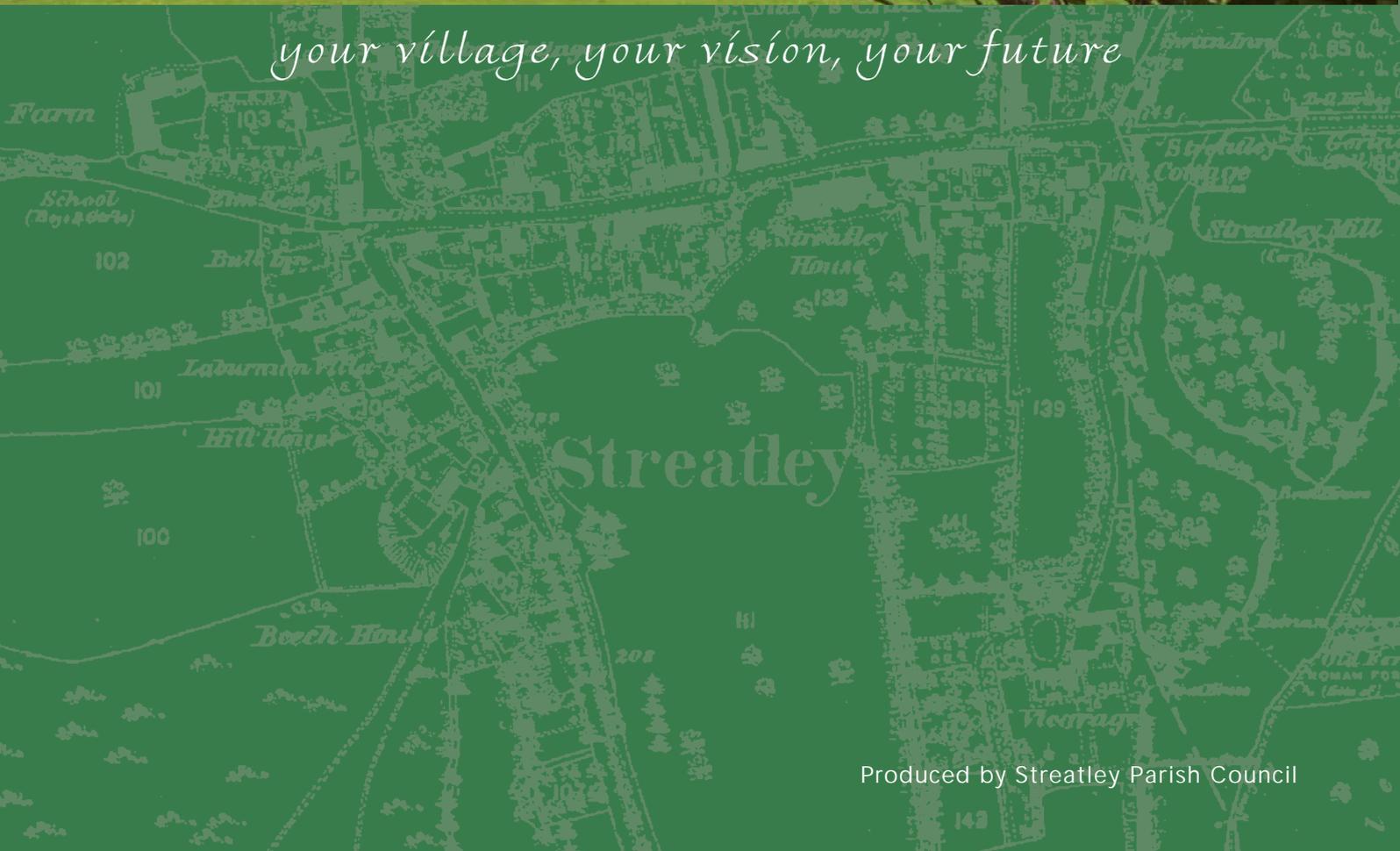


Streatley

VILLAGE DESIGN STATEMENT



your village, your vision, your future



FOREWORD



Glebe Meadow "Green Lung" and the High Street

The Parish Council was pleased to secure West Berkshire Council's support for the Streatley Parish Plan which was formally adopted on 12th July, 2006. Since then, thanks to substantial financial support from many donors, several of the Action Plan projects have been implemented and further proposals are being pursued.

The preparation of a Village Design Statement was identified as a key recommendation of the Action Plan proposals. The primary aim of a Village Design Statement is to provide guidance on the character and amenities of the village that should be respected and, where possible, enhanced in any future developments. Thus, through public consultations and feedback, this Streatley Village Design Statement (SVDS) provides more detailed guidelines on the local community's desire to safeguard the unique Morrell legacy of the village than can be specified in the general planning policies of West Berkshire's Local Development Framework.

Accordingly, the aim of the Village Design Statement is to inform the Parish Council, West Berkshire Council and, as may be Planning Inspectors of the local community's views that should be given due consideration in determining planning applications.

The Parish Council expresses grateful thanks to the SVDS team for their pursuance of public consultations, their liaison with West Berkshire Council and their overall contribution to the preparation of this Streatley Village Design Statement. The Council looks forward to the continuing support of the local community in maintaining the wellbeing of the village for future generations.

George Jamieson
Chairman, Streatley Parish Plan

Brian Baldwin
Chairman, Streatley Parish Council

Streatley Village Design Statement team

The main tasks of producing the Streatley Village Design Statement were undertaken primarily by Robert Stokes, whose architectural and environmental experience proved invaluable. The management team included Brian Baldwin, James Dobson, George Jamieson, Alan Law and Ivan Scott. As in the case of the production of the Parish Plan, the design and layout of the VDS was carried out by Dominic Hale.

Acknowledgments

Thanks to the main sponsors of the SVDS - Streatley Parish Council and Goring and Streatley Amenity Association – sufficient copies of the SVDS in a variety of formats will be available to distribute to all households in Streatley and other interested parties. The SVDS team gratefully acknowledges the guidance and support of West Berkshire officers and the views and assistance of many members of the local community.

We should also like to thank Ordnance Survey - Great Britain's national mapping agency, for the reproduction of various maps within this document. All maps are based upon Ordnance Survey data.

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INTRODUCTION

The Streatley Village Design Statement (SVDS) is complementary to the Streatley Parish Plan. The SVDS concerns the whole area of the Parish of Streatley including the primary group of buildings in the centre of the village, all other outlying buildings, the River Thames and all the countryside within the parish boundaries. The proposal to pursue a VDS was approved by Streatley Parish Council in June 2006 and endorsed by West Berkshire District Council in July 2006 as providing a consensus view by the local community. The Parish Plan and the Village Design Statement highlight key issues identified through public consultations and the aspirations of the local community for the safeguarding of the wellbeing of the village for the enjoyment of future generations.



Glebe Meadow

INTRODUCTION

The Streatley Parish Plan

The Parish Plan (covering the whole Parish of Streatley) was adopted by Streatley Parish Council in June 2006 and approved by the West Berkshire Council in July 2006.

The key findings and aspirations of the Parish Plan were:

- Preserve the Morrell legacy by retaining the unique character and charm of the village and surrounding area
- Protect and sustain the local environment
- Ensure Streatley continues to be a safe and pleasant village in which to live, work, learn and play

The Streatley Village Design Statement

The Streatley Village Design Statement intends to set out clear, simple guidelines for the design of future developments in the village. As an advisory document it is not intended to inhibit or prevent change from happening. A key aim is to assist in the design of new buildings so that they become complementary to the village environment. The local community hopes that the SVDS will influence the operation of the statutory planning processes by providing guidelines for all types of developments in their proposed settings both in the village and in the surrounding countryside. Adherence to the guidelines will ensure that future developments reflect and maintain the distinctive local character.

It is hoped that current and future residents will draw on SVDS guidance on matters that do not require planning permission as well as for developments that are subject to formal planning applications.

The SVDS has been prepared by a Working Group endorsed by Streatley Parish Council. The SVDS draws on the data contained within the Parish Plan but is developed as a separate "stand-alone" document, complementary to the Parish Plan. Its content reflects data from previous local surveys, photographic studies, the history of local planning applications.

Public Consultations

On Saturday 28th July 2007, a full day public consultation on the emerging SVDS proposals was held in the Morrell Room. The exhibition plans and village model highlighted the sub-division of the village within the Settlement Boundary into three distinct zones, the outer areas being identified as Zone 4. The strong public response to the VDS Questionnaire identified key features of each zone and recommended measures to enhance the setting, character and amenity of the village. These views and aspirations of the local community were reflected in the draft SVDS documents exhibited at a further consultation meeting on 14th April 2008. A further public exhibition of the final draft proposals was held on Monday 11th August 2008.

The following two paragraphs should then be added to complete the "Public Consultations" section:

Formal consultation on the Draft VDS was undertaken by West Berkshire Council for four weeks from 8th October to 10th November 2008. The Council consulted directly with about 40 statutory agencies, national interest groups, relevant local authorities, adjacent parish councils, local interest groups and local developers (or their agents). In addition, the document was made available on the Council's website.

The final VDS was endorsed and adopted by West Berkshire Council on 12th March 2009 as a document which it recognises has been prepared as part of the community planning process. The VDS has been produced in consultation with the local community and stakeholders and conforms with relevant development plan policies. In line with guidance in Planning Policy Statement 12 (June 2008) the Council has said it will pay close attention to the contents of the VDS as part of its community involvement in the production of the Local Development Framework.

INTRODUCTION

West Berkshire Council's Planning Policies and recent developments

The West Berkshire Council's District Local Plan 1991-2006 was adopted in June 2002. Since its adoption, the Council has adopted Supplementary Planning Guidance in support of the Local Plan. Both that Plan and much of the Guidance have been major influences on the development of Streatley.

During the seven year period 2001 and 2007, the Parish Council made recommendations on 237 planning applications taking due account of the policies of the local plan and supplementary guidance. The vast majority of these applications were for alterations and/or extensions to existing residential properties within the village Settlement Boundary. The 'new build' developments permitted within the Settlement Boundary were:

- 8 new dwellings on Aldworth Road
- 3 new dwellings on Reading Road
- 2 new dwellings on Rectory Road
- 2 new dwellings on Wallingford Road

Under the Planning and Compulsory Purchase Act 2004, West Berkshire Council has to prepare a Local Development Framework (LDF). Formal adoption of the West Berkshire Planning Strategy - the core planning strategy for the District - is expected in 2010. In the meantime, planning and development proposals will be considered in accordance with the 'saved' policies of the West Berkshire District Local Plan (WBDLP). The 'saved' policies are incorporated in the WBDLP Saved Policies Written Statement (September 2007).

