



Burghfield Parish Design Statement

August 2011



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Foreword

The Burghfield Parish Design Statement was published in 2011 following adoption by West Berkshire Council. It represents the culmination of almost two years of hard work by members of the Parish and of the Parish Council.

The result is our attempt to define what makes living in Burghfield special. It will now be used by those wanting to develop in our Parish and the Parish Planning Committee will also be able to refer to it as a guide on how we want our Parish to look in the future. We welcome changes to keep our Parish fresh, but we need to ensure that change does not spoil the character of the Parish.

Thank you to all those who helped in the production of this statement and, on behalf of the Council, I would like to particularly thank those Parishioners who took the time and effort to make their views known.

John Valentine
Chairman Burghfield Parish Council

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1 Introduction

1.1 What is a Village/Parish Design Statement?

A Village or Parish Design Statement describes the distinctive character of a village or Parish, along with its surrounding countryside. It delves back into the past to give a historical perspective on how the community has evolved over the centuries. It describes the current environment, including the prevailing architectural styles in evidence and the traditional building materials typically used. It is also an opportunity for local people to influence the planning process within their own area.

1.2 Why produce a Parish Design Statement for Burghfield?

This Parish Design Statement is intended to ensure that future development and change within the Parish are based on an understanding of the area's history and present character. It draws attention to what is special about features such as the buildings, heathlands and ancient woodlands. The Burghfield Parish Design Statement therefore aims to raise awareness of what is special about this area, and at the same time gives Parish residents a say in the future of their village by producing guidance on respecting these qualities. Any proposals for new development within the area should take account of this Design Statement and respect the character of the Parish.

The Burghfield Parish Design Statement will be used, once adopted by the West Berkshire Council, as an aid in making planning decisions in order to conserve the character of Burghfield. This document sets out guidance at a local level, but also complements and supports design guidance at the District level, as set out in the Quality Design – West Berkshire Supplementary Planning Document (2006).

1.3 Key aims of this Parish Design Statement

1. To ensure new development contributes positively to the character of the Parish through design principles.
2. To give the local community an opportunity to describe where they live and what is special about the area.
3. To deliver a well-presented and easily understood account of the special features within Burghfield.

4. To provide local residents, businesses and organisations and potential developers with a source of information about what factors need to be taken into account when considering developments, large or small, within the Parish.
5. The planning guidelines will assist Burghfield Parish Council in commenting on planning applications, and West Berkshire Council when making decisions. In addition, when appeals are made, the guidelines will be able to be used to inform the decisions of Planning Inspectors and the Secretary of State.

1.4 How the Parish Design Statement was produced - Consultation

The information in this document was put together by the residents of Burghfield in partnership with the Parish Council. It is the result of public consultation within the whole Parish at all stages including:

- Two well attended day long workshops which were held in the Village Hall on Saturday 27 September and Saturday 8 November 2008;

Facilitated by Planning Aid South, the sessions consisted of photographic excursions round the parish and subsequent detailed examination of the locations visited.

Using their knowledge and experience, parishioners were asked to think about buildings and other features which are prominent and which help to tell you which village you are in, and which part of the village. For example, trees, slopes, walls, spaces, a decorative sign or even a unique garden / feature.

The production of this Design Statement has also depended on:

- Consultation with West Berkshire Council (WBC) planning officers;
- Input from Parish Council members.

Formal consultation on the draft Parish Design Statement was undertaken by West Berkshire Council for four weeks from Friday 19 November to Friday 17 December 2010. The Council consulted directly with nearly 40 statutory agencies, national interest groups, adjacent parish councils, local interest groups and local developers (or their agents). In addition, the draft document was made available on the Council's website.

The Design Statement has been produced in consultation with the local community and stakeholders and conforms with relevant development plan policies. In line with guidance in

Planning Policy Statement 12 (June 2008), the Council will pay close attention to the contents of the Design Statement as part of its community involvement in the production of the Local Development Framework.

1.5 About Burghfield – Setting the Context

The Parish of Burghfield lies in the eastern part of West Berkshire District, approximately 20km east of Newbury and approximately 7km to the southwest of Reading.

The Parish consists of the following settlement areas.

- Burghfield Common;
- Burghfield Village; and
- Burghfield Bridge.

Despite Burghfield's proximity to Reading, its residents retain a sense of remoteness with a degree of tranquillity and dark night skies.

The Parish has been inhabited since before Roman times, with evidence of human activity in the Neolithic and Bronze Ages. The Parish has a traditionally rural farming history. The population in 1961 was 2,323, whilst by 2001 it had risen to approximately 6,000. Burghfield developed slowly during the late 19th century and without much pace until the 1980s. The rate of development increased rapidly however with the construction of the M4 motorway in the 1970s, and gravel extraction became a major industry in the Parish.

