

Crowthorne Design Guide

July 2019



Quality information

Prepared by

Emma van der Velde
Landscape Architect,
AECOM

Joe Critchley
Heritage Consultant,
AECOM

Checked by

Don Ward
Senior Landscape Architect
AECOM

Clara Turlington
Principal Heritage Consultant
AECOM

Approved by

Jon Rooney
Technical Director
AECOM

Revision History

| Revision | Revision date | Details | Name | Position |
|---------------------|---------------|--|--------------------|---------------------|
| Draft Revision A | 07/08/18 | Incorporate NP Group Comments | Emma van der Velde | Landscape Architect |
| Final | 18/09/2018 | Incorporate Locality (Francis Shaw) | Emma van der Velde | Landscape Architect |
| Final Amends | 16/07/2019 | Regulation 14 consultation amends | Simon Hargreaves | Landscape Architect |

Prepared for:

Locality

Prepared by:

AECOM Infrastructure & Environment Limited
1 Wellbrook Court,
Girton,
Cambridge,
CB3 0NA
UK

T: +44 1223 488 000
aecom.com

© 2018 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

Where the conclusions and recommendations contained in this Report are based upon information provided by others it is upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report. The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in the period March to June 2018 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available. AECOM disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to AECOM's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

Table of Contents

| | | |
|-----|---|----|
| 1. | Introduction | 5 |
| 1.1 | Objectives | 5 |
| 2. | Approach | 5 |
| 3. | Context | 6 |
| 3.1 | Location | 6 |
| 3.2 | Planning Policy Context..... | 7 |
| 4. | Character Assessment..... | 18 |
| | Key Characteristics | 18 |
| 4.1 | Area A: Edgcumbe Park Residential Area | 19 |
| 4.2 | Area B: West Crowthorne | 21 |
| 4.3 | Area C: Crowthorne Centre | 24 |
| 4.4 | Area D: East Crowthorne..... | 26 |
| 4.5 | Area E: Wellington College/Edgbarrow School..... | 29 |
| 4.6 | Area F: Broadmoor | 31 |
| 4.7 | Area G: Transport Research Laboratory..... | 33 |
| 5. | Managing Change | 35 |
| 5.1 | Positive aspects of character..... | 35 |
| 5.2 | Issues to be addressed | 37 |
| 5.3 | Sensitivity to change..... | 38 |
| 5.4 | Forces for change..... | 39 |
| 6. | Design Guidelines..... | 40 |
| 6.1 | Design considerations | 40 |
| 6.2 | Design Principles..... | 41 |
| 7. | Next steps and sources of further information | 60 |
| 8. | References | 62 |
| | Appendix A – Spatial plans | 64 |
| | Appendix B The Bracknell Forest Character Areas Assessment (Supplementary Planning Document, March 2010), Chapter 3 Crowthorne | 65 |
| | Appendix C - Schedule of heritage assets | 66 |

Figures

| | | |
|-----------|---------------------|---|
| Figure 1. | Location Plan | 6 |
|-----------|---------------------|---|

1. Introduction

This report establishes a series of design principles to guide future change and development within the village of Crowthorne, Berkshire. It has been prepared by consultants at AECOM on behalf of Locality, working with the Crowthorne Parish Council, and is based on an appraisal of the heritage and character of the area carried out through desk study and fieldwork.

These design principles recognise that the area, as shown in Figure 1, is likely to evolve over time. This is as a result of changes to the climate, alterations to existing buildings, the occasional introduction of new buildings, and careful and positive changes to the streetscape and public realm. However, certain aspects of the area are sensitive to small, successive changes that may cumulatively erode its character.

1.1 Objectives

The main objectives of this report are to:

- Briefly describe the context, character and heritage of the Crowthorne neighbourhood area. Including a review of the existing Bracknell Forest Character Assessment, Chapter 3 - Crowthorne. Confirmation that information within the report is still relevant and update where required (appended to this report); and
- Present design guidelines that new development in Crowthorne should follow, drawing on existing information and guidance.

2. Approach

The approach of this study follows well-established character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the “Approach to Landscape Character Assessment” (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Townscape Character Assessment, TIN 05/17 (Landscape Institute, 2017);
- Historic Environment: Good Practice in Planning Note 3 (Historic England, 2017);
- Shaping Neighbourhoods: Character and Context (Great London Assembly 2014);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010); and
- Using Historic Landscape Characterisation (Historic England 2004).

Landscape is a broad, collective term that encompasses natural, rural, urban and peri-urban areas. It is defined by the European Landscape Convention as “... *an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.*” Landscape character assessment is used to describe and articulate what is special and distinctive about a particular place. The principles of landscape character assessment apply to all types of landscape, including urban townscape. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This report is focussed on the character of the urban townscape and its rural landscape context.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (Ministry for Housing Communities and Local Government (MHCLG), 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Owing to when this technical support was approved, this report was prepared in the context of the 2012 NPPF. The 2012 NPPF has been replaced with a new NPPF, published in July 2018 (hereafter referred to as the 2018 NPPF). Paragraph 214 of the 2018 NPPF states that plans submitted before 24

January 2019 will be examined against the 2012 NPPF. If your plan will be submitted after this date then we recommend that you liaise with your local planning authority to ensure that your neighbourhood plan is in accordance with the 2018 NPPF.

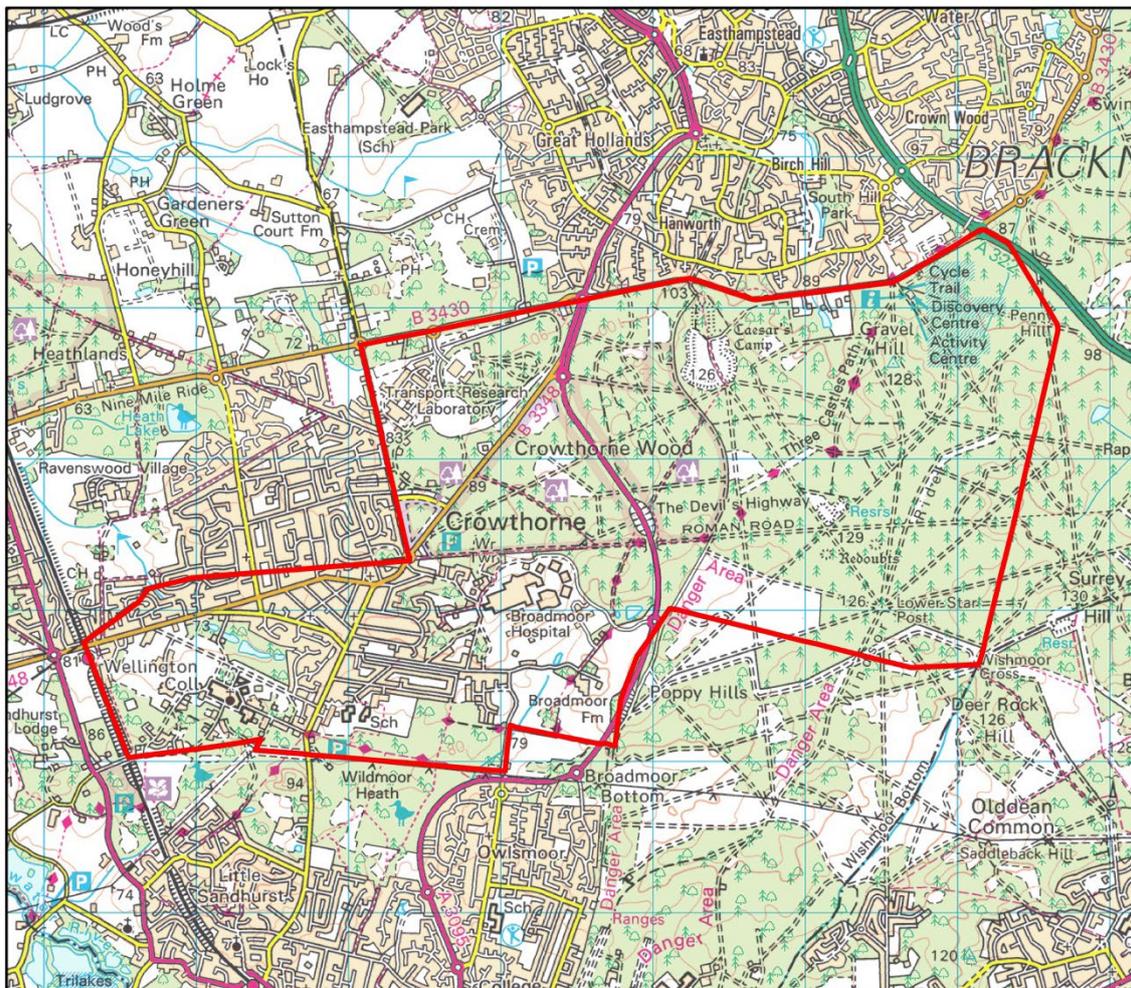
3. Context

This section of the report describes the location and context of the Crowthorne area and summarises current planning policies which are relevant to the study.

3.1 Location

Crowthorne Village is located partly in Bracknell Forest and the Wokingham Borough of south-eastern Berkshire as shown on Figure 1. The civil parish of Crowthorne lies towards the southern end of the district and is bounded to the south and east by a large extent of forest plantation which forms part of the Thames Basins Heaths (network of legally protected Heathland) and separates the village from the nearby settlements of Bracknell (5km north east) and Sandhurst (2km south). The population at the 2011 census was 5,253.

Figure 1. Location Plan



Contains Ordnance Survey Data © Crown Copyright and database right 2018

3.2 Planning Policy Context

3.2.1 National Planning Policy

3.2.1.1 National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “*the desirability of new development making a positive contribution to local character and distinctiveness*” and should seek “*opportunities to draw on the contribution made by the historic environment to the character of a place*”. An understanding of history and heritage is therefore important in developing neighbourhood plans, but to the extent that it informs future development and the contribution this makes to local distinctiveness. These points are reinforced by a number of specific policies in the NPPF.

Paragraph 58 (NPPF, 2012) states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, which are based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Paragraph 60 (NPPF, 2012) is clear that promoting and reinforcing local distinctiveness is important, but that neighbourhood plans should not attempt to “*impose architectural styles or particular tastes*” or “*stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*”. Paragraph 61 goes further, stating that “*although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations*”. It stresses that planning policies should “*address the connections between people and places and the integration of new development into the natural, built and historic environment.*”

The NPPF (2012) also includes guidance on developing policies to provide special protection for green areas through Local Green Space designations. Criteria for such designations are provided in paragraph 77.

Owing to when this technical support was approved, this report was prepared in the context of the 2012 NPPF. The 2012 NPPF has been replaced with a new NPPF, published in July 2018 (hereafter referred to as the 2018 NPPF). Paragraph 214 of the 2018 NPPF states that plans submitted before 24 January 2019 will be examined against the 2012 NPPF. If your plan will be submitted after this date then we recommend that you liaise with your local planning authority to ensure that your neighbourhood plan is in accordance with the 2018 NPPF.

3.2.1.2 Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that “*development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*” and that the “*successful integration of new development with their surrounding context is an important design objective*”.

3.2.2 Local Planning Policy

Bracknell Forest Borough, Local Development Framework (Adopted February 2008)

The adopted Local Development Framework (LDF) for Bracknell Forest currently contains long term aspirations for the Borough and policies to guide and manage development until 2026. The LDF comprises a collection of documents providing guidance for future developments in the Borough.

Bracknell Forest Core Strategy, 2008

The Core strategy (adopted 2008) sets out the overall vision and policies which govern development across the district. The strategic vision sets out a planning framework for guiding the location and level of development in the Borough up to 2026. The strategic vision recognises the need for the Borough to “*continue to grow sustainably, in a planned manner*”, and that the “*quality of the environment will continue to improve with the existing high levels of open space and ‘greenery’ within the settlements maintained and improved. The Green Belt boundary will remain unchanged and areas of important natural and historic interest will be protected, conserved and enhanced*”.

The Core Strategy sets out policies relating to sustainable development, design quality and development principles. Those policies which are of most relevance to this heritage and character assessment include:

Policy CS1: Sustainable Development Principles.

Development will be permitted which:

- *Protects and enhances the character and quality of local landscapes and the wider countryside; and*
- *Protects and enhances the historic and cultural features of acknowledged importance.*

Policy CS7: Design.

Development proposals will be permitted which:

- *Build on the urban, suburban and rural local character, respecting local patterns of development and the historic environment;*
- *Provide safe communities;*
- *Enhance the landscape and promote biodiversity;*
- *Aid movement through accessibility, connectivity, permeability and legibility;*
- *Enable a mix of uses;*
- *Provide high quality usable open spaces and public realm;*
- *Provide innovative architecture; and*
- *Provide well designed and integrated public art.*

Policy CS8: Recreation and Culture.

Development will be permitted which:

- *Retains, improves and maintains existing Recreational Facilities; and/or*
- *Provides and maintains new Recreational Facilities.*

Policy CS9: Development on Land outside Settlements.

The Council will protect land outside settlements for its own sake, particularly from development that would:

- *Adversely affect the character, appearance or function of the land; and*
- *Protect the defined gaps within or adjoining the Borough from development that would harm the physical and visual separation of settlements either within or adjoining the Borough; or*
- *Maintain the Green Belt boundary within Bracknell Forest and protect the Green Belt from inappropriate development.*

Policy CS14: Thames Basin Heaths Special Protection Area.

The Council will carry out an assessment of the effects of a development proposal on the conservation objectives of the Thames Basin Heaths Special Protection Area (SPA) where there is a risk of the proposal having a significant impact on the integrity of the site, either alone or in combination with other proposals.

Bracknell Forest Site Allocations Local Plan, 2013

The document combines with the Core Strategy to inform and implement a future strategy for housing, and infrastructure for the plan area.

Policy CP 1 Presumption in Favour of Sustainable Development

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy SA 2 Other Land within Defined Settlements

The following sites (as shown on the Policies Map, are allocated for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.