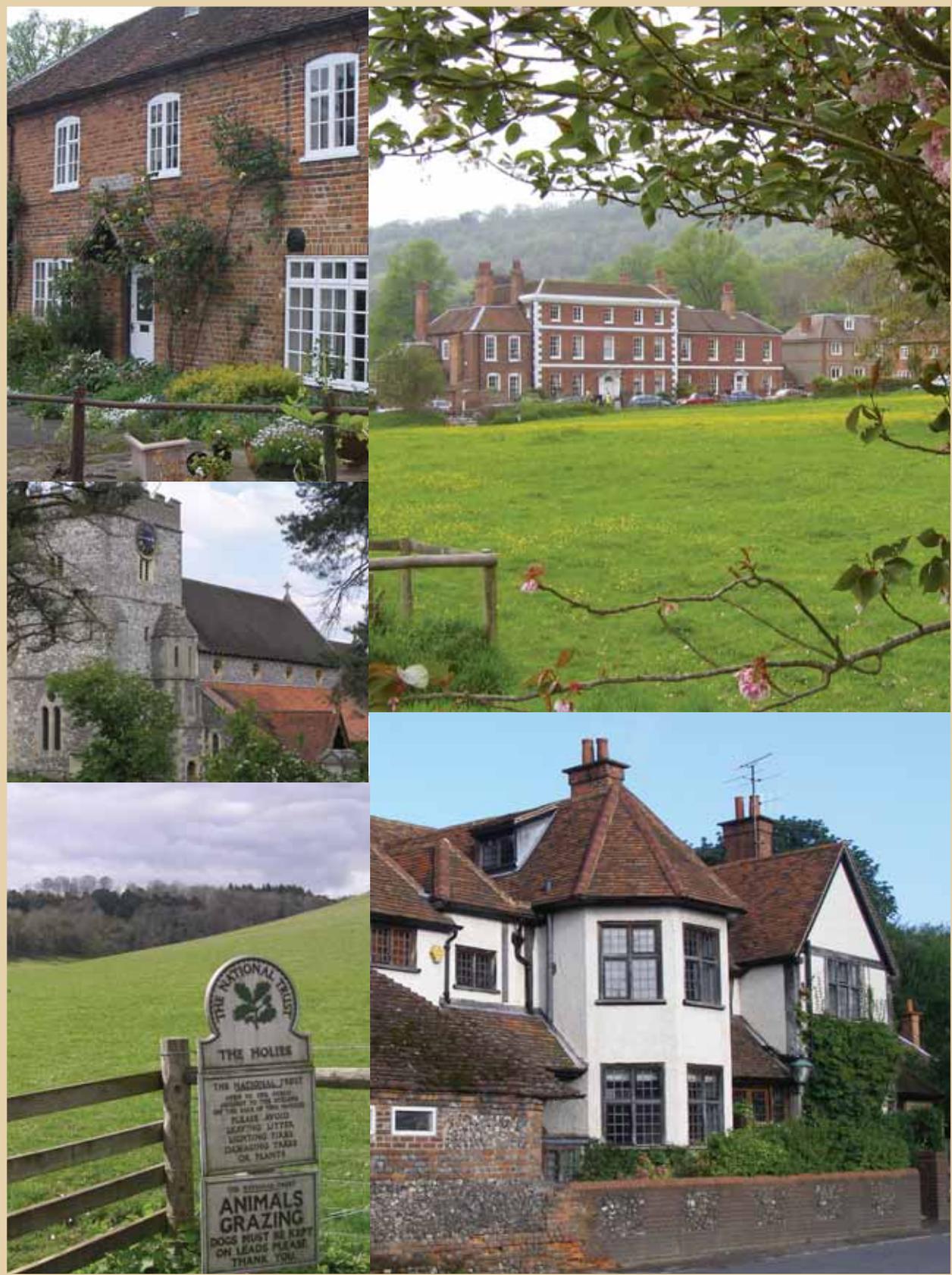
In addition the Council has produced a design guide series 'Quality Design - West Berkshire'. The series forms a Supplementary Planning Document (SPD) which supports the 'saved' policies of the Local Plan and which is intended will support future planning policies in the West Berkshire Planning Strategy. The series acts as an umbrella document for town and village design statements.

Structure and use of the SVDS

The Streatley Village Design Statement as accepted by West Berkshire Council provides a consensus view of the local community.

The SVDS describes the character of Streatley as the community sees it today. Its aim is to ensure that any future development takes this character into account. The SVDS is therefore intended as guidance to anyone planning development of new buildings or alterations and/or extensions to existing buildings in the parish. Its prime users will be West Berkshire Council when making planning decisions and the Parish Council when deliberating on planning applications, but others will find it useful; individual householders, local businesses, architects, statutory undertakers and other organisations.

INTRODUCTION



STREATLEY HISTORY, DEVELOPMENT & CHARACTER

Location

Streatley village lies on the west of the Thames in the Goring Gap where the Thames breaks through the chalk escarpment of the Chilterns to the east and the Berkshire Downs to the west. The village (Ordnance Survey national grid reference SU5980), is about 10 miles from Reading and 20 miles from Oxford. The Parish encompasses an area of 1287 hectares (3180 acres) extending west of the village into the Berkshire Downs and south-west to Stichens Green and Southridge. The main features are the flat agricultural land on the original river flood plain to the north, chalk downs and wooded valleys to the west, with the village itself nestling between the hills. The station in Goring provides access to rail services to London Paddington, Oxford and the West Country.

Brief History

Streatley is an ancient settlement that arose on the junction of two main communication routes in ancient Britain, the Thames and the Ridgeway. It was a point where the river could be forded on foot and was where the Ridgeway met the Icknield Way. It would have been a stopping point for those journeying across the country for thousands of years BC, as attested by numerous archeological finds. Through the course of time the area was influenced by each new group of settlers who accompanied the country's invasions. The Celtic influence of 700BC is evident in their distinctive square fields and hut circles visible from the air. There is also aerial evidence of a Roman Villa in Streatley. Later as the Romans consolidated their conquest, the construction of the straight military road past Blewbury fort, gave rise to the settlement name of "Streatley" derived from the Latin for road "Strata". In 1066 Streatley was controlled by Asgard the Staller, an official of Edward the Confessor's court. Streatley Mill was already in existence and the village had fishing rights.

Streatley is documented in the Domesday book of 1086, with Geoffrey de Mandeville owning the manor of Streatley, having 10 cottages, 18 villagers and 7 slaves. His family held the Lordship until 1227, when it passed through marriage to the de Mourns. Early developments included Place Manor (16th century), Streatley Farm (late 17th century) and Streatley House (mid 19th century).

In the early years, the only dry communication between Goring and Streatley was the Ferry owned by the nuns of Goring Priory, and the Thames, being the frontier between Wessex and Mercia, kept the villagers apart. During the industrial revolution of the 19th Century two main influences affected both villages. Firstly the building of Brunel's railway in 1840, with a halt at Goring, and secondly the construction of a toll bridge in 1837. Until then Streatley had been the more important village with The Bull being a noted Post House on the Road to Oxford. Naturally with the presence of the railway Goring then grew more rapidly than Streatley. From that time the Streatley shops and Post Office declined and were converted to domestic properties.

During the 18th and 19th centuries the Stone and Morrell families acquired most of the land in Streatley, with the Stone family estate passing to the Morrell family through a nephew. In the enclosure map of Streatley of 1817, much of the land is owned by Reverend D Morrell, in particular the fields north of what is now Streatley House, and land south of the High Street adjacent to the Vicarage. Also a Parsonage is shown on the site of a Dominican Convent that preceded it. In the following years further land purchases were made and by 1877 the Morrell family owned most of the land north and south of Streatley House.

During this time they demolished the Parsonage and other buildings in the field opposite Streatley House and created a protected view from the house to the north, landscaped as open parkland (referred to as Glebe Meadow in Maud Stepney Rawson's 1936 Guide to Goring and Streatley). Similarly the land to the south west of the house and the fields south of this were landscaped into open parkland and a protective band of trees was created to surround this portion of the park, screening it from Reading Road. This tree screen remains to this day, obscuring the view of the fields from the road.

Landscaping by the Morrell family during the 18th and 19th centuries had created open parkland around Streatley House and protected it from more rampant development that occurred in Goring following the introduction of the railway. This established the "green lung", to the north of the High Street that remains to this day. The High Street remains largely unaltered since that time, the only new development in the last 100 years being a pair of semi-detached houses on a rose-garden site, to the west of Streatley House.

STREATLEY HISTORY, DEVELOPMENT & CHARACTER

Chronological Development of the Village

As shown in Figure 1 (1st edition Ordnance Survey map), by 1879 the extent of the village was largely no more than the High Street centred on Streatley House, much as it appears today, plus the Morrell Room, The Swan Inn, St Mary's Church and Vicarage, together with the houses close to The Bull at the cross roads. The charm of the village has arisen largely from minimal further development directly around its historic centre and the adjacent pastures and woodland, with most later development away from the centre to the north and west.

The following table shows the principal development phases of the village since 1879:

Development Period	Principal Developments
1879 to 1899	The start of development to the north of the village with 9 houses along the Wantage Road
1899 to 1912	Continuation of housing northwards along the Wantage Road and the development of housing along Rectory Road as far as the Golf Course, together with some development in Townsend Road
1912 to 1960	Development of most of The Coombe and further development along Rectory Road
1960 to 1980	Development of Chestnut Cottages; further development in Townsend Rd, development of Bull Meadow, Streatley Primary School, some housing along Rectory Road and the riverside development at Cleeve Court
1980 to 2000	Infilling in the Townsend Rd/Wallingford Rd/Wantage Rd "triangle"; infilling in the Coombe; the Bull Meadow developments; further housing along Reading Road and two new houses in the High Street
2000 to 2006	Warren Farm Conversion; Woodfield Cottages on Aldworth Road; the Old Smithy development in Smallbones' yard; and further housing along Reading Road

By the 1960s village developments had reached the limits defined by the Settlement Boundary established in the 1987 Local Plan. Planning policies have protected the village from further enlargement. Benefiting from its location on the Thames, and the large areas of National Trust land on the adjacent hills, Streatley has become established as one of the Berkshire villages to visit. Today the village continues to attract numerous weekend visitors for its high amenity value, a veritable jewel in the Berkshire crown.

STREATLEY HISTORY, DEVELOPMENT & CHARACTER

Local Character

The whole of the parish lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), and has further benefited from AONBs having the equivalent status with respect to planning policy as National Parks. The parish is characterised by the two principal divisions of the main developments within the village and the outlying settlements of Stichens Green and Southridge which embody the beauty of the West Berkshire Downs and woodlands. The village lies on the lower slopes of the wooded downs to the west of the Thames floodplain. It contrasts strongly with the adjacent hills which dominate views from all parts of the village. From the advantage of the wide views from Streatley Hill (Lardon Chase, and Lough Down), the village appears quite heavily wooded, except for the open agricultural fields to the north. The village straddles two axes centred on The Bull crossroads; north-south along the Reading and Wallingford Road and east-west from the lower part of Aldworth Road via the High Street to the Thames.

Some of the villages key features and activities are:

- The extensive open land and pasture in the village centre connected directly to the High Street, providing views to open countryside
- Views of the adjacent hills which cradle the village
- The public access to the National Trust land of Lardon Chase, Lough Down and The Holies, giving wonderful overviews of the village, the Goring Gap and surrounding countryside
- Access to long distance walks along the Ridgeway and the Thames Path
- The amenity value of the River Thames and associated locks and weirs
- The many visitors attracted to the summer festivities such as the Regatta and the magical torchlight procession, bonfire and carol singing on Christmas Eve
- Its relationship with Goring and its shops and railway station

In 1896 the Morrell family arranged for a malthouse and a two-storey laundry building in Church Lane to be converted into a Gentlemen's Club with a reading room, a large garden and, opposite the Church, a caretaker's house. Later the reading room was given to the village and renamed The Morrell Room. It has a very attractive panelled interior with a stage and is Streatley's main meeting place, used regularly for social and recreational activities, plays and exhibitions. It is now administered through a charitable trust by a management committee.

