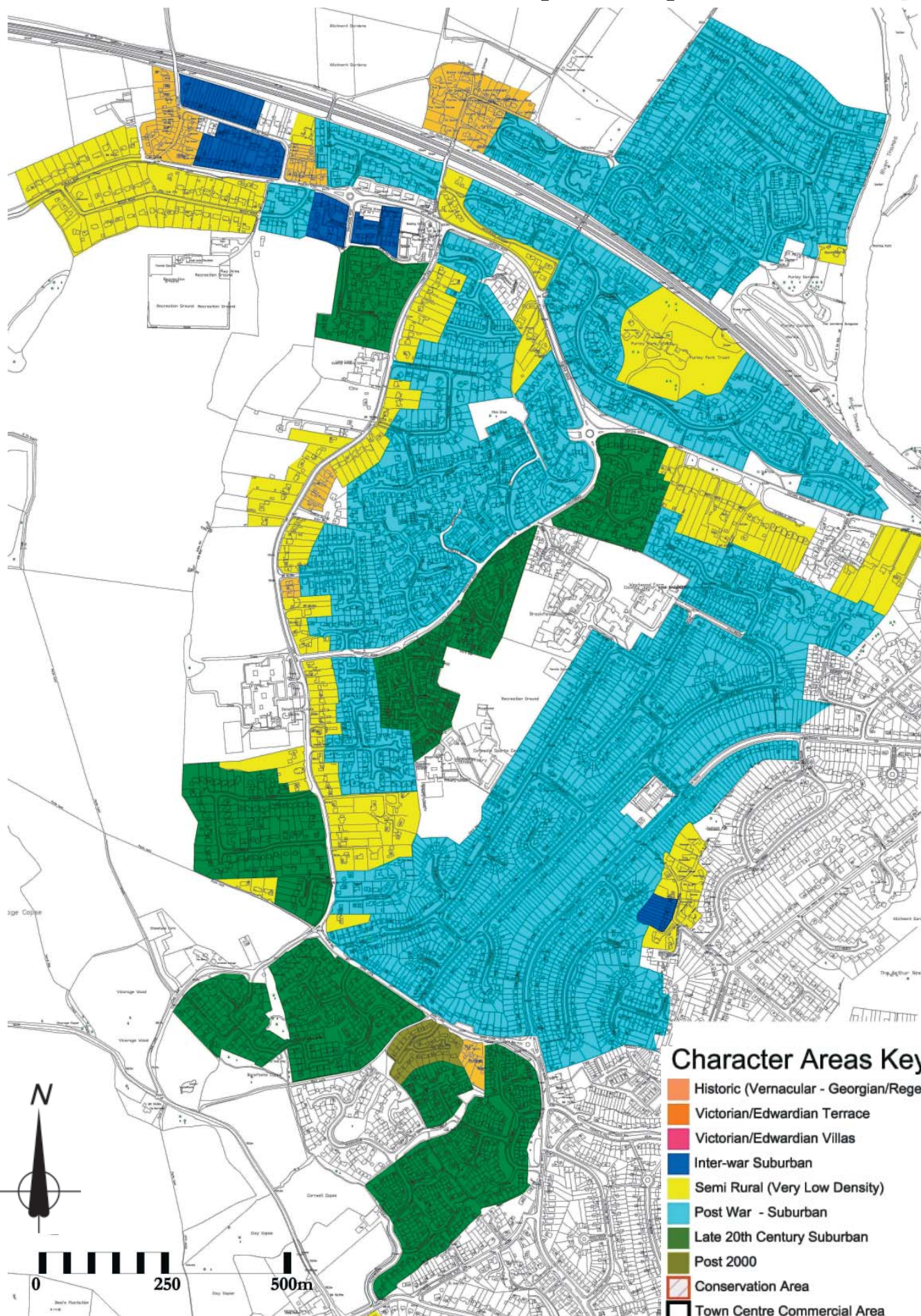
Newbury

Character Areas Key

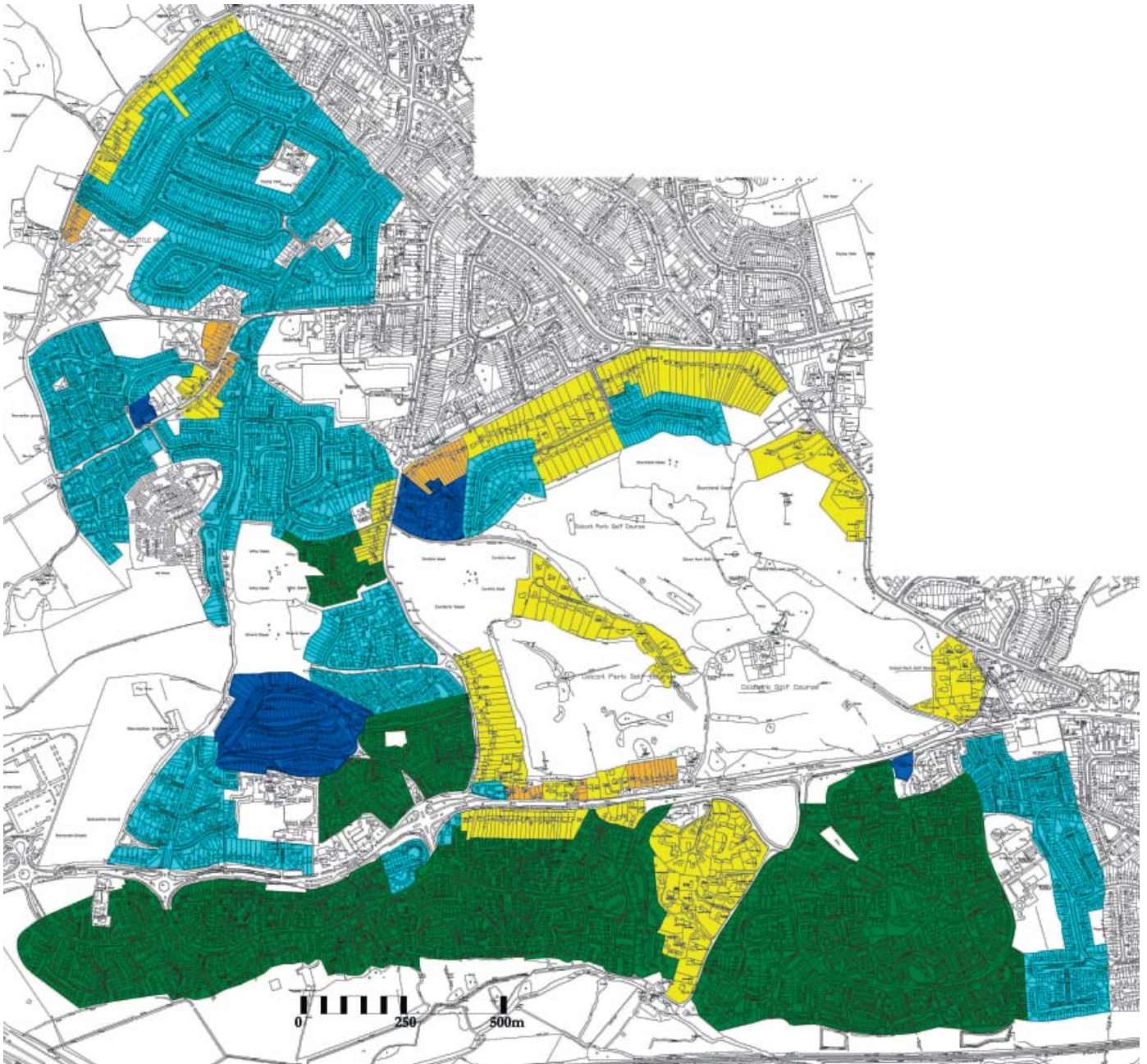
- Historic (Vernacular - Georgian/Regency)
- Victorian/Edwardian Terrace
- Victorian/Edwardian Villas
- Inter-war Suburban
- Semi Rural (Very Low Density)
- Post War - Suburban
- Late 20th Century Suburban
- Post 2000
- Conservation Area
- Town Centre Commercial Area