Land at Cricket Field Grove, Crowthorne – Estimated capacity (net dwellings) 145

Policy SA 3 Edge of Settlement Sites

The following sites (as shown on the Policies Map, are allocated for housing and should be developed in accordance with the requirements identified in respect of each site and all general policy considerations.

White Cairn, Dukes Ride, Crowthorne – Estimated capacity (net dwellings) 16

Land south of Dukes Ride, Crowthorne – Estimated capacity (net dwellings) 23

Policy SA 4 Land at Broadmoor, Crowthorne

Land at Broadmoor, Crowthorne as shown on the Policies Map and Illustrative Concept Plan (22) is allocated for a comprehensive well-designed mixed-use development.

Policy SA 5 Land at Transport Research Laboratory, Crowthorne

Land at the Transport Research Laboratory (TRL), Crowthorne as shown on the Policies Map (23) and Illustrative Concept Plan (24) is allocated for a comprehensive well-designed mixed-use development that maintains a gap between Crowthorne and Bracknell.

Policy SA 13 Policies Map Changes

The following boundary changes are made to the Policies Map:

- amendments to the settlement boundary*
- addition of boundaries for allocated housing sites*
- addition of allocated urban extension sites, including associated settlement boundaries*
- amendments to defined employment areas*
- amendments to identified major employment sites outside settlement boundaries*
- amendments to Crowthorne Centre boundary and to the primary and secondary frontages*
- amendments to the boundaries of local centres*
- addition of boundaries of Conservation Areas*
- deletion of the Open Space of Public Value notation*

Bracknell Forest Borough Local Plan (Adopted January 2002) (Saved Policies)

The document contains the saved policies carried over from the Bracknell Forest Borough Local Plan (Adopted January 2002).

Policy EN8: Development on land outside settlements.

The countryside will be protected for its own sake. outside the defined settlement boundaries, development will be permitted only where it would not adversely affect the character, appearance or function of the land, would not damage its landscape quality and, where conspicuous from the green belt, would not injure the visual amenities of the green belt.

any development permitted in the countryside outside the green belt may include:

- development required for agriculture and forestry;*
- essential utilities and cemeteries which cannot be sited with settlement boundaries;*
- minor extensions to, replacement of, or subdivision of, existing buildings, subject to criteria defined in policies en16, en17, en22 and h6 of this local plan;*
- the re-use of permanent buildings which are in keeping with their surroundings, or of buildings of special architectural or historic interest, for suitable alternative uses (including residential institutions in extensive grounds) subject to criteria defined in en9, en17, en22, e12 and h11; and*
- proposals which are acceptable in terms of other policies in this plan for:*
- recreation development suitable in the countryside;*
- the disposal, recycling or treatment of waste.*

Policy EN9: Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt.

In the countryside outside the green belt, the change of use or adaptation of an existing non-residential building will be permitted only where:

- the building is of permanent construction and its scale, design, bulk and form are in keeping with its surroundings; and*
- the proposed change of use or adaptation would not require extensive alteration or rebuilding; and*
- the proposed change of use or adaptation would not be detrimental to the character of the building, its surroundings and landscape setting; and*
- the proposed change of use would not result in more than 500 square metres of business, industrial, distribution or storage (use classes b1 to b8) floorspace; and*

- the proposal would not cause significant environmental, road safety or traffic generation, or other, problems.

Policy EN20: Design considerations in new development.

In their determination of applications for planning permission, the borough council will have regard to the following considerations:

- be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views;
- retain beneficial landscape, ecological or archaeological features and, where reasonable, enhance these features;
- ensure that the design of the development promotes, or where necessary creates, local character and a sense of local identity;
- provide adequate space for private use and visual amenity, where appropriate;
- provide appropriate layout and design features to improve personal and general security, including the natural surveillance of public spaces, including footpaths, roads and open space;
- avoid the loss of important open areas, gaps in frontages and natural or built features (such as trees, hedges, walls, fences and banks) which it is desirable to retain;
- not adversely affect the amenity of surrounding properties and adjoining area;
- not be prejudicial to the proper future development of a larger area in a comprehensive manner.

Policy EN22: Designing for accessibility.

A material consideration in the determination of a planning application will be the provision of convenient access, parking spaces and facilities for people with disabilities. In assessing the type and amount of provision, the borough council will have regard to their adopted "design standards on accessibility".

Policy E8: Change of use of shop units (A1) to other uses outside defined shopping centres.

The change of use of shop units (a1) to other uses will only be acceptable where there is no adverse effect outside the defined:

- Bracknell town centre retail area;
- Crowthorne centre retail area;
- Sandhurst centre (west of swan lane) retail area;
- village and neighbourhood centres;
- local parades;

The change of use of shop units (a1) to other uses will only be acceptable where there is no adverse effect upon the availability of local shopping facilities.

Policy E10: Non-retail uses in Bracknell Town Centre secondary shopping area, Crowthorne retail area outside the retail core area and Sandhurst Centre (west of Swan Lane).

within:

- Bracknell town centre secondary shopping area; and
- Crowthorne retail area outside the retail core area; and
- Sandhurst centre (west of Swan Lane);

the change of use of existing shops or the occupation of new premises for non-retail uses will only be permitted where the proposal:

- would result in a change to uses within use classes a2 (financial and professional services) or a3 (food and drink);
- except that in respect of first floor premises in Princess Square, Charles Square and Broadway in Bracknell town centre secondary shopping area a change to uses within classes d1 (non-residential institutions) or d2 (assembly and leisure) would also be acceptable; and
- would not adversely affect the retail character, vitality, viability and attractiveness of the Bracknell town centre secondary shopping area, Crowthorne retail area outside the retail core area or Sandhurst centre (west of Swan Lane); and
- would not adversely affect the amenities of neighbouring residents.

Policy H4: Areas of special housing character.

In the following areas:

- *the Popeswood Triangle area bounded by Popeswood Road, St. Marks Road and London Road, Binfield;*
- *land west of Long Hill Road, Chavey Down;*
- *land south of Addiscombe Road (excluding Blake Close) and all properties fronting Pinehill Road (numbers 10-125 inclusive), Gordon Road, and Grant Road, including Arenal Drive, Crowthorne;*
- *land north of, and including, numbers 14-62 Wellington Road, incorporating the Longdown Lodge Estate and all properties fronting Robin Lane, Thibet Road and Regents Place, Sandhurst;*
- *residential development will be permitted only where it would not:*

Policy H8: Affordable housing.

In taking account of the economics of provision and the relevant circumstances of the site, including its size and location, the borough council will either require by condition or seek by agreement the provision of an appropriate proportion of affordable housing on:

- *identified major housing allocations; and*
- *other sites where development would result in a net increase of 25 or more dwellings or which are over one hectare in size irrespective of the number of dwellings.*

where in either case the need to achieve a successful housing development can be met.

Policy H11: Retention of the housing stock.

Development which would result in any loss of the existing dwelling stock will not be permitted except where:

- *a change of use is the only way of ensuring that a building listed as being of special architectural or historic interest could be kept in good order; or*
- *the continuation of a residential use would result in adverse local environmental conditions; or*
- *community benefits would result which could not be achieved by other means.*

Bracknell Forest Borough, Design (Supplementary Planning Document, March 2017)

This Design Guide document provides design principles and best practice to guide the design quality of development proposals. It elaborates on the design principles set out in both the NPPF (2012) and Core Strategy Policy CS7 Design and sets out how development proposals can achieve them. The report contains information which is directly relevant to this study including:

- design and context; and
- built form and spaces

Bracknell Forest Borough, Character Area Assessments (Supplementary Planning Document, March 2010)

The Character Area Assessment (Crowthorne) document provides policy clarification on matters relating to development context and setting.

Bracknell Forest Borough, Streetscene (Supplementary Planning Document, April 2011)

The Streetscene document has been produced as guidance for developers and designers when creating streetscenes and areas of public realm within the borough to ensure development provides safe and attractive places for the community.

Bracknell Forest Borough, Thames Basin Heath SPA (Supplementary Planning Document, March 2011) (The Council currently have an updated draft under review)

The main purpose of the Thames Basin Heaths SPA SPD provides guidance to ensure that new development does not have adverse effects on the Special Protection Area (SPA). The guidance states there should be no building on it and no new private residences within 400m of its boundaries.

3.2.3 Historical Development

Crowthorne is first given mention in the 17th century, recorded as a thorn tree on a junction known as Brookers Corner in moorland of the Windsor Forest. At this time the Neighbourhood Plan Area remained a remote rural area.

While a handful of buildings are recorded in the area by the 19th century, the village did not develop until the construction of Wellington College in 1859, and Broadmoor Asylum in 1863. Housing for those employed at both of these institutions influenced the growth of the settlement, and the arrival of the railway in 1860 further facilitated this. The nature of Crowthorne's growth during this period is demonstrated by the 1871 Census, which recorded that most of its inhabitants were born outside of Crowthorne and had moved into the area. The village continued to develop in the 20th century with many of the present day streets being laid out by the middle of the century with housing developments. Whilst some estate developments and infill development has taken place in the Neighbourhood Plan Area since, most development has been focused outside the Neighbourhood Plan Area, to the north of Crowthorne in the part of the Village of Crowthorne lying within the neighbouring Parish of Wokingham Without. The Neighbourhood Plan Area has remained low density and semi-rural in character.

3.2.3.1 Historical Timeline:

- **1607:** A single tree is recorded, at the junction of the historic Bracknell and Wokingham Road, as the Crowthorne. The area is uninhabited.
- **1823:** Two dwellings are recorded in the village, including the surviving Edgbarrow Cottage.
- **1849:** The Reading and Reigate Branch Railway is constructed, travelling north to south past the west of Crowthorne
- **1853:** The Royal and Religious Foundation of Wellington College is granted its charter and opens in 1859.
- **1859:** 30 dwellings had been built in village by this time, and the wider Bracknell Forest area became known for brick manufacturing.
- **1860:** After lobbying by the director of Wellington College, a railway station is opened near Crowthorne on the Reading and Reigate Branch Railway, named Wellington College for Crowthorne Station.
- **1863:** The Broadmoor Asylum is opened, in what is then a remote area of the Berkshire Moors to the east of Crowthorne.

Broadmoor Primary School, now known as Wildmoor Heath School, is established for the education of children of staff at the hospital.
- **1868:** A wooden church is constructed in the village.
- **1872:** Mapping records a small number of houses dispersed along the High Street, with a small focus at the junction with Church Street. A Wesleyan Methodist Chapel is recorded north of the High Street on Duke's Ride.
- **1873:** Construction begins on the present day Church of St. John the Baptist, completed in 1890 replacing the wooden church.
- **1874:** Crowthorne becomes a separate ecclesiastical parish.
- **1894:** Crowthorne becomes its own civil parish, formerly lying within the civil parish of Sandhurst.
- **1899:** While still dispersed, Crowthorne is recorded as having expanded greatly, and the modern street layout north of Church Street is recorded as in place by this time.

The present Crowthorne Methodist Chapel is located to the south of the earlier chapel on Duke's Ride, with the Prince Alfred Public House immediately to the south.

The village's first school, now the Crowthorne Church of England Primary School, is documented north of Duke's Ride.

A number of saw mills are also recorded in the village, a legacy of the traditional rural industries of Windsor Forest. A timber supplier still occupies the site of a saw mill from this period, west of Pinewood Avenue.

- **1912:** Mapping records that the present day road layout of the village is largely intact, with development encroaching eastward towards Broadmoor Hospital, westward past Crowthorne Railway Station and south along Sandhurst Road.
- **1928:** The village's railway station is renamed Crowthorne, as it remains today.
- **1939-45:** The brick industry ceased during the Second World War. Brick drying sheds, an ancillary structure associated with brick manufacturing, were used as food, timber and ammunition stores.
- **1959:** The Edgbarrow School is founded, south of Pinehill Road.
- **1960s:** Extensive post-war residential development is undertaken in Crowthorne, focused north of the historic village in the part of Crowthorne that is in the adjacent parish that abuts the Northern border (100 to 200m North of Dukes Ride) and outside of the Neighbourhood Plan Area.
- **1961-65:** The Transport Research Laboratory establishes a test track and other extensive testing facilities east of Crowthorne.
- **1964:** The brick industry fails to recover after the war, and the last manufacturer in the wider area closes.
- **1969:** The Broadmoor Primary School is extended to meet the needs of a rising population.
- **1990:** Cul-de-sacs focused around Alcot Close, Lake End Way and Chaucer Road are recorded in historic mapping, built after 1977.
- **2012:** Land formerly belonging to the Transport Research Laboratory is recognised by Bracknell Council as a potential area for a phased housing development of 1000 homes with community facilities and accessible SANG areas for the community of Crowthorne.
- **2015:** Outline consent granted for Land formerly belonging to the Transport Research Laboratory.

3.2.3.2 Heritage Assets: **See Appendix A: Historical Environment Plan**

Appendix B: Schedule of Heritage Assets

There are a total of 20 designated heritage assets located in the Neighbourhood Plan Area. These include 10 scheduled monuments, 8 listed buildings, a registered park and garden and a conservation area.

Scheduled Monuments

A total of 10 scheduled monuments of national importance are located in the area, all of which are situated to the east of the village. Five of these comprise practice redoubts (NHLE 1016331), or small forts, constructed during the Napoleonic Wars. Another example of a Napoleonic practice redoubt is scheduled, and includes practice trenches (NHLE 1016333).

A further example comprises Caesar's Camp hillfort (NHLE 1016334); a hillfort dated to the Iron Age, with remains of a Napoleonic redoubt included within the scheduled area.

Wickham Bushes Romano-British settlement is also scheduled (NHLE 1016330), and comprises a small agricultural settlement of aggregated farmsteads. To the east, two sections of Roman Road (NHLE 1016332) are scheduled.

The final scheduled monument comprises Windmill Stem (NHLE 1017818), known as such since at least 1607, which consists of a Bronze Age bowl barrow.