Burghfield then changed from an essentially farming settlement to a much busier dormitory community. However, the north of the Parish retains its open countryside in the Kennet Valley, with its river, canal and lakes offering facilities for leisure activities such as sailing and water skiing.

Burghfield Common, situated at the top of Burghfield Hill, along Reading Road, has witnessed recent, quality housing development and includes shops and three recreation grounds, as well as two Public Houses, the Rising Sun and the Bantam.

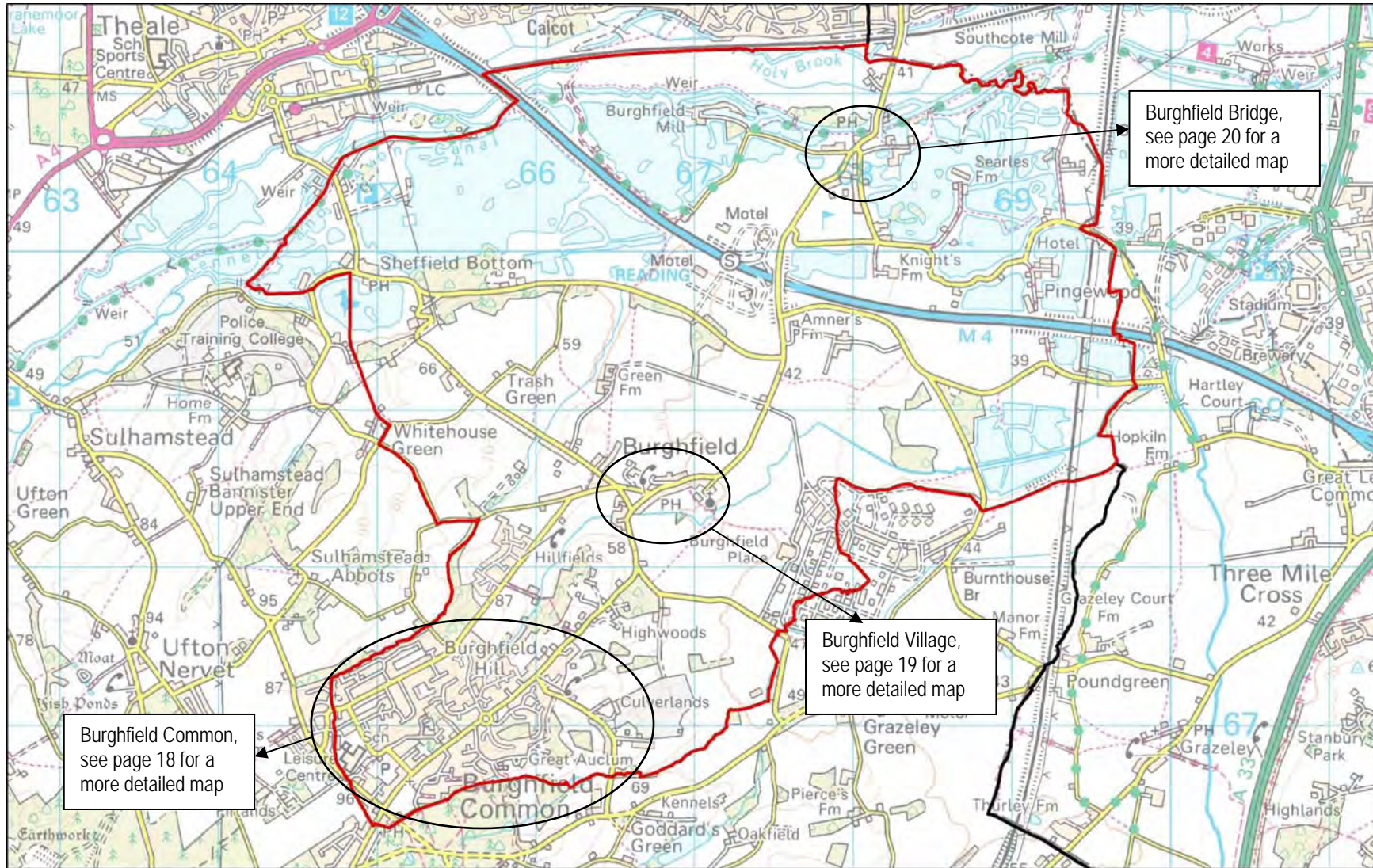
There are junior, primary and secondary schools within this area, and the Village Hall which is administered through the Parish Council.

Burghfield Village remains largely unchanged and retains much of its original character, especially in the thatched Old School House and Public Houses of the Six Bells and the Hatchgate. There is a recreation ground and large area of allotments. This area includes the church of St. Marys and a Primary School of the same name.

From Burghfield Bridge in the north, towards Burghfield Village and up the hill towards Burghfield Common to the south, lies the heart of the Parish. It's an area of rolling, partly wooded countryside which is a major attraction to the parishioners.