Tilehurst (North) and Purley



Tilehurst (South) and Calcot

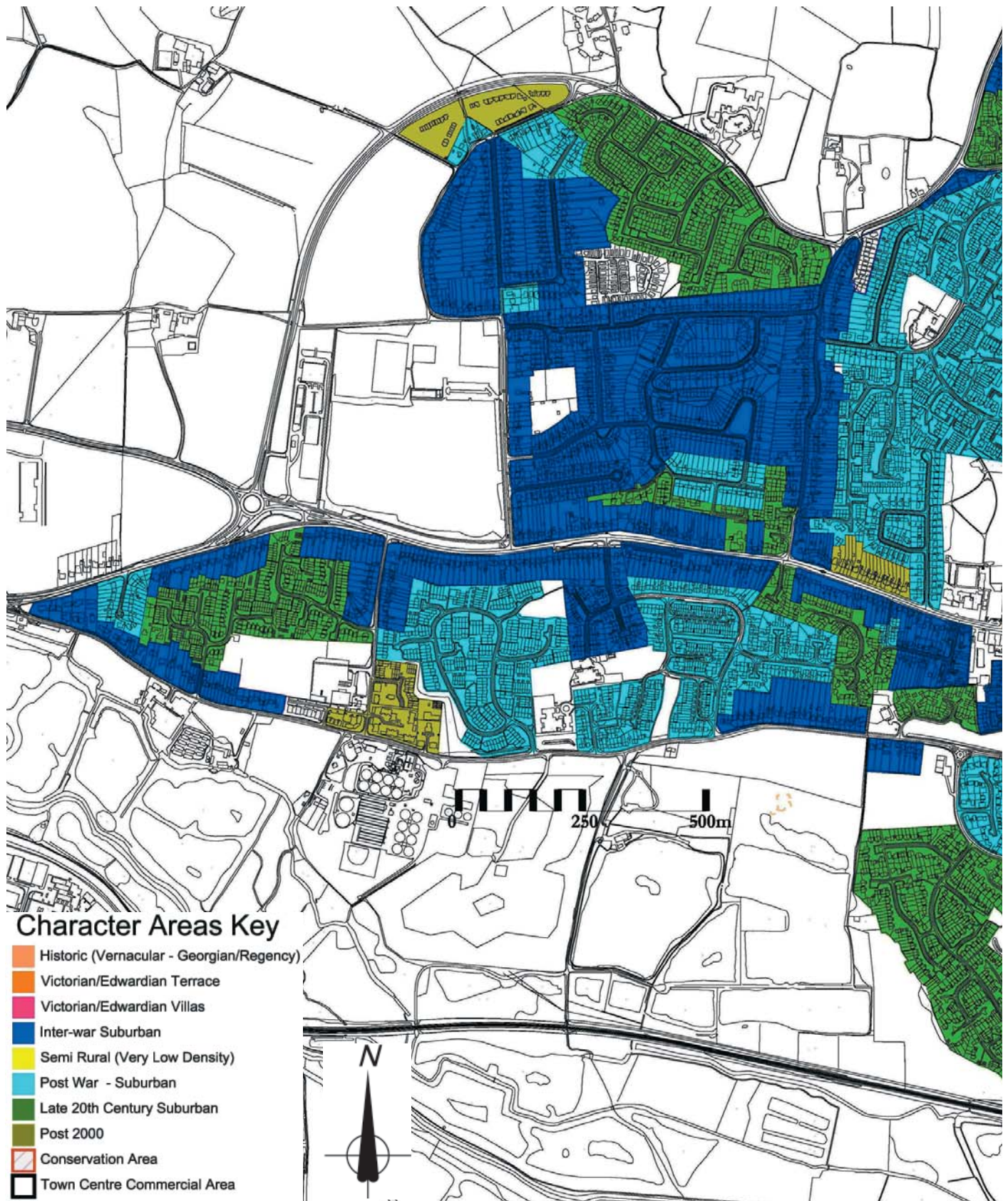


Character Areas Key

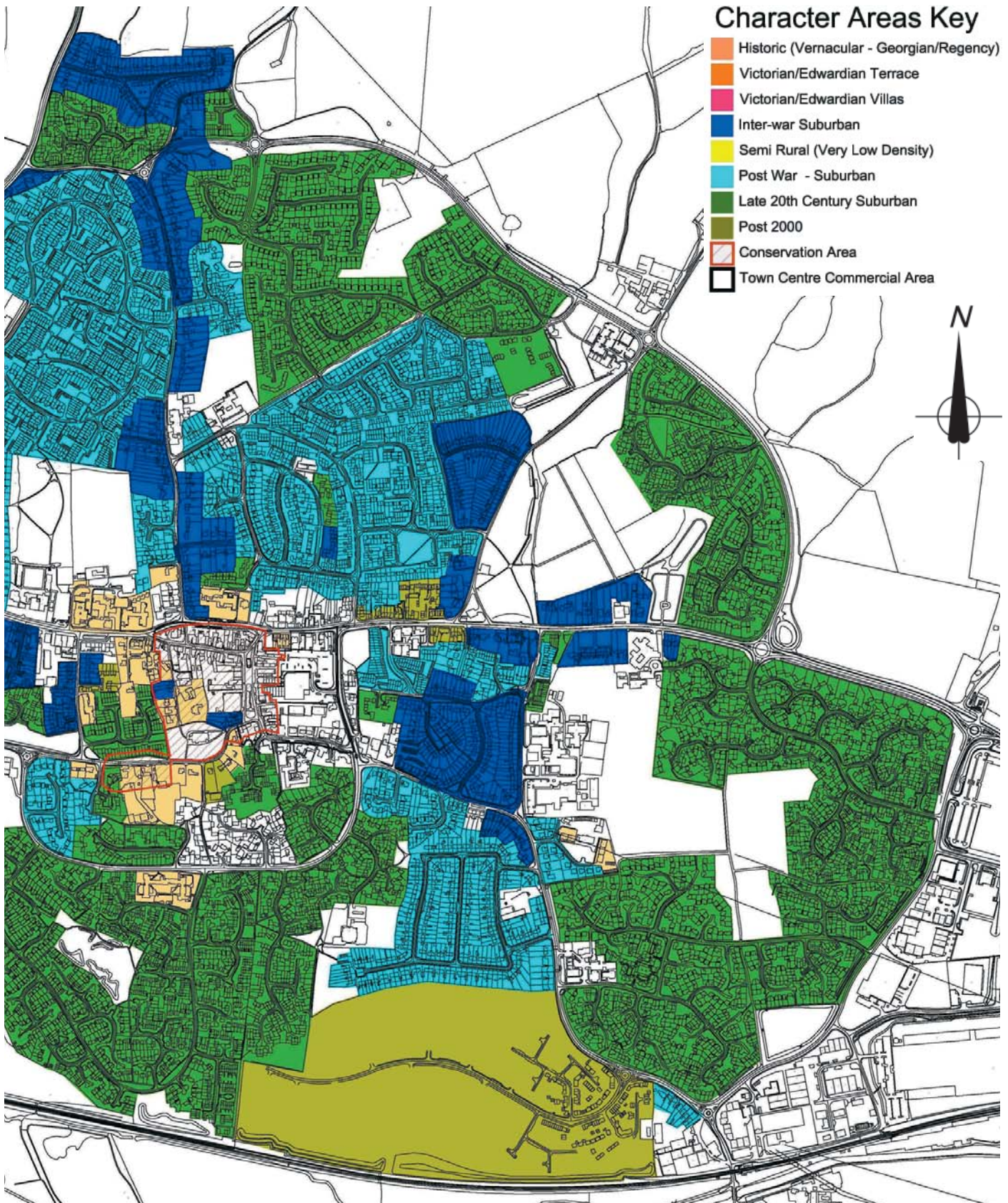
- Historic (Vernacular - Georgian/Regency)
