

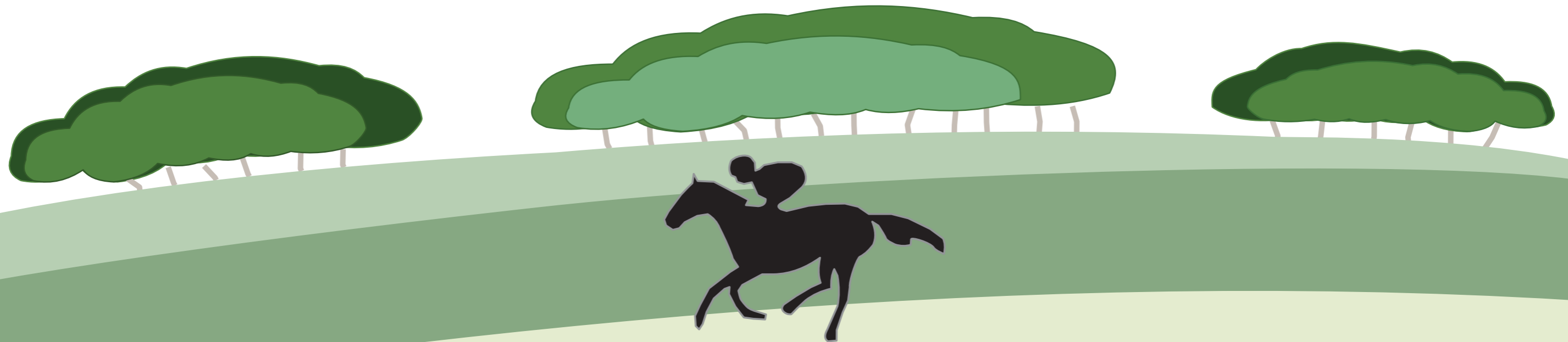
# Lambourn Parish Character Appraisal

## Appendix F

Prepared by Bluestone Planning

In conjunction with

Lambourn Neighbourhood Plan Steering Group



V8.0 - Updated November 2025

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## What is a Character Appraisal and Design Code and How Can it Help?

The National Planning Policy Framework (NPPF) sets out that the achievement of high quality buildings and places is fundamental to the planning and development process.

The Government has published a series of guidance documents, highlighting how well-designed places should be beautiful, healthy, greener, enduring and successful can be achieved in practice.

The main objective of this document is to provide a local response to the national guidance, and produce a Design Code for the Lambourn Neighbourhood Plan Area.

Given that the area has significant environmental constraints, it is not envisaged that large-scale, major development will be permitted in the Parish.

Where there is reference to major development, this refers to the definition within the National Planning Policy Framework, which refers to 10 dwellings or more, 1,000 square metres or more of non-residential floorspace, or development on land of over 1 hectare (over 0.5 hectares for an outline application).

Any reference to major development sites or similar within this document, does not mean that large scale development, significantly in excess of 10 dwellings is supported. Please see Neighbourhood Plan for results of the community consultation exercises.

### Character Appraisal and Neighbourhood Plan

It is intended that the Character Appraisal and Design Code will be appended to the Neighbourhood Plan. It will form the criteria for the design based policies and used as a reference for planning applications in the future.

### What is a Design Code?

*"A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area." National Model Design Code 2021 (see page 5).*

### How to use the Documents

It is intended that this Character Appraisal should be read alongside the Design Code.

The reader should identify the Character Area in which their site is located and then apply the Design Codes as appropriate to their type and scale of development.

# National Design Guide and Model Design

# Identifying the Local Context



The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and practice. It supports the NPPF and is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

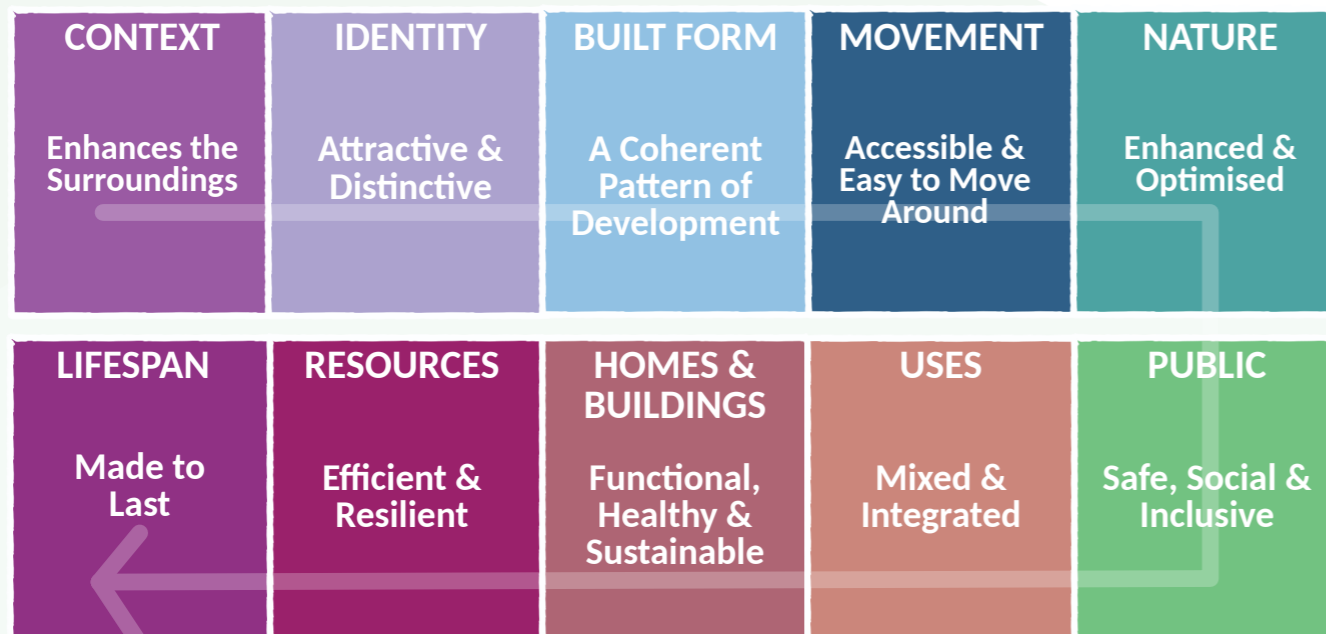
The National Model Design Code (NMDC) was published in June 2021, with its purpose to provide detailed guidance on the production of design codes, guides and policies to promote successful design.

It expands on the 10 principles as shown along the bottom of the page, to create well-designed places. These principles work together to create the physical character, contribute to a sense of community and respond to environmental issues affecting climate.

These principles are for creating well-designed places irrespective of location.

This document will draw on the principle of the National Design Guidance to help inform the recommendations.

The intention of this document is to draw upon national and area specific design guidance, in addition to the local character analysis and community aspirations. This will result in Codes that are locally relevant to Lambourn, which will ensure that new development will become successfully integrated into this rural area.



The National Design Guide states that

*“an understanding of the context, history and character of an area must influence the siting and design of new development.”*

*This context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting. This includes:*

**C.1: An understanding of how the scheme relates to the site and its local and wider context.**

**C.2: The value of the environment, heritage, history and culture.”**

The character appraisal describes the individual areas within Lambourn Parish.

Although the areas have a number of differences, there are common factors shared across them. Many of which are also specific to the wider area and can also be spotted throughout this part of Berkshire. In particular, the historic colour palette and type of materials.

The understanding of such factors is key to successful new development. The aim for any new development is to avoid suburban development which can be found in any village or town across England. Instead, the focus is upon a locally specific, rural development.

Suburban development is often characterised by loose grained, medium density housing located on the outskirts of a settlement. Whilst normally associated with towns, many rural villages are also subject to smaller scale housing estates, which often do not reflect the rural character. These estates usually contain developer’s ‘standard

house types’ with an appearance which can generally be found throughout the country. They often have more limited space between buildings and lower levels of planting, which is generally ornamental rather than native.

Rural Development in contrast is characterised by:

Lower density housing set within the landscape, typically with a mix of detached houses, cottages, and farms.

Higher density, village centre development is also found, but again usually well landscaped with good sized gardens.

A high proportion of older buildings using local, high quality materials and building forms.

A limited network of roads and public transport, and they typically have fewer amenities than suburban areas.