In open countryside south of the M4, between Burghfield Bridge and Burghfield Common, lies a 91 hectare (225 acre) site operated by the Atomic Weapons Establishment (AWE). AWE is responsible for developing and maintaining Britain's independent nuclear deterrent. The company's headquarters are at AWE Aldermaston, which covers approximately 304 hectares (750 acres). Formerly a wartime airfield, the site is now a sophisticated centre providing advanced research, design and manufacturing facilities. AWE Burghfield, a former munitions factory, is responsible for the complex final assembly and maintenance of the warheads while in service, as well as their decommissioning. AWE is a major employer in the Burghfield area, and the Burghfield site is of considerable significance in terms of future development in the area due to the provisions of radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPPIR).

Map of Burghfield Parish



Burghfield Bridge, see page 20 for a more detailed map

Burghfield Village, see page 19 for a more detailed map

Burghfield Common, see page 18 for a more detailed map

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2 Landscape Character

2.1 Geography

The main settlements of Burghfield Parish (Burghfield Common, Burghfield Village and Burghfield Bridge) lie along the Reading Road. From north to south, Burghfield Bridge is the closest to Reading and lies where the Reading Road crosses the River Kennet, with Pingewood to the south-east, and Sheffield Bottom across the motorway to the south west. Burghfield Bridge is followed by Burghfield Village, to the south of the M4 motorway. Burghfield Hill is in the southern upland part of the Parish, on the north-facing slope leading to a plateau where lies Burghfield Common, named after the Parish common land on which it was built. Burghfield Common has by far the largest population of all the settlements within the Parish. Its eastern corner is known as Great Auclum, and it extends south-west into the adjacent parishes of Sulhamstead and Wokefield (See Map of Burghfield Parish – page 7).

The M4 motorway runs west to east across the northern part of the Parish, and the Tadley to Reading road (Reading Road) runs north-east to south-west through the Parish. It currently carries a significant number of vehicles per day and forms the main communication route to and from the Parish.

The Kennet River valley, in the north of the Parish, presents a mosaic of lakes, marshland and willow scrub, with water meadows to the north of the river. Further south, between the M4 motorway and Burghfield Village the ground is relatively flat, with pastureland and small stands of deciduous woodland occupying heavy clay soil. South of Burghfield Village the slopes are covered in grassland interspersed with larger copses of deciduous woodland, and is dissected by several partially wooded valleys and small streams such as Clayhill Brook. The plateau gravels support grassland, deciduous woodland and Scots pine, with small areas of heath land persisting on Wokefield Common which borders Burghfield Common to the south. The grasslands within the Parish are grazed by a wide variety of cattle, sheep and horses.

2.2 Geology

Burghfield lies in an area of clay and sand which was laid down in shallow, marine, coastal and fluvial (river) environments. The oldest sediments comprise sands deposited in a shallow sea overlain by the reddish-brown clays of the Reading Formation. These latter sediments were deposited on marshy mudflats crossed by river channels. Named after the Reading area, the largely fossil-

poor clay outcrops in a narrow strip between the Chalk and the overlying London Clay. The dark bluish to brownish London Clay outcrops in a broad swathe between Windsor and Burghfield and along the valley of the River Kennet towards Newbury. This was deposited in a shallow sub-tropical sea and contains the fossils of many marine animals such as bivalves, gastropods and sharks. The remains of many species of plants, such as the seeds of palms, climbers, magnolias and mangroves can also be found in the London Clay and were probably washed out to sea by large rivers. (http://www.english-nature.org.uk/special/geological/sites/area_ID2.asp)

2.3 Water Features

Burghfield is well known for its gravel pits which are often used for leisure purposes now that the extraction is completed. There are extensive fishing lakes and an inshore sailing club. Hosehill Lake, situated to the North West of the Parish near Sheffield Bottom, is a place for a relaxing stroll around the edge of a wildlife lake through meadows, past ponds and under trees. There is also rustic seating and several bird viewing areas around this one-mile path. The entrance to the reserve is opposite the Fox and Hounds Pub at Sheffield Bottom. (More on Hose Hill Lake in the Biodiversity Section).

The Parish is largely bounded by rivers and streams. The Clayhill Brook forms part of its western border with Sulhamstead. The Burghfield Brook forms its southern border with Wokefield and Grazeley. The eastern boundary lies just west of the railway line, near Smallmead, running south from Reading. The northern boundary with Theale and the Southcote area of Reading is formed by the Holy Brook and the Draper's Osier Bed Stream. The River Kennet and the Kennet and Avon Canal run through the northern part of the parish and are, today, surrounded by vast gravel pits where there is much wildlife and where fishing, sailing and other water sports are popular pastimes. Through the heart of Burghfield Common winds The Teg stream, with its source close to the Willink School much interesting wildlife can be found along its length.