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- Victorian/Edwardian Villas
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- Post 2000
- Conservation Area
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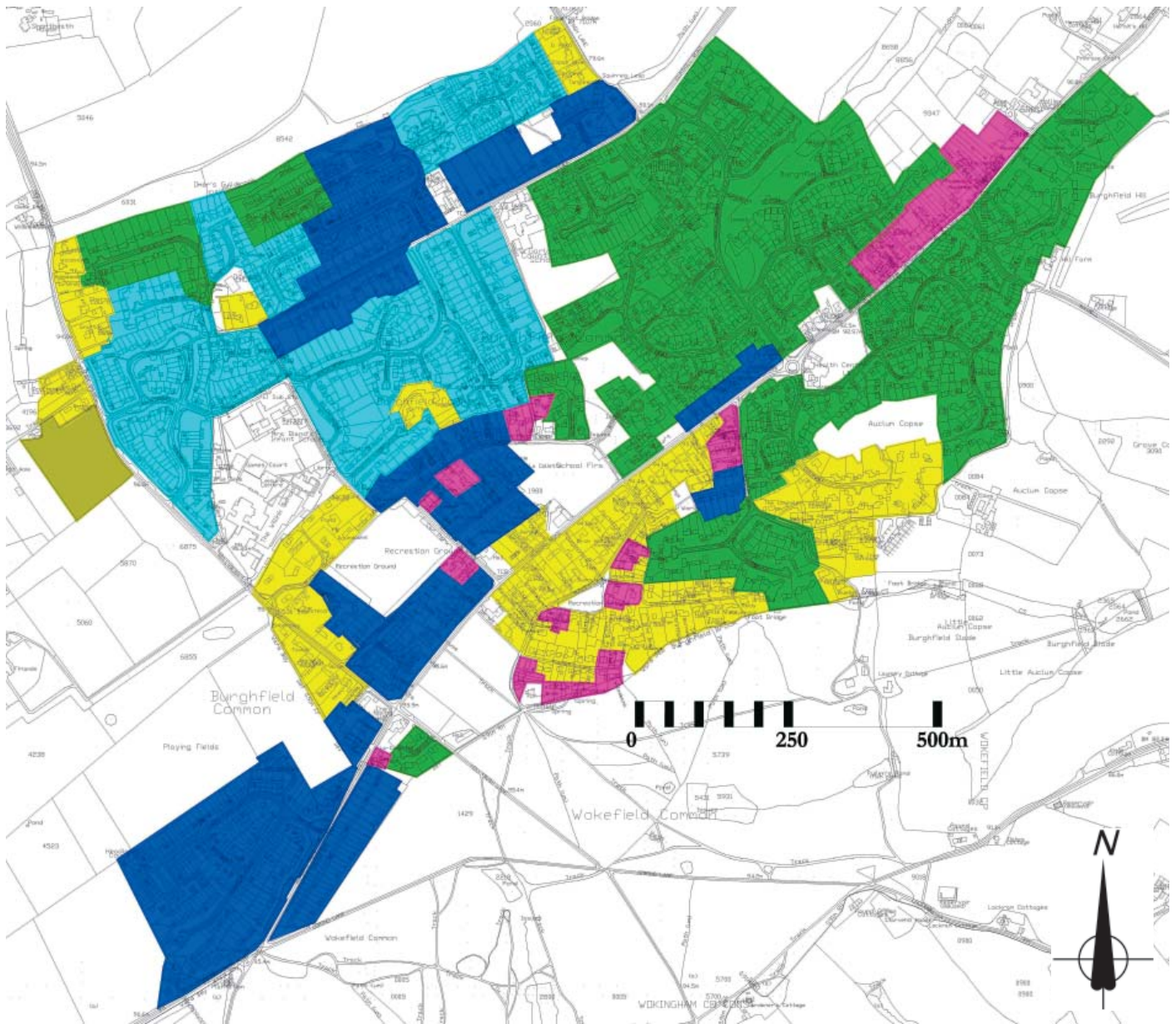
Thatcham