# Adopted West Berkshire Local Plan

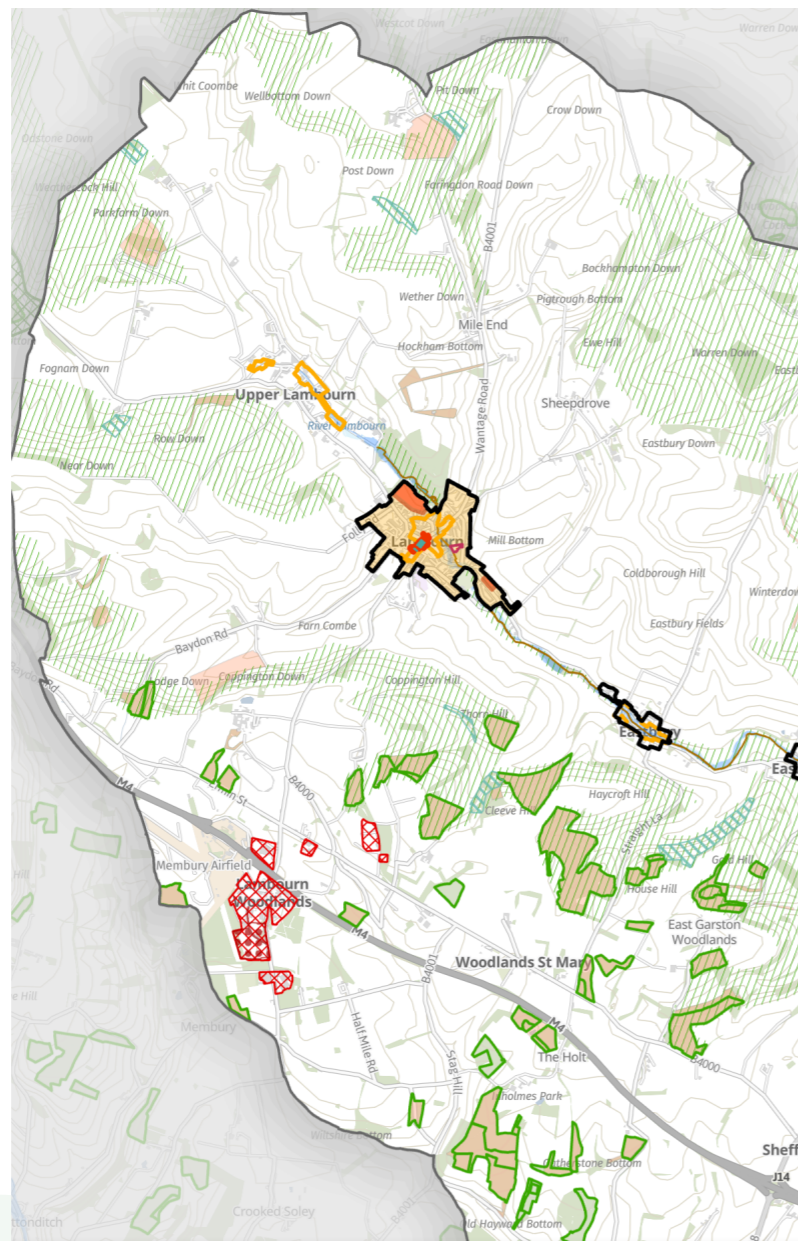
The Adopted West Berkshire Local Plan, comprises:

- The West Berkshire Local Plan Review 2023 to 2041 (LPR).

In addition, there is the Minerals and Waste Local Plan (2022-2037) adopted December 2022

This highlights the settlement boundaries, conservation areas, the River Lambourn SAC, nature conservation designations and opportunities, ancient woodland, protected employment sites etc. The entire area is washed over by the North Wessex Downs National Landscape.

Further details on designations, housing and other matters are contained within the Neighbourhood Plan.



-  Settlement boundary
-  Conservation Area boundary
-  Protected Employment Area
-  Special Area of Conservation (SAC)
-  Site of Special Scientific Interest (SSSI)
-  Local Wildlife Site
-  Biodiversity Opportunity Area
-  Critical Drainage Area
-  Local Plan Housing Allocation

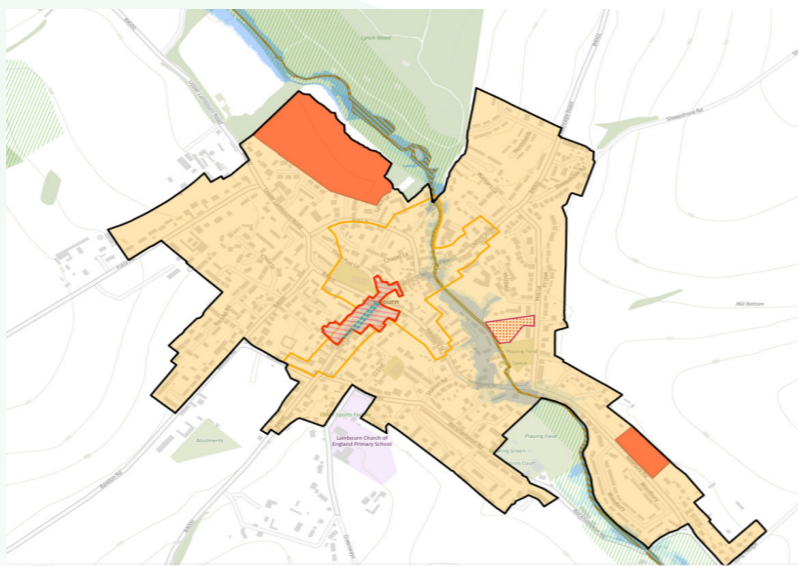


Figure 1. Extract from West Berkshire Council Interactive Planning Map, Highlighting Local Plan Policies for the Lambourn Area



## Parish Wide Character Appraisal

The West Berkshire Landscape Character Assessment (LCA) was produced in 2019 by Land Use Consultants (LUC). The objective was: "to review and consolidate the Council's existing landscape evidence base contained within the:

- Newbury District Council District-Wide Landscape Assessment (Landscape Design Associates, 1993).
- North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment (LUC, 2002).
- Berkshire Landscape Character Assessment, (LUC, 2003)."

The document naturally takes a District wide approach. It highlights the location of the Parish within the Berkshire and Marlborough Downs National Character Area.

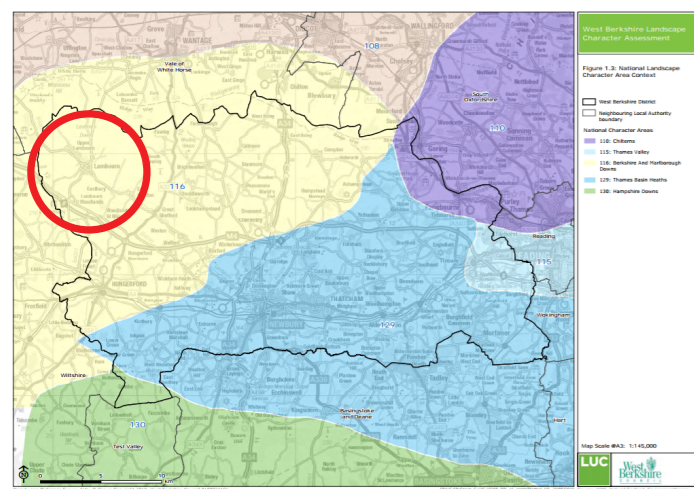


Figure 2. Extract from West Berkshire Landscape Character Assessment (LCA), 2019, LUC

It then refines this further into District specific character types and areas. In this instance, the Parish contains three more detailed areas:

- OD1: Lambourn Open Downland.
- WD1: Shefford Wooded Downland.
- UV2: Lambourn Upper Valley Floor.

The LCA report states that with regard to area OD1:

*"The northern part of the Lambourn Valley is steeply undulating with dramatically rolling hills, comprised mainly of large-scale arable agriculture. Fragmented*

*chalk grasslands and occasional wooded areas are also present. The landscape is open, exposed and remote. Settlement is sparse, with the hamlet of Fawley on higher ground and the two villages of Lambourn and Upper Lambourn in their well-contained valley setting. Horse racing is a prominent industry here; and the area has numerous associated stud farms, stables and gallops. There are clear cultural and historical connections to the area's deeper past, including prehistoric barrows which form prominent landscape features".*

The report then summarises the main detractors of Lambourn Open Downland LoCA as:

- Loss and fragmentation of chalk grassland;
- Increased occurrence of small block mixed woodland plantation tree cover;
- Change in farming practices;
- Change in horse racing industry;
- Development pressures; and
- Management of footpaths, bridleways and byways.

Area WD1: the Shefford Wooded Downland area is described as:

*"A rolling chalk landscape that is characteristically well-wooded between mixed arable and pasture land use.*

*On the steeper slopes there are also areas of calcareous chalk grassland. The area is predominantly rural, with small settlements, such as Shefford Woodlands and Woodlands St Mary, tending to follow the route of the old Roman road. The M4 motorway bisects the landscape. Views are varied; in some areas woodland creates a sense of enclosure, while other areas are more open and expansive".*

The report summarises the main detractors of Shefford Wooded Downland as:

- Over intensification of arable farming practices;
- Lack of appropriate woodland management in some areas;
- Noise and visual pollution created by the M4;
- Ongoing pressure for development;
- Increased traffic near Membury motorway service area as well as on the rural lane road network; and
- Localised modern intrusions on the landscape.