Listed Buildings

Eight listed buildings are located in the area, one of which is considered to be of more than special interest and is designated Grade II* listed. Wellington College was built by John Shaw in the French renaissance style between 1856-9. There are a further four buildings that are of special interest and designated Grade II listed, and are associated with the school. These include: an office block, art school and staff accommodation (NHLE 1390360); dining hall, common rooms and colonnade (NHLE 1390358); chapel (NHLE 1390357); and dormitory block (NHLE 1390359).

Another listed building of note is the Grade II listed Broadmoor Hospital (NHLE 1390354). It was built between 1858-63 by Sir Joshua Jebb as the State Asylum and was designed to house all criminal lunatics in England and Wales. The structure comprises multiple phases up to the 20th century; the principle historic elements are built in

red brick with yellow brick dressings and have been designed in a classically proportioned style typical of institutional buildings of the era.

The Grade II listed Church of St. John the Baptist (NHLE 1393560) was built between 1873 and 1890 to designs of Arthur Blomfield, a leading church architect of the high Victorian era. The church is constructed in the gothic revival style, of red brick with ashlar and blue brick dressings and a tile roof.

The final listed building in the area comprises Windy Ridge (NHLE 1390354), an 18th century cottage constructed of red brick with a hipped roof, located east of the village.

Registered Parks and Gardens

A single registered park is located in the neighbourhood plan area, and comprises the Grade II registered Broadmoor Hospital. The registered area covers the 130ha of the hospital's grounds, and extends from the west of Lower Broadmoor Road to Foresters Way in the east. The site encompasses the principle area of the hospital, as well as sandy woodland, the kitchen garden and farmland to the south. The area is a dominating feature and artificial boundary to the east of the village.

Conservation Areas

The Crowthorne Conservation Area covers a small parcel of land at the junction of Church Street and the High Street, and represents the core of the village as it had developed by the 1870s. The west of the area is dominated by larger scale semi-detached and detached villas built as middle class housing, dated to the mid-late 19th century. In the east of the area are smaller scaled commercial buildings on the High Street, these include the buildings of the former Iron Duke Public House and Post Office. The Church of St. John the Baptist and its associated cemetery form an open and green boundary to the south-west of the conservation area, and compliments the open and suburban feel of development on Church Street.

Locally Listed Buildings

A locally listed heritage asset is a building, structure or designed space which is deemed to be of local architectural or historic interest and is included on the local list drawn up by the local planning authority. It is a local designation that provides no additional planning controls and is separate from national listing which is undertaken by Historic England.

Bracknell Forest Borough Council has not adopted a formal list of local buildings; however a number of buildings have been identified within this report that are considered to be of local interest, and to positively contribute to the character and appearance of the area. These are:

- Crowthorne Railway Station dated to 1860 and constructed of red brick with ashlar dressings in a modest gothic revival style. Of note are gabled dormers, and decorative barge boards and finials.
- Wildmoor Heath primary School, established in 1863 as the Broadmoor primary School, comprises a range of single storey red brick buildings in a polite institutional style.
- 226, High Street comprises a single storey timber framed shop dated to the early-mid 20th century with flanking cat slide extensions.
- Crowthorne Bakery at 263, High Street.
- The Crowthorne Inn comprises a mid-19th century public house, of white rendered brick construction with a hipped roof and large stacks in a polite style. Rumours suggest it was not unusual for wardens of the Asylum to bring patients to the village to visit the pub.
- Crowthorne Church of England Primary School is a single storey school building dated to the late 19th century, built of red brick in a modest institutional style.
- Crowthorne Methodist Church comprises a red brick church with ashlar dressings, dated to the late 19th century and constructed in the gothic revival style. Of note is a leaded timber belfry.
- The Prince (formerly Prince Alfred) public house is a red brick public house dated to the mid-19th century and one of the earliest buildings in the village.
- 102, High Street comprises a white washed red brick shop, dated to the mid-19th century and represents one of the earliest buildings in the village.
- Crowthorne Villas comprise a semi-detached pair of houses, dated to 1878, and constructed of red brick with yellow brick dressings in a polite style.
- Crowthorne WW1 Lychgate, located at St. John the Baptist Church.

This list is not exhaustive and is designed to illustrate the qualities of potential candidates for local listing. Further guidance can be found at: <https://historicengland.org.uk/listing/what-is-designation/local/local-designations/>

3.2.4 Landscape Designations

Statutory and non-statutory landscape designations have been reviewed to determine the levels of protection currently given to the landscape within the study area. The Parish is rich in high valued landscapes and the eastern area of the parish is engulfed by the Thames Basins Heath SPA wildlife rich habitat of European importance which covers a total of about 8309ha between its various components (some outside the parish).

There are 3 Sites of Special Scientific Interest (SSSI) in the parish which contribute to the richness in ecological value of the area including: Sandhurst to Owlsmoor Bogs and Heaths SSSI, Broadmoor to Bagshot Woods and Heaths SSSI and Blackwater Valley SSSI. Edgbarrow Woods is a Local Nature Reserve in the south west of the Parish.

Suitable Alternative Natural Green Spaces

'Suitable Alternative Natural Greenspace' (SANGS) is the name given to the green space that is of a quality and type suitable to be used as mitigation in the context of the Thames Basin Heaths Special Protection Area (TBH SPA):

- Buckler's Forest
- Broadmoor Farm Meadows

3.2.5 Existing Guidance

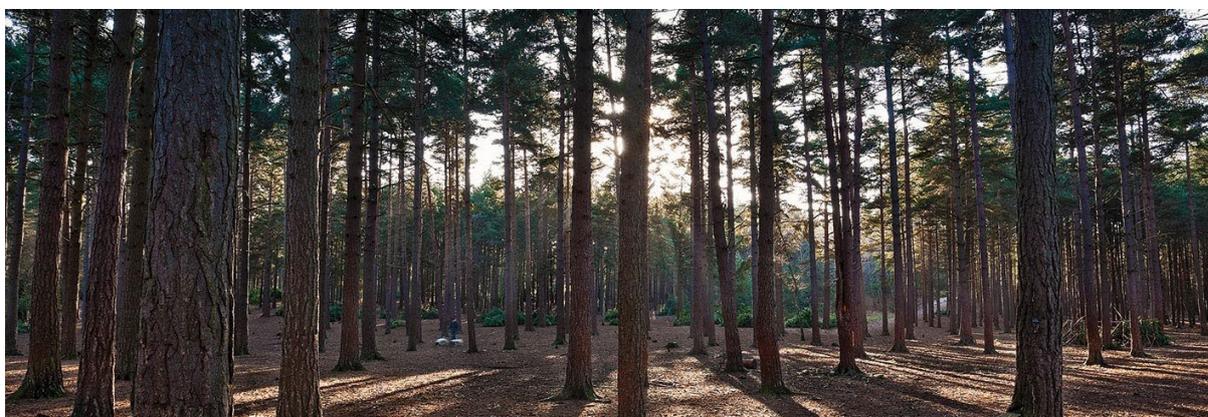
Existing character assessments and design guidance documents have been reviewed to provide some context to this more detailed assessment. The study area spans the National Character Area (NCA) 129: Thames Basin Heaths; as defined by Natural England (Natural England, 2014). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- *Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay.*
- *High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east.*
- *Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium.*
- *Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses.*
- *Prehistoric earthworks such as barrows and hill forts mark promontories on the plateaux. Archaeology is well preserved on historic heathland. Mosaics of open heathland and grassland with scrub, secondary woodland and plantation. Valley bogs, ponds and streams enhance diversity.*
- *Historic commons offer tranquillity and unenclosed views, while other rights of access are enjoyed across farmland, canals and down land. Ministry of Defence ownership restricts (but does not entirely prevent) public enjoyment.*
- *'Churring' nightjars, dragonflies and purple heather are all readily identified with heathland. The Thames Basin Heaths SPA protects internationally important populations of woodlark, nightjar and Dartford warbler.*
- *Valley floors are wet with ditches, numerous watercourses, ponds, water filled gravel pits, reed beds and carr. Historic features include mills, relict water meadows, and canals such as the River Wey Navigations.*
- *20th-century conurbations, including Camberley, sprawl along the Blackwater Valley, with associated roads (including the M3) dissecting heathland and woodland into blocks. Elsewhere, there are winding lanes and historic dispersed villages and farmsteads of traditional, locally-made brick and tile.*

At a local level, the Bracknell Forest Landscape Character Assessment provides an assessment of all land outside defined settlements. The study encompasses the Crowthorne Parish with two Landscape Character Areas; the key characteristics are:

Forested Sands: Bracknell Forest

- *Large areas of forestry plantation interspersed with broadleaf woodland and limited areas of open heath, giving a sense of enclosure and remoteness.*
- *Typically short views, contained by trees, with occasional long views along historic, straight rides (such as the Devils' Highway) and glimpsed views from more elevated areas.*
- *A very low settlement density and few transport corridors. Suburban settlement and development related to light-industry occur at its peripheries, but these are mostly well screened by trees and not discernible from the interior.*
- *Well-used recreation areas valued by the local community, including provisions for a range of formal recreational uses.*
- *Despite the non-native land cover and presence of forestry operations the area has a sense of remoteness; a sense of removal from the surrounding urban settlements and a connection to the history of Windsor Forest.*
- *Archaeologically important sites including Caesar's Camp Fort, numerous Redoubts, the Devil's Highway (formerly a Roman Road) and historic rides are discernible landscape features.*



Forested Sands

<https://www.bracknell-forest.gov.uk/swinley-forest/swinley-forest>

Heathland Mosaic: Crowthorne/Sandhurst Heathland Mosaic

- *Large areas of woodland interspersed with open heath, giving a sense of enclosure in parts, contrasting with a sense of openness in heaths and fields.*
- *Long views from low ridges towards the forested ridges of Hampshire to the south and views associated with designed landscapes (such as the view along the tree-lined Wellington College avenue) and views featuring focal features such Broadmoor Hospital and stands of scots pine (see Image 3).*
- *A low settlement density. Suburban settlement and other influences around its edges is often visible; a harsh interface between natural and urban environments.*
- *Many well-used recreation spots, valued by the local community, due to its proximity to urban settlements.*

- *19th century institutional buildings set within private grounds are glimpsed landmarks, including Broadmoor Hospital and Wellington College.*
- *Localised areas of relative wildness within ancient woodlands and areas of heath provide a sense of natural history and tranquillity.*



Heathland Mosaic

The Bracknell Forest Character Areas Assessment (Supplementary Planning Document), March 2010, Tibbalds and Kirkham Landscape Planning Ltd.

This report focusses on the urban and urban fringe areas of the Borough. The report provides an assessment and recommendations relating to developing and enhancing character within identified areas with distinctive and positive character or where development pressures may come forward. The document does not cover the whole Borough. However there is a Chapter 3 Crowthorne, which covers the majority of the urban areas of the Crowthorne Parish.

Design, Supplementary Planning Guidance, Bracknell Forest Council, March 2017

The council has adopted a new Design Supplementary Planning Document (SPD) which set out general design guidelines and principles to assist with the implementation of current planning policy. The report will be used when considering planning applications.

4. Character Assessment

Key Characteristics

Natural England defines key characteristics as “*those combinations of elements which help to give an area its distinctive sense of place*” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change.

The Bracknell Forest Character Areas Assessment Supplementary Planning Document was written in March 2010 and describes Crowthorne as a ‘*distinct settlement with a clearly defined local centre and a variety of uses. The two dominant features are the High Street and Broadmoor Hospital*’. Within the study, four overarching character areas have been identified and a character assessment has been undertaken for each area.

This intention for the following Heritage and Character Assessment is to review the key points made in the Bracknell Forest Character Assessment and update where required. Additionally this assessment will use the main the headings below to assess the additional areas of townscape within the Crowthorne Parish that were not included in the original Bracknell Forest study. The headings are:

- Landscape Character
- Townscape
- Vegetation and Hard Landscape
- Built Form
- Boundary Treatment

Areas within the rural setting of Crowthorne and the Thames Special Protection Area (SPA) are assessed in National Character Area (NCA) 129: Thames Basin Heaths and will not be discussed for the purpose of this Heritage and Character assessment.

**See Appendix A: Character Areas Plan
Key Features Plan**

**See Appendix B: The Bracknell Forest Character Areas Assessment
(Supplementary Planning Document).**

4.1 Area A: West Crowthorne

West Crowthorne Residential Area is a leafy suburban neighbourhood of spacious developments set within a densely wooded landscape. There is continuity and repetition in the built form, landscape and boundary treatments which provides cohesion across the area. The consistent design extends over both sides of the border between Bracknell and Wokingham.

Landscape Character

- Uniform 20th century suburban character.
- Front gardens with large mature trees and shrubs.
- Relatively flat, low lying topography.
- Limited communal open space.
- Densely wooded with mature trees.

Townscape

- Planned 20th century suburban development with winding estate roads and numerous cul-de-sacs.
- In general properties have large footprints and private gardens.
- Active frontage on Duke's Ride as a result of the linear concentration of shops, cafés and car parking facilities to the western (station) end of Dukes Ride.
- Informal character to the development although it is laid out to a clear pattern, this is a result of relaxed boundary treatments and mature trees.
- Uniform development with no landmark features.
- Restricted views and a high degree of enclosure due to low-lying topography, winding streets and mature trees.
- Limited permeability (opportunity to walk through) in residential estates.

Vegetation and Hard Landscape

- Informal garden planting.
- Mature trees in front gardens; mix of predominantly pine, oak and birch tree planting.
- Mature evergreen hedgerows to some frontages.
- Holly, laurel, and cyprus are the main hedging species.
- Front gardens are open in places without a boundary to the street.
- Timber fencing is a common boundary treatment.