Much of the Kennet Valley is subject to frequent flooding, and part of it is defined as functional flood plain. There are areas in the flow of the river Kennet where drainage is not as good as it might be. There are also areas where the streams and rivers taking water away are nearing capacity and therefore heavy rains lead to localised flooding. Apart from the wetland area associated with former gravel pits in the Kennet Valley, the area is mostly farmland. However, there remain patches of attractive woodland such as Brick Kiln Copse, James' Copse, Pingewood, Amners' Wood, Clayhill Copse and

Scratchface Copse (See Map of Burghfield Parish – page 7).

2.4 Biodiversity

Burghfield includes a number of areas of high significance in nature conservation terms. Of particular importance is the extensive wetland area in the Kennet Valley which has been created, in part, by careful management following the extraction of gravel from what are currently lakes, and is now a haven for a wide range of protected bird species, such as the nightingale. Due to the importance of protection, the local residents now enjoy Red Kites over the Kennet Meadows together with good numbers of kestrels, buzzards and peregrine falcons, which can be seen on the thermals enjoying this fantastic habitat of the Kennet Meadows.

A Local Nature Reserve has been designated around Hose Hill Lake near Theale, and is being actively managed for conservation purposes by the Theale Bird Group in conjunction with West Berkshire Council. Two extensive Local Wildlife Sites are recognised incorporating lakes further to the east. Burghfield Mill Island, to the west of Burghfield Bridge, is a nature reserve owned and managed by the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), however, access to the site is very limited.

Areas of the Parish lie within Biodiversity Opportunity Areas (BOAs). These are landscape scale areas of opportunity for biodiversity. The two BOAs within the Parish are the Kennet Valley East BOA and the Burghfield to Tadley plateau BOA.

The Parish also includes several areas of ancient woodland, such as that in Omers Gully lying in the southwest upper corner of Burghfield Common, on the boarder with Sulhamstead, to the north west of Hunters Hill in Burghfield Common. This area is also recognised as a Local Wildlife Site, and is being managed for recreation and conservation by a local group, Friends of Omers Gully Wood, in partnership with West Berkshire Council and Sovereign Housing Association. It links up with other woodland by Omers Brook, such as Clayhill Copse to the north east, to form an important wildlife corridor.

A range of woodland and other habitats exist on Wokefield Common, which is being managed by West Berkshire Council under the Higher Level Stewardship scheme. Of particular significance are the heathland areas which support rare species including slow worms, grass snakes and adders.

The northern swathe of the Parish covering Theale and Pingewood lakes is important for its wildlife and habitats. It hosts a wide variety of water fowl in the winter and nightingales join the butterflies and dragonflies in the spring. The Countryside Service is dedicated to improving, maintaining and conserving this reserve for all to enjoy, alongside the Theale Area Bird Conservation Group.

2.5 Footpaths & Bridleways

The Parish is well served by footpaths and bridleways across the fields and open spaces, as well as through the woods.

These paths and bridleways are enjoyed by walkers, nature lovers and dog-walkers alike and are an important feature of life in the Parish. There are a number of paths and “cut-throughs” allowing people to move freely around the Parish, away from motorised traffic.

3 Settlement Character

3.1 Burghfield Common

Burghfield Common is the largest of the residential settlements which comprise the Parish of Burghfield. Development within this village has continued throughout the 20th century, with the last four to five decades seeing a substantial increase in housing, mostly in the form of planned residential estates. This has had varying degrees of success in terms of design and style of housing.



An example of one of the pre-war era houses in Burghfield Common.

Prior to 1900 smaller domestic residences were built predominately from Mortimer brick, whilst larger late Victorian (mostly detached) and Edwardian dwellings were built in the style of the day, incorporating the Art Nouveau and Arts & Crafts fashions. Relatively few landmark buildings from this period survive in prominent locations. Notable among these are Edwardian or late Victorian houses on Bunces Lane which are visible across the Burghfield Common allotments, and a small number of properties of similar vintage near the junction of Hollybush Lane and Reading Road, including the Rising Sun.

Few houses were constructed in the inter-war period; however post-war saw a great expansion mostly through planned housing estates reflecting the architectural styles of each decade. The most recent developments have attempted to draw upon more traditional styles and building materials.

3.2 Burghfield Village

Burghfield Village retains much of its historic layout and form centred around the village green. The settlement pattern is well defined along the roads and lanes into and out of the village, mainly Reading Road and Theale Road. Traditional buildings are intermixed with newer more modern housing. The village contains a mix of old, for example St Mary's Church, a Grade II listed building, to the northern end of the village and Manor House dispersed throughout, with new clusters of residential dwellings, blending well and

broadly drawing upon the form of existing dwellings within the village.



One of the Manor houses in Burghfield Village.

3.3 Burghfield Bridge

Burghfield Bridge is the smaller of the main settlements within the Parish and is clustered along the Reading Road, north of Burghfield Village but to the south of Reading. Burghfield Bridge is characterised by large modern executive housing along with smaller more traditional buildings along the road edge.