The area classified as the Lambourn Upper Valley Floor is described as:

*"The Lambourn Upper Valley Floor character area is a narrow chalk valley which follows the River Lambourn as it flows eastwards from Lambourn to Newbury. There is a large amount of equestrian influence particularly in the northern part of the area with many of the fields now serving as pony paddocks, although fields of pasture also remain. A mosaic of wetland habitats occur along the valley corridor, including a number of designated sites. Settlements are small and well-defined in a*

*linear pattern, with red brick being the most common building material.*

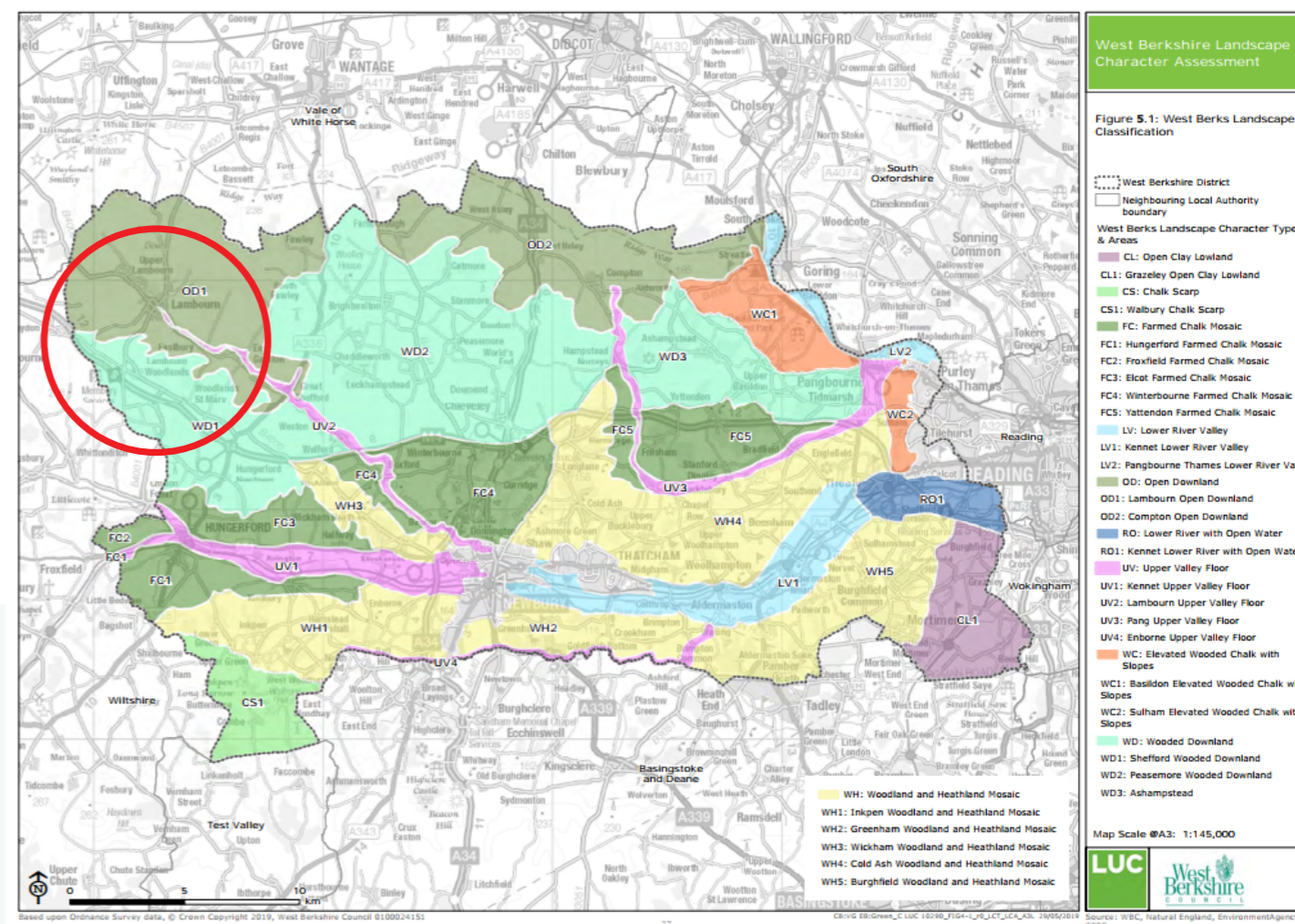
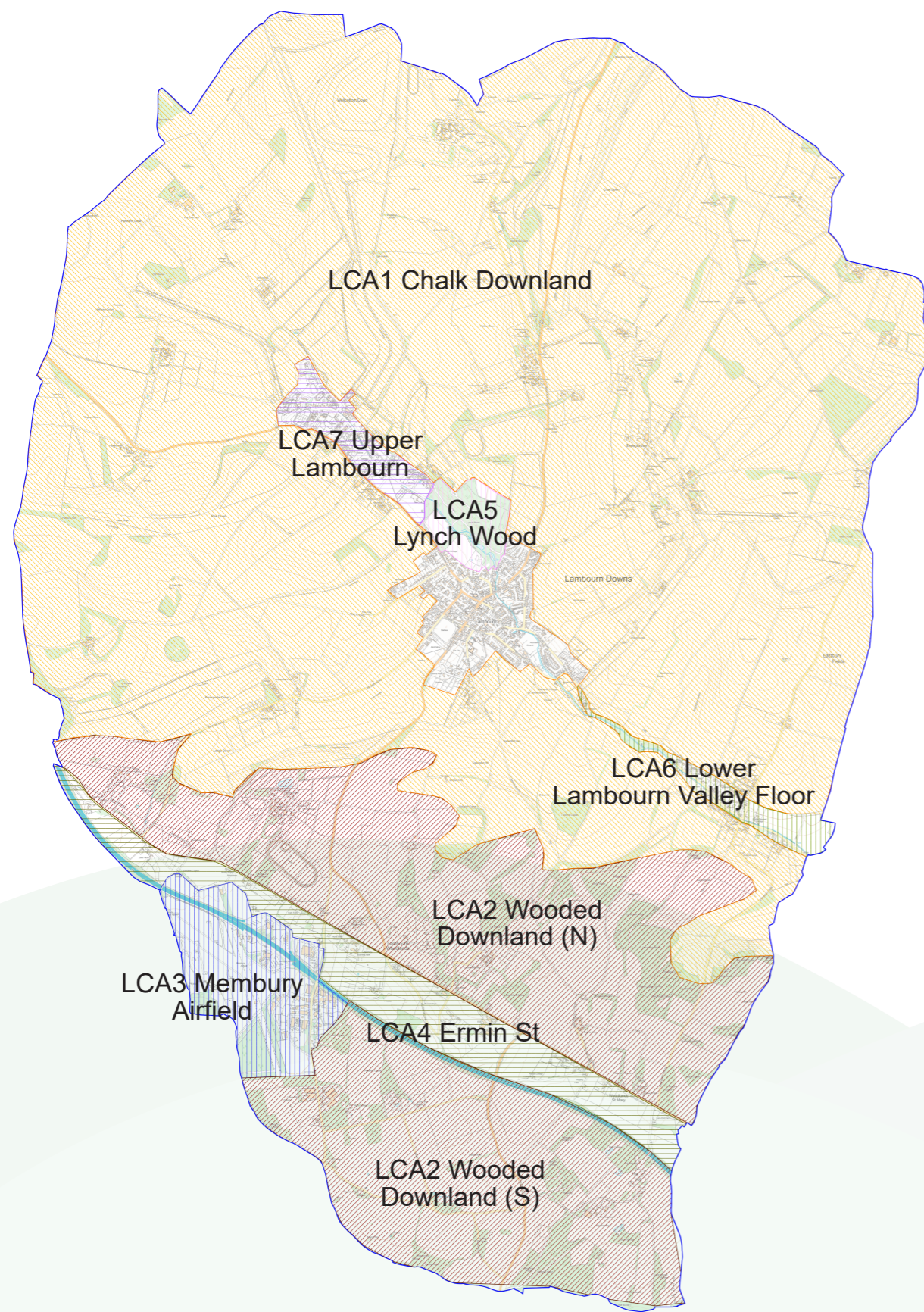


Figure 3. Extract from West Berkshire Landscape Character Assessment (LCA), 2019, LUC



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Figure 4. Landscape Character Areas

In 2020 Lepus Consulting was commissioned by the Lambourn Neighbourhood Plan (NDP) Steering Group to undertake a further, more detailed and locally specific Landscape Character Appraisal of Lambourn Parish to help inform the Lambourn Neighbourhood Plan. This is found within the evidence base documents to support the Plan.