Built Form

- Predominately 20th century developments of detached and semi-detached properties, with occasional bungalows and apartment blocks.
- Properties are orientated at various angles, providing an informal street layout with informal relationships between houses and the road.
- The majority of houses are 2 storeys.
- The majority of apartment blocks are 3-4 storeys.
- Predominant building materials are red and yellow brick; timber weatherboard and white PVC window frames.
- Uniform building and roof lines.

- Steep pitched roofs, with occasional dormers in the roof storey.

Boundary Treatment

- Numerous properties have no boundary between the garden/lawn and the pavement, which provides an open, wide and informal character to the planned streetscape.
- Where boundary treatments are present, timber fences, hedges and brick are common materials.



4.2 Area B: Central Crowthorne West

Central Crowthorne West accommodates some of the oldest townscape in Crowthorne, set within a grid pattern of long straight streets. Street scenes vary due to boundary treatments and the variety and density of properties. The lack of a distinctive character to the eastern area comprised of late Victorian built-form with mock-Tudor additions, makes it vulnerable to inappropriate design.

Landscape Character

- Woodland within the Wellington College Estate provides a leafy backdrop to residential properties on the western boundary of the area.
- Relatively flat, low lying topography.
- New Wokingham Road is a wide residential street accommodating medium sized verges located between the pavement and roadside; gardens are bounded by well-managed evergreen or beech hedges.
- Dense woodland and mature trees along road boundaries contribute to a well-vegetated character to the area.

Townscape

- Planned development located on long straight streets set within a grid pattern.
- Medium to low density development, properties are set on spacious plots with large front and back gardens.
- The urban form varies from west to east, with the plots becoming increasingly smaller towards the town centre.
- Dukes Ride and Waterloo Road are busy arterial routes through the centre of the area.
- Higher density apartment blocks on Dukes Ride.
- The tower of St. John the Baptist Church is a landmark feature and centrepiece to the conservation area.
- Victorian villas on Church Street contribute positively to the character of the area and provide a backdrop to the setting of St. John the Baptist Church.
- Gravel (unsurfaced), private, residential streets are common in the area.
- The grid patterned street layout creates regular street scenes; these vary subtly due to road surface, road width, boundary treatments and architectural style.
- Towards the town centre at Hill Heath Road, the informal boundaries within the streetscape contrasts to the formal layout in the west of the area.

Vegetation and Hard Landscape

- Back garden trees are common, mostly within the western part of the area.
- Holly, laurel, and cyprus are the main hedging species.
- Oak, beech, and pine dominate, with younger birch street planting.
- Gravel (unsurfaced) roads north of and including Church Road.
- Evergreen hedgerows and patchy grass verges enclose Church Road and the townscape with gravel (unsurfaced) roads.
- Bollards used to deter access to private streets.
- Mature trees, vegetation and boundary hedges within the cemetery surrounding St. John the Baptist Parish Church contribute to the setting of the church.
- Dense vegetation along Waterloo Road as it approaches the town centre.
- Mature, well vegetated front gardens including Victorian villas on Church Street.
- The area is densely wooded with mature trees.

Built Form

- Properties are predominately 2 storey, with occasional 2.5 storey properties and bungalows.
- Mostly terraced or semi-detached houses, with occasional cul-de-sac infill development.
- Building materials are predominantly red brick, with the occasional use of yellow brick and render.
- St. John The Baptist Church and the adjacent villas create a high quality townscape setting.
- Unsurfaced roads create a distinctive semi-rural character close to the local centre.

Boundary Treatment

- Boundary treatment is a key feature of the area, uniting different plot sizes and building styles into a cohesive character.
- Hedges and low walls are the predominant boundary treatment.
- Mixed fencing styles.



4.3 Area C: Crowthorne Centre

This area is focused on the local High Street with a variety of retail, civic and residential uses; apartment developments have introduced residential units into the High Street. In addition to the High Street there are further retail and civil uses on King's Road and Duke's Ride.

Landscape Character

- Views along the High Street are obstructed by a rise in the topography in the centre.
- Contained streetscape.
- Little vegetation cover or open space.
- Small areas of green space such as the Millennium Garden, adjacent to Crowthorne C of E Primary School.
- Views leading off the main High Street along leafy residential streets.

Townscape

- Long, linear streetscape along the High Street.
- Active frontage on the High Street as a result of the concentration of shops, restaurants, cafés and public houses and car parking facilities.
- Junctions at either end of the High Street mark the arrival into Crowthorne and form a gateway to the village.
- Terraced properties on Church Street which is within the conservation area contribute positively to the character of the area.
- Large residential homes set on large plots in a national style sit behind (to the west of the High Street) on King's Road and Albert Walk.
- Several small scale parking areas throughout the area.
- Local landmarks include The Prince public house, The Crowthorne Inn public house and the Crowthorne Library.
- Vacant shops particularly on Duke's Ride.
- North of Duke's Ride land use varies between educational, residential and a builder's merchant.

Vegetation and Hard Landscape

- Lack of street trees and other vegetation which reduces the quality of the streetscape.
- Concrete and block paved pavements along the High Street.
- Consistent use of cast iron bollards.
- Plenty of opportunities for crossing pedestrians.
- Area of public realm and seating in front of Crowthorne Library.
- Bespoke lighting columns and lanterns.
- Low quality signage and shop fronts.

Built Form

- Local High Street with varied building line between 2-4 storeys.
- 4 storey buildings reduce the intimacy of the High Street.
- Many buildings have active/civic ground floor uses.
- Car parking and service areas are generally located behind buildings.
- National styles that lack attention to architectural detail, common design and signage of chain stores reduce the quality of the High Street.
- Building materials are predominately red/orange brick with light render.

- Buildings are set at the back of wide pavements.
- Commercial buildings on Pinewood Avenue are 2-3 storeys, set on large footprints, with no widows and built from brick and corrugated metal.
- Crowthorne Church of England primary School is a red brick building, with a pitched roof and sash windows.

Boundary Treatment

- The majority of buildings front the street.
- On Duke's Ride many larger educational and residential buildings are set back within larger plots and car parking areas.



Built form within Area C: Crowthorne Centre

4.4 Area D: East Crowthorne

A high quality, residential area, defined by a series of parallel streets, set within an undulating topography. Broadmoor Hospital influences the character of the area in the east.

Landscape Character

- Surviving, distinctive rural character to Broadmoor Road, Addiscombe Road, and Gordon Road.
- Extensive high canopy coniferous and deciduous tree cover throughout the area; within woodlands, tree belts, avenues of trees (particularly the limes along Lower Broadmoor Road, and trees on School Hill, Gordon Road, Wellington Road, and Napier Road) and within gardens.
- The topography rises in the east towards Broadmoor Hospital.
- Long good sized gardens are a common feature of the outer periphery of the area, with smaller gardens in the centre towards the High Street.
- The Morgan Recreation Ground is a well-managed open space and recreation ground.
- Lower Broadmoor Road is a historic, tree lined avenue that contributes to the leafy character of the area.
- The area is bounded by tree cover to the north, east and south.
- Views out from the character area to the surrounding heaths and woodland. Views to the east and south-east are across designated Special Protection Areas (SPA).
- The woodland and meadow between Broadmoor Hospital and Lower Broadmoor Road provides a landscape buffer between the hospital and the built settlement.
- The woodland south of Upper Broadmoor Road is a local landmark with a strong influence on the character of the area.
- The woodland landscape weaves through the area and is integral to the built settlement.

Townscape

- Defined by a historic street pattern.
- Set within a series of parallel, low density residential streets.
- A cohesive area with a strong sense of place, based on a series of parallel street alignments from east to west.
- The wooded areas partition pockets of development and provide an important visual backdrop.
- Raised topography on Chaplain's Hill provides views across the townscape and woodland below.
- Broadmoor Hospital walls are a landmark feature framing the east of the character area.
- Remnant historic townscape features and routes positively influence the quality of the area, such as the alignment of Addiscombe Road.
- Properties to the east of Lower Broadmoor Road have an urban fringe character where the heathland in the surrounding landscape meets the built settlement.

Vegetation and Hard Landscape

- The landscape is dominated by scots pine, oak and chestnut; with birch, laurels and rhododendrons in the wooded area.
- Prominent stands of pine on higher ground.
- Garden planting linking the residential development to its wooded setting.
- Mature, low, evergreen hedgerows and hedges of laurel, holly, conifers, rhododendrons and some privet are common on front boundaries.
- Avenues of limes along Lower Broadmoor Road, and other trees (predominantly oak) on School Hill, Gordon Road, Wellington Road, and Napier Road.
- Front gardens of older properties commonly sub-divided by low evergreen hedges.
- Occasional open grass verges.

- Footpaths are mown into the meadow at South Road.

Built Form

- Mostly detached and semi-detached properties set on long narrow plots.
- Mostly long, straight streets running parallel from east to west.
- Occasional terraced properties and bungalows bring diversity to the built form.
- Occasional infill development on cul-de-sacs.
- Generally consistent building lines, however in places the topography impacts this.
- Building materials are predominantly red brick, with the occasional use of yellow brick and render.
- New housing development is under construction at Chaplains Hill.

Boundary Treatment

- Hedges and low brick walls are the predominant boundary treatments.
- The tall, brick wall containing Broadmoor Hospital is a feature that dominates the eastern boundary of the area some of which are Grade II listed.
- Low brick walls survive at the front of many older properties (for example along Napier Road and Cricket Field Grove).
- High brick walls are found on boundaries to Sandhurst Road.
- Mixed fencing treatments including picket fences and low close boarded fences.
- Iron railings delineate public spaces.
- Heathland on the urban fringe at South Road is bounded by barbed wire fence and gauze.



Lower Broadmoor Road



Built form within Area D: East Crowthorne

4.5 Area E: Wellington College/Edgbarrow School

Area to the west of the parish, dominated by the educational institutions of Wellington College and Edgbarrow Secondary School. There are large areas of open space within the educational estates.

Landscape Character

- 400 acres of parkland campus to Wellington College, the grounds include a private golf course, woodland and numerous playing fields.
- Large areas of woodland.

Townscape

- The area is dominated by two educational institutions; Wellington College and Edgbarrow Secondary School.
- Late 20th and 21st century development on the periphery of Wellington College including Wellington Health Club, Wellington Business Park, residential housing estates and apartment blocks.
- Two grand entrance gates are located at either end of Byron Drive which provides access into the Wellington College Estate.
- Wellington Business Estate in the west of the area, is a planned development of two storey office blocks arranged in clusters, within a well vegetated setting.
- Crowthorne railway station is located on the western boundary of the area and includes private car parking and a shared entrance with a garage repair shop.
- Wellington Chase is a housing development formerly within the boundaries of Wellington College in the late 1980's.
- There is a development under construction on Dukes Ride, Victoria Place formerly within the bounds of Wellington College.

Vegetation and Hard Landscape

- Mature trees on the periphery of development provide a sense of enclosure.
- Large areas of recreation space and sports pitches within the Wellington College and Edgbarrow School.
- Well vegetated streets and gardens within housing estates contribute to the leafy character of these areas.
- Mature trees in residential estates stand tall next to properties.

Built Form

- The college sits on a large footprint; the main buildings are designed to a grand architectural style built in the mid-19th century.
- Various contemporary 21st century institutional buildings located with the grounds of Wellington College.
- Edgbarrow secondary school is a 20th century educational institution, built in a national style, bounded by a dense block of woodland to the south.
- Planned 20th century suburban developments with winding, informal roads and numerous cul-de-sacs; buildings have large footprints and private gardens.
- Crowthorne railway station is a red brick Victorian building; the quality of its setting is reduced by poor boundary and entrance features, signage and advertisements and large areas of hard surface for car parking.

Boundary Treatment

- The railway line delineates the western periphery.
- Public access is restricted on the boundary of the Wellington College estate with iron railing, brick walling and woodland strips.
- Woodland and heathland fringe the southern boundary of the area.



Wellington College (<https://www.bellenglish.com/locations/wellington-college-berkshire>)



Above: Wellington Business Estate
Left: Lake End Way

4.6 Area F: Broadmoor

The Broadmoor Hospital and estate is one of the oldest areas within the village. Set within an area of high ground above the rest of the settlement, the hospital is bounded by a high red brick wall that separates the hospital from the surrounding settlement.

Landscape Character

- The main buildings stand within the north west corner of the area at the summit of a steep, south east facing slope.
- Heathland and woodland are located on the perimeter of the hospital including Crowthorne Woods to the north and Edgbarrow Woods to the south west.
- The Devil's Highway, a previous Roman Road and existing Public Right of Way (PRoW) is located in the north of the area, aligned east to west.
- Long views extend from the ridge out into the Surrey countryside and heathland to the south.
- Farmland occupies the majority of land to the south.

Townscape

- The majority of the area is a hospital facility with institutional buildings set on large plots.
- Tall, red brick boundary walls delineate the edge of the facility and prohibit access.
- The setting of the hospital is wooded and sits on the urban fringe of Crowthorne.
- The area is delineated by the A3095 Foresters Way to the east.

Vegetation and Hard Landscape

- The built form of Broadmoor is visually screened by pockets of dense woodland.
- Buildings sit on plots surrounded by large areas of hardstanding.
- The extensive grounds include large formal terraces, kitchen garden and farmland.
- Broadmoor Farm lies south of the main hospital building, consisting of a farmhouse and related buildings.
- Also within the area to the south lies a former water and sewage works and several ponds and reservoirs, set within the woodland.



Broadmoor Hospital boundary

Built Form

- Originally built in 1863, Broadmoor Hospital provides specialist mental health care services within a high secure environment for male patients from London and the south of England.
- Much of the original architecture is Victorian, including the gatehouse which has a clock tower.
- Recent development on the south of the site includes a new entrance building, central facilities building, new gardens, recreation areas and extensive landscaping.
- Long distance views of Broadmoor are afforded from Lower Broadmoor Road.

Boundary Treatment

- A large brick wall and metal fencing surround the secure perimeter of the Broadmoor Institution.
- Woodland buffers limit access and inward views of the facility from most of the surrounding landscape.
and
- Limited public access into the area (mainly on Lower Broadmoor Road).