The natural environment of this rural parish is rich in flora and fauna, benefiting from a diverse mixture of river scenery, chalk downs, ancient agricultural meadows and wooded hillsides. Of particular note is the SSSI (Site of Special Scientific Interest) on the National Trust land overlooking the village, which protects several rare chalk downland flora. Badgers, muntjac and roe deer are virtually daily visitors to the fields south of the High Street at the centre of the village. Streatley is recognised as one of the significant British sites of the multiple Glow Worm (*Lampyrus Notilna*). Due to declining numbers these are one of the invertebrates identified as requiring special conservation measures.

The development of Streatley has been controlled wisely by West Berkshire Council under its various planning policies, relating to the North Wessex Downs AONB, the Village Settlement Boundary, the Conservation Area (enclosing the heart of the village) and the numerous Listed Buildings centred on the historic High Street (See Appendix A1). However, even under these tight controls there have been significant increases in development within the Village Settlement Boundary.

One of the main recommendations of the Parish Plan, was to retain the existing Village Settlement Boundary in order to retain the character, shape and charm of the village.

STREATLEY HISTORY, DEVELOPMENT & CHARACTER

The distinctive local character of this rural village stems from a combination of factors:

- Its compactly built environment, including a Conservation Area and numerous Listed Buildings, with examples of housing from many different periods but mostly in traditional styles and built of local materials.
- Its natural environment exhibiting a rich variety of various species of trees, vegetation, animals and insects, especially in the meadows within the village and in the adjacent chalk grasslands, hillsides and woodlands. There are examples of rare plants, such as Pyramid Orchids and Wild Mignonette, together with many wild animals and insects.
- The remains of historic developments, ancient monuments, ancient woodlands, Sites of Special Scientific Interest (SSSI) and tree preservation orders within and around the village.
- Three main roads converge on Streatley: the A329 from Reading to Oxford; the A417 from Wantage; the B4009 from Newbury to Thame, which descends to the Bull crossroads, passes through the High Street and crosses the river. Another lesser, but locally important road branches off the Wantage Road and leads up to the historic Ridgeway. All these roads provide important vistas to and from the heart of the village. The natural contouring of the land, descending rapidly from The Holies and Lardon Chase/Lough Down to the riverside, creates many attractive viewpoints within and around the village.
- To date planning policies have ensured that Streatley remains a compact settlement, nestling in its unique rural and riverside setting.

The Streatley Parish Plan concluded that preservation of the unique character of the village, better traffic management, improvements in facilities for the young and greater sustainability are the factors that will have the greatest influence on the future of Streatley. The residents see themselves as guardians of the Morrell legacy, wanting to ensure that future generations enjoy a safe and pleasant village in which to live, work, learn and play.

The following sections of this Village Design Statement go into more detail of how this might be achieved.

Guidelines

Development should seek to respect and enhance the existing character and visual amenities of the village.

Development should seek to ensure that the varieties of native trees, plants and wildlife in the parish are conserved and their habitats improved.

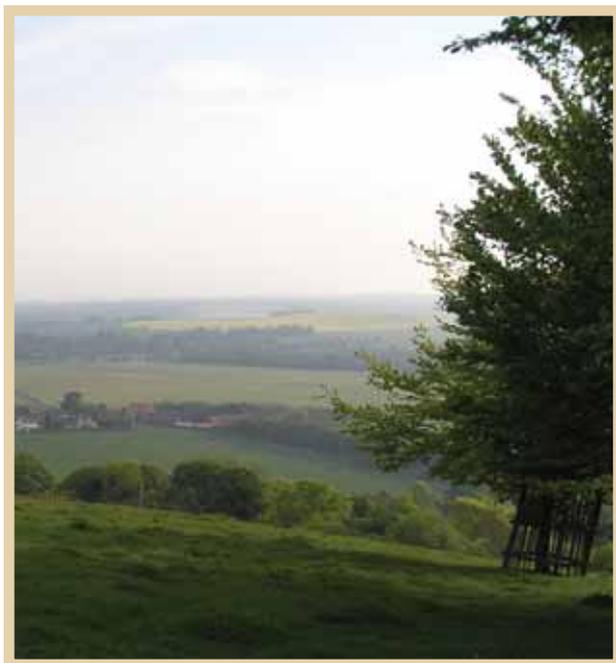
Individual mature trees, woodland groups and hedgerows should be retained or replanted where necessary with native species. Grass verges, hedgerows, ditches, water courses, ponds, and open spaces should be conserved and, where possible, improved in their role as habitats for wildlife. Roadside fences, hedgerows and trees should be maintained to provide safe footways and to enhance visual amenity.

STREATLEY COUNTRYSIDE AND LANDSCAPE

The Western Hillside

The high amenity value of the countryside around the village has been recognised by its designation as part of the North Wessex Downs Area of Outstanding Natural Beauty. Consequently, the countryside and landscape setting of the village enjoy protection from development on a similar basis to planning policies for National Parks. This approach, in conjunction with West Berkshire's planning policies provide the key basis for the control of development outside the Village Settlement Boundary.

Another key feature of the countryside and landscape setting of the village has been the land ownership of the National Trust. For many years the splendour of the Lough Down and Lardon Chase hillsides has been safeguarded in perpetuity by National Trust ownership. An extensive area of Lardon Chase is further protected as a designated site of Special Scientific Interest (SSSI).



View westwards from Lardon Chase

In the 1980s an area to the south-west of the village was being ravaged by use for motor-cross events. Strong local objections to such usage of this chalk grassland led to the acquisition of "The Holies" by the National Trust. This substantial addition to the National Trust landholding in conjunction with the adjacent Greenhill Common, resulted in effectively securing and safeguarding the north-west and south-west "green lungs" around the village.



Eastern approach to the Holies

The Eastern Plains

The acquisition of The Holies was perceived as a part of the jigsaw of open spaces and woodlands around the village. At that time, the local community's aspirations were to achieve similar safeguarding of the area between Wallingford Road and the river (the north-east "green lung") and the area between Reading Road and the river (the south-east "green lung").

Part of these "green lungs" lie within the Thames flood plains, which are safeguarded by national and local planning policies. The other parts of these "green lungs" lie outside the Village Settlement Boundary. 97% of the respondents to the Parish Plan sought the retention of the open spaces and woodlands around the village as a key priority for actions by the Parish Council and West Berkshire Council. Consequently, the Action Plan recommended the setting up of a trust fund to buy areas of land critical to the retention of the existing village envelope. Pursuance of such acquisitions is perceived as further steps towards completion of the jig-saw of safeguarding the unique amenity of the village.

STREATLEY COUNTRYSIDE AND LANDSCAPE



View from Rectory Road

Landscape Assessments

The landscape character of the parish was assessed as part of a study carried out by the then Newbury District Council in 1993. Further assessments were prepared for the North Wessex Downs AONB and for the County of Berkshire. Details of the most recent assessment are contained in the "Berkshire Landscape Character Assessment (October 2003)".

All three assessments are broadly comparable in terms of geology and topography of the area. These physical features, together with the changing natural and human features in the landscape, provide the basis for the planning, management and safeguarding of the rural character of the open spaces and woodlands around the village.

Guidelines

The diversity and mix of the various identified landscape character areas within and around the village, should be conserved and, where possible, improved.

Any changes to the management of the landscape should conserve and, where possible, enhance the rural nature and local character of the area and its setting in the wider landscape.

The National Trust lands, adjoining wooded hillsides, chalk grasslands and meadows should be conserved and, where possible, enhanced.

Any future development, whether residential, agricultural or commercial, should be appropriate, both in scale and character, to this rural area.

Public footpaths, bridle paths and cycleways, should be signposted from main roads and, where practicable, made accessible to all, together with seating at appropriate viewpoints.

Every effort should be made to retain the existing rural character of local roads and their adjacent hedgerows in the countryside. Any changes to layout, design and material content should be consistent with that character.

THE VILLAGE AND OUTER AREAS

Areas within the Settlement Boundary

The extent of development of Streatley circa 1880 is shown in Figure 1.

The village within the Settlement Boundary is highlighted in Figure 2, which identifies the three distinct zones adopted for VDS appraisals:-

Zone 1: The Historic core Area comprises the historic core of the village extending from the River Thames to the Bull crossroads and the southern part of the Wallingford Road up to the Wantage road junction. All of the Conservation Area is encompassed in this zone.

Zone 2: The South West Area comprises the Reading Road, the Aldworth Road, The Coombe, Bull Meadow, Hill Gardens and Lardon Lane.

Zone 3: The North Area comprises the northern part of the Wallingford Road, the Wantage Road, the Townsend Road triangle, and the eastern part of Rectory Road.

Areas outside the Settlement Boundary

Zone 4: The Outer Areas

The boundary of the parish is outlined in Figure 3.

In the areas within the parish, but outside of the Village Settlement Boundary there are several groups of buildings and individual dwellings. The main developments comprising Zone 4 are located along the western sector of Rectory Road, at Cleeve Court, at Stichens Green and at Southridge. There are also several farm houses, farm cottages and a few other houses within the outer areas of the parish.