3.4 Open Spaces

The settlements within the Parish contain a mixture of both, informal and formal open spaces in amongst housing and views over local vistas. Green areas have great importance both to the adjacent houses, and the look and feel of the Parish as a whole. Important examples include the Common Recreation Ground, The Old Recreation Ground, The Wells, The Hatch and the Auclum and Omers Gully.

There are a number of important and much valued open spaces within the main settlements.

These include:

- The Firs, an area of woodland by the Reading Road in the heart of Burghfield Common.
- The large recreation ground on Recreation Road and the smaller ground on the Hatch in Burghfield Village, both much loved amongst others by children, footballers and dog-walkers.
- A large children's play area in the Dauntless estate off Clayhill Road, the skate boarding facility opposite Rising Sun Pub, and a smaller play area on Bunces Lane.
- The very popular allotments gardens in both Burghfield Common and Burghfield Village.

The photograph below shows Burghfield Village Green, a much valued open space to all the local residents.



Burghfield Village Green

Spaces between buildings form a relationship between the two, and are integral to the sustainability of village life and are important design considerations, as all residents benefit from a feeling of spaciousness and well being. Mature and growing trees and other vegetation in private gardens, open spaces and within the wider landscape add significantly to the character and ambience of the village.

Despite the number of new houses built in recent years, developers have paid close attention to this fact and have continued to respect this by allocating space between properties.

3.5 Views and Vistas

Driving south from Reading into Burghfield Common, the view is of trees and forestry. Driving up Hermits Hill along Reading Road, the initial vista is of a small village with a number of houses on either side of the road. It is only when you take a right turn at the round-about next to one of the 3 main points in the village, the Pharmacy and Health Centre, and go down Hawksworth Road that a great more residential housing is revealed. This is due to the vast majority of the dwellings being built between Hermits and Burghfield Hills, offering up, what seems to be, a secluded village. This is the view that is experienced on every road into and from Burghfield Common.

The varied terrain provides a range of attractive views and vistas, many of which can be viewed from the Reading Road, as well as from the public rights of way network. Clayhill Road and Mans Hill are also excellent vantage points for observing the partially wooded slopes rising up to Burghfield Common. The wetland areas in the Kennet Valley are best observed from the Kennet and Avon Canal towpath and other public paths.

3.6 The Street Scene

The street scene within the settlements of Burghfield Parish has a significant influence on the character of the area.

Trees and Hedgerows:

An abundance of trees form an essential part of the character of Burghfield Common and Burghfield Village. Important in this respect are the copses in the surrounding countryside, and also trees in gardens, along roadsides and in open spaces such as The Firs. Particularly important in Burghfield Common is the multitude of mature Scots Pines with their distinctive umbrella-like crowns.

Hedgerows are an integral part of the English landscape and many have been in place for hundreds of years. They represent valuable landscape and nature conservation features within the Parish.

Highways:

The main road running through Burghfield is Reading Road which is a very busy thoroughfare, carrying traffic between Reading, Tadley and Aldermaston. Historically there has been a 30 mph speed limit on the majority of its route through the settlement with a short 40 mph section on Burghfield Hill and a derestricted section between Burghfield Village and Burghfield Bridge. This road is heavily used during peak times by many types of vehicle, as well as cyclists and horse riders.

There are sections of the Reading Road with narrow pedestrian walkways on only one side of the road and no dedicated cycle path. There are speed restriction cameras situated close to the Pinewood service station in Burghfield Common, and automated warning devices by the Post Office and on the entrance to the Burghfield Village from Reading. A number of facilities within the Parish have dedicated parking available

Despite this main road through the Parish the character of the roadways is predominantly rural; country lanes with no footpaths. This rural character is valued by local residents and well respected.

Buildings:

Burghfield Parish hosts 16 Listed Buildings throughout – a full list of these can be found in Appendix 5.

Although Burghfield has seen many changes in recent years and several new developments, it continues to have a number of clearly defined characteristics in relation to its appearance. The distinct boundaries remain in place and it now has a mixture of new and old properties. These different types of properties and their varying sizes add to the character of Burghfield. When driving or walking through the village and towards the

Common there is a generous amount of space available for each property.

Local residents take pride in their properties and this is demonstrated by the vast majority having well maintained gardens and grass verges. In amongst the new developments, there are well established trees and footpaths, which add to the character. Many of the properties in Burghfield are set back from the road, which means that many roads have wide footpaths.

4 Building Character

Examining the style and design of the existing buildings assists in drawing out the character of Burghfield Parish.