Further details have been summarised below as relevant to this document.

The report highlighted that the Parish was subdivided into seven local landscape character areas have been identified. These are highlighted on the adjacent plan.

### LC1: Chalk Downland

This area is described as:

*“Large scale gently rolling landform created by the underlying chalk geology with an exposed and open character that best captures the upland qualities of the North Wessex Downs AONB...Lack of enclosure elements, emphasising distinctive landscape openness and big skies.”*

### Recommendations to plan, manage and protect distinctiveness of LC1

The key message in this area is:

***“This LCA would not support many development types without leading to significant change.”***

Key factors for the Neighbourhood Plan are:

1. Openness is the key quality of this LCA.
2. Avoid adding any tall or visually intrusive features.

3. Avoid locating any development along ridgelines which break the skyline.
4. ‘Bockhampton Deserted Medieval Village’ should have a greater status in terms of significance and understanding.
5. Enhance the links between biodiversity assets.
6. Support proposals to optimise the chalk grassland habitat, including floristic diversity and calcareous faunal communities, especially birds and invertebrates.
7. Support proposals to manage the sub-optimal habitats fragmented elements located amongst the wide open pasture such as woodland and hedgerows, such as coppicing in the woods and laying hedgerows.
8. Support proposals which add or enhance the amount of wide headlands on arable fields (to provide cover for small mammals; prey for owls; floristic diversity and resilience to climate change).
9. Continue to limit or minimise the amount of visible built form in this area and retain the strong sense of naturalness.
10. Support proposals to increase the level of access provision on foot and horseback, which would benefit the way in which this landscape could be appreciated by more people.
11. Ensure that any changes to the edge of settlement at Lambourn are integrated within the landscape to limit adverse visual impact.



### LC2: Wooded Downland (north and south)

This area is described as:

*“High plateau characterised by shallow undulating landform of arable fields, pasture and woodland; a relatively complex arrangement of land use types contrasting with LCA 1.*

*Some woodland is ancient and assarted with distinctive curvilinear edges.*

*A high number of nature conservation designations associated with chalk downland such as Cleeve Hill SSSI and Westfield Farm Chalk Bank SSSI. Several LWSs are also located within the LCA including Cleeve Lords and Alms Woods, and Cymbalcroft/Househill Copse”.*

#### Recommendations to plan, manage and protect distinctiveness of LCA2

The key message in this area is:

**“Calm and peaceful in locations that are sheltered from M4 background noise...**

**Quiet and shady country lanes frequently cross the area... with a number of public footpaths, bridleways and byways ...providing good opportunities for open air recreation on foot or horseback...**

**The woodland form, tall, shady and enveloping, creates an increased sense of enclosure and intimacy in this LCA”.**

Key factors for the Neighbourhood Plan are:

1. Ensure that any proposals maintain or

enhance the SSSIs in the area, such that they remain in ‘favourable’ condition, and that grassland habitats are conserved and enhanced.

2. Support the creation of biodiversity corridors between recognised habitats.
3. Protect the rural setting and secluded nature of settlements and farmsteads.
4. Continue to support the very low density, dispersed settlement pattern which is enclosed and in harmony with the landscape.
5. Ensure that any new or additional industrial buildings in this location are enclosed by hedgerows and trees. Support proposals to soften existing conspicuous commercial buildings with additional landscaping to reduce visual impacts.
6. Support replacement of non-native species and ensure new development includes native species which are more beneficial in terms of biodiversity.
7. Ensure that the scale, height and mass of development of any further commercial development is managed to help avoid further adverse change in character.
8. Tall structures should be avoided and not exceed neighbouring tree height where possible. For example the tower at Trinity Grain is c.60 metres tall and is incongruent with the landscape.
9. Proposals to increase and expand commercial development in this location are likely to introduce further HGV movements. This in turn adds more noise and dust which has a harmful impact on character and the quality of life of local



residents. Such matters should also be considered as a whole and when combined with existing development, traffic movements, pollution and noise levels.

### LC3: Membury Airfield

This area is described as:

*“Striking landscape juxtaposition of former airfield (now a solar farm), employment land and wooded ancient Iron Age hillfort creates a disrupted atypical landscape aesthetic in contrast to any other part of the parish..”*

#### Recommendations to plan, manage and protect distinctiveness of LCA3

The key message in this area is:

**“The employment site is a dominant feature of the LCA. There are a number of different building types and industrial features that are necessary for operations. Some elements contrast sharply with the surrounding agricultural landscape of trees, fields and hedgerows.**

**Clusters and lines of trees and hedgerow are present to the west of the LCA, primarily located to the edge of the former airfield.**

**A public footpath follows the western boundary of the LCA. This is the only footpath located within the area. There is no other public access to the LCA consequently there are not many viewpoints into or across the wider LCA”.**



Key factors for the Neighbourhood Plan are:

1. Ensure that any new or additional industrial buildings in this location are enclosed by hedgerows and trees. Support proposals to soften existing conspicuous commercial buildings with additional landscaping to reduce visual impacts.
2. Support replacement of non-native species and ensure new development includes native species which are more beneficial in terms of biodiversity.
3. Ensure that the scale, height and mass of development of any further commercial development is managed to help avoid further adverse change in character.
4. Tall structures should be avoided and not exceed neighbouring tree height where possible. For example the tower at Trinity Grain is c.60 metres tall and is incongruent with the landscape.
5. Proposals to increase and expand commercial development in this location are likely to introduce further HGV movements. This in turn adds more noise and dust which has a harmful impact on character and the quality of life of local residents. Such matters should also be considered as a whole and when combined with existing development, traffic movements, pollution and noise levels.



#### LC4: Ermin Street

This area is described as:

*“Subtly different from the landscapes that lie to the north and south. It is strongly influenced by the noisy M4 and frequent traffic is similarly a feature of Ermin Street. There is a higher proportion of built form relative to the other LCAs and as such it represents a slightly more disturbed landscape than the very tranquil areas elsewhere in the study area...”*

*well wooded in parts however the mix of species is varied and the pattern of woodland, roads, houses and fields is subtly different to other parts of the parish.*

*Hedgerows are an important habitat alongside the infrequent woodland and permanent pasture habitats”.*

The key message in this area is:

**“A long and narrow stretch of land with a western end that is busier than the east.**

**The roads are noisy and counter an otherwise peaceful location.**

**This LCA has the highest number of Grade II listed buildings outside of the main settlements.**

**Membury services and the telecoms mast are other visual detractors along this corridor”.**

#### Recommendations to plan, manage and protect distinctiveness of LCA4

1. Support proposals which improve the quantity of woodland cover to help reduce noise and visual impacts from the transport corridors.
2. Support proposals which optimise

biodiversity in the woodlands and wider habitat mosaic of grasslands and hedgerows.

3. New development must include appropriate mitigation or measures to enable safe crossing points for horse riders and walkers alike.
4. A number of bridleways and footpaths terminate at Ermin Street. Improved connectivity is key.
5. Ensure that the significance of the numerous Grade II listed buildings and their setting are appropriately considered in any development proposals.
6. Consider whether / where development may be appropriate in this area, as it is well contained and more accessible than other parts of the NDP area. This however must be balanced with adverse visual, traffic and pollution impacts.

#### LC5: Lynch Wood

This area is described as:

*“Defined by the urban edge of Lambourn to the south and Upper Lambourn to the north west...”*

*comprises over 50% woodland, located in the north, and small and medium sized pastoral fields bordered with hedgerows in the south. Limited arable field contribution marks this LCA out from other LCAs.*

*Lynch Wood is a substantial deciduous woodland priority habitat area that covers more than half of Lynch Wood LCA making the LCA especially important for biodiversity.*

*River Lambourn SAC and SSSI is located to the south of the LCA. The SAC is designated for its chalk stream attributes, with a seasonally wet/dry winterbourne section at this location.*

*Part of the LCA is a housing allocation in the Housing Site Allocations DPD; policy reference HSA19: Land adjoining Lynch Lane, Lambourn (site reference LAM005)”.*

The key message in this area is:

**“The fields are bounded by modern residences to the west and south of the LCA. Low density bungalows are the main built form at the Park, helping reduce visual impact of the buildings massing and retain connected views between the LCA and the**



**tower of St Michael’s and All Angels’ Church in the heart of Lambourn.**

**The housing allocation for some 60 dwellings (Housing Site Allocations DPD Policy ) at Lynch Lane needs to be carefully scaled and designed to complement the villages existing built form and embrace sylvan qualities whilst maintaining strong visual links with the church”.**

The 2015 Landscape Capacity Study of the land near Lynch Wood concluded that New development should be severely restricted to conserve character of existing settlements - large-scale developments are not appropriate in this narrow river valley.

#### Recommendations to plan, manage and protect distinctiveness of LCA5

1. Any new development should carefully consider the strong riverine valley features with the hanging woodland that make this location so distinctive.
2. New development proposals should take

into account the existing built form that includes low density housing often comprising bungalows.