4.7 Area G: Transport Research Laboratory

An area used for woodland plantation. Contemporary, isolated developments include a large business park with contemporary office blocks set on large plots in well vegetated landscaped surrounds.

Landscape Character

- Large areas of pine plantation.
- Relatively flat landscape.
- Visually enclosed by surrounding wooded areas and heathland.
- Large areas cleared for new housing estate.

Townscape

- Large areas of woodland have been cleared for a fenced construction site where permissions have been granted for the construction of a residential development.
- Transport Research Laboratory (TRL) is an isolated business park in the north of the area, enclosed by woodland.
- Brooker's Row is a residential street of 8 properties that fronts onto a plantation connecting Old Workingham Road and Bracknell Road.
- The area is bounded by a triangle of main roads; Old Wokingham Road, Bracknell Road (B3348) and Nine Mile Ride (B3430).

Vegetation and Hard Landscape

- Heavily wooded area.
- Pine plantation.
- High quality and mature landscaping within the business park softens the scale and angular form of the office buildings.

Built Form

- The Transport Research Laboratory (TRL) business park includes contemporary 3 storey buildings on large footprints.
- Architectural building materials including steel and glass.
- High quality, well established landscaping.
- Properties on Brooker Way are semi-detached, 20th century properties, the exterior of these properties clad in pine, which reflects their location within the plantation.
- New development at Bucklers Park forms part of the new phased development of the area.

Boundary Treatment

- Bucklers Park and Forest are publicly accessible. Construction activity limits access to specific areas temporarily.



*Above and Left: Transport Research Laboratory Business Park.
Below: Brooker Way*



5. Managing Change

The character of Crowthorne described above is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development, which describes how the structure and character of the area have changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section, therefore, considers various factors which may influence change and inform the policies set out in the Crowthorne Neighbourhood Plan.

5.1 Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to the mature trees and vegetation throughout the settlement and high quality architecture.

| Positive Aspect | Character Area |
|---|----------------|
| General consistency in scale, density, building line and height of development. | A B D |
| A large number of historic buildings, dated to the mid to late 19 th century, are located in the area. These are typically red brick in polite domestic styles and contribute positively to the legibility of the village's development history. | A B C D E F |
| Pine species located within the suburban areas of the village enhance a sense of continuity with plantations in Bracknell Forest to the east. Mature trees throughout the area are also key to providing a sense of intimacy and enclosure in areas of low density development. | A B D E F G |
| A diversity of house types is found across the area, from the mid-19 th century to the present. These are typically low density and represent the piecemeal development of the village as a suburban village. | A B C D E F G |
| Buildings are characteristically one or two stories in height, and of a domestic scale. This conserves the village's rural and open character, as well as enhancing the impact of key buildings such as the Church of St. John the Baptist. | A B C D |
| Historic houses and municipal buildings, contribute to the local identity and unity in places. | A B C D E F |
| The area is densely wooded with a large number of mature trees, which provide a strong sense of local identity and unity across the area. | A B D E F G |
| Dense vegetation on the edges of the village, provide a transition from the rural fringe into the surrounding woodland landscape. | A B D E F G |
| Sense of enclosure, which contributes to high levels of tranquillity drawn from the woodland and heathland landscape. | A B D E F |
| The wooded areas partition pockets of development and provide an important visual backdrop. | A B D E F G |
| Mature trees, vegetation and boundary hedges. | A B D E G |
| Positive examples of renovations and extensions to existing properties. | A B D E |
| Active frontage, where there is a concentrations of shops, restaurants, cafés, public houses or car parking facilities. | A C |
| Properties set on large plots with large gardens and gated boundaries. | A B D |

Positive Aspect

Character Area

| | |
|---|-----------|
| Repeating architectural details and subtle variations of the same detail along individual streets creating a sense of unity and cohesion in the townscape. | A B D |
| Well presented, 20th century housing estates with mature gardens, large grass verges and detached properties set on large plots. | A |
| Lack of boundary treatments on 20th century housing development that results in the widening of the streetscape and allows space for mature trees which draw the woodland landscape through the settlement. | A, E |
| Modern development, such as that at the junction of Duke's Ride and Church Road East, borrows traditional scale and massing with contemporary materials and style. Such examples are more responsive to the historic built environment than poorly executed imitations of historic fabric, which appear pastiche and unsympathetic to their environment as found in other areas of the village. | B |
| Views of the tower of St. John The Baptist Parish Church, which is an important landmark within the village. | B |
| The streetscape on the periphery of St. John the Baptist Church has retained the historical village character, with gravel (unsurfaced) roads, hedgerows and grand Victorian properties set back from the street in well-established front gardens. | B |
| Traditional residential development is typically on linear street layouts with concrete bollards to prevent through traffic. These enhance permeability through the area while limiting the negative effects of through traffic. | B D |
| General uniformity of architectural style with a complimentary palette of materials and attention to quality of workmanship and detailing, particularly in brickwork, eaves, windows and doors. | B D |
| A high proportion of buildings in the north of the historic core, at the junction of High Street and Duke's Ride, are historic and of high quality. | B C D |
| A number of roads in the village, particularly those developed during the mid to late 19 th century, are unpaved and have soft boundaries. These enhance the rural character of the village, and provide continuity between the floor and built environment which is equally variable and ad hoc in character. | B D |
| Properties with grandeur including features such as large plots, gated entrances, well established front gardens and large front porches. | B D E |
| Large belts of woodland provide a backdrop to development. | B D E F G |
| Long straight roads in residential areas provide opportunity for repetition and uniformity that vary subtly due to road surface, road width, boundary treatments and architectural style. | B D |
| Long straight streets in residential areas have mature street trees which contribute to the overall leafy character. | B D |
| There is a strong active frontage on the High Street as a result of the concentration of shops, restaurants, cafés and public houses and car parking facilities. | C |
| Terraced properties and high density building development on the periphery of the High Street. | C |
| Bespoke, high quality public realm details such as lighting columns and lanterns. | C |
| Areas of raised topography such as Chaplain's Hill and Broadmoor Hospital provide views across the townscape, woodland and heathland below. | D F |

| Positive Aspect | Character Area |
|--|----------------|
| The Morgan Recreation Ground is a highly used public green space and is used for play and recreation. | D |
| The Morgan Recreation Ground provides a setting for residential buildings. | D |
| Rural character on the urban fringe where the settlement meets the heathland landscape. | D |
| Grand Victorian institutions with large estates include various buildings set in landscaped gardens. | E F |
| Contemporary 21 st Century Business Park, set in a well-established landscaped setting. | G |
| Building materials such as pine cladding and fencing which reference the pine woodland/plantation landscapes surrounding the village provide a sense of identity to modern building estates. | E G |

5.2 Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to lack of historic street pattern in the centre of the area, the quality of areas of active frontage and lack of permeability throughout the area.

| Issue | Character Area |
|---|----------------|
| National styles and lack of attention to architectural detail and common design in some modern housing developments. | A B C D E |
| Hardstanding and paved driveways across front gardens are increasingly prevalent away from principle routes through the area, and threaten the historically verdant character of the area. | A B D E |
| Cul-de-sacs on curving roads, such as those south of Waterloo Road, are unresponsive to the historic character of residential development elsewhere in the village. These cul-de-sacs comprise stock design approaches, and are devoid of any connection to the distinctive local character of the area. They also act to restrict safe pedestrian permeability through the area, and are hostile to casual access. | A D E |
| The principle approach to the village from the south on Sandhurst Road is bound by wire and concrete posts as well as timber panel fencing. These are unsightly and unsympathetic to the prevailing character of the area. | E |
| A number of modern developments have been constructed in historically referenced styles, not in keeping with established vernacular traditions in the area, employing cheaper modern materials and disregard to established architectural proportions and scale of existing development in the area. Examples can be found at Napier Close and Peninsula Place at the junction of Napier Road and High Street. | B C D |
| Uniform development with no landmark features. | A |
| Municipal buildings with little or no reference to the local vernacular do not contribute to the quality of the townscape. | A C D |
| Limited permeability through residential estates. | A D E |
| Limited public open space and recreation space. | A B C E F G |
| Lack of designated cycle routes through the area. | A B C D E F G |
| Vacant shops. | A C |

| Issue | Character Area |
|---|----------------|
| Low quality signage and shop fronts, particularly the common design of signage of chain stores reduce the quality of the retail areas. | A C |
| Heavy traffic on key routes through the village. | A B C G |
| Uncomplimentary boundary treatments fragment the character of the area. | A B C D |
| Poor maintenance of gardens and vegetation in places. | B |
| Modern development that reduces the quality of the existing townscape. | B C D |
| 3-4 storey buildings on large footprints, with a lack of architectural detail reduce the intimacy of the High Street. | C |
| Lack of maintenance of historical properties. | C |
| Limited tree and vegetation cover. | C |
| Long, straight streets such as High Street and Cambridge Road that lack street trees contrast with other 'leafy' streets in the area. | C D |
| Public access to the open space on the periphery of the village is limited by institutions including Broadmoor Hospital, Wellington College and Edgbarrow School. | E F G |
| Active construction sites impact on the quality of the area. | B D G |
| The institutional and aggressive architecture of Broadmoor Hospital and the metal fencing surrounding the secure perimeter of the institution dominates the ridgeline above the settlement. | D F |

5.3 Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to areas of open space sensitive to development and the overall tranquillity found within the area.

| Sensitivity | Character Area |
|--|----------------|
| Tranquillity within the suburban landscape away from busy roads and the village centre is sensitive to development. | A B D |
| Due to the open grain of development, spaces between buildings are susceptible to infill development. | A B C D E F |
| Street trees contribute to the individual character of each street and the gradual loss of these trees could erode the quality of the area. | A B D E F G |
| Small blocks and belts of woodland which divide the adjacent housing estates and provide a clear boundary to development. | A B D E F G |
| Buildings and other features of historical or townscape interest which are not listed are particularly sensitive to change. | A B C D E F G |
| The setting of buildings and other features of historical or townscape interest which are not listed are particularly sensitive to change. | A B C D E F G |
| Views of Broadmoor Hospital within the east of the village and wider countryside provide a sense of place. | D E |
| The meadow and woodland between Broadmoor Hospital and the settlement at Lower Broadmoor Road softens the impact of the aggressive architecture of the hospital and the loss of this meadow would greatly impact the quality of the townscape. | D |

| Sensitivity | Character Area |
|--|----------------|
| The limited areas of public open space are sensitive to development and change of use. | A B C D E F G |
| Gradual loss of woodland on the urban fringe which provides a backdrop to the settlement would erode the transition between the settlement and the wider landscape. | A B D E F G |
| Greenspace within large estates such as Wellington College and Broadmoor Hospital are sensitive to the expansion of these facilities or land being used for residential development. | E F G |

5.4 Forces for change

The character of Crowthorne is positively influenced by the surrounding woodland and EU protected heathland. Mature trees and vegetation are abundant in the area and contribute to a leafy and enclosed environment. Areas of historical townscape are well maintained and contribute positively to the character of the village. In general, modern estates although not always in the local vernacular have mature trees and well maintained front gardens. The large institutions of Broadmoor Hospital and Wellington College dominate the urban fringe of the area; there is no public access to these estates which limits the permeability and creates barriers to the rural landscape. The majority of buildings on the High Street are late 20th century, built in a simple, national style with little or no reference to the local vernacular which, alongside high levels of traffic, dilutes the character of the village. Although there is an abundance of mature trees and vegetation, there is a lack of quality open space, playgrounds and recreation space available for public access.

6. Design Guidelines

6.1 Design considerations

This section sets out general design principles, which can be used as a basis for policy in the neighbourhood plan. Each principle is followed by a number of questions against which design proposals should be judged. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solution.

A. Harmonise and enhance existing urban structure, in terms of physical form pattern or movement and land use

- What are the particular characteristics of the site and its setting, which need to be taken into account in the design?
- Is the development appropriate to the grain of existing development, including plot widths?
- Is the proposal within a conservation area or the setting of a Scheduled Monument?
- Does the proposal affect or change the setting of a listed building or registered landscape?

B. Relate well to the local townscape

- Does the proposal harmonise with the adjacent buildings, streets and spaces?
- Has careful attention been paid to plot widths, building line, height, form, massing and scale, with reference to the existing pattern of development?
- If an extension is proposed, how does it enhance the character of the existing building and its setting?
- How does the proposal maintain or enhance existing landscape features, including trees?

C. Reinforce or enhance the established urban character of streets, squares and other spaces

- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm, streetscape and existing pedestrian access?
- How does the proposal impact on existing views, which are important to the area?
- Does the proposed development offer opportunities to create new landmarks or views of existing landmarks?

D. Reflect, respect and reinforce local architecture and historic distinctiveness

- What is the local architectural character and has this been demonstrated or enriched in the proposals?
- If the proposal is a contemporary design, are the architectural details and materials of a sufficiently high quality and does it relate specifically to the characteristics and scale of the site?

E. Retain and incorporate important existing features into the development

- What are the important features surrounding the site?
- How does the proposed development relate to any important physical and visual links which connect the site with the surrounding townscape?

F. Respect surrounding buildings in terms of scale, height, form and massing

- Is the scale appropriate to the context?
- Should the adjacent scale be reflected, or is it appropriate to create a landmark on the site?
- How can taller buildings be justified on the site?
- Would taller development improve the character of the overall area?
- If the proposal is an extension, does it maintain the pattern of existing development, including spaces between buildings?

- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or green spaces?

G. Adopt appropriate materials and details

- What materials, details and finishes are distinctive in the area?
- Do the materials proposed harmonise with and enhance the existing townscape?
- Does the proposal use robust and durable materials which will endure and create a lasting legacy?
- Have architectural details, such as façades, windows, doors, entrances and roof details been adequately addressed in the context of the overall design?