Thatcham



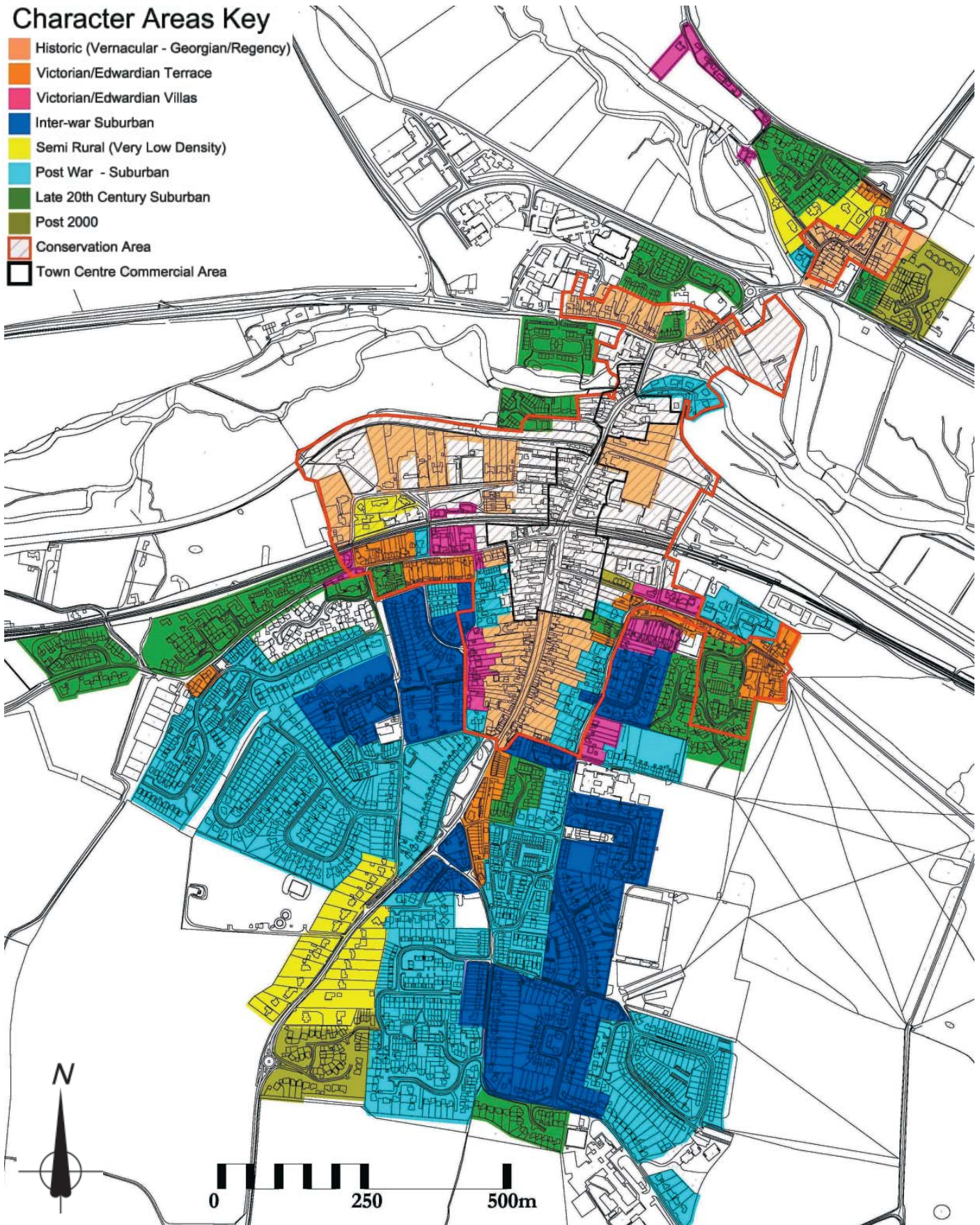
Burghfield Common



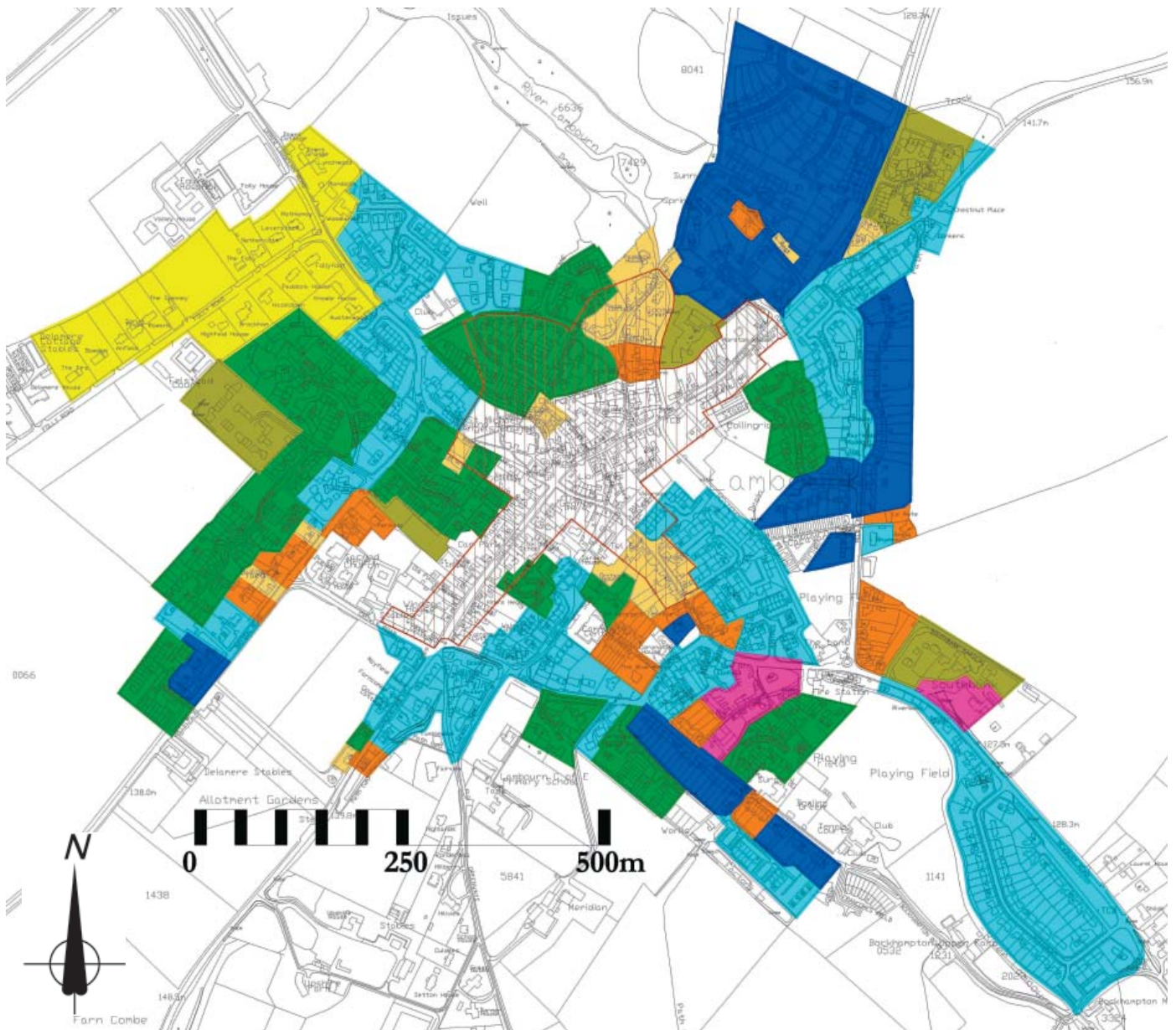
Hungerford

Character Areas Key

- Historic (Vernacular - Georgian/Regency)
- Victorian/Edwardian Terrace
- Victorian/Edwardian Villas
- Inter-war Suburban
- Semi Rural (Very Low Density)
- Post War - Suburban
- Late 20th Century Suburban
- Post 2000
- Conservation Area
- Town Centre Commercial Area