3. Lynch Wood should continue to be managed on a sustainable basis, maximising biodiversity and visual appeal.
4. The woodland management needs to plan for the effects of climate change.
5. Broad leaved species are a key characteristic of the woodland and should continue to prevail.

#### LC6: Lower Lambourn Valley Floor

This area is described as:

*“The River Lambourn is designated as a SAC and a SSSI. Creating international and national protection for the riverine habitats. The River Lambourn is a chalk stream, with a seasonally dry winterbourne section...”*

As well as the river and flood plain within Lambourn, the area includes the hamlet of Eastbury.

The key message in this area is:

**“Bucolic atmosphere characterises the landscape as the young, small river makes its way inconspicuously across the LCA.**

**Views out of the LCA lead up and across attractive downland and arable fields to the ridgelines associated with Cleeve Hill and Eastbury Downs.**

**The river supports a characteristic range of aquatic plant communities. The SSSI is in ‘unfavourable – recovering’ condition. This is due to nutrient enrichment which is known to affect the sensitive chemical and biological qualities of the river water”.**

#### Recommendations to plan, manage and protect distinctiveness of LCA6

1. There is significant scope to improve and enhance the water quality of the River Lambourn. In particular, the catchment is dominated by arable fields, agricultural and equestrian uses where the potential for nitrates, potassium and phosphates to enter the water course is high. New



development proposals must seek mitigation measure to shield the river with appropriate land use that can help filter agricultural run-off will help improve water quality.

2. New development must be carefully considered as this LCA can only support very small scale, appropriately designed development types without leading to significant change.
3. The requirements of the river are likely to evolve in a changing climate. In this regard any proposal which may interfere with the water course through the planting / siting trees of inappropriate tree species as well as changes to gardens alongside the river must be carefully considered. Even small changes and alterations to the delicate hydrological and biological balance of this chalk river could have a significant adverse impact.
4. Opportunities must be sought to celebrate



and recognise the river and its importance to both the landscape and the community. This is particularly an issue where in some locations, the river is almost entirely lost amongst the houses and buildings. Better awareness and education should be prioritised, the could potentially be undertaken as public art or a community based project.

### LC7: Upper Lambourn

This area is described as:

*"...a low density ribbon development of built form comprising mostly of large plots of land which are either paddocks, gardens or small scale farmland.*

*Trees and hedgerows play an important contribution to a strong sense of countryside within which the buildings are located.*

*Quiet and tranquil, frequented by horses being gently walked or ridden slowly through the hamlet.*

*Long distance and attractive views to all parts of the surrounding downland.*

*Horse training, stud and gallops is a core activity that takes place in the hamlet. This is reflected in the built vernacular which is generally sensitively designed and blends in well amongst the other buildings which are mostly residential or agricultural".*



### Recommendations to plan, manage and protect distinctiveness of LCA7

1. The distinctive qualities of Upper Lambourn rely on the sensitive design and appropriate land uses at scales that support the hamlet's vernacular qualities.
2. Proposals requiring permission for large modern barn structures, which detract from the overall landscape quality and should be resisted unless carefully designed to minimise visual impacts.
3. Large clear gaps between built form must be maintained.
4. Allow gaps through development to the vista behind.
5. Condense development at the settlement scale, retaining low density of plots, not only in the valley floor but also to the roadside edge engaging with the existing stone, flint and timber built form found throughout Upper Lambourn.
6. Discourage the use of tree belts as screens, more selective planting with native species is preferred.

7. Maintain relationship with surrounding/ existing built form.
8. Consideration to the openness of existing and surrounding built form.