6.2 Design Principles

In order to address the issues highlighted in the Managing Change section, design principles should focus on sustaining, reinforcing or enhancing those aspects which contribute to positive aspects of character in the area including; leafy well-proportioned streets, properties set on large plots with well-managed front gardens, historic streetscapes and the influence of contemporary styles of architecture.

The guidelines developed in this document focus primarily on residential areas and general principles applied to the public realm. Considerations of design and layout should be informed not only by the immediate neighbouring buildings, but also the character and context of the wider area as described in the above Character Assessment. Making positive, successful places is a result of a combination of factors including layout of streets, landscape, land uses and built form. New buildings should interact with the streetscape and complement the existing character and heritage of the townscape. This should not preclude modern styles of architecture and building technologies, where they enhance the character. The green and blue infrastructure provides a link between the natural and man-made features. It is the combination of these elements that provides a sense of place. Successful development will balance these needs and reinforce the distinctive “sense of place” of Crowthorne, which is valued by the people that live, work and visit the area.

The following design guide consists of principles that development should adhere to, descriptions of how this can be achieved and provides a framework for place making. The principles can be applied to developments from simple renovations to new housing schemes.

The Bracknell Forest Council has also adopted Supplementary Planning Documents (SPDs) to provide guidance on aspects of design. These include:

- **SS SPD** Streetscene SPD, which sets out how to create positive streetscenes;
- **D SPD** Design SPD

Where more detail can be found on the below principles in the Bracknell Forest SPD, this has been noted.

6.2.1 Street Scene

The effective design of streets lays the foundations for successful places. Streets are the backbone of the community and when designed well can encourage social interaction and physical activity, provide meeting points for communities, add value to surrounding properties and enhance the overall character of the area. The following principles are provided to guide the design of the public realm and the setting of streets within Crowthorne.

| Aspect | Design Principle | How to achieve this |
|------------------|---|--|
| Urban structure | Development should respond to the immediate context of the built environment with regard to building lines, frontages and distance from the road. | <p>The incorporation of varied building typologies can enhance the character development and reinforce the sense of place.</p> <p>Regular breaks in built form promote permeability and connections to public rights of way.</p> <p>See: SS SPD, D SPD</p> |
| Enclosure | The degree of openness or enclosure of development contributes to the sense of place. | <p>Building density, height, boundary design and road width create street scene ratios which should be designed to a human scale.</p> <p>A combination of open areas and more enclosed spaces can add richness to development.</p> <p>See: SS SPD, D SPD</p> |
| Development edge | Edges of urban development should be highly considered and designed to connect to surrounding development. | <p>Development should be approachable with clearly defined access routes.</p> <p>Edges should blend gradually into the surrounding context, avoiding abrupt changes.</p> <p>Building elevations should engage with existing edges, projecting an attractive and positive frontage.</p> <p>Development within the rural landscape beyond the limits of existing development is unlikely to be acceptable to maintain isolation and the sense of remoteness from other settlements.</p> <p>See: SS SPD, D SPD</p> |
| Masterplanning | Masterplans should aim to integrate the movement framework corridors and provide networks that are self-policing and permeable. | <p>Characteristics of clear, legible movement networks:</p> <ul style="list-style-type: none"> · Safe; · Attractive; · Legible connections to surrounding areas; · Way-finding; · Connect to public transport and · Variety of routes. <p>Allow for various modes of transport including cycling, walking, bus etc.</p> <p>See: D SPD</p> |
| Mixed use | Mixed-use developments which increase the vibrancy of the area and create successful communities should be encouraged. | <p>Support thriving economies by providing facilities such as local shops, cafes and doctors surgeries etc. and opportunities for employment.</p> <p>Facilities should be clustered and located at local nodes for ease of access.</p> <p>Different operating hours increase natural surveillance and sense of security.</p> |

| Aspect | Design Principle | How to achieve this |
|---------------|---|---|
| Character | New development should seek to conserve, and if possible enhance the distinctive character of Crowthorne. | This would include shop fronts in the north-east of the character area; the size, shape, colour, style of lettering and materials should be sympathetic to buildings and the area, and should consider the relationship between neighbouring buildings. See: D SPD |
| Heritage | Development affecting the setting of historic properties should use a similar design language realised with high quality materials to integrate with the surrounding townscape. | Potential elements for inclusion: <ul style="list-style-type: none"> · Neighbourhood plans and masterplans should integrate heritage assets into the townscape, to reinforce a strong sense of place; · Redevelopment of historic buildings should be completed to a high standard, to preserve and enhance heritage assets; · Buildings and other features of historic or townscape interest identified in this assessment, including their setting, should be protected; · Long, straight streets reflective of the historic character of the area, should be retained and enhanced; and · The characteristics of Broadmoor Registered Park and Garden, its immediate setting and historic links with the village centre should be conserved and enhanced. |
| Building line | The set back of new buildings should respect the existing building line along the street. | Measured from the back of the pavement to the front elevation. See: D SPD |
| Layout | New development should respect and respond to the existing pattern of the built environment. | New street layouts within the historic townscape should be linear and form part of a grid pattern, referencing the existing planned townscape. Subtle variations in plots size and road width contribute to the character of the area and should be maintained. New development in the area should avoid cul-de-sac designs which restrict pedestrian access through the area. See: D SPD |
| Design | Streets should be designed as social spaces. | The design of streets should consider many functions including a place to walk, cycle, play and spaces for social interaction. Street clutter, such as unnecessary road markings, signage or street furniture, should be minimised. Provide the minimum space for the carriageway to provide additional space for hard or soft landscaping. See: SS SPD, D SPD |
| Design | Streets should be designed to encourage active lifestyles. | Streets should encourage pedestrian and cyclist movement: <ul style="list-style-type: none"> - Generous pavement widths; - Incorporating shared surfaces; - Avoiding unnecessary barriers or clutter; - Providing places for pedestrians to rest, gather and socialise; and |

| Aspect | Design Principle | How to achieve this |
|--------------------|---|--|
| | | <ul style="list-style-type: none"> - Provide adequate frontage and to provide natural surveillance. <p>See: SS SPD, D SPD</p> |
| Density | The density of new development should be appropriate to the site and the surrounding area. | <p>Low density development that is predominant in the area should be retained.</p> <p>Higher density development towards the centre of the village, near the high street contributes to the village character and should be retained.</p> <p>High density buildings located at important nodal points, support mixed use and thriving communities.</p> <p>See: D SPD</p> |
| Permeability | Primary streets should be legible, allowing for multiple connections and a choice of routes. | <p>Developments should be encouraged to enhance permeability through the area, incorporate high quality public realm or provide communal green space.</p> <p>Pedestrian and cycle friendly environments to reduce the need to travel by car should be encouraged.</p> <p>See: SS SPD, D SPD</p> |
| Boundary treatment | <p>New development should use boundary treatments which are common or complimentary to the street.</p> <p>Boundary treatments define public and private space and contribute to the character of the public realm. Uncoordinated boundary treatments that are out of character with the wider area can fragment the unity of the public realm.</p> <p>Boundary treatments reinforce the sense of continuity of the building line.</p> | <p>Boundary treatments provide enclosure to the street and give a degree of structure.</p> <p>Boundary treatments are key to communicating the relationship between building plots, as well as defining the divide between private and public spaces.</p> <p>Boundary treatments will vary but these should be of high quality materials and standards.</p> <p>Boundary treatments facing the street and public areas should reflect the best examples in Crowthorne; for example, they could be low walls made of red brick, ironmongery or manicured hedgerows or a combination of these.</p> <p>Modern materials that complement the street scene may be appropriate where they enhance the local character.</p> <p>The use of low quality materials in these publicly visible boundaries should be avoided.</p> <p>See: D SPD</p> |
| Materials | Materials used in new development should complement the materials typical of the existing buildings in the street, the streetscape or the existing building in the case of extensions. | <p>Materials such as brick, timber and render that are widespread in the area should be used in new development.</p> <p>Materials that are durable, high quality and easy to maintain are preferable.</p> <p>Modern materials that complement the street scene may be appropriate where they enhance the local character.</p> <p>See: SD SPD</p> |
| Road Surface | Materials used in road surfacing should complement the built form and local vernacular. | <p>New development should specify high quality road surfaces with particular attention given to gateways and nodal points.</p> <p>Introduction of over engineered roads may impact on the distinct character near the village centre and should be avoided.</p> <p>See: SS SPD, D SPD</p> |
| Architectural | Evidence that the design and | New development that has considered the local |

| Aspect | Design Principle | How to achieve this |
|-------------------|--|---|
| quality | materials used, the amount and type of decoration and functional elements such as the position and type of doors and windows, flues, chimneys, gutters and flashings has been considered to reinforce or complement local character. | context will reinforce and enhance the local identity. See: D SPD |
| Gateways | New development should include elements which create a sense of arrival and identity. | Design proposals should consider placing gateways, built elements and landscape features to highlight the access or arrival points of a new development. Gateway buildings should reinforce local character. See: D SPD |
| Traffic Calming | Traffic calming measures should be incorporated into new development proposals. | Traffic calming measures should be integrated within the design of the streets rather than a later addition. Design solutions include: <ul style="list-style-type: none"> · Shared surfaces; · Varying the alignment of the street; · Use of tight corners at junctions; · Narrow carriageways; · On-street parking; · Raised table areas at junctions and nodal points; and · Changing colour/materials. See: SS SPD, D SPD |
| Shared surfaces | Shared surfaces should be used for lower order streets to reduce the speed of traffic. | Design solutions include: <ul style="list-style-type: none"> · Combining footway and carriageway on same level or in the same material; and · Use tactile material, street furniture, trees and lighting instead of road markings. See: SS SPD |
| Local open spaces | Pockets of green space should have a specific role or function to avoid wasted and unused land. | Local open space should make a positive contribution towards the townscape through: <ul style="list-style-type: none"> · Landscape design, including materials, trees, vegetation and street furniture; · Link spaces to provide stepping stones for wildlife; and · Variations in scale and enclosure of the open space contribute to character. See: D SPD |
| Playspace | Space for play should be incorporated at appropriate locations within the streetscape to encourage play and social interaction. | The location of play spaces should be determined by: <ul style="list-style-type: none"> · Needs based assessment; · Age of children and size of facility; and · Proximity to existing residential development. Design of play spaces should consider: <ul style="list-style-type: none"> · Accessibility; · Inclusivity; and |

| Aspect | Design Principle | How to achieve this |
|--------------------|--|--|
| | | <ul style="list-style-type: none"> · Learning and development. |
| Inclusive design | <p>The built environment should be designed to be accessible and inclusive to all users.</p> <p>Development should support and attract a diversity of users with streets and public spaces designed to encourage social interaction.</p> | <p>Inclusive design principles include:</p> <ul style="list-style-type: none"> · Consideration of the diversity of people using a space; · Safe and convenient; · Design should be in accordance with British Standard BS 8300-2:2018: Design of an accessible and inclusive built environment. Buildings. Code of practice; · A high level of accessibility for all development is a core principle for inclusive design. Ensure paving and surface materials are appropriate and safe for a variety of users; · Visual and non-visual prompts such as textured warning on pavements at crossings should be carefully designed into development to aid orientation for all abilities; · Tree pits in the public realm should sit flush to the surface to avoid trip hazards;and · Public spaces should be designed to stimulate all the senses including the use of texture, smell and colour. |
| Shared surfaces | Shared surfaces should be used for lower order streets to reduce the speed of traffic. | <p>Design solutions include:</p> <ul style="list-style-type: none"> · Combining footway and carriageway on same level or in the same material; and · Use tactile material, street furniture, trees and lighting instead of road markings. <p>See: SS SPD</p> |
| Parking | The design of parking areas should be appropriate to the scale and location of the residential development. | <p>Permeable material solutions should be used to surface parking areas to allow natural drainage.</p> <p>Driveways and hard standing at the front of residential properties should be designed to minimise the loss of, or enhance, green space in street facing aspects.</p> <p>See: SS SPD, D SPD</p> |
| Off-street parking | <p>The inclusion of off-road parking concepts which minimise street level clutter and inhibit pedestrian safety.</p> <p>Off street car parking should be well designed and appropriate for the space.</p> | <p>Off street parking should:</p> <ul style="list-style-type: none"> · provide good inter-visibility to promote security; · ensure footways are clear at all times; · break parking into blocks to promote opportunities for pedestrian movement; and · where on-street parking is a necessity, ensure regular breaks to facilitate safe crossing points with good visibility. <p>See: SS SPD, D SPD</p> |
| Street furniture | Street furniture, such as benches and litter bins in the public realm should complement the local vernacular. | <p>Design and location of street furniture should:</p> <ul style="list-style-type: none"> · complement the historic setting of Crowthorne where appropriate; · be considered in the early stages of masterplanning design; · contribute to the safety and security of the area; |

| Aspect | Design Principle | How to achieve this |
|-----------------|--|--|
| | | <ul style="list-style-type: none"> · be consistent throughout the area; · seating should be provided in locations where people are encouraged to gather; · seating should be provided at regular intervals along streets to provide assistance for people who have limited mobility to access community and retail services; and · be well designed, respect the local vernacular and be robust. <p>See: SS SPD, D SPD</p> |
| Lighting | Lighting design should be well designed, respect the local vernacular and be robust. | <p>Lighting schemes should:</p> <ul style="list-style-type: none"> · complement the historic setting of Crowthorne where appropriate; · be considered in the early stages of masterplanning design; and · contribute to the safety and security of the area. <p>See: SS SPD</p> |
| Public art | Public art that responds to the context of its location should be encouraged to enhance the sense of place. | <p>Public art should be:</p> <ul style="list-style-type: none"> · positioned at gateways and nodes to provide a sense of place and arrival; · reflective of the history, culture and community within the Crowthorne area; and · well designed, respect the local vernacular and be robust. <p>See: SS SPD</p> |
| Views | Development should make the most of existing landmarks and views. | <p>Retain views out to the wider landscape and key features such as Broadmoor Hospital, the pine topped hills and knolls, and down avenues of trees.</p> <p>Views along straight roads should be retained and enhanced.</p> <p>See: D SPD</p> |
| Active frontage | Active frontage, where there is a concentration of shops, restaurants, cafés, public houses or car parking facilities provides a positive contribution to the character of the area. | <p>Shop fronts in areas of active frontage should enhance the streetscape and provide high quality signage.</p> <p>Development near the High Street should, wherever possible, focus on providing a strong retail and community core in order to maintain the vibrant town centre character. There should be a clear distinction from the surrounding residential areas. Unit sizes in future development should reflect the size and scale of local development.</p> <p>See: SS SPD, D SPD</p> |

6.2.2 Landscape and Sustainable Drainage

One of the biggest drivers for increasing green infrastructure in the public realm is to support the sustainable management of surface water, by slowing the flow of water to the sewer network and cleaning the surface water before discharging into the natural environment through Sustainable Drainage Systems (SuDS). There are a wide variety of different types of SuDS including those that promote infiltration into groundwater, attenuation to slow the flow of movement and conveyance in order to move water around. SuDS can also be delivered on almost all sites through careful design, including steep or shallow gradient sites and even contaminated sites. Ideally SuDS should be used in conjunction with each other. This is known as the ‘SuDS train’ and improves the performance of the overall network.