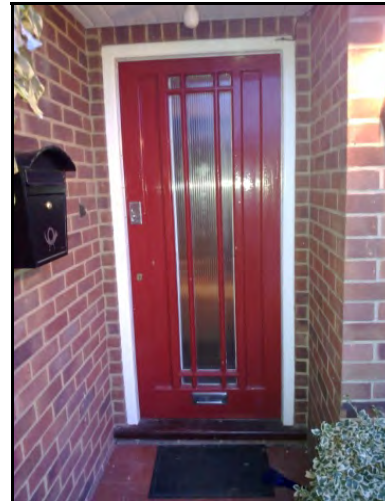
4.1 Walls

Walls add character to the village and surrounding areas and this is particularly so as they age and sit naturally within the landscape. More than any other single component the choice of wall material establishes the character and style within the Parish. The most prominent wall material throughout the Parish is brick.

In residential areas walls provide definition in relation to boundary division, and depending on the building material walls can be an attractive feature providing more permanence than fences and hedges, which both require regular maintenance and can look untidy if not maintained.

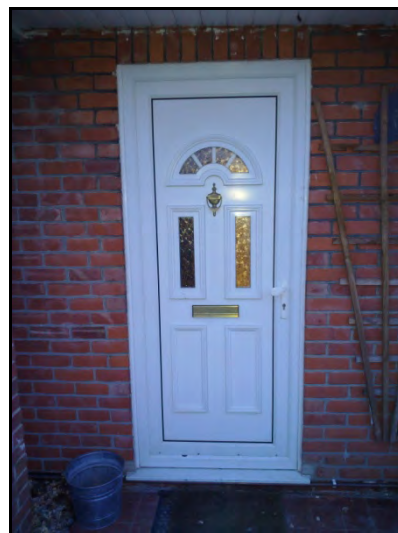
4.2 Doors

Due to the nature and the time span involved in the building of Burghfield Village and Burghfield Common there is a wide variance in the materials and design of doors within the village. There are still many examples of original designs consisting of wood and glass construction mainly from the older areas of Burghfield Common such as Firs End, School Lane and Bunces Lane. An example of this is shown below:



Older style wooden door commonly seen in Burghfield Common

The areas of the village that were built more recently do tend to rely on more modern designs and are predominantly constructed of uPVC. An example of this is shown below:



Modern uPVC doors used in the construction of the newer residential dwellings.

It should be noted that, as wooden doors tend to need considerably more maintenance than uPVC, many original wooden doors have been replaced with their more modern counterparts. However, the majority of the replacements have not detracted from the overall design of the original building

4.3 Windows

As with the construction of doors, the residential dwellings in the older parts of the village were constructed with single glazed, wooden framed windows. Some are of sash construction but the majority were of single or double casement opening.

The shape of the windows varies according to the age and style of the building. There are a number of dwellings with bay windows which are made up of a combination of fixed and opening sashes or casements and these tend to be in the older areas of the village, along with those dwellings with Bow windows, which are usually made up of flat casements.

The areas of the village that are of a more recent design have moved away from the more traditional materials and tend to rely more on uPVC. They still have a design of a top opening and side opening casement but require considerably less maintenance than wood or aluminium.

Many of the older houses in the village have had the original windows replaced with uPVC but not to the detriment of the general design of the village. An example of an uPVC bay window is shown below:



uPVC bay window

As there is such a wide variance in the design and the construction of windows within the village it is hard to say what the preferred material should be. Suffice to say it should be in keeping with its surroundings.

4.4 Roofs

Roofs on older buildings are simple, usually pitched and shallower the newer the building (as a general rule, the older the building the steeper the pitch). This reflects the characteristics of the roofing materials traditionally used. Where the covering material has been thatch, the roofs are typically pitched at least 50 degrees. Few thatched examples remain, although there were many more within living memory. The other materials used are slate (both real and synthetic), pan tiles, concrete interlocking tiles and, rarely, flat roofs. Some older buildings are hipped, but half-hipped and mansard roofs are not traditional styles in the area.

4.5 Sustainable Building Design

Following the introduction by the Government in April 2007 of the Code for Sustainable Homes, it is the view of the Parish Council that the need for energy efficiency in new homes is of vital importance. Equally, affordability in homes should not be reserved merely to the initial cost of purchase but also to future on-going living and maintenance costs. It is the aspiration of the Parish Council to aim for level 4 of the Code.

4.6 Garages

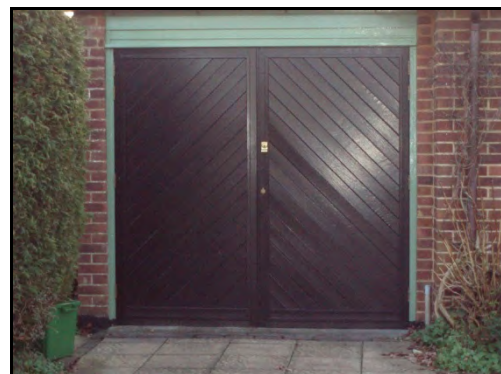
Garages are very much a feature of the housing found within Burghfield Parish; carports are rare and associated with dwellings mostly built in the 1960's and 1970's.