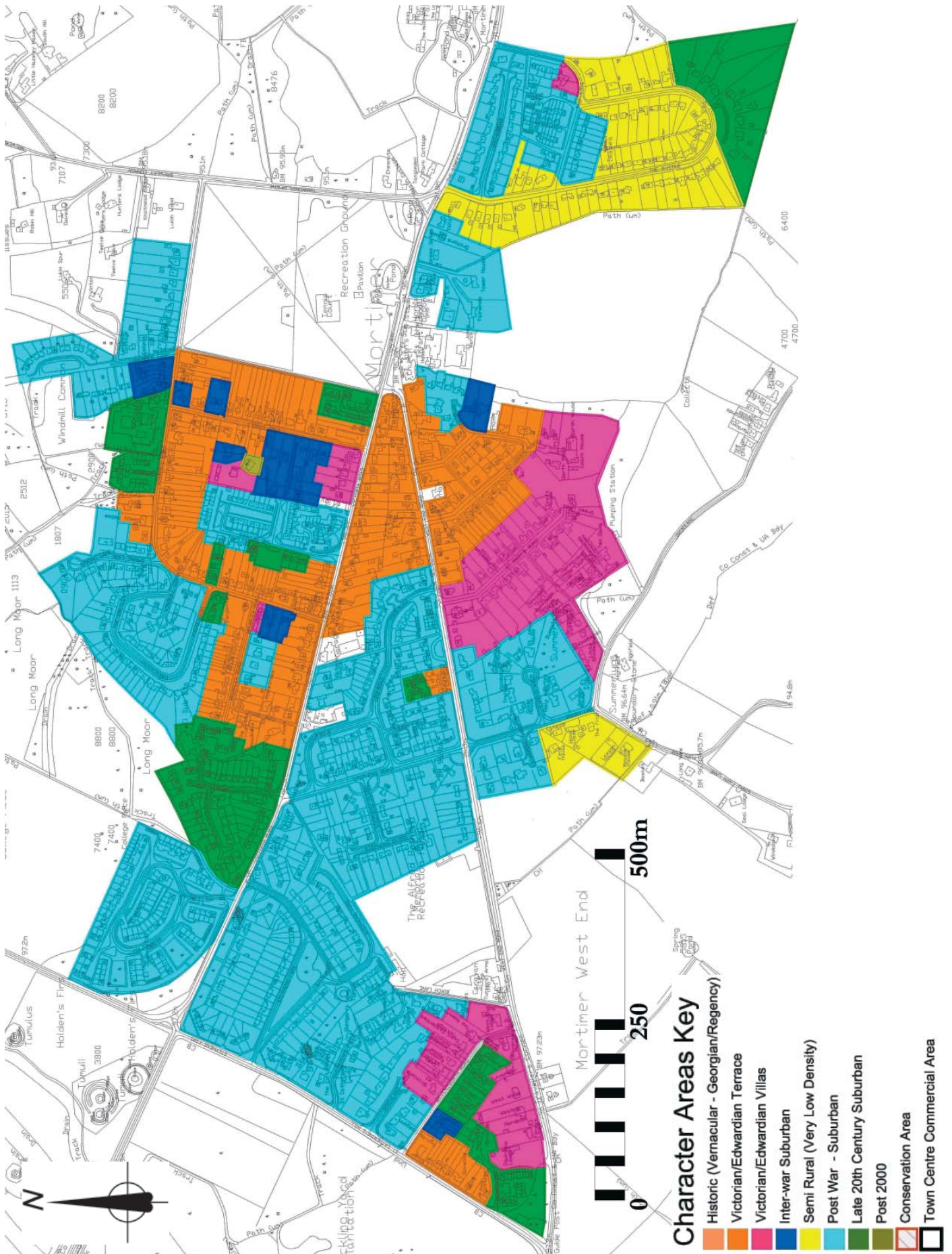
Lambourn



Character Areas Key

- Historic (Vernacular - Georgian/Regency)
- Victorian/Edwardian Terrace
- Victorian/Edwardian Villas
- Inter-war Suburban
- Semi Rural (Very Low Density)
- Post War - Suburban
- Late 20th Century Suburban
- Post 2000
- Conservation Area
- Town Centre Commercial Area