The illustration below from CIRIA’s ‘Planning for SuDS’ highlights how SuDS can be integrated into the urban environment.



| Aspect | Design Principle | How to achieve this |
|---------------------|--|--|
| Landscape Structure | A landscape-led approach to masterplanning enhances the integration of new development into the townscape. | <p>Potential elements for inclusion:</p> <ul style="list-style-type: none"> Integrated Sustainable Urban Drainage Systems (SuDS); Well-designed public realm elements and open space to promote resident interaction and a destination for visitors; Green infrastructure networks which connect to existing ecological corridors and provide good pedestrian and cycling links; Retention of key views; Non-cluttered amenity planting; Green infrastructure, including the selection of species chosen for planting schemes, should be |

appropriate for the location; and

- Where new development is proposed on or close to the edge of the village, boundary planting should be incorporated and buildings set back from the edge to maintain distinction with the rural landscape.

See: **SS SPD, D SPD**

| | |
|----------------------|---|
| Green infrastructure | Developers should work closely with the local authority early in the design process to identify Green Infrastructure (network of natural and semi-natural features) needs, design and long term management. |
|----------------------|---|

Green infrastructure proposals should be:

- Effective and robust, ecosystem services need to be underpinned by a network of well-maintained, connected and biodiverse spaces. Strategically designed into new development and will require continued investment and management to ensure that the benefits are maximised; and
- Biodiverse, green infrastructure in urban areas, for example, reed beds and green/brown roofs, can improve water quality by reducing diffuse pollution through enhanced sediment retention.

Developers are encouraged to work closely with the local authority early in the design process to identify green infrastructure needs and design, as well as the long term management of the green spaces.

See: **SS SPD, D SPD**

| | |
|------|--|
| SuDS | Sustainable drainage systems should: <ul style="list-style-type: none">- improve water quality by reducing diffuse pollution through enhanced sediment retention.- be integrated into the scheme early in the design stages.- create multifunctional benefits for residents and ecology. |
|------|--|

Development should take a strategic, integrated approach to managing water that makes best use of GI led SuDS and identified opportunities for water reuse.

Developments should be encouraged that propose biodiverse SuDS, including reedbeds and green/brown roofs to improve water quality and reduce pollution.

Measures to manage water should be designed to maximise biodiversity benefits.

Incorporate appropriately sized SuDS features such as:

- Attenuation ponds;
- Swales; and/or
- Rain gardens.

See: **SS SPD, D SPD**

| | |
|-------|---|
| Trees | Where new development is proposed, there should be no net loss of trees and at least two trees shall be planted for each tree lost. |
|-------|---|

Trees and shrubs should be planted where locally appropriate to draw new development into the existing townscape setting.

New trees should be planted with a diverse palette to provide resilience and mitigate future biosecurity impacts.

Trees or groups of trees that contribute to the character of the village should be protected and incorporated into new development.

New development should incorporate trees within gardens.

See: **SS SPD, D SPD**

6.2.3 Buildings

The form, proportions and scale of buildings strongly influences the character of an area. New building designs should respond to their context and contribute positively to the sense of place. However, it is also important that by responding to the existing character this does not result in pastiche design and low quality replicas. Contemporary design solutions should be encouraged that have a thorough architectural quality that both responds to and enhances the local vernacular. The following design principles offer guidance for the design of new buildings, renovations and extensions to existing properties.

| Aspect | Design Principle | How to achieve this |
|------------------------|---|--|
| Groups | Properties should be grouped in small pockets showing a variety of building types. | <p>The groupings should be predominantly detached and semi-detached with limited groups of terraced properties.</p> <p>See: D SPD</p> |
| Boundaries | Boundaries of properties should enhance the character of the street scene and provide a physical connection between the property and the street. | <p>Boundaries such as brick walls and iron railings, hedges and timber fences are common in Crowthorne and should be chosen for new development based on whichever is appropriate to the street.</p> <p>Where required boundaries on the backs of properties should also be designed to provide structure to the streetscape and provide bin storage and areas of driveway for parking.</p> <p>See: D SPD</p> |
| Private gardens | Where appropriate front private gardens should enhance the character of the street scene and provide a physical buffer between the property and the street. | <p>On streets where existing gardens are present properties should provide the appropriate rear and front gardens.</p> <p>Existing gardens and the mature vegetation within them should be retained to ensure that buildings where appropriate have an attractive, verdant setting.</p> <p>Where the provision of a front garden is not possible a small vegetated border or patio should be encouraged to soften the hard materials within the streetscape.</p> <p>Vegetation and trees should be retained or proposed to screen bins or cycle stores in view from the street or other public spaces.</p> <p>Proposals for new development which affect the front of properties should be accompanied by detailed plans which show a commitment to providing attractive, well-vegetated gardens.</p> <p>However, in locations where front gardens are not present and properties front the street this should be reflected in new development. Opportunities should then be explored to design gardens internally to blocks.</p> <p>See: D SPD</p> |
| Apartments | Apartment buildings should respond to the context of their setting and provide adequate legibility. | <p>Apartment designs should consider the scale and context of surrounding buildings to draw inspiration.</p> <p>The height of apartment buildings will vary but in the context of Crowthorne should range from 2-3 storeys.</p> <p>Designs should avoid being bulky and provide natural light and ventilation.</p> <p>See: D SPD</p> |
| Scale, height, massing | New development will be more likely to integrate successfully with the | New development should act to conserve the prevailing domestic character of buildings throughout |

| Aspect | Design Principle | How to achieve this |
|-----------------------|---|--|
| | settlement if the scale, height and massing of new buildings demonstrate consideration for the context of the original buildings within the area. | <p>the area, and should be no more than two storeys in height for individual properties and three storeys for apartments.</p> <p>Buildings should not be designed in isolation. Whether they are of traditional or contemporary design, buildings should be part of a design concept for the whole site and the wider area.</p> <p>See: D SPD</p> |
| Roofline | New houses that respect the existing height and follow the roofline of adjacent houses should be encouraged. Similarly proposed extensions are more likely to be successful if they do not exceed the height or footprint of the original building. | <p>Roofs should be designed to reflect the style of the proposed development and its context. Careful attention should be paid to roofing materials, pitch, eaves and verge details and the inclusion of chimney stacks or other features that project above the ridge line. In general, a simple roof form is preferred.</p> <p>In Crowthorne, common features include:</p> <ul style="list-style-type: none"> · slate roofs; · pitched roofs; and · chimneys. <p>The existing roofline should be respected to create consistent roofline along the street and more general terms to fully fit within the roofline of the area.</p> <p>Any development between existing developments should create a roofline to integrate the new development and create rhythm along the street.</p> <p>Contemporary roof profiles may be considered but should be strongly justified and over complicated roof profiles should be avoided.</p> <p>See: D SPD</p> |
| Position | New development and alterations to existing buildings, shall respect the position of existing buildings relative to the street and within the plot. | <p>The proportions of proposed houses should match adjacent houses of the same building type.</p> <p>See: D SPD</p> |
| Location on street | Buildings within the historical linear street layout should be aligned along the street, with their main façade and entrance facing it. | <p>New development on main roads should be set back from the road and be low density to conserve the prevailing character.</p> <p>Buildings with their rear to the street should show consideration has been taken to provide a relationship between the property and the street. This may include features such as:</p> <ul style="list-style-type: none"> · Garage or out building fronting the street; and · Boundary treatments <p>See: D SPD</p> |
| Building height | New development will be more likely to integrate successfully with the settlement if the height and of new buildings demonstrate consideration for the context of the original buildings within the area. | <p>Heights of residential buildings should not exceed three storeys and in general the average should be two storeys.</p> <p>The height of apartment buildings will vary but in the context of Crowthorne should range from 2-3 storeys.</p> <p>See: D SPD</p> |
| Replacement dwellings | In urban locations, replacement dwellings can alter the character of a street if not carefully designed. | <p>Care should be taken to ensure:</p> <ul style="list-style-type: none"> · the scale of development is in keeping with the |

| Aspect | Design Principle | How to achieve this |
|------------------|---|---|
| | | <p>street and appropriate to the size of the plot;</p> <ul style="list-style-type: none"> · there is a positive relationship between the building and the street; and · reference should be taken from the local vernacular to determine the most appropriate proportions for the replacement dwelling. |
| Infill | In urban locations, infill plots can alter the character of a street if not carefully designed | <p>Infill development can be integrated provided the design and layout of the new buildings respect the traditional street scene and character of the area.</p> <p>Care should be taken to ensure:</p> <ul style="list-style-type: none"> · the scale of development is in keeping with the street and appropriate to the size of the plot; and · there is a positive relationship between the building and the street. <p>Reference should be taken from the local vernacular to determine the most appropriate proportions for the replacement dwelling.</p> <p>See: D SPD</p> |
| Extensions | In urban locations, extensions to existing dwellings can alter the character of a street if not carefully designed. | <p>Reference should be taken from the local vernacular to determine the most appropriate proportions for the extension.</p> <p>Care should be taken to ensure:</p> <ul style="list-style-type: none"> · the scale of development is in keeping with the existing property and appropriate to the size of the plot; · there is a positive relationship between the building and the existing property; and · proposed extensions should not exceed the height or footprint of the original building. <p>See: D SPD</p> |
| Corner buildings | <p>Corner buildings prominent in the streetscape (particularly relevant on the High Street) should be designed specifically to have a relationship with both streets.</p> <p>Corner buildings provide an opportunity for nonresidential uses and should contribute to the character of the streetscape.</p> | <p>Corner buildings should be designed to turn the corner of the street. Continuity of the building frontage should be maintained by incorporating corner windows and entrances.</p> <p>Corner buildings should place windows and/or entrances facing the street and/or public spaces.</p> <p>Corner buildings should have an animated façade, designed on both façades.</p> <p>It is not considered good practice to leave blank façades on one side of a corner building.</p> <p>See: D SPD</p> |
| Decoration | New development that has considered the local context and will reinforce and enhance the local identity should be encouraged. | <p>Proposals will be encouraged that show evidence that the design and materials used, the amount and type of decoration and functional elements such as the position and type of doors and windows, flues, chimneys, gutters and flashings have been considered to complement the local vernacular.</p> <p>Identify opportunities to make a positive contribution to character.</p> <p>See: D SPD</p> |
| Design | It is expected that design proposals make reference to local buildings | Making reference should not result in pastiche but instead reflect key aspects such as elevations, |

| Aspect | Design Principle | How to achieve this |
|-----------|--|--|
| | considered of merit. | <p>symmetrical layout and proportions.</p> <p>New residential development which takes a considered and appropriate approach to design, in a contemporary style, is more sympathetic to the historic fabric and landscape of the village than poorly executed historically referenced designs. Therefore new builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate in these instances. Red brick, exposed, whitewashed or rendered, is a typical vernacular material and new development should articulate or be responsive to this material.</p> |
| Façade | Crowthorne has a relatively consistent architectural style particularly within individual character areas and the arrangement of façades has slight variations. Building façades should be considered in the design of new developments. | <p>Building façades should be arranged simply with windows and doors vertically aligned.</p> <p>Proposed building façades should indicate the importance of each storey through a combination of composition of building elements, increased height for the most prominent floor and the level of architectural detailing used.</p> <p>Contemporary interpretations of local traditional architectural forms should be explored.</p> <p>See: D SPD</p> |
| Windows | Windows in new houses should complement the vertical pattern and scale of windows reflected in local architectural detailing. | <p>Windows should be inclusive to the overall design approach. In more traditional designs, the positioning of windows within their reveals is important to add visual interest.</p> <p>See: D SPD</p> |
| Doors | Doors are noticeable features and, as with windows, they can have a dramatic impact on the appearance of a property. Doors as part of new or existing proposals should be chosen to complement the local vernacular. | <p>Use doors that reflect the design approach. Doors should be simple and well-proportioned; pastiche of historical designs should be avoided.</p> <p>See: D SPD</p> |
| Detailing | Architectural detailing in new development shall typically display elements that balance with those on existing traditional buildings in terms of interest, scale and texture and form. | <p>Traditional elements often include detailing around windows including cills, quoins and masonry detailing, door surrounds or porches and timber framed, sash windows. Attention to high quality architecture and architectural detailing which avoids pastiche is encouraged.</p> <p>Existing period detailing should be retained and the covering over or removal of such elements should not be encouraged.</p> <p>Proposals for new developments must demonstrate a respect for the existing level of detailing displayed in the original buildings whilst allowing for contemporary architectural detailing.</p> <p>See: D SPD</p> |
| Entrances | Entrances should contribute to the legibility of the streetscape and should relate to the function they provide. | <p>Building entrances should be welcoming and identifiable. The scale and design of entrances should represent the function; municipal and commercial properties will be grander in design than residential properties. Entrances for new properties should be integral to the design proposal rather than</p> |

Aspect

Design Principle

How to achieve this

a later addition.