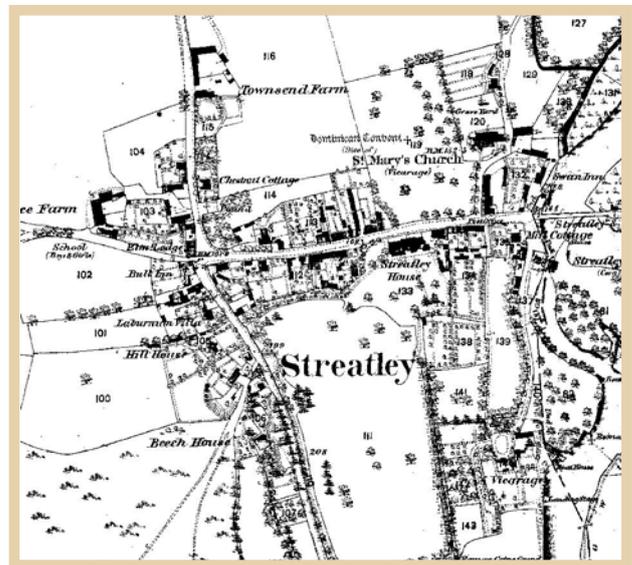


FIGURE 1

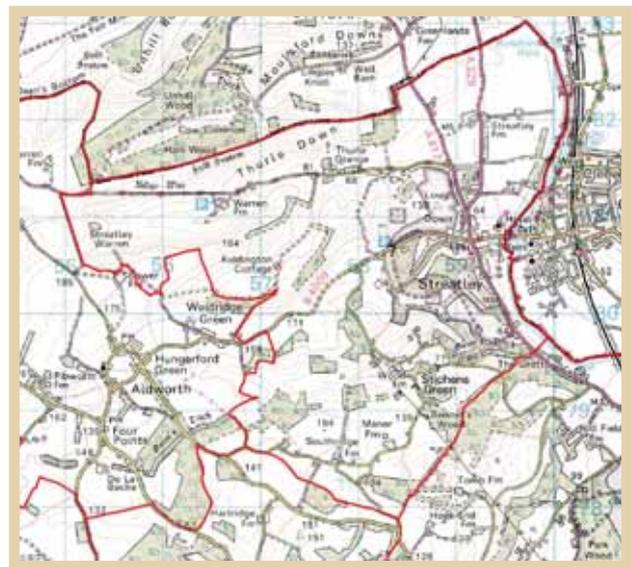


FIGURE 3

THE VILLAGE AND OUTER AREAS

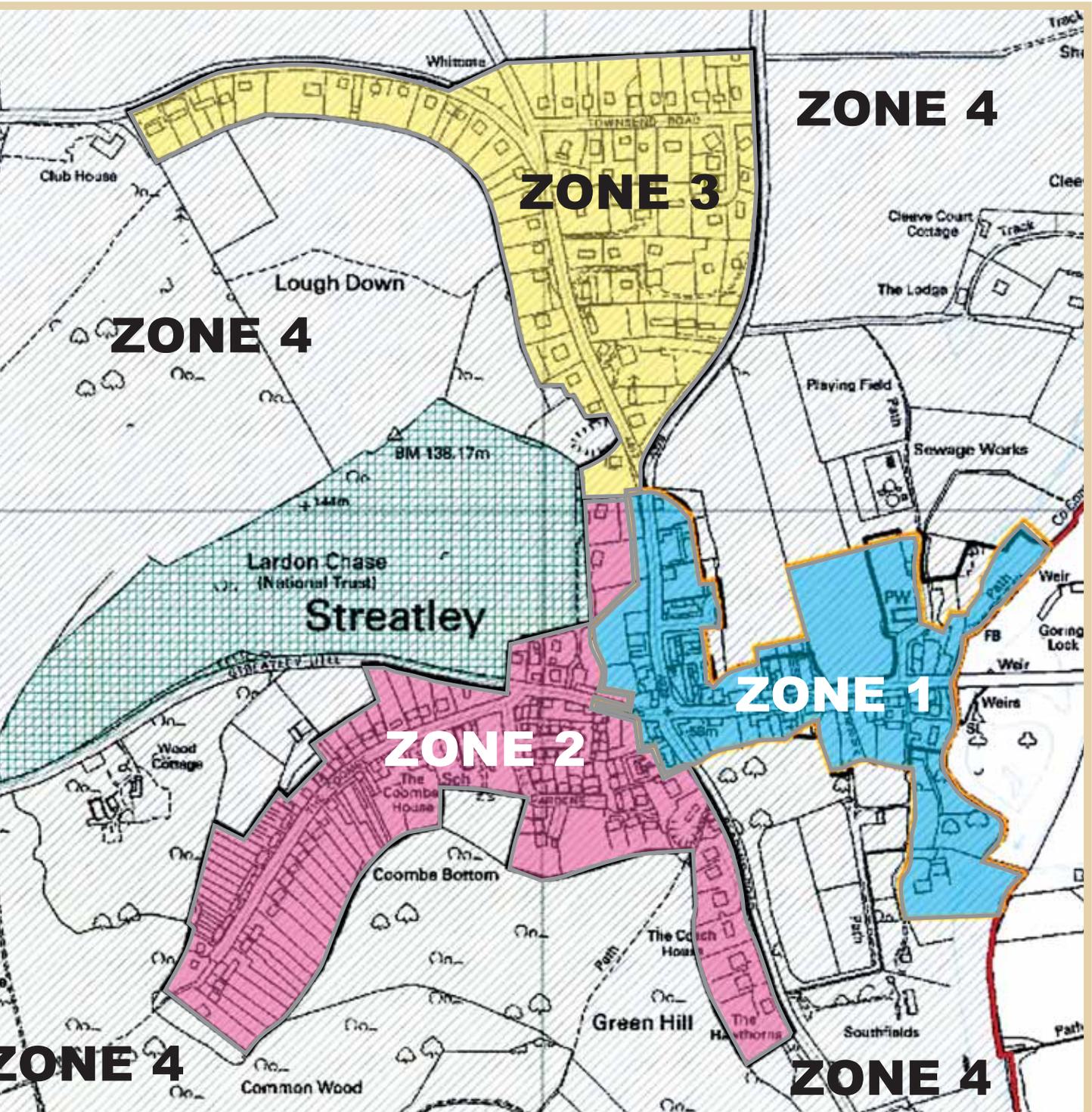


FIGURE 2

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



FIGURE 4

ZONE 1: THE HISTORIC CORE AREA

Zone 1 comprises the Conservation Area, including the High Street, the River Thames frontage, the Bull crossroads area and the southern part of the Wallingford Road up to the Wantage Road junction. The boundaries of Zone 1 are outlined in Figure 4 and the listed buildings within the Conservation Area are shown in Figure 9 in Appendix A1 (page 38).

The Eastern Gateway



The Eastern Gateway

The approach to Streatley from Goring, gives an overall impression of a landscape dominated by trees. The wide sweep of the river and double bridge straddling a central tree-covered island create a visually dramatic entrance to Streatley. The dramatic angled drop of the weir and the turbulent mill race point towards the site of the original large, 17th mill building (destroyed by fire in 1926 but recalled in many contemporary illustrations). The mill manager’s house (Mill House) and granary store, with 19th century and later embellishments, survive on that section of river frontage that was once the public dock. They have plain tile roofs and brick or half-timbered walls with white painted window frames.

The other buildings on the west bank of the river are primarily detached houses of 19th and 20th century origins, widely spaced and heavily screened amongst the dense tree cover that lines the river bank. One of these houses has recently been overclad in oak boarding.

The trees continue up the hillside through open meadows and walled gardens to the high ridge to the west of the village.



The Swan Hotel

The Swan Hotel, dating from the 17th Century, with recent extensions and a floating “barge restaurant”, along with views of the 15th Century church tower are the most prominent visual features on the riverside. The buildings that comprise the hotel have various wall finishes (mostly brick and white render) under a series of plain tile roofs. The hotel gardens and boat moorings extend northwards along the river bank towards tree-lined flood meadows.

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY

*The Mill House*

The High Street

The original mill owner's house (Mill House), refurbished in the late 19th Century, is on the southern side of the High Street. The original mill race still exists, adjacent to the weir. The 19th and 20th Century detached houses aligned along this river bank are almost completely obscured by trees in the riverside flood meadows at the water's edge. In every case, they are of traditional construction using local materials – brick, flint and clay roof tiles.

*The High Street*

The High Street, running from the river up to the Bull crossroads, contains the village's oldest group of "linked" dwellings forming a series of street frontages. There are several listed buildings and detached, semi-detached and terraced houses dating from the 16th Century on both sides of the High Street. The buildings are mostly two-storey, of brick construction (some over-painted in light colours) and with plain tile or slate roofing. One notable exception is a very prominent thatched roof dwelling with white rendered, half-timbered walls.

The most prominent building group in the High Street is Streatley House, flanked by East and West Streatley Houses (all listed buildings), facing north towards large expanses of tree-lined meadowland. These buildings are three and two storeys high and in a classic Georgian style with red brick walls, white painted window frames and plain tiled roofs.

*Streatley House on the High Street*

To the west of Streatley House, two semi-detached brick and flint three-storey houses form the only new development on the High Street in over 100 years.

Church and Vicarage Lanes

Church Lane, on the north side of the High Street has to its west the open meadowland opposite Streatley House. On its east side, the old malt house and a dwelling were replaced in 1895 by a harmonious block of buildings to a prize-winning design by Mr. Ravenscroft; comprising Childe Court, a three-storey gentlemen's residential club and attached reading room, a caretaker's cottage and stabling. Later the reading room became "The Morrell Room" in memory of the family who gave it to the village. All are listed buildings. St Mary's Church with its 15th century tower, is the tallest and most visible structure in the village. Beyond the Church, the lane leads to a small group of white rendered, slate roofed cottages and a tree and hedge-lined by-way leads past the sewage treatment works to the Recreation Ground.

Vicarage Lane lies opposite Church Lane and to the south of the High Street. A two-storey, 20th century house on the west side of Vicarage Lane occupies part of the originally extensive gardens of Streatley House.

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY

On the east side of Vicarage Lane is the attractive, riverside Millstream House. The Lane leads to a landmark building – the 19th century Vicarage, now a private house, with cream painted brickwork. The stables to that Vicarage have been converted into a two-storey family house. Adjacent to the “Old Vicarage” lies the 1960s vicarage. All these houses are in traditional style with brick walls and plain tile roofs. The windows vary in type, casement or vertical sash, and some frames are painted white whilst others are in natural hardwood finish.



Vicarage Lane

White Hart Yard

At the end of White Hart Yard which lies to the north of Streatley High Street, the old Laundry has been converted into a two-storey residence and is adjoined by three linked brick and flint cottages.

The Bull Crossroads

At the Bull crossroads, the houses date back to the 17th and 18th centuries. The most prominent house is Elm Lodge, an elegant two-storey listed building of brick construction with a plain tiled roof and Georgian style window frames. Elm Lodge is sited directly on the roadside on the north-west corner of the crossroads.

Jessamine Cottage on the south-east corner of the crossroads is another listed building. Before its recent conversion to residential use, this 18th century building was the village shop, “Wells Stores”. The shop front and sign remain and being directly on the street edge this corner property sets off the streetscape of the High Street and the Conservation Area.



White Hart Yard

Like Elm Lodge, the white stucco rendered and plain tile roofed Bull Hotel is a dominant feature on the High Street approach to the crossroads. The recent extensions to the hotel have followed the style of the original building and blend well into the street scene.



The Bull at Streatley

Wallingford Road

To the north of the Bull crossroads, the historic dwellings of Place Manor and Place Manor Cottages are located on the west side of Wallingford Road. Parts of the two/three-storey Place Manor date back to the 16th century. Some of the original wood framed structure can still be seen on the white rendered front, whereas the rear and side elevations are of old brick.

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



Place Manor

Large Elizabethan style chimneys are a prominent feature of Place Manor. The three adjacent “linked” cottages are of old brick construction, with some flint and with plain tile roofing. The cottages have no front gardens and access directly onto a very narrow footway. All of these dwellings are listed buildings.



Place Manor Cottages

To the north of these buildings there is no footway on the west side of the road and the tree covered land rises sharply from the road edge towards Lardon Chase. On part of the elevated land the historic dovecote is now a scheduled ancient monument.

Opposite Place Manor and Place Manor Cottages, the 1960’s developments of Pound Cottages and Chestnut Cottages are set back from Wallingford Road. Part of Chestnut Cottages and Lardon Cottages are served by a short cul-de-sac off Wallingford Road. These townhouse style developments are two-storey constructed in traditional brick, generally with white wooden “Georgian”

type doors and windows and clay tile roofing. The attractive open landscaped frontages to Chestnut and Lardon Cottages are a condition of planning consent and restrictive covenants. All of these properties have garaging available in adjacent blocks of garages.

To the north of these 1960s developments, Townsend Farm (no longer a working farm) is a two/three-storey house constructed largely in old brick with some flint, but with some rendered side and rear walls. Part of the main structure dates back to the 18th century.

Beyond Townsend Farm, Stable Cottages comprise a 1960s development of four brick and timber built dwellings set back off the Wallingford Road. Adjacent to the Wantage Road junction, Townsend House is a white rendered two-story dwelling built in 1900.



Pound Cottages

All of these properties lie within the Conservation Area, wherein development is now subject to the conservation area policies of the Local Plan. As highlighted in the Parish Plan, the local community place great store on the safeguarding of the historic character and amenity of the “Morrell legacy” for the benefit of future generations. Clearly, the historic buildings within Zone 1 and the setting of these developments are key features of the “Morrell legacy”.