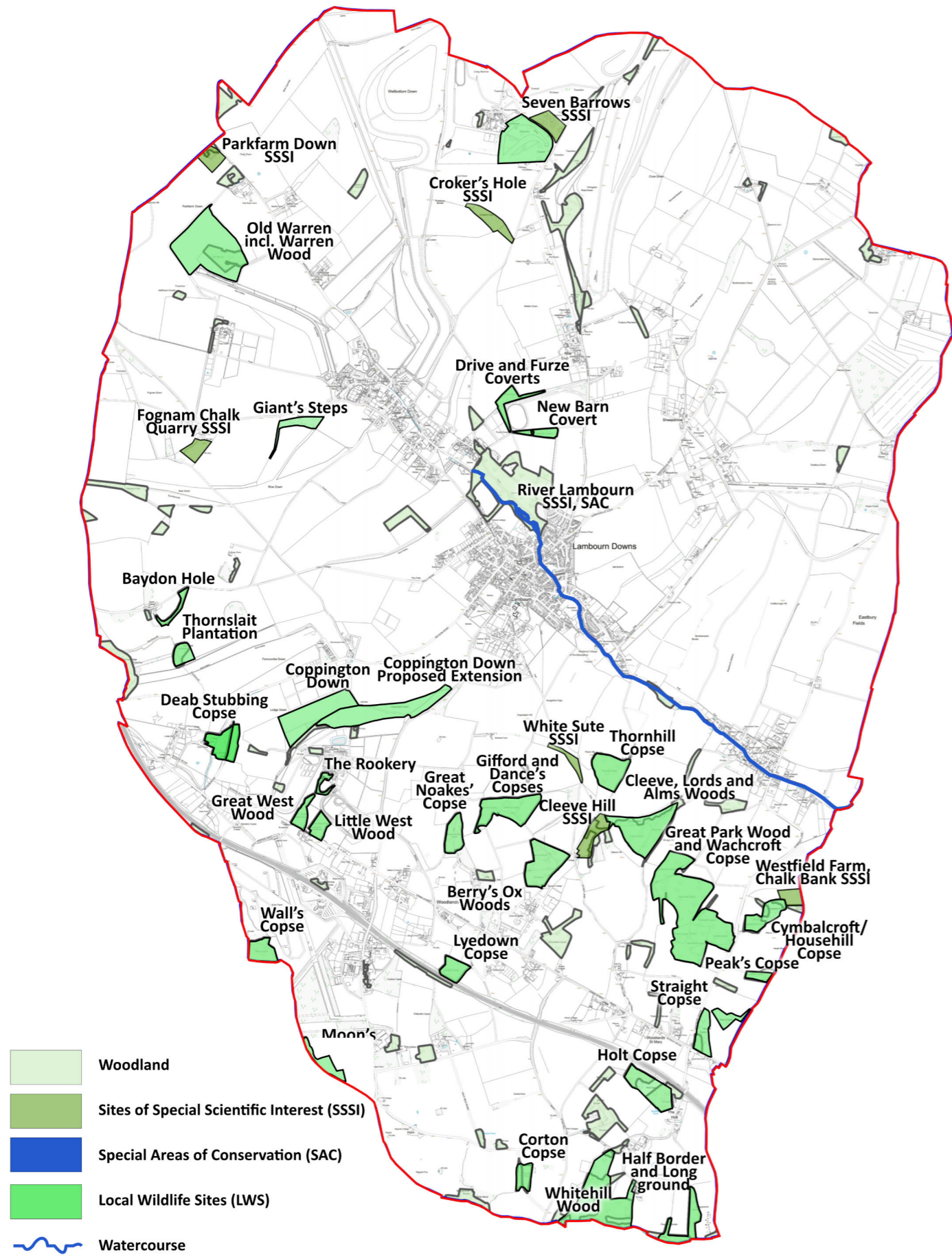


Figure 5. Environmental Designations in the Parish

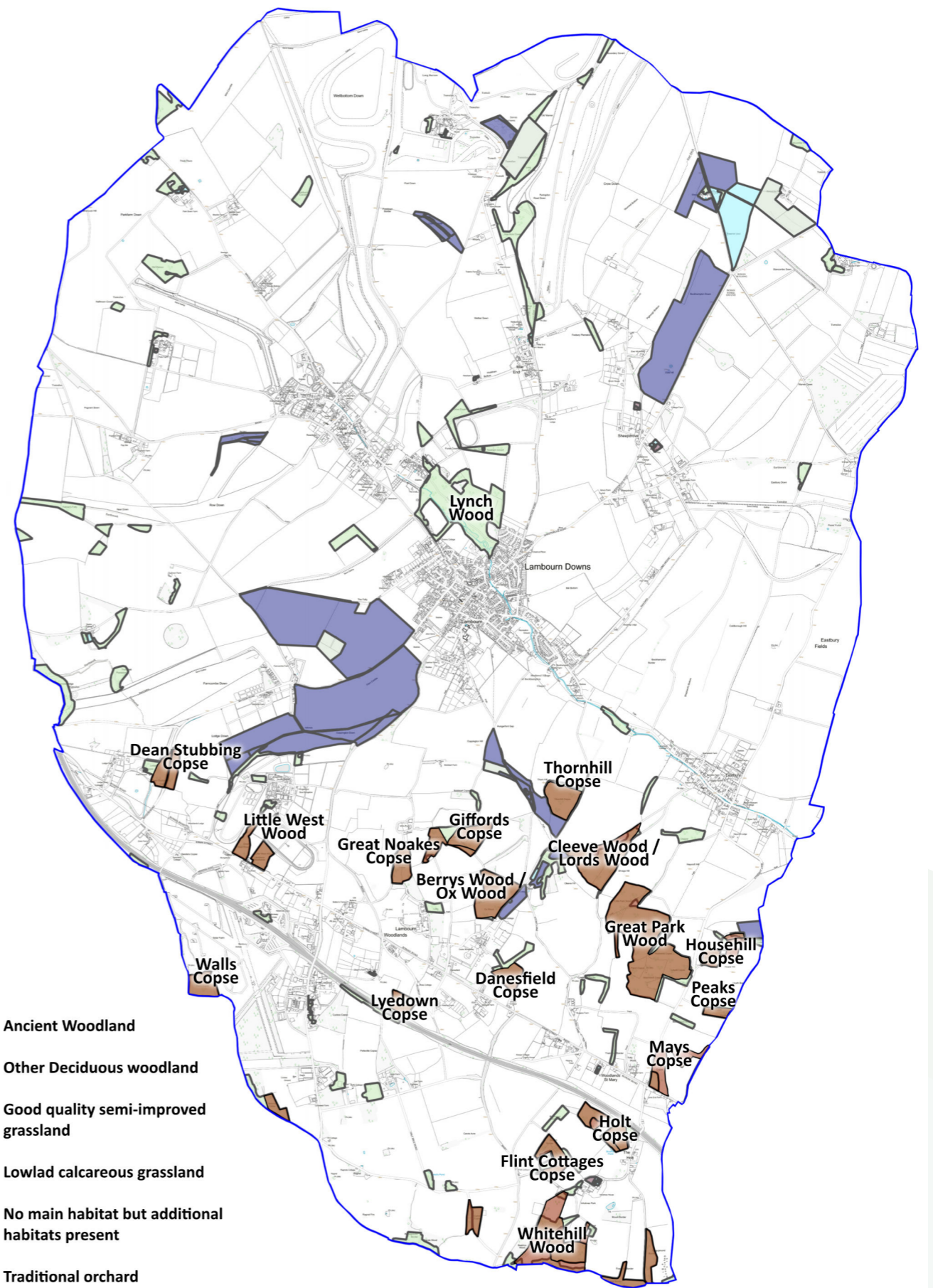


Figure 6. Priority Habitats in the Parish

# Geology, Topography and Surface Water Flooding - Lambourn Woodlands / Membury

The Parish has significant issues with fluvial and surface / ground water flooding.

The has also been combined with sewage problems and capacity in the treatment network.

Whilst Lambourn has always flooded, it is has become more problematic and frequent over time. Most recently, there have been severe floods in 2024, where Thames Water wrote to the residents of Lambourn in March 2024 to discuss problems <https://lambourn.org/thames-water-we-need-your-help-in-lambourn/>

It is key that new development has sufficient infrastructure and capacity in the network.

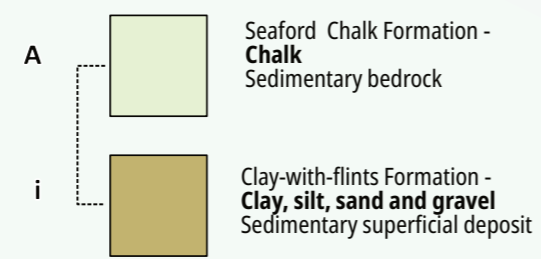
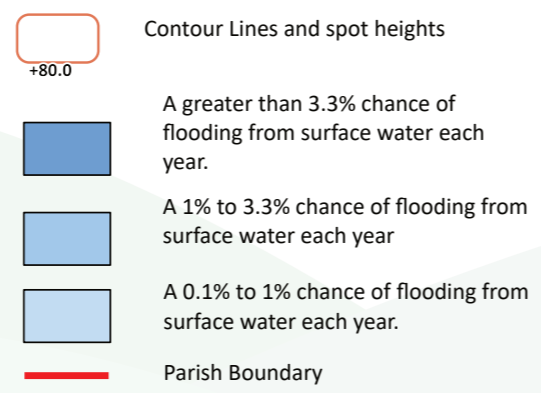
Sufficient information must be submitted alongside planning applications to highlight this.

The following pages set out the geology and flood maps for the Parish.

This is critical to highlight where the problems lie currently. As well as where new development may exacerbate current issues.

The geology also affects the type of drainage solutions proposed in new development.

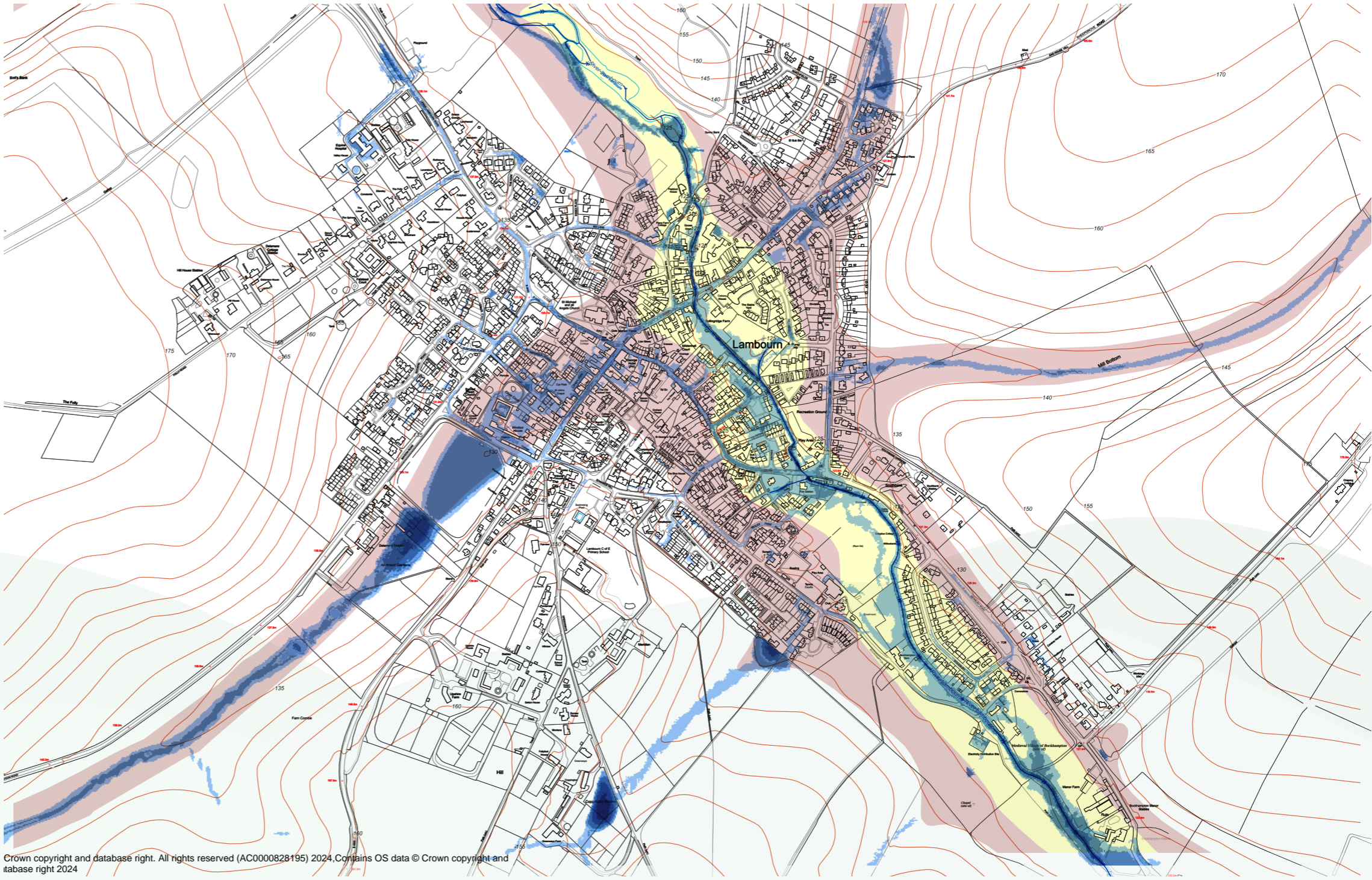
Flooding is a key issue for all settlements in the Parish. With the darker blue colours highlighting areas which have the most severe risk.