See: **D SPD**

Images show examples of building elements and design features within Crowthorne that contribute positively to the character of the street.





Lintel and cill detailing, sash windows

Bay window extension proportionate to the rest of the property, same windows and brickwork

Bin storage

Boundary treatment to match local vernacular



Single storey bungalow remodelled and enlarged over two levels.

Bay windows in extension reflect the style found in the rest of the property.

Use of high quality oak timber within the extension creates a high quality contemporary finish.

Roofline of extension sits below existing property



Windows and cladding of extension match existing property

The addition of contemporary materials complements the existing property

6.2.4 Materials

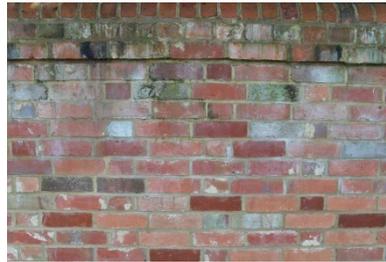
| Aspect | Design Principle | How to achieve this |
|-----------|--|---|
| Materials | Materials proposed for use in new development and building extensions shall match or be guided by those used in the existing building or area. | Use locally appropriate materials. Materials proposed for the use in building extensions shall compliment those used in the existing building. Materials used for the repair or alteration of buildings, for new buildings, and for surfacing and boundaries shall complement the existing high quality palette of materials that typifies the character of the area. See: D SPD |
| Materials | New buildings or extensions should propose materials based on the existing building or surrounding vernacular. Proposals for innovative and complementary material options should also be encouraged. | New developments shall demonstrate a respect for the existing materials palette used in the area, which is likely to vary subtly by street. Differing materials on an extension or a different design approach may result in a development appearing incongruous. Whilst, exceptionally, an extension may intentionally be designed to be contrasting, such an approach will need to be carefully justified and its success will rely on a high quality design. Architectural detailing shall typically display elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and |

elevations.

Materials that are durable, high quality and easy to maintain are preferable.

See: **D SPD**

Examples of material for common boundary treatments found within Crowthorne



6.2.5 Additional elements

| Aspect | Design Principle | How to achieve this |
|----------------------|---|---|
| Amenity | <p>People living in houses or flats should expect to enjoy a good level of residential amenity. This amenity is influenced by a range of factors such as private outdoor space, privacy, outlook and natural light.</p> | <p>New and existing development should ensure:</p> <ul style="list-style-type: none"> - new dwellings provide an appropriate amount of amenity space; - new and existing dwellings benefit from an appropriate degree of privacy; and - new and existing dwellings receive appropriate levels of natural light and have an appropriate outlook. <p>See: D SPD</p> |
| Building performance | <p>New developments should consider specification details that go above and beyond the requirements of Part L of the Building Regulations.</p> <p>Building orientation should fit into existing spatial layouts in the surrounding context and maximise passive gains (heat from the sun).</p> <p>Building layouts should be sensitively designed to maximise natural lighting.</p> | <p>Potential elements for inclusion:</p> <ul style="list-style-type: none"> - highly insulated building envelope; - materials with high thermal mass to stabilise internal temperatures and reduce energy consumption; and - Solar shading incorporated into large south facing windows to prevent overheating. <p>See: D SPD</p> |
| Daylight | New housing development should | Dwellings should have sufficient daylight to allow the |

provide a suitable outlook and level of natural light for both new and neighbouring dwellings.

comfortable use of habitable rooms (living rooms, dining rooms, bedrooms, kitchens) and patio areas in gardens immediately adjoining the building.

See: **D SPD**

| | | |
|-----------|--|--|
| Utilities | The location of utilities, meters and services and electricity distribution substations in new development should be considered in the initial stages of the design process. | Utilities although usually located below ground still impact on the location of trees and vegetation. Utilities should therefore be included in the early stages of the design process to avoid conflict with the landscape elements. Meters should be integral to the design of new buildings as opposed to being a later addition. See: D SPD |
|-----------|--|--|

| | | |
|-------------|---|--|
| Bin storage | Unightly bins can damage the visual amenity of an area. Storage facilities for refuse and recycling should be integral to the design of new developments. | Facilities should be: <ul style="list-style-type: none"> · Positioned in an accessible location; · Correctly sized for the number of residents; · Unobtrusive; and · Well designed. See: SS SPD |
|-------------|---|--|

| | | |
|-------------|---|--|
| Car Parking | Car parking and service areas should be considered in context to ensure the most successful outcome can be delivered in each case. In terms of parking, there are many different approaches that can support successful outcomes, such as on-street parking, in-curtilage parking and garage parking. | Car parking solutions should be a mix of on plot, on street and parking courts and garages. Front of property car parking should be kept to a minimum. When placing parking at the front, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting and use of paving materials. Natural surveillance of parked cars is an important consideration. See: SS SPD |
|-------------|---|--|

6.2.6 Public open space and public realm

| Aspect | Design Principle | How to achieve this |
|----------------------|--|---|
| Open space standards | New development should design public realm to meet the necessary standards to allow adoption by the Crowthorne Parish Council. | Open spaces should be located in accessible places. Where possible and practical they should be surrounded by properties facing onto them to improve natural surveillance. Open spaces should offer a variety of uses related to surrounding activities and buildings. See: D SPD |
| Open space standards | New development should provide sufficient open space for the incoming population. | All new development of 11 homes or more will be required to provide open space in line with the Fields in Trust population benchmarks. Where development cannot provide green infrastructure on site, an equivalent contribution will be required to help create, enhance and manage other spaces to demonstrate that the additional pressure on GI from the growth can be sustained. See: D SPD |
| Materials | Materials used in the public realm shall be selected to complement the character of the building and street, | Selected materials must be locally characteristic, durable, high quality and easy to maintain. |

| | | |
|------------|--|--|
| | keeping the number and type of materials to a minimum. | See: D SPD |
| Connection | New development needs to integrate in a way that connects to the existing network, respects the historic, ecological and culturally important landscape and provides sufficient space for people and wildlife. | <p>Ensure new development delivers a net gain in biodiversity and natural capital.</p> <p>Ensure new development considers connections to:</p> <ul style="list-style-type: none"> · The Public Right of Way network; · Cycle ways/paths; · Green corridors; and · Public transport <p>In addition, development should deliver a net gain of biodiversity. Any unavoidable loss biodiversity should be compensated for on-site wherever possible, and as a last resort through biodiversity offsetting.</p> <p>See: D SPD</p> |
| Health | Providing a healthy environment and wildlife rich green spaces for local residents will result in individual and community health benefits. | <p>Consider elements such as:</p> <ul style="list-style-type: none"> - safe pedestrian and cycle routes; - green corridors as routes; - health facilities in green spaces; - parks and fitness trails; and - fitness equipment in public spaces. <p>Potential benefits include:</p> <ul style="list-style-type: none"> - healthier air from tree planting; - reduction in noise pollution through the buffering of sound with vegetation; and - a lower risk of the emotional stresses caused by flood risk if additional green space is allocated. <p>See: D SPD</p> |

6.2.7 CIL and Section 106

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

Projects and initiatives identified as having the potential to be brought forward by CIL, S106 or other means include:

- A strategy for street tree management and replanting should be developed to increase the age structure of tree stock and range of species to ensure continuous contribution of tree cover to streets, increased diversity and resilience to environmental change.
- Seek opportunities to create new or improve/extend existing cycle routes, to promote cycling as a recreational pursuit, to improve people's health and well-being, and to provide a form of sustainable transport.

- Work with landowners and the local authority to designate new public rights of way or permissive paths which circle and cut through the village to provide a range of shorter routes and provide better access to the wider landscape away from busy roads.



7. Next steps and sources of further information

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Crowthorne Neighbourhood Plan. As such, it does not provide a comprehensive overview of the contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Bracknell Forest Local Plan.

Other work which would strengthen the evidence base and provide a basis to monitor and manage future change includes:

- The list of non-designated heritage assets, which have been identified within this report as positively contributing to the character of the neighbourhood plan area, should be not exhaustive and should be considered in the production of any formally adopted list of non-designated heritage assets/local list. Historic England has published 'Local Heritage Listing' (HE, 2016); this should be used as a guide. Any list of non-designated heritage assets must be created in conjunction with Bracknell Forest Borough Council.
- While Crowthorne's historic core may not meet the criteria for designation as a conservation area, some areas are considered to be of special architectural and historic interest. The local authority can designate an area as an Area of Special Local Character and this is an appropriate measure to manage change in

an area which has been recognised as a locally important landscape. Guidance can be found at:
<https://historicengland.org.uk/listing/what-is-designation/local/>.

A wealth of further information and support is available to assist the Crowthorne Parish Council in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly.

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by MHCLG. The other packages of support currently available are:

- Housing Advice and Assessment.
- Site options and assessment.
- Urban Design and Masterplanning, including Design Codes.
- Strategic Environmental Assessment (SEA).
- Environmental Impact Assessment (EIA).
- Habitats Regulations Assessment (HRA).
- Evidence Base and Policy Reviews.
- Health check prior to examination.

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality:
<http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>

8. References

- Berkshire History (2018) *Crowthorne*. Available at: <http://www.berkshirehistory.com/villages/crowthorne.html>. Last accessed on 23 May 2018.
- Bracknell Forest Council (2008) *Bracknell Forest Borough, Core Strategy Development Plan*. Available at: <https://www.bracknell-forest.gov.uk/sites/default/files/documents/core-strategy-development-plan-document-february-2008.pdf>. Last accessed 03 March 2018.
- Bracknell Forest Council (2008) *Bracknell Forest Borough, Site Allocations Local Plan*. Available at: <https://www.bracknell-forest.gov.uk/sites/default/files/documents/salp-adopted.pdf> Last accessed 17 July 2019.
- Bracknell Forest Council (2011) *Bracknell Forest Borough, Streetscene*. Available at: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/streetscene-supplementary-planning-document>. Last accessed 03 March 2018.
- Bracknell Forest Council (2011) *Bracknell Forest Borough, Thames Basin Heath SPA*. Available at: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/thames-basin-heaths-spa-supplementary-planning-document>. Last accessed 03 March 2018.
- Bracknell Forest Council (2017) *Bracknell Forest Borough, Character Area Assessments*. Available at: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/character-area-assessments-supplementary-planning> Last accessed 16 July 2019.
- Bracknell Forest Council (2017) *Bracknell Forest Borough, Design*. Available at: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/design-supplementary-planning-document>. Last accessed 03 March 2018.
- Bracknell Forest Council (2017) *Bracknell Forest Borough, Local Plan 2002*. Available at: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/local-plan-2002> Last accessed 16 July 2019.
- British Geological Survey (2018). Geology of Britain Interactive Map. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>. Last accessed 01 May 2018.
- CIRIA (2010) Planning for SuDs (C698). Available at: https://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx. Last accessed on 23 May 2018.
- Department of Communities and Local Government (2012). National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>. Last accessed 23 March 2018.
- Historic England (2018) *Listing the list*. Available at: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>. Last accessed on 23 May 2018.
- Historic England. (2012) *Local heritage listing advice note*. <https://www.historicengland.org.uk/listing/the-list/>. Last accessed on 23 May 2018.
- Jacobs (2009) Crowthorne Conservation Area Appraisal. Available at: <https://www.bracknell-forest.gov.uk/sites/default/files/documents/crowthorne-conservation-area-appraisal.pdf> Last accessed on 23 May 2018.
- Natural England (2013). National Character Areas. Available at: <http://publications.naturalengland.org.uk/category/587130>. Last accessed 01 April 2018.
- Natural England (2014). An Approach to Landscape Character Assessment. Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf. Last accessed 01 April 2018.
- Tibbalds and Kirkham Landscape Planning Ltd. (2010) *The Bracknell Forest Character Areas Assessment*. Available at: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning->

[policy/supplementary-planning-documents-spds/character-area-assessments-supplementary-planning](#). Last accessed 03 March 2018.

UK Soil Observatory (2018). Soils for England and Wales. Available at: <http://mapapps2.bgs.ac.uk/ukso/home.html>. Last accessed 01 May 2018.

Wildmoor School (2017) *History of the School*. Available at <http://www.wildmoorheath.org.uk/OurSchool/HistoryoftheSchool/>. Last accessed on 23 May 2018.

Appendix A – Spatial plans

- **Historical Environment Plan**
- **Character Areas Plan**
- **Key Features Plan**

**Appendix B The Bracknell Forest Character Areas Assessment
(Supplementary Planning Document, March 2010), Chapter 3
Crowthorne**

Appendix C - Schedule of heritage assets

| ID | LIST ENTRY | NAME | GRADE | EASTING | NORTHING | LIST DATE |
|----|------------|---|-------|---------|----------|------------|
| 1 | 1390357 | Chapel at Wellington College with porch colonnade and gateway adjoining west end | li | 483222 | 163390 | 14/02/2002 |
| 2 | 1390356 | Wellington College, main blocks and front walls | li* | 483176 | 163408 | 20/12/1972 |
| 3 | 1390359 | Dormitory block, north east of the east end of the chapel at Wellington College | li | 483270 | 163416 | 14/02/2002 |
| 4 | 1390358 | Dining hall and common rooms and colonnade n of the chapel at Wellington College | li | 483235 | 163453 | 14/02/2002 |
| 5 | 1390360 | Office block, art school and staff accommodation adjoining west side of Wellington College | li | 483122 | 163465 | 14/02/2002 |
| 6 | 1393560 | Church of St John the Baptist with Churchyard Cross and Lych Gate | li | 483780 | 163927 | 04/12/2009 |
| 7 | 1390355 | Broadmoor Hospital, main range including the chapel/hall (block 5), Dorset House | li | 485075 | 164060 | 12/10/2000 |
| 8 | 1390354 | Windy ridge | li | 484903 | 165070 | 20/12/1972 |