Stable Cottages

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



FIGURE 5

ZONE 2: THE SOUTH-WEST AREA

Zone 2 comprises the Reading Road, Aldworth Road, The Coombe, Bull Meadow and Hill Gardens' areas. The boundaries of Zone 2 are outlined in Figure 5.

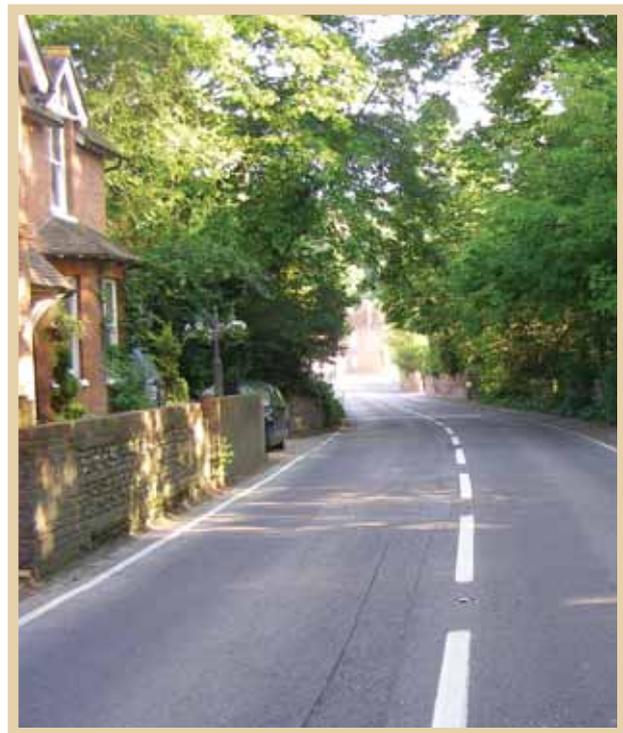
Reading Road

The Reading Road (A329) is the southern gateway from the M4 motorway, Reading and Pangbourne into the village. The approach into Streatley is a visually "secret" way into the village because the road curves and climbs upwards between tall, mature, dense trees on both sides of the road. Consequently, the presence of the village is not



Reading Road Southern Gateway

readily appreciated until the Bull crossroads is reached. On the west side of the approach is the uphill sweep of Green Hill Common and "The Holies" woodland (National Trust) which provide spectacular views of the village and the river valley. On this west side of Reading Road a mixture of 19th century and newer houses are set back into the steep hillside. These large detached houses are widely spaced and two or three-storeys high, some with traditional brick and plain tile. One new, tall, semi-detached unit is constructed with exposed oak frame and oak plank wall cladding, but this unique structure still makes use of local, traditional materials, including plain tile roofing and brick and flint wall panels. On the adjacent site, three 20th century "chalet style" detached houses set well back from the road and spaced widely apart, back onto the Greenhill Common woodland.



Reading Road - at approach to Bull Crossroads

Then a small grouping of Victorian dwellings, in red brick and clay roof tiling are surprisingly close to the road edge, forming a very attractive, short streetscape – an attractive prelude to the village proper. At this point the well used public footpath from The Holies and Greenhill Common emerges and with no footway on the west side of Reading Road, walkers have to cross fast moving traffic to reach the narrow, east side footway. On the adjacent site, the cream stucco-rendered two-storey slate roofed Youth Hostel is set well back from the road.

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



Streatley Youth Hostel

The Youth Hostel is spaced widely apart from its neighbour – Laburnum House (19th century). This landmark building presents a delightfully symmetrical “Georgian style” façade in red brick and plain tile roofing, flanked by the bright green foliage of a single robinia pseudoacacia species tree at the roadside.



The Forge, near to the Bull crossroads

Just before The Bull on the west side of the approach to the crossroads there is a group of dwellings formed out of the former “Smallbones” builders’ yard. The Forge development is partly a conversion of earlier (late 19th century) brick structures, together with more contemporary style, two-storey units, which have horizontal, black weatherboarding at their upper levels, but still incorporate many traditional details.



Reading Road - approach to Bull Crossroads

On the eastern side of the Reading Road, the ground falls away steeply to the river, through a dense woodland. A public footpath (Lovers’ Lane) runs through the woodland linking to the High Street via Vicarage Lane. This dense woodland screen is bounded by roadside fences which are in disrepair, revealing steep drops at the back of the narrow footway. At this point the vista changes from continuous woodland to tall, individual tree specimens in private gardens.



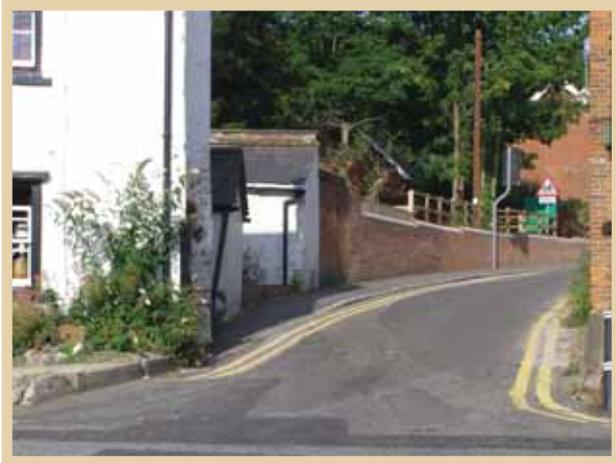
Aldworth Road

Aldworth Road (Streatley Hill)

On the steep descent of this western gateway stands the detached property of Wood House, which has been demolished and is being replaced by a new imposing dwelling.

On the north side of Aldworth Road, Lardon Lane gives access to six detached dwellings and the frontage residence of the Old School House and the converted Old School.

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



Aldworth Road

The Old School is a well proportioned Victorian building of local brick with decorative banding, white painted wood windows and a plain tile roof – so typical of buildings in Streatley of that era and readily adapted to be a comfortable private dwelling. Lardon Lane also gives access to Lardon Chase, the National Trust owned hillside that is part of the attractive and popular backcloth for the whole village.

On the south side of the road, the recently built roadside terrace of two-storey Woodfield Cottages, is brick clad with traditional detailing and plain tile roofing – replacing a garage and car workshop.

The Coombe



The Coombe and Streatley Primary School

Accessed off the Aldworth Road, The Coombe, an older, quiet cul-de-sac, runs right up to the tree line on the hills behind. The developments along this road reflect many years of infilling and a variety of house styles and materials.

There are façades of painted brick, natural brick, rendered brick and even dark, horizontal weatherboarding. But the houses are well spaced and their generous front gardens are separated mainly by low hedges and fences with deep rear gardens on the south side extending up to the woodlands.



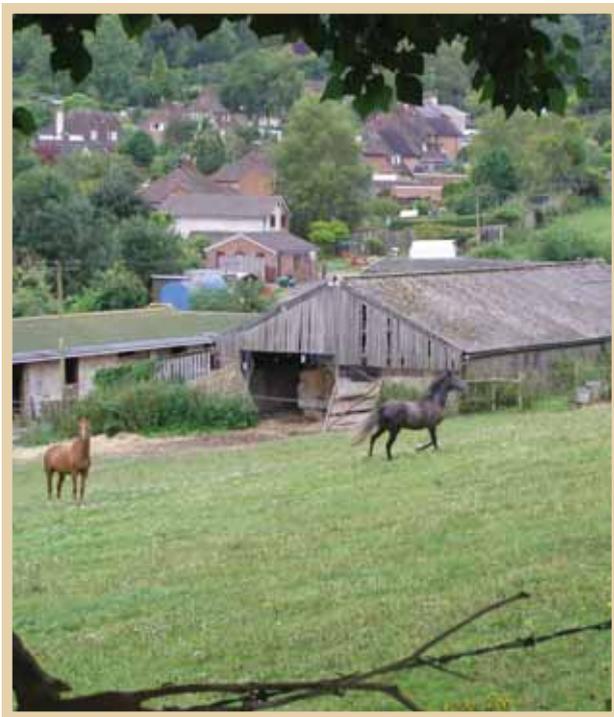
Traditional style cottages

On the north side, the houses back onto the paddocks of Coombe Bottom Farm. Generally, roofs are a mixture of plain tiling and the shallower pitch of concrete or clay interlocking tiles. The older properties are in the lower part of The Coombe, where Coombe House is a large brick and plain tile roofed Victorian house which has been adapted and extended sympathetically (with lower height extensions in matching materials) to become a



Coombe House

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



Coombe Bottom Farm

home for elderly persons. The Primary School, of single storey, 20th century construction, is flanked by mature trees and with generous open play areas.

Bull Meadow and Hill Gardens

The Coombe gives access to the 1970s development of Bull Meadow and the 1980s development of Hill Gardens.

Bull Meadow is a relatively dense development of detached houses of brick construction with plain tile roofing and a predominance of brick chimneys and white painted windows and doors. Some flat roofed, single storey extensions detract from the uniformity of the original development.



Hill Gardens



Bull Meadow

Hill Gardens' houses are larger and set in more spacious plots with some backing onto the surrounding woodlands of Green Hill Common. The pitched plain tile roofs of porches and garages blend into the main buildings. Variations in roof line, dormer windows in "chalet" style houses and creative building into natural steep slopes combine to give an attractive development around a central green area, defined as an Area of Important Open Space in the West Berkshire District Local Plan.

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY

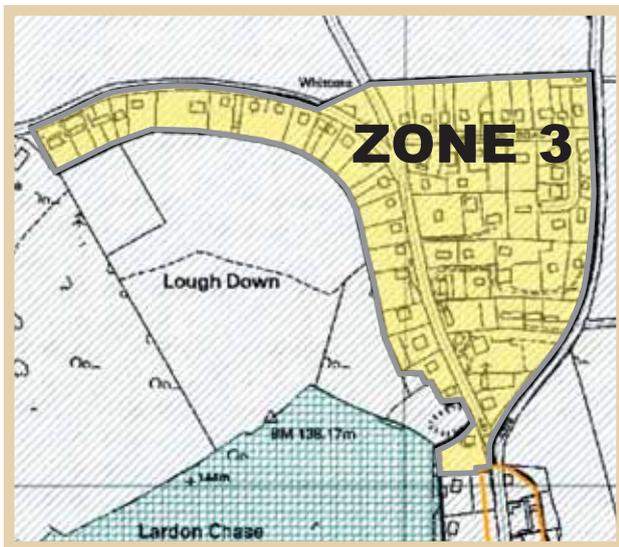


FIGURE 6

ZONE 3: THE NORTH AREA

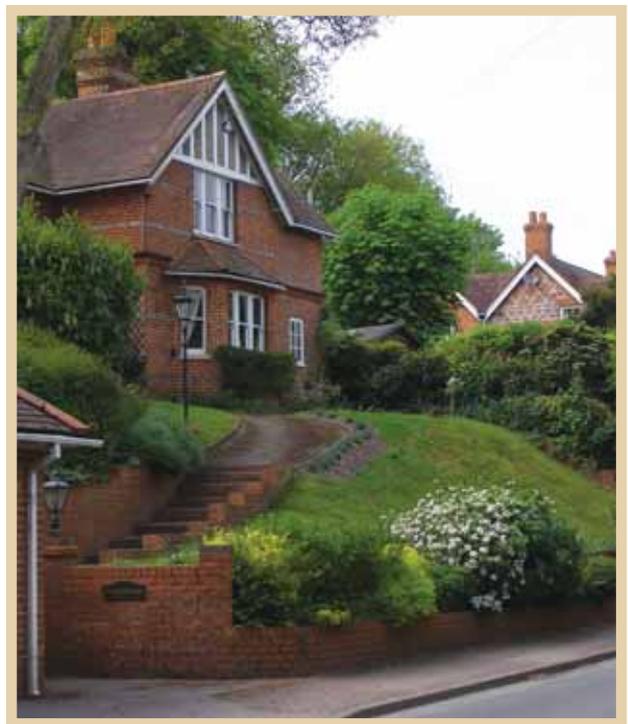
Zone 3 comprises the Wantage Road, Rectory Road East, Townsend Road Triangle, and Wallingford Road areas. The boundaries of Zone 3 are outlined in Figure 6.

