



A development of detached and semi-detached chalet-style houses within a cul-de-sac. Generous frontages with planting and trees to address the street.

| | |
|------------------------------|--|
| Character Matrix Type | Village envelope |
| Density | 20 d/Ha |
| Typology | Detached and Semi-detached |
| Plot Depth | 21m back to back |
| Heights | 1.5 and 2-storey |
| Street Types | Cul-de-sac |
| Form and Structure | Non-rigid but continuous form with regular breaks |
| Frontage Set Back | Generally 5-6m |
| Boundary Treatment | Landscaped with enclosure |
| Parking | On-plot and garage |
| Public Realm | Generous grass verges, street trees |
| Materials | Light brown/honey bricks, lower floor render and some tile hanging |



KEY CHARACTERISTICS

Attractive private landscaping to frontages on individual buildings and the inclusion of trees contribute to this area. The varied, large pitched roofs and large windows including dormers are a common typology distinctive to this area. Housing is simple and traditional in form with a mixture of light brown and honey coloured bricks, some lower floor render and darker tile hanging on upper floors. The open landscaped setting to the frontages and large setbacks are characteristic and helps to screen on-plot car parking.





THE RIDGE

Detached 2-storey dwellings loosely lining two culs-de-sac across a steep slope. Generous planted frontages, varied building forms and glimpses of open views out.

| | |
|------------------------------|---|
| Character Matrix Type | Village fringe |
| Density | 9 d/Ha |
| Typology | Detached |
| Plot Depth | 35m plot depth |
| Heights | 2-storey and some split level |
| Street Types | Cul-de-sac |
| Form and Structure | Varied building forms, roof scapes and fenestration |
| Frontage Set Back | Generally 6m |
| Boundary Treatment | Low stone and brick walls |
| Parking | On-plot and garages |
| Public Realm | More private landscaped setting |
| Materials | Pale brick, and some accents |



KEY CHARACTERISTICS

Characterised by steeply-sloping topography with gaps between buildings providing great long-distance views of the countryside. Houses are detached within generous plots with some large setbacks to address the slope of the western Ridge. Typologies are simple with low-pitch roof forms, articulated with accent bricks, bays and some bespoke architecture.





Rising topography with detached 1970s bungalows set up above the High Street enjoying views to the north.

| | |
|------------------------------|---|
| Character Matrix Type | Village core |
| Density | 15 d/Ha |
| Typology | Detached |
| Plot Depth | 30m+ |
| Heights | 1-storey |
| Street Types | Cul-de-sac |
| Form and Structure | Non-rigid but regular built form, looser street pattern |
| Frontage Set Back | Large, generally > 6m |
| Boundary Treatment | Low stone walls, open planting |
| Parking | On-plot and garages |
| Public Realm | Footpaths only, absent from trees |
| Materials | Light brick and stone |



KEY CHARACTERISTICS

From High Street the topography rises into Hatchers Crescent and Pontings Close with detached single storey building forms with large hipped roofs. The frontages are presented behind low stone or brick walls, with planting. There are key views to the chapel with long-distance views beyond which must be retained along with the mature vegetation which provides height and enclosure.





A mixed rural development of detached and semi-detached 2-storey houses along a one sided, heavily treed route. Plots are oblique with generous frontages and verges.

| | |
|------------------------------|--|
| Character Matrix Type | Village fringe |
| Density | 6 d/Ha |
| Typology | Detached, semi-detached, cottages |
| Plot Depth | 36m - 90m plot depth |
| Heights | 1-storey -2-storey |
| Street Types | Rural |
| Form and Structure | Oblique, irregular plot forms loose pattern with frequent breaks |
| Frontage Set Back | Mixed - varies (2m-18m) |
| Boundary Treatment | Landscaped, some walls |
| Parking | On-plot and garages |
| Public Realm | Continuous grass verges |
| Materials | Natural stone, red brick and render |



KEY CHARACTERISTICS

The area contains plots, aligned to the existing historic field patterns and the housing meets the B4019 at an oblique configuration. The irregular breaks serve to safeguard the unique rural edge. Boundaries consist of low stone walls, gable ends, and mature hedge planting. The cottages, semi-detached and detached housing arrangements, are largely stone with slate roofs and up to 2 storey heights is a strong distinctive characteristic and should be maintained along this length. As a whole, the alignment height, scale and materials should be retained and protected.





A scattered fringe development of detached cottages and agricultural buildings along a well vegetated rural lane.