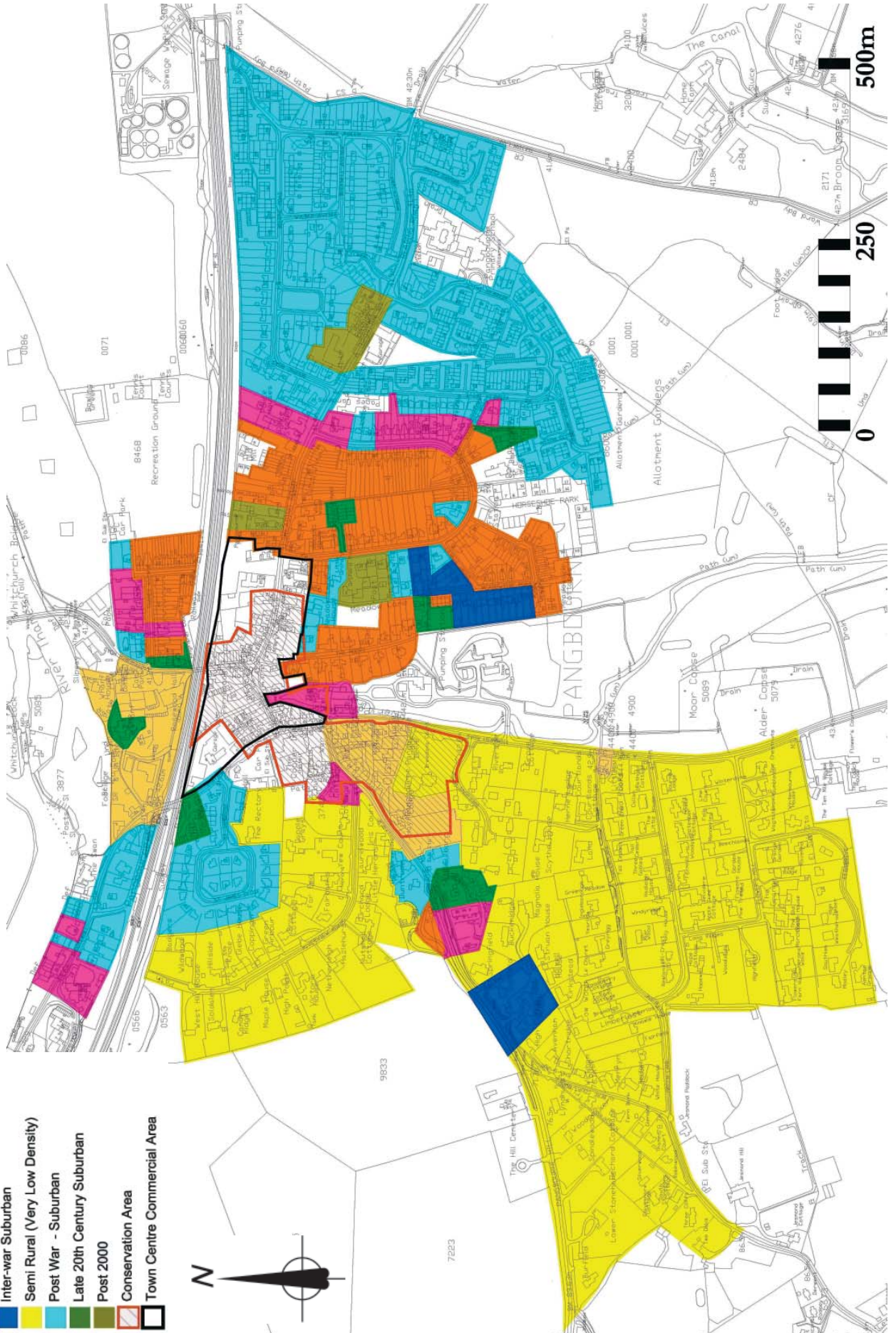
Mortimer



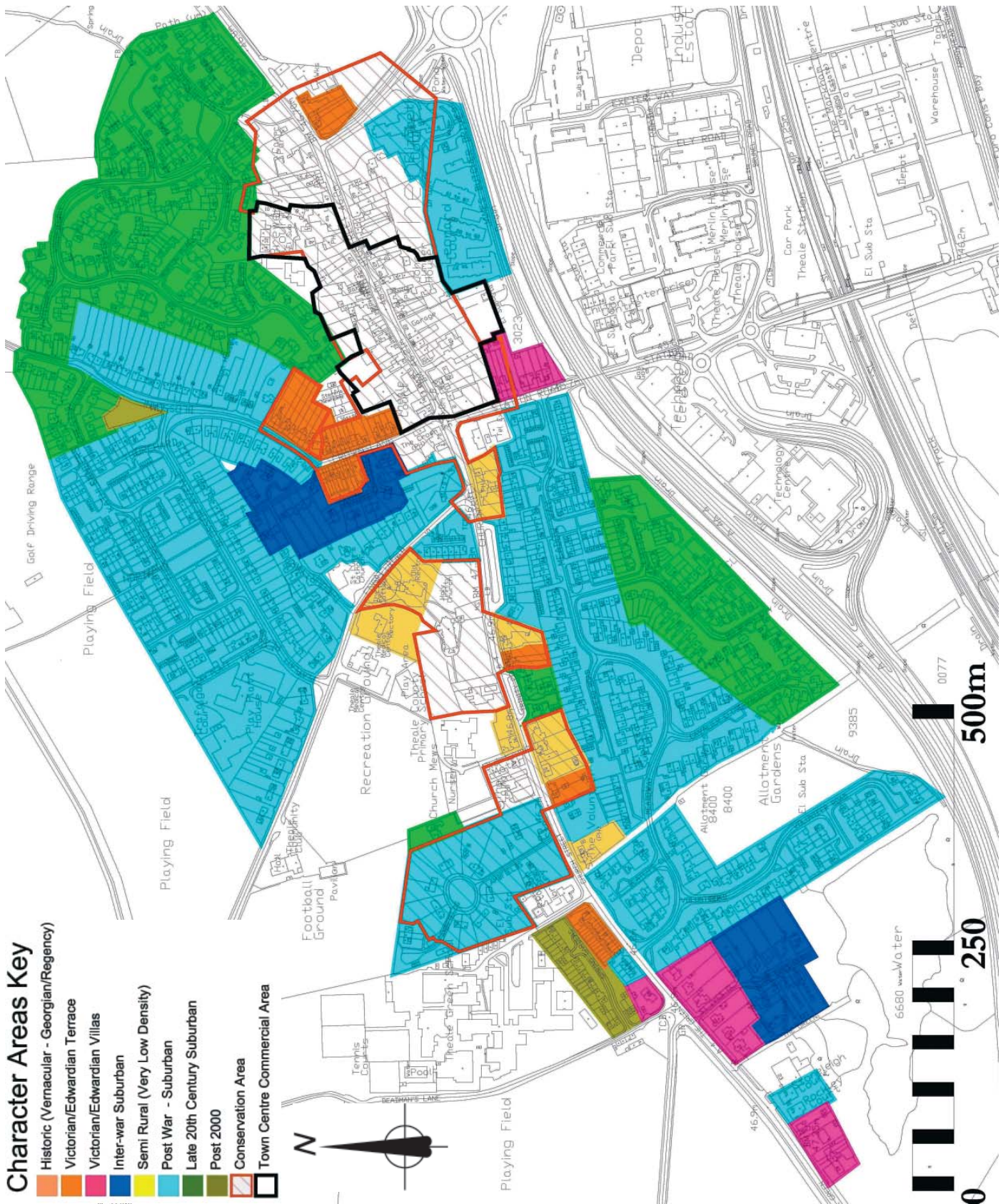
Pangbourne

Character Areas Key

- Historic (Vernacular - Georgian/Regency)
- Victorian/Edwardian Terrace
- Victorian/Edwardian Villas
- Inter-war Suburban
- Semi Rural (Very Low Density)
- Post War - Suburban
- Late 20th Century Suburban
- Post 2000
- Conservation Area
- Town Centre Commercial Area



Theale



Kintbury