Wantage Road

The Wantage Road (A417) is one of the two northern gateways to Streatley and forms the spine of Zone 3.



Wantage Road Northern Gateway



Wantage Road

The approach to Streatley on the Wantage Road represents a sudden change from open farmland to low density residential development, with the Village Settlement Boundary clearly defined. A “landmark” large, detached house on the west side – “Whitcote” - has pebble dash rendered walls, hardwood window frames and clay, plain tile roofing. On the east side most houses are screened from view.

Beyond the junction with Rectory Road, the houses on each side of the road leading down to the junction with the Wallingford Road, are set well back from the roadside. Those on the west side climb up the contours of the hillsides with steep driveways and most houses have wide outlooks to and beyond the river valley. Many of the houses are not visible from the road, but are traditional in style with walls in red brick, painted brick or rendered in various colours and roof finishes varying from plain clay tile to slate. Houses are widely spaced and many have had sympathetic alterations and extensions during the past half century.

On the east side of the road most houses have private garden enclosures behind tall trees and high hedges. There are several individually spectacular tree specimens on both sides of Wantage Road.

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY

Rectory Road East

Rectory Road is a narrow road branching west off the Wantage Road. The eastern part of Rectory Road is within the Village Settlement Boundary. This tarmac road is a 20th century development of the ancient Ridgeway, long distance walk. Consequently, it is used by thousands of ramblers and walkers during the course of a year.



Rectory Road

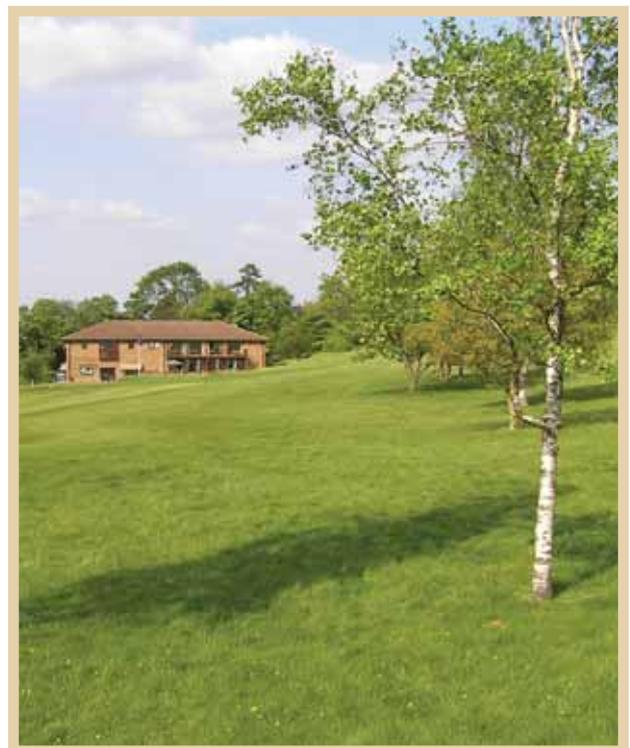
Early Ordnance Survey maps show that Rectory Road East, from the A417 to the golf course, was mainly developed during the period 1899 to 1912. With the exception of "Whitcote", houses were built along the south side of the road. These elevated, hillside dwellings have open views to the north across the North Wessex Downs Area of Outstanding Natural Beauty.



Rectory Road

The houses are of mixed architectural styles and vary from small bungalows, redbrick and clay tiled semi-detached cottages, to relatively large imposing Edwardian residences, including Linksdown on the far west end of this group of houses, adjacent to Goring and Streatley Golf Club. Recent infill development has resulted in two new dwellings – one on a vacant plot adjacent to The Holt, and one a replacement of a 1960s bungalow.

The Goring and Streatley Golf Club clubhouse is a 1980s two-storey pavilion constructed in multi-red/brown brick with a low pitch interlocking clay tile roof. Located adjacent to Linksdown, the clubhouse and its extensive car park are dominant features on the south side of Rectory Road. The 18-hole golf course extends over 200 acres of the hillside with far reaching views both to the Ridgeway towards Oxford and southwards through the Goring Gap towards Pangbourne and Reading. These views are shared by the public footpaths that crisscross the Downs and the golf course itself.



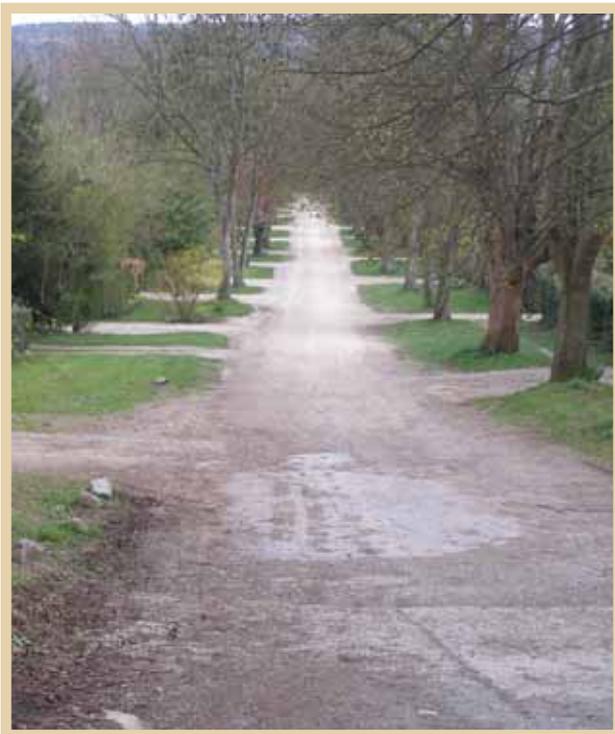
Goring & Streatley Golf Club

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY

Townsend Road Triangle

Townsend Road is a quiet unadopted gravel and stone lined roadway between Wantage Road and Wallingford Road. The roadway is bordered by grass verges and lines of mature trees on either side. The steep approach to Wantage Road and limited sightlines make the junction somewhat hazardous for vehicular egress. The previously hazardous conditions at the junction onto Wallingford Road have been greatly improved by the recently constructed build-out directional traffic priority scheme.

The rear garden boundaries of the houses on the north side of Townsend Road form the northern limit of the Village Settlement Boundary.

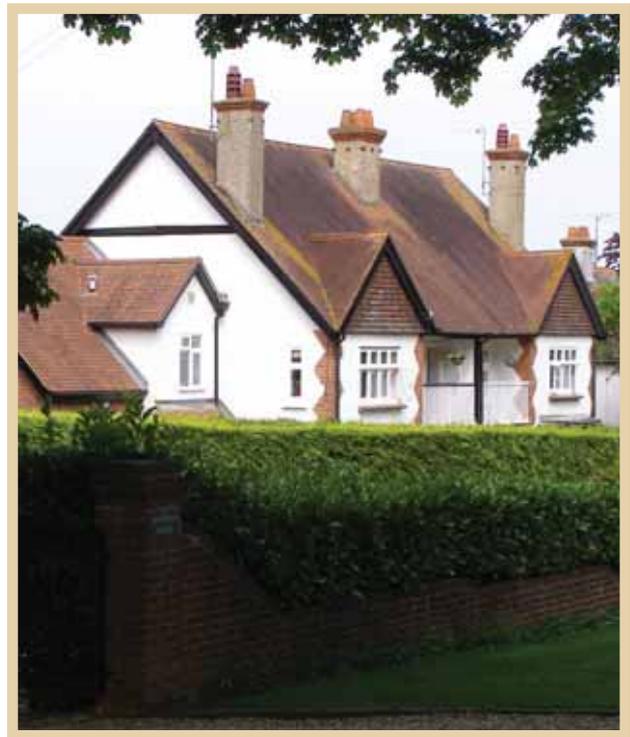


Townsend Road

Originally the north side of Townsend Road comprised six detached and four semi-detached dwellings which were developed during the first decade of the 20th century. Two more detached dwellings were added via infill in 1950/60. Early in the 21st century, the original Southmead was demolished and replaced by two large houses. Today there are 13 distinct dwellings on the north side of Townsend Road.

Up until the Second World War there were just three properties on the south side of Townsend Road. Oak Tree Cottage at the west end, Three Gables at the east end and in between a chalet/bungalow, now called "Westhay", all of which had large gardens. In the 1950s four further houses were built on Townsend Road, to the west of Three Gables. In 1964, 3 acres of Three Gables' land was sold for the development of four individual properties and "Three Gables Lane", an unadopted road, was constructed to serve three of the four new houses. The fourth, Springfield House, is accessed off Townsend Road. In the late 1980s Three Gables was demolished and replaced by three houses. A remaining small plot of land between Three Gables Lane and the Wallingford Road, was also infilled.

At the western end, the garden of Oak Tree Cottage had two properties built in it. However, only one, Oriel House, built in 1988, is accessed off Townsend Road. Thus to-day, development on the south side of Townsend Road comprises eight detached dwellings, and six more via Three Gables Lane.



Townsend Road

Overall, the development is relatively low density, with most properties having substantial gardens both front and back, which are generally bounded by a mixture of hedges at the front rather than walls or fencing and have driveways for cars. Several properties have had some extensions or conservatories added, all marry well with their original character and design.

THE VILLAGE OF STREATLEY WITHIN THE SETTLEMENT BOUNDARY



Townsend Road

The architecture of the dwellings is varied and reflects the different periods of development. Many have tall chimneys distinctive of the area and they form an interesting skyline. Roofing is pitched and is predominately in red/brown interlocking or plain clay tiles. The houses are generally two-storeys high. Traditional red/brown brick predominates in the majority of the dwellings, although some of the façades have flat,

vertical tiling on parts of the walls, a few have horizontal wooden cladding and a number have a white rendered finish. Windows, are, in the main, wooden framed although there are one or two with metal frames and leaded panes.

Within the Wantage Road/Townsend Road/Wallingford Road triangle, several of the original large plots have been sub-divided and “Northlands” was divided into flats. Most of these infill developments are accessed off the Wantage Road.

Wallingford Road



Wallingford Road



Wallingford Road

Wallingford Road (A329) is the other northern gateway to the village. Beyond the Village Settlement Boundary, the road is generally rural with open fields on both sides. Within the Village Settlement Boundary, the section between Wantage Road and Townsend Road is bordered on the west side by fencing/hedging from the gardens of several houses. A private cul-de-sac on the west side of Wallingford Road gives access to three two-storey detached dwellings, constructed in the 1970s on part of the original garden of Marne Hill. A further two dwellings under construction on part of the garden of Wallingford Lodge will also be accessed off this private road.