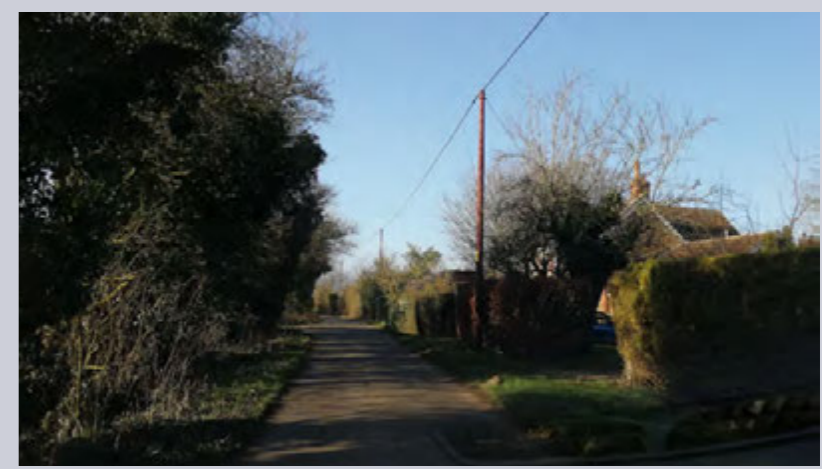
| | |
|------------------------------|------------------------------------|
| Character Matrix Type | Scattered dwellings |
| Density | n/a |
| Typology | Detached and semi-detached |
| Plot Depth | 60m plot depth |
| Heights | 2-storey |
| Street Types | Lane |
| Form and Structure | Irregular rural fringe |
| Frontage Set Back | Varied set back generally 6m+ |
| Boundary Treatment | Varied |
| Parking | On-plot and garages |
| Public Realm | Grass verges where dwellings exist |
| Materials | Varied |



KINGSDOWN LANE

KEY CHARACTERISTICS

The heavily landscaped, mature vegetation on both sides of the lane give this area a strong rural character. There are large gaps between dwellings interspersed with strong landscaping and defined field boundaries. The house typologies are varied but positively respond to the Lane, however it is the dispersed form and natural vegetation that are more relevant to the character. The scattered built form provides an irregular relationship to Kingsdown Lane with set-backs and car parking that is often hidden from view by the mature vegetation. Any new development should retain a natural landscaped setting and screen car parking. Forms should be simple and not dominate the natural vegetation.





A mixed built form but consistent response to the rural edge through set back and mature landscape treatments to the frontages.

| | |
|------------------------------|--|
| Character Matrix Type | Village edge |
| Density | 11 d/Ha |
| Typology | 21m -60m+ plot depth |
| Plot Depth | 1- 2.5 -storey |
| Heights | Single sided edge of village lane |
| Street Types | Regular built form, loose street pattern |
| Form and Structure | Large set back generally 10m+ |
| Frontage Set Back | Open mainly low walls or hedging |
| Boundary Treatment | Open mainly low walls or hedging |
| Parking | On-plot, garage and courtyard |
| Public Realm | Generous grass verges, some part of private open frontages |
| Materials | Light and dark red brick, render and light buff stone |



IVY LANE, HUNTS HILL, WEST HILL & CHURCH WAY

KEY CHARACTERISTICS

An open aspect to the wider rural area beyond. The built form enjoys wide verges creating a soft edge overlooking the expansive views east, out of the village. Development here is mixed but its form is outward looking to the lane and it is interspersed with gaps and planting, this is an important character attribute.





CHURCHILL AVENUE

A development of predominantly terraced and semi-detached 2-storey houses and single storey bungalows. Generous frontages and verges with street trees.

| | |
|------------------------------|----------------------------------|
| Character Matrix Type | Village envelope |
| Density | 29 d/HA |
| Typology | Semi-detached, terraced (mainly) |
| Plot Depth | 19m back to back |
| Heights | 1 and 2 storey |
| Street Types | Residential streets |
| Form and Structure | Regular rectilinear |
| Frontage Set Back | 5m+ |
| Boundary Treatment | Low walls and fences |
| Parking | Mostly on street |
| Public Realm | Large grass verges, mature trees |
| Materials | Light honey brick, white render |



KEY CHARACTERISTICS

The regular development form is set within wide residential streets. Enclosures are very low lending a loose transition from public to private realm. The streets are well served with open grassed areas and mature trees which help to vertically punctuate the wide streets. Properties follow straight building lines but vary in form from simple small bungalows to two storey dwellings with some frontage articulations including porches and contrasting materials.





A development of 1970s detached and semi-detached 2-storey houses. Street cross section responds to the steep topography.

| | |
|------------------------------|---|
| Character Matrix Type | Village envelope |
| Density | 29 d/HA |
| Typology | Detached and semi-detached |
| Plot Depth | 25m back to back |
| Heights | 2-storey |
| Street Types | Cul-de-sac |
| Form and Structure | Consistent building forms with shallow pitched roofs |
| Frontage Set Back | Mixed (Steep incline south) large set back (3-18m) |
| Boundary Treatment | Hard and soft open frontages |
| Parking | On-plot and on-street |
| Public Realm | One large green space at corner, private open frontages |
| Materials | Light brown brick, brown roof tiles |



KEY CHARACTERISTICS

Strong building lines with additional set backs on southern side to account for the steep topography. Contemporary 1970s cubist forms with insets, varied window sizes and openings within a repetitive pattern. Some muted green/brown tile hanging to articulate the frontages and deep white fascias under eaves. The street is prone to car parking and some garages jut forward to dominate the frontage.