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Figure 7. Geology, Topography and Surface Water Flooding in Lambourn Woodlands and Membury

- A**
  - New Pit Chalk Formation - **Chalk**  
Sedimentary bedrock
  - i**
    - Head - **Clay, silt, sand and gravel**  
Sedimentary superficial deposit
    - ii**
      - Alluvium  
**Clay, silt, sand and gravel.**  
Sedimentary superficial deposit
- B**
  - Lewes Nodular Chalk Formation - **Chalk**  
Sedimentary bedrock
- C**
  - Seaford Chalk Formation - **Chalk**  
Sedimentary bedrock
- Contour Lines and spot heights  
+80.0
- Watercourses and ditches with direction of flow
- A greater than 3.3% chance of flooding from surface water each year.
- A 1% to 3.3% chance of flooding from surface water each year
- A 0.1% to 1% chance of flooding from surface water each year.
- Parish Boundary



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Figure 8. Geology, Topography and Surface Water Flooding in Lambourn

- A**
  - New Pit Chalk Formation - **Chalk**  
Sedimentary bedrock
  - i**
    - Head - **Clay, silt, sand and gravel**  
Sedimentary superficial deposit
- B**
  - Seaford Chalk Formation - **Chalk**  
Sedimentary bedrock
- Contour Lines and spot heights  
+80.0
- Watercourses and ditches with direction of flow
- A greater than 3.3% chance of flooding from surface water each year.
- A 1% to 3.3% chance of flooding from surface water each year
- A 0.1% to 1% chance of flooding from surface water each year.
- Parish Boundary

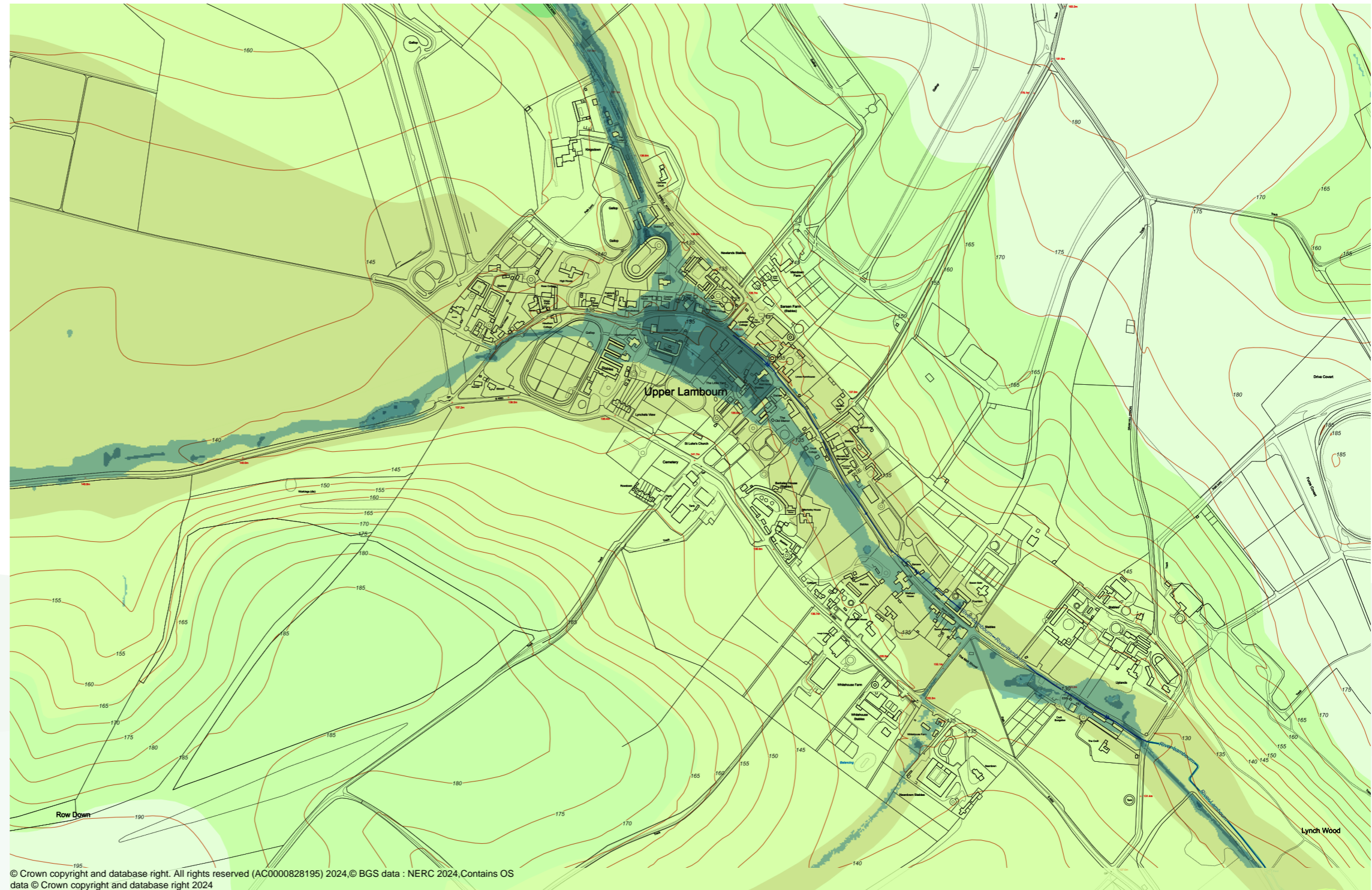
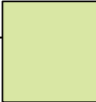


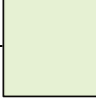

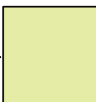








Figure 9. Geology, Topography and Surface Water Flooding in Upper Lambourn

- A**
  -  Lewes Nodular Chalk Formation - **Chalk**  
Sedimentary bedrock
  - i**
    -  Head - **Clay, silt, sand and gravel**  
Sedimentary superficial deposit
    - ii**
      -  Alluvium **Clay, silt, sand and gravel.**  
Sedimentary superficial deposit
  
- B**
  -  Seaford Chalk Formation - **Chalk**  
Sedimentary bedrock
  - i**
    -  Head - **Clay, silt, sand and gravel**  
Sedimentary superficial deposit
    -  Alluvium **Clay, silt, sand and gravel.**  
Sedimentary superficial deposit
  
-  Contour Lines and spot heights  
+80.0
  
-  Watercourses and ditches with direction of flow
  
-  A greater than 3.3% chance of flooding from surface water each year.
  
-  A 1% to 3.3% chance of flooding from surface water each year
  
-  A 0.1% to 1% chance of flooding from surface water each year.
  