AREAS OUTSIDE THE SETTLEMENT BOUNDARY

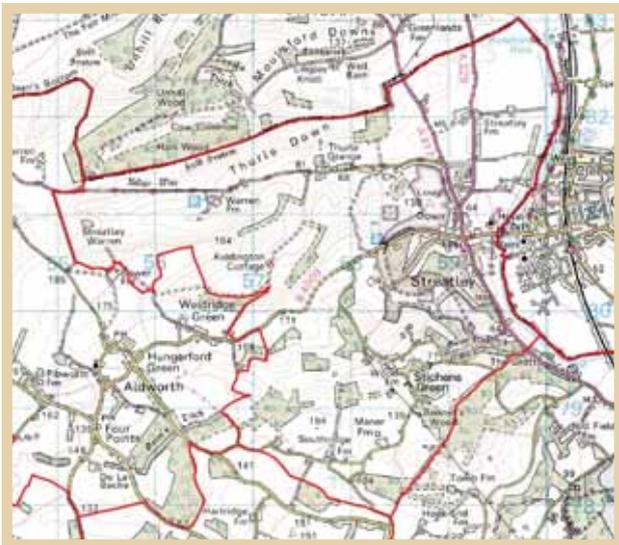


FIGURE 7

ZONE 4: THE OUTER AREAS

Zone 4 comprises Rectory Road West, Stichens Green, Southridge, Cleeve Court and individual Farmhouses. Key areas of Zone 4 are outlined in Figure 7.

Rectory Road West

The western section of Rectory Road extends from the golf course to the Ridgeway by-way. It was originally dominated by several working farms on the Thurle Grange estate, which was broken up in 1930.



Part of Field Barn farm, previously owned by Sir Ernest Gardner M.P., was used to form the original 9-hole golf course, now the 18-hole Goring and Streatley Golf Club. The 1925 purpose built clubhouse still exists as a residence – the now extended “Old Golf House”. The land for the full course was purchased between 1927 and 1940. The present clubhouse (the fifth) was built in 1983.

The original Field Barn “farmhouse” is now a private dwelling, no longer forming part of the farm. The remains of Field Barn farm comprise old timber barns and a utilitarian “Atcost” barn.

Beyond Field Barn farm there are several houses built as semi-detached farm workers’ cottages of fairly typical local Berkshire style, with red brick walls and slate roofs. Several of these properties have been extended in a sympathetic way in recent years.



Frontage Cottages

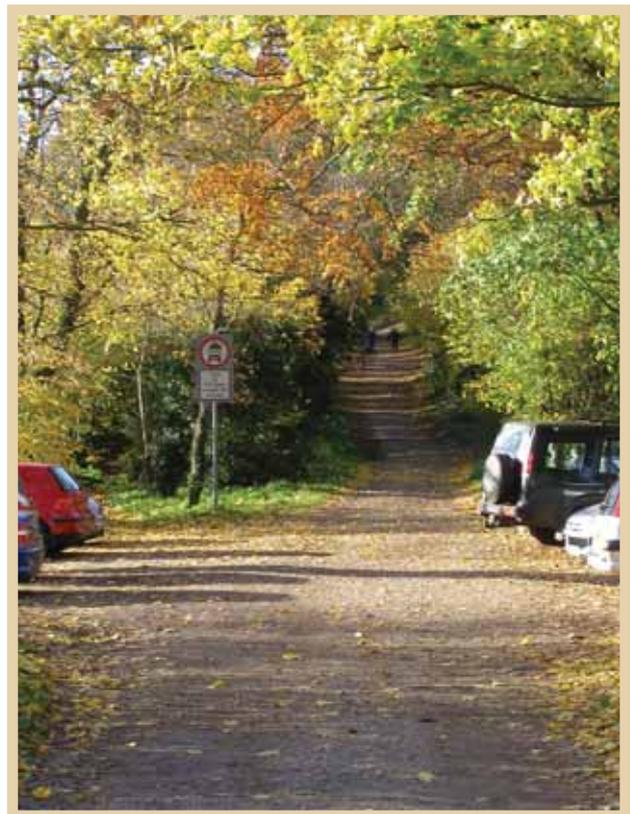
Standing alone on the north side of the road, the recently extended “White Lodge” is a small, cream washed, rendered two-storey house with a Gothic arched entrance porch and neat dormer windows with flat lead tops.

AREAS OUTSIDE THE SETTLEMENT BOUNDARY

*Thurle Grange*

Rectory Farmhouse is a two-storey brick and flint building, replacing the original farmhouse of Thurle Grange, which remains the most imposing building along Rectory Road. Thurle Grange is a landmark building with cream rendered walls and plain tile roofing, now converted into the main house and four flats. The large wrought iron entrance gates, wide lawns and attractively laid out garden with decorative topiary and mature trees, provide an impressive setting for this historic building. Conversion of the old stables to detached and semi-detached residences and refurbishment of the adjacent farm cottages, complete the attractive setting of Thurle Grange. The nearby farm barns and stables on the south side of the road reflect a working rural perspective.

Beyond Thurle Grange there are several red bricked cottages, built originally for Warren Farm labourers and one house with steeply pitched cedar shingle roofs. At the western end of Rectory Road there is a small informal car parking area at the start of the Ridgeway Path and a thatched roof cottage at the entrance to Warren Farm. The farm now forms part of Bower Farm and most of the farm buildings have been converted to an attractive complex of individual dwellings.

*The Ridgeway Path*

AREAS OUTSIDE THE SETTLEMENT BOUNDARY



Aldworth Road Western Gateway

Stichens Green and Southridge

Stichens Green lies to the south-west of the village. It consists of a varied collection of buildings along the lane running between the B4009 to Newbury and Hook End Lane to Upper Basildon.

The housing is low density, detached and divided by woodland, steeply rising fields, large gardens and high hedges. The houses are mostly two-storey, but with some single storey structures. Wood Farm farmhouse is a listed Grade II building. The stables that were built adjacent to it are still there, together with most of the large buildings that were part of racing stables, but now converted to residential accommodation. Stichens House, itself, has white painted walls.



Stichens Green

The lane running southwards near Grim’s Ditch (an ancient monument) leads to the hamlet of Southridge. There, the houses are scattered, consisting mostly of farms and semi-detached cottages, some built in the “Basildon-Lutyens” style of red brick with plain clay tile roofing. Manor Farm farmhouse is also a listed Grade II building and has attractive red brick buildings adjacent to it. Southridge House is an old farmhouse with white painted walls. It has an attractive spacious garden surrounded by neat brick walls. Pightle Cottages are semi-detached cottages, painted white.



Stichens Green approach

Cleeve Court Area

Cleeve Court is located to the north-east of the village and is accessed off Wallingford Road. This complex lies within the flood plain outside the Village Settlement Boundary and is separated from the High Street by Streatley’s water meadows, which form part of the village’s “green lungs”. It is reached, on foot, by the Thames Path National Trail and by a private, unadopted, tree-lined lane running past the Recreation Ground. The avenue opens out onto open parkland with views across open fields to Streatley Farm. Many of the trees in this area have the benefit of Tree Preservation Orders.

The original Cleeve Court House was built for Sir William Ingram, chief proprietor of “The Illustrated London News” by the Reading family of architects, Morris & Son, in 1900. Their original idea of a thatched roof was rejected by the local authority at the time. The house was demolished in the early 1970s and replaced by a new complex of residences.

AREAS OUTSIDE THE SETTLEMENT BOUNDARY



Cleeve Court

On the approach to the new complex, earlier developments comprise the small, red-bricked Cleeve Court Lodge, the large, red bricked, Chaddleworth, the whitewashed Cleeve Court Cottage and the Garden House.

The heart of Cleeve Court is characterised by an inlet of the River Thames, with moorings for boats, which were originally medieval fishponds. This area is characterised by an early 1970s development of split-level, open-plan houses, comprising one detached house and two blocks of five terraced houses. These are built in a Kentish/London brick which is yellowish in colour. They have grey interlocking tile roofs at the low pitch, which is characteristic of that period of construction. The terraced houses are on the site of the original Cleeve Court House and look directly out to the river. They demonstrate a clear simplicity of line, although some conservatories have been added to the balconies. The detached house, Cleeve Court House, has been extended and does not have the architectural importance, or charm of the original house. Cleeve Court complex is a pleasant, secluded area just outside the village, and yet within walking distance. Owing to its dense screening and inward looking arrangement, visually, it is almost completely self-contained, except from the river.

Individual Farmhouses

Although outside the Village Settlement Boundary, Streatley Farm is a prominent feature in the setting of the village. Streatley Farm farmhouse, located on the east side of Wallingford Road and sheltered by barns and woodlands, is an historic listed building, dating from the early 17th century. The largest barn is also listed.



Barn interior at Streatley Farm

The complex of farm cottages on the land between Wallingford Road and Wantage road are mainly traditional red brick and two are white stucco rendered two-storey semi-detached houses.



Streatley Farm



Farm Cottages

OTHER IMPORTANT FEATURES OF THE VILLAGE



Woodland "Green Lung" South of High Street

OPEN SPACES

In addition to the mainly built environment features outlined in the foregoing zonal descriptions, the open spaces within and around the village are dominant features in the amenity of the village and the wellbeing of the local community.

The chalk grasslands, woodlands and meadows provide the unique setting of the village. The most significant open spaces affecting the village are:-

The Glebe Meadow (a key part of the Morrell legacy) is located directly opposite Streatley House. The safeguarding of this historic site has been a key feature in the development of the village over many centuries. This meadow and its adjoining fields leading up to the Wallingford Road, are a critical visual amenity with many different kinds of trees, plants, insects, birds and other wildlife, all benefiting from the lack of recent application of any pesticides or chemical sprays. The importance of this meadow is recognised by it being partially enclosed within the Conservation Area. The meadow and the adjoining fields form a key part of the north-east "green lung".

The Recreation Ground, at the end of Church Lane, with its large, grassed area and surrounding wide variety of local trees, plays a key role in facilitating recreation and sports for all age groups of local residents. The ongoing implementation of the Parish Plan recommendations are securing the aim of "bringing the Rec. to life", thereby enhancing the importance of this part of the north-east "green lung".

The flood meadows to the north of the Swan Hotel are abundant with wildlife and tree types sympathetic to this often flooded landscape. These meadows are a key feature appreciated by both local residents and the many visitors who make frequent use of the Thames Path.

The woodland to the south of the High Street was originally managed as part of the grounds and gardens of Streatley House. It contains an important group of mixed tree types that highlight the overall rural character of the village. Beneath the dense tree cover, there are badger setts, foxes' lairs and numerous woodland plant types, all close to the centre of the village. The height of the trees forms an impressive backdrop to the Conservation Area. This woodland area and the open fields to the south are key parts of the south-east "green lung".

OTHER IMPORTANT FEATURES OF THE VILLAGE



The “green” in Hill Gardens’ residential area is identified as an Area of Important Open Space in the West Berkshire District Local plan.

The Holies, Greenhill Common, Lardon Chase and Lough Down are greatly traversed by both local residents and many visitors. These key parts of the south-west and north-west “green lungs” have been safeguarded for many years, mainly through ownership of the National Trust.

The local community’s responses during consultations on the Parish Plan highlighted a unanimous demand to ensure that these important amenity features were safeguarded for the enjoyment of future generations.