A strong character of terraced dwellings arranged along rigid building lines behind front gardens with low boundaries.

| | |
|------------------------------|---|
| Character Matrix Type | Village envelope |
| Density | 20 d/HA |
| Typology | Terrace |
| Plot Depth | 27m back to back |
| Heights | 1-storey - 2-storey |
| Street Types | Street |
| Form and Structure | Compact regular continuous built form |
| Frontage Set Back | 5m+ |
| Boundary Treatment | Low wall and hedges |
| Parking | Generally on street |
| Public Realm | Some green verges |
| Materials | Light buff/grey artificial stone with concrete tile roofs |



KEY CHARACTERISTICS

Consistent built form along regular streets behind generous set backs. There is a strong uniformity of materials, form and window openings, which should be adhered to. Street parking may dominate as there is little on plot provision, but this does allow for planting and softening of front gardens. The dwellings are simple in elevation and along each street there is a strong sense of uniformity with gable-fronted houses acting as “bookends”.



12

HOLDCROFT CLOSE



A linear residential pattern with a group of distinctive roof forms which create a distinctive, strong edge to the village with the mature vegetation opposite.

| | |
|------------------------------|---|
| Character Matrix Type | Village edge |
| Density | 28 d/HA |
| Typology | Detached, semi-detached and terrace |
| Plot Depth | 45-29m |
| Heights | 2-storey |
| Street Types | Linear |
| Form and Structure | Generally regular with distinctive roof forms |
| Frontage Set Back | 11-6.5m |
| Boundary Treatment | Open landscaped set backs |
| Parking | On-plot and on-street |
| Public Realm | Strong, mature dense treed hedge opposite providing visual edge to village. |
| Materials | Pale orange brick with brown tiled roofs |



KEY CHARACTERISTICS

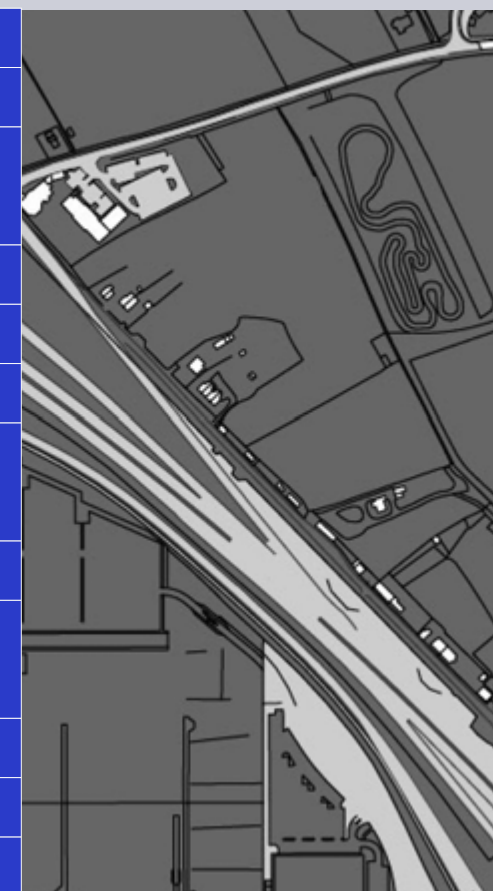
The backdrop of the mature vegetation on the adjacent roadside is a defining feature of this area. The built form is set behind open frontages and the strong roof forms that provide identity. This area provides a clear edge to the built envelope.





Linear ribbon development along one side of Turnpike Road comprising a mix of housing typologies irregularly arranged and interspersed with open space.

| | |
|------------------------------|--|
| Character Matrix Type | Ribbon / linear |
| Density | 5-25 d/Ha |
| Typology | (mixed): cottages, detached, semi-detached & terraces |
| Plot Depth | Too varied to specify |
| Heights | 1 & 2 storey |
| Street Types | Irregular, linear |
| Form and Structure | Loose, irregular rhythm broken up by large commercial uses |
| Frontage Set Back | Varies according to house type |
| Boundary Treatment | Predominantly hedges with some low walls |
| Parking | On-plot |
| Public Realm | Some grass verges |
| Materials | Stone, brick, render, thatch cottage |



KEY CHARACTERISTICS

A mix of rural cottages, Victorian villas and some modern housing mostly focussed around the key Turnpike Road thoroughfare. This linear development has historically determined the structure and settlement form along its length. Housing is interspersed with large open areas of green fields offering glimpses to the landscape beyond. A range of commercial uses have negatively altered the historic rural character along the southern end of the road. Much of the Victorian and more modern houses were developed as infill housing, and the historic stone cottages remain together with mature, leafy vegetation and landscaped hedges are a particular distinctive characteristic of this roadside.