There is a wide variety of type, size and style to garages. This variation is dependent on the size of the house and the era in which it was built.

Garages are seen to be built integral to dwellings (see second picture below), as side attachments (see first picture below) or as independent structures. Single garages predominate in these forms; however there are many double garages, with both single and twin entrances. Stand alone rows of garages are not common within the Parish.



Garage attached to dwelling



Garage integral to the dwelling

Garage doors similarly vary from 'up and over' metal doors, to wooden (period and replacement) and uPVC electronic opening doors as seen in the photographs above.

Entrance sizes also vary for single garages. More suitable for the modern car are those single garages with a slightly wider entrance and larger internal width. The garage featured in the top photograph is side attached, original in structure to this 1960's period house, and features the more favoured 7'6" door (replaced in the 1990's) with an internal width of 11'.

4.7 Boundary Treatments

Boundaries to the front of properties and between properties vary considerably across the Parish. The old properties particularly in Burghfield Village and Burghfield Bridge, but also those facing the main roads in Burghfield Common usually have high (1.8m or higher) enclosing fencing or hedges to provide privacy and security.

The newer properties and more modern developments (from the 1980's and onwards) of Burghfield Common generally are more open with either low level features or with no physical identification of the boundary between properties.

On roads, and developments with no boundary identification or only low level features give a very pleasing open feel to the area, a greater impression of space and a strong sense of 'community'.

Rear garden boundaries between properties are generally defined with 1.8m high fencing or even higher hedges, this gives the occupants privacy and security.

Fencing generally consists of larch lap panels, usually in 1.8m wide panels between either wooden or concrete posts or close boarded fencing also on timber or concrete panels. The larch lap panels have more or less the same appearance from both sides where as the close boarded fencing has a definite front and back. The front offers a very pleasant continuous appearance, where as the back clearly shows all the supporting posts and rails.

The hedging is generally evergreen to give an all year round protection and privacy. Popular species are varieties such as Privet, Beech, Hawthorne and Leylandii. Hedges need regular attention to maintain a neat and tidy appearance. The Leylandii can grow very quickly and need regular attention to prevent them outgrowing the space.

The below picture shows a hedgerow used as boundary treatment to the front of a property in Burghfield Village. The picture also illustrates the

property as set back from the road allowing for garden space.



4.8 Gardens

The existing layout and use of private gardens across each of the Burghfield Parish settlement areas clearly demonstrate their value as a significant contributing element of the established green infrastructure networks. Indeed, throughout Burghfield there are established residential areas defined by the mature landscapes within both front and rear gardens. Such green networks, comprising garden space and open public spaces, are widely recognised as an important factor in the Parish's historically rural character, and are important for nature conservation. This characteristic is an essential feature of the charm and appeal that encourages people to live in Burghfield.

Front gardens are used across the Parish to form a distinguishable green boundary from the roads. This is achieved through the use of lawns and a variety of shrubs. Such separation is used by residents to create and maintain the rural impression, thus inherently contributing to the desirable green networks.

Other garden space is apportioned relative to the capacity and size of the dwelling.

5 Planning & Development Guidelines

These guidelines are designed to provide developers with an understanding, as to the wishes of Burghfield Parish residents whilst reflecting the Parish Plan as set out by Burghfield Parish Council. They are to be used in conjunction with the West Berkshire Council Supplementary Planning Document on Quality Design.

Overall Objective

New development should conserve and enhance the character of the Parish, incorporating sympathetic design and reflecting the surrounding environment.

Environment

- Any proposed development should take due account of the varying groundwater regimes and the impact it may have on drainage.
- Open spaces within the Parish are important and much valued by the local community. Any new development should respect, conserve and where possible enhance these spaces.
- The character of the narrow winding lanes throughout the Parish should be carefully considered within proposals for new development.
- The setting of Burghfield in the wider landscape should be conserved and enhanced by any future development, respecting important views into and out of the individual settlements, such as those along Mans Hill in Burghfield Common.
- The Kennet Valley wetlands, heathland, ancient woodland and other significant wildlife habitats should be preserved and enhanced for their biodiversity.
- New development should pay special attention to maintaining the wildlife corridors across the Parish, and where possible such corridors should be enhanced.
- New development should maximise opportunities for biodiversity enhancements, such as the planting of native species in landscaping, and incorporating new bird and bat boxes into new buildings.

Street scene

- Street lighting, where it is deemed necessary, should be sensitively placed so as to minimise light pollution.
- Any new development should continue to respect the relationship between open spaces and the built form within the Parish.
- Existing trees, shrubs and hedgerows should be conserved within and around any future development sites. Where necessary, landscaping of proposed sites should be enhanced with further planting to lessen any potential visual impact of the development.
- Any new development should seek to maintain and enhance the existing network of footpaths and walkways throughout the Parish, providing additional paths/pedestrian links where appropriate.
- The visual impact of car parking within any new development should be minimised, and avoid car parking on areas of hard standing to frontages, respecting highway safety.
- Traffic-calming measures in sympathy with the Parish's rural nature would be welcomed. The installation of well-designed gateways, textured/coloured surfaces and lower speed limits with appropriate road signage would be considered. Any such measures implemented should complement the surroundings and designed to promote increased safety.