Footpaths and By-ways

Footpaths within the village follow the routes delineated by the earliest inhabitants. These paths form a network that accentuates the rural character of the village as they pass narrowly spaced buildings, high walls and hedges. They consist of various types:-

Tree-lined footpaths on the edge of the primary building groups, such as on the approaches to the riverside, to the Recreation Ground and up towards the woodlands on the hillsides.

Paved walkways joining groups of houses inaccessible by vehicular traffic as in the yards off the High Street and Wallingford Road.

Grassed tracks leading to and through the National Trust lands of Lough Down, Lardon Chase and the Holies.

All of the footpaths are well used by both local residents and many visitors. As part of the Parish Plan Action Plan, the highlighting of circular walks is being promoted through the production of publicity leaflets. A key element of one of these walks is the promotion of a permissive path along the top of the roadside bank on the west side of Reading Road. Implementation of this missing link in the off-road footpath network will provide a much safer route than the present necessity to use the narrow footway on the east side of Reading Road.

Church Lane is classified as a by-way and comprises a tarmac section suitable for vehicular traffic accessing the Morrell Room and St. Mary’s Church. It is flanked by a high, flint-faced wall and brick buildings.

Beyond the Church, the by-way is a gravel lane giving vehicular access to the three Church Cottages, the Church graveyard, the allotments and the sewage treatment works. The route then continues as a footpath along the east side of the Recreation Ground and links to Wallingford Road via Cleeve Court access road.

At Church Cottages the by-way gives access to the important footpath link to the Thames Path along the west side of the river.

Hedges, Fences, Boundary Walls and Gateways

The rural character of the village is sustained by the many runs of hedges, fences, boundary walls and gateways. These edge the access points to open spaces, the open spaces themselves and shortcuts through the village matrix. The hedges consist mainly of blackthorn, hawthorn, elder and holly with many sizes of trees of beech, oak, fir and various birch types interwoven. The hedges adjoining public areas enjoy little regular maintenance and tend to grow quite high and wild, often overgrown and in need of management, whilst forming local windbreaks. Fences are more regularly replaced as they fail and generally avoid barbed wire and other anti-social content.

Gateways vary from the 5-bar farm variety to the more solid, wooden slatted, or wrought iron entrance gates to individual house driveways. Many of the listed buildings have gateposts and gates of equal importance to the houses themselves.

THE BUILT ENVIRONMENT

Key Features

New housing development, including alterations and extensions to existing buildings, should maintain and where possible enhance the distinctive character of the various zones.

Key features of note in individual zones include:

In Zone 1: The streetscape of primarily interlocked buildings in varying but very traditional styles, sharing plain tile roofing and local brick and flint walling. The distinctive appearance, character and vitality of the High Street. Particular features of note include the Listed Buildings, the riverside with wooded islands, the bridge, the weir, the High Street's linked frontages, the Church, the open meadow opposite Streatley House and the triangle of various building styles around the Bull crossroads.

In Zone 2: The houses are generally detached or semi-detached and with well articulated roads within traditional "estate" layouts. Between the houses the gardens contain many attractive individual trees, leading up to the edges of the wooded hillside.

In Zone 3: The houses are mostly detached type, on generous plot widths frequently providing high hedge or tree screening between properties.

In Zone 4: The houses are mostly individual, from periods pre-dating planning controls, their individuality being reflected in their plain clay tile, slate or thatched roof types and local building materials. An exception is Cleeve Court, where a relatively high density development from the 1970s, consisting primarily of townhouses in terraces, is located on the riverside away from the traditional centre of the village.

The appearance and landscaping of the open spaces, footpaths and bridle paths, together with the main approaches to the village are key features of the rural character and amenity of Streatley.



THE BUILT ENVIRONMENT



THE BUILT ENVIRONMENT

Development Guidelines

The following guidelines are aimed at securing the highest qualities of the future built environment of the village. Adherence to these guidelines and the safeguarding of the “green lungs” setting of the village, is essential to maintaining the unique amenity of the “Morrell legacy” for future generations.

New housing development should be contained within the current Village Settlement Boundary and should respect the character of existing developments, and where appropriate, include a proportion of affordable housing.

Developers are encouraged to provide perspective views, elevations and terrain sections to show how any new development would appear in relation to the overall surroundings and to the character and context of adjacent existing properties.

The mass, form, height, scale and density of proposed new buildings should be in proportion to the local area and should endeavour to maintain the essentially rural character of the village.

In particular, new buildings should retain spaces and views between buildings and property boundaries consistent with those in the immediate vicinity, and the local area more generally in accordance with PPS3.

Elements of good housing design should blend with local characteristics and include, where appropriate:

- the use of local, traditional materials for external walls and roofs
- plain tile, thatched or slate roofs at local pitches and hipped where it will help reduce the bulk of the building in, for example, a skyline location
- hipped dormers to reduce roof plane areas
- detailing of brick and stone coursing to reflect local features
- windows, chimney stacks and other externally visible features reflecting the local styles
- treatment of open spaces around buildings to be in sympathy with the existing village environment
- frontages to include hedges and planting
- hardstandings to be in local, traditional materials e.g. gravel, brick paviors
- landscaping to be with indigenous plant and tree types

Materials for new or replacement buildings, extensions or alterations should be in keeping with, and complement the appearance of existing nearby buildings, for example:

- design doors and windows to match existing in size and proportions
- replace, restore or repair brick and stonework to match existing in texture, colour, bonding and pointing
- avoid using painted brickwork or pebbledash render
- avoid protective coverings or coatings concealing original materials

New buildings in the central area of the village, including the Conservation Area should:

- respect the general lines - heights and frontages - of the existing buildings
- usually be not more than two storeys in height
- be predominately of brick or stone construction or, if timber-framed, be clad in sustainable hardwoods, brick or stone
- have pitched roofs, of plain tile, slate or thatch at pitches to match existing nearby properties

“Traditional materials” for external walls and roofs:
Walls: To be of bricks “hand made” or with the appearance of “hand made”; in soft red/brown tones and textures that replicate the bricks made and used locally in the 18th, 19th Centuries; with traditional lime mortar jointing or contemporary mortars in matching light brown/fawn colours; of dressed local flint panels or of West Country Limestone or Portland stone with mortar colour to match the flint or stonework.

Roofs: To be of plain clay tiling, ridge and hip tiles in dark tones of red and brown either “hand made” or with the appearance of “hand made”. Blue/grey natural slates with ridge and hip tiles in matching blue/grey colour or lead sheet; flashings in lead sheet. Straw or reed thatch.

Chimneys: To be of bricks or stones as above

Hedges and planting of “local character”:
New and replacement hedges should replicate the characteristics of the existing local hedges, which consist of hawthorn, yew, elder and similar indigenous shrubs and small trees.

Doors and windows to match existing “good traditional detailing”:

Doors and windows: To maintain the existing character of Streatley, external joinery items should be made of softwoods painted (in white or light colour tones) or natural finished hardwoods or aluminium. In aluminium the profiles should be colour coated in white or wood tones and within the cross section dimensions of hardwood windows; glass panes should be rectangular and over-square in height.

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Repairs to brick and stonework to match existing “good examples”:

Repairs to brick and stonework; on Listed Buildings this work should achieve the closest possible matches in colour, texture and mortar pointing to that existing elsewhere in the village; repairs and rebuilding should be of the local walling types described above.

Construction details of buildings in the Conservation Area should be domestic in scale and have special regard to the nearby Listed Buildings and the overall character of the Conservation Area, including:

- dentil corbelling and exposed rafter ends rather than fascia boards
- brick and stone walling with brick type, coursing and mortar to match nearby existing good examples
- hipped dormer windows
- clay plain tiling, thatch or slate roofing laid traditionally with appropriate ridge, gable end and eaves details
- windows of traditional style, including glass pane proportions, glazing bar profiles and recessed locations in relation to external wall surfaces

Buildings on infill plots should be of individual design suited to the plot, both in design details and scale, and designed to integrate well into the existing street scene. They should reflect local design characteristics and be compatible with the character of the zone for which they are planned. Landscaping should also complement the character of the locality.

In new developments the provision of car access and parking should respect both highway safety and visual impact.

New access to development should be designed to minimise damage or loss of existing high quality boundary planting whilst meeting appropriate highway design standards for public safety.

Driveways and hardstandings for vehicles should be surfaced with materials appropriate to the location and have adequate drainage.

Dropped kerbs should be provided for the safety of pedestrians and other road users.

The impact on the local infrastructure and services (water, power, foul and storm water drainage, schools, surgeries, shops etc) should be considered as integral to any proposed development.

Power and communication cables should be routed underground wherever practicable.

Street lighting and private security lighting should be designed sympathetically with the locality and sited to minimise light pollution.

Aerials and satellite dishes should be sited to minimise their visual impact.

The design and location of new street and traffic control signage, bollards, waste bins etc should be in sympathy with the local environment.

Informal meeting, waiting and sitting areas should be included as appropriate to the immediate local environment.

Driveways... appropriate to the “location”:

Driveways: In the various geographically separate zones of Streatley, the majority of houses in each zone have driveways of similar materials specific to that locality. New or improved driveways should follow the primary scale and type of the driveway surfacing, roadway materials, kerb edgings, gateposts and gates in that locality.

Informal... appropriate to the local environment:

Throughout Streatley the overall character and charm of the village is maintained by the existing careful integration of local, traditional materials as described above. Future refurbishment, maintenance and new-build should respect all the features of each specific locality and use appropriate materials and workmanship that will conserve or enhance the local environment.

APPENDIX A1: LISTED BUILDINGS IN STREATLEY PARISH

ZONE	LOCATION	BUILDING
1	High Street (north side)	The Swan Hotel
1	High Street (north side)	Childe Court, The Morrell Room and The Morrell Room Cottage
1	High Street (north side)	Church of St. Mary
1	High Street (north side)	Snowdrop Cottage
1	High Street (north side)	Vine Cottage
1	High Street (north side)	The Old School House
1	High Street (north side)	Nos. 6, 7 and 8 Icknield Cottages
1	High Street (north side)	Limeswell
1	High Street (south side)	Nos. 2, 3, 4, 5 Icknield Cottages
1	High Street (south side)	East Streatley House
1	High Street (south side)	Streatley House
1	High Street (south side)	West Streatley House
1	High Street (south side)	The Thatched Cottage
1	High Street (south side)	Little Shaw
1	High Street (south side)	Middle House
1	High Street (south side)	Walnut Tree Cottage
1	High Street (south side)	The Cottage
1	High Street (south side)	Jessamine Cottage
1	Reading Road (west side)	The Bull Hotel
1	Wallingford Road (west side)	Elm Lodge
1	Wallingford Road (west side)	Place Manor
1	Wallingford Road (west side)	Nos. 1, 2, 3 Place Manor Cottages
1	Wallingford Road (west side)	Dovecote north of Place Manor
4	Wallingford Road (east side)	Streatley Farm Farmhouse
4	Wallingford Road (east side)	Walls and gate piers to Streatley Farmhouse
4	Wallingford Road (east side)	Barn south-west of Streatley Farmhouse.
4	Stichens Green	Wood Farm Farmhouse
4	Southridge	Gould's Cottage
4	Southridge	Southridge House
4	Southridge	Manor Farm Farmhouse
4	Southridge	Nos.1 and 2 Manor Farm Cottages

Note: List excludes listed tombs at St. Mary's Church, milestone on Wallingford Road and milestone, wellhead and pump on Reading Road.



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