Building design

- In any new development the use of wall material, type and colour should be consistent with commonly used existing materials, such as Mortimer Brick. The use of such materials along with the use of brick patterns and bonds, raised designs or mouldings should complement the immediate surroundings.
- The roof pitch and design of properties should relate well to the proportions, roof massing and form of the existing buildings, complementing the overall design and choice of materials used.
- The design of windows and doors should be in character with the building and in harmony with the architectural style of the surrounding development.

- New development should respect the height of the existing and adjacent buildings and should essentially maintain a continuous building line, traditionally not exceeding 2 storeys.
- The design of new development should take into account the inclusion and provision of a safe and secure location for refuse and recycling bins.
- The development of water and energy efficiency technologies in future builds incorporating provision for the generation of renewable energy is encouraged.
- Clearly defined property boundaries are encouraged in any future developments and should be rural in character and content. A preference for low-level walls using traditional materials such as brick is encouraged. Boundary treatments should integrate into their surroundings, reducing visual impacts and complementing the type and colour of materials used in existing boundaries.
- Existing mature landscape features, such as trees, hedgerows, water courses etc, should be incorporated into the design of any new development.
- The provision of front garden space should be provided within new developments where this is in keeping with surrounding properties and the prevailing character of the area. Such spaces should have regard for existing wildlife habitats.
- Opportunities for infilling may exist throughout the Parish, but such development proposals should take a holistic account of the character of the surrounding area, and should respect the scale and design of the existing buildings.
- Householders and developers should carefully consider the visual impact of the location and design of garages within the context of the wider street scene.

6 APPENDIX 1: USEFUL LINKS

Geology:	http://www.english-nature.org.uk/special/geological/sites/area_ID2.asp
UK Environment Agency :	http://www.environment-agency.gov.uk/
Friends of Omers Gully:	http://www.friendsofomersgullywood.co.uk
Burghfield Parish Council web site:	http://www.burghfieldparishcouncil.gov.uk
Burghfield Residents Association:	http://www.burghfieldresident.org.uk
St Mary's Church, Burghfield:	http://www.stmarysburghfield.org
Berkshire Nature Conservation Forum:	www.berksbap.org
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust:	www.bbwt.org.uk
Thames Valley Environmental Records Centre:	www.tverc.org

7 APPENDIX 2: BURGHFIELD COMMON

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8 APPENDIX 3: BURGHFIELD VILLAGE

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The Hatch Gate Pub

Views looking north from Burghfield Village

The War Memorial at St Mary's Church

Burghfield

The Six Bells Pub in Burghfield Village

The Hatch Recreation Ground

View along the Reading road along side the Hatch

House in Burghfield Village nr the Hatch Gate Pub

St Mary's Church

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9 APPENDIX 4: BURGHFIELD BRIDGE

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The Cunning Man Pub



Burghfield Bridge

10 APPENDIX 5: LISTED BUILDINGS SCHEDULE FOR BURGHFIELD PARISH

Source: Listed Building Online, 2011

LBS Uid	NGR	Building Name	Street Name	Grade	Parish
39989	SU6464470467	Shenfield Millhouse		II	Burghfield
39990	SU6824069843	Knights Farmhouse	Berrys Lane	II	Burghfield
39991	SU6924669854	Kirtons Farmhouse	Berrys Lane	II	Burghfield
39992	SU6790669410	Amner's Farmhouse	Burghfield Road	II	Burghfield
39993	SU6709468396	Church of St. Mary the Virgin	Church Lane	II	Burghfield
39994	SU6502569003	The Old Manor	Folly Lane	II	Burghfield
39995	SU6686368557	Hatch Farmhouse	Hatch Lane	II	Burghfield
39996	SU6521469526	Hosehill Farm	Hose Hill	II	Burghfield
39997	SU6651167083	Culverlands	Man's Hill	II	Burghfield
39998	SU6454269782	Woolwichgreen Farm		II	Burghfield
39999	SU6659168593	The Old Rectory	Sulhamstead Road	II*	Burghfield
40056	SU6480070600	Sheffield Lock at SU 648706		II	Burghfield
40057	SU6814270795	Burghfield Bridge at SU 682709		II	Burghfield
40058	SU6558270746	Garston Lock at SU656708		II*	Burghfield
40059	SU6557170756	Pillbox at North West Corner of Garston Lock at SU 656708		II	Burghfield
40060	SU6560170741	Pillbox at South East Corner of Garston Lock at SU 656708		II	Burghfield