-  Parish Boundary

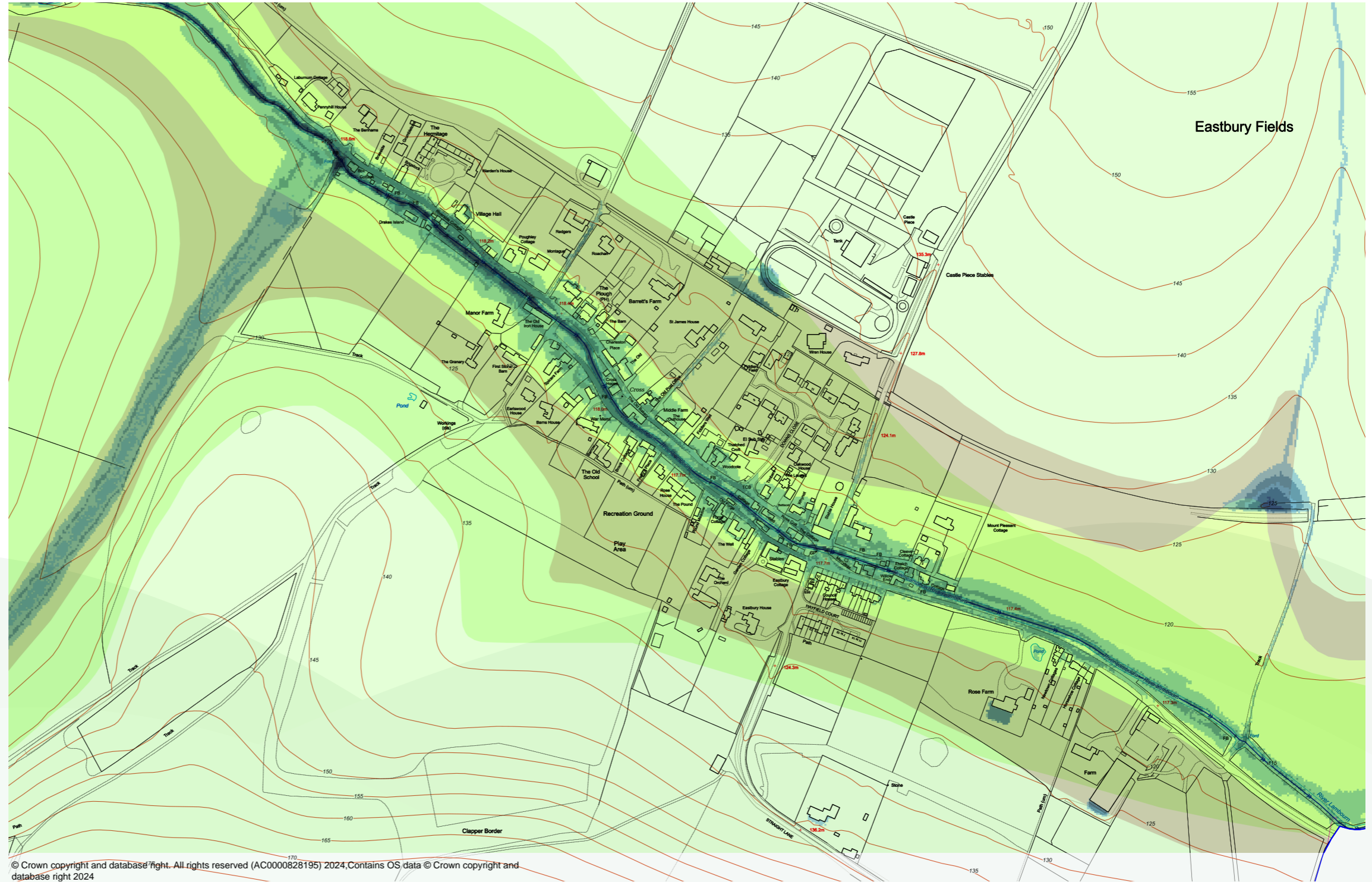


Figure 10. Geology, Topography and Surface Water Flooding in Eastbury

# Parish Heritage & Archaeology

## Assessment of Archaeological Potential

Detailed discussions have taken place between the Steering Group and Officers within the Archaeology Team at West Berkshire Council.

The following text is taken from the Officer's response on the archaeological potential of the Parish.

*"Lambourn parish can be said to have some of the highest archaeological potential in West Berkshire, partly due to its occupation and exploitation by humans for thousands of years...but also because of its largely rural nature with limited modern development."*

*In terms of nationally designated heritage, it has 137 Listed Buildings, the second largest number after Newbury, which has a much larger built up area.*

*For Scheduled Monuments, it leads West Berkshire parishes with 21 scheduled areas (the number of individual monuments such as barrows within these areas is much higher, but in the case of Membury Hillfort there is double counting with a Wiltshire reference).*

*There are no Registered Parks and Gardens apart from a sliver of the landscape around Ashdown House in Oxfordshire, and no Registered Battlefields, but the number of non-designated heritage assets in the parish could be considered to be very high.*

*This includes nationally important archaeology that isn't scheduled, this designation being discretionary, as well as unrecognised important buildings, structures and areas.*

*No heritage assets of local interest have yet been added to West Berkshire's Local List. Even within the plough-soil that lies over cropmarked features there is a high potential of recovering artefacts of national or local importance, which emphasises why anyone finding such objects should report them to the Portable Antiquities Scheme.*

*Though Lambourn has attracted archaeological attention, much of the parish has never been subject to intrusive excavation."*

The Statement of Significance from WBC below highlights the various periods

through time. It should be noted that the date ranges of the periods below are approximate, with overlap clearly occurring.

The plan opposite highlights the various finds with the exception of prehistoric periods, which are largely not in situ.

### "Mesolithic (10,000 BC – 4,001 BC)

A few flint tools assigned to this period have been recovered but not in great concentrations. It seems unlikely there is much potential in most of the parish, but the recent chance discovery of Britain's oldest piece of carved wood in Boxford suggests that the lower parts of the Lambourn river valley could possibly hold organic remains.

### Neolithic (4,000 – 2,351 BC)

Lambourn has the important but sadly diminished long barrow at the head of a now dry valley, the first large monument near which other funerary monuments were later constructed (the widespread 'Seven Barrows' cemetery). There is other evidence of Neolithic burials, and several findspots of Neolithic flint tools, but settlements are elusive. A cropmark on Eastbury Fields may represent a second long barrow, and some round barrows may have originated in the Late Neolithic period. There is moderate potential for more discoveries.

### Bronze Age (2,350 – 801 BC)

Lambourn is extremely significant for this prehistoric period, with large numbers of funerary monuments known from upstanding barrows and cropmarked ring ditches, the vast majority of which have not been excavated. The archaeological potential is high. The rich hoard of gold armlets and bracelets found at Crow Down is of Middle Bronze Age date, and a likely Late Bronze Age settlement was discovered at Weathercock Hill. There are several linear earthworks which may have defined 'ranch' boundaries, and which could be of Late Bronze Age origin.

### Iron Age (800 BC – 42 AD)

The linear bank and ditches may have continued to form boundaries in the landscape in the Iron Age; another large-scale construction was the hillfort at Membury, part of which is now within

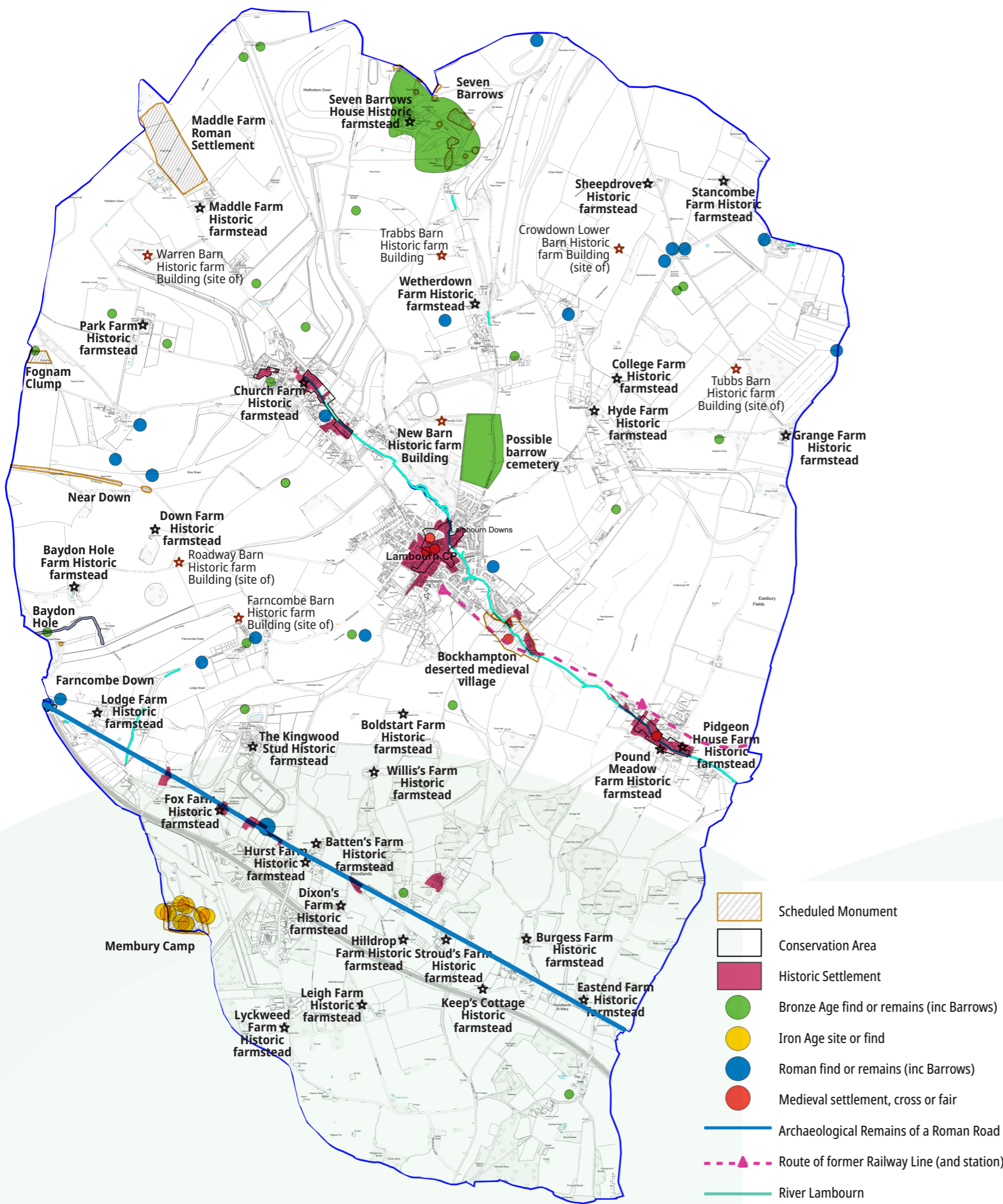


Figure 11. Heritage in Lambourn Parish

Lambourn parish. By the later Iron Age there was widespread arable cultivation, seen in the so called 'Celtic fields' that until the mid-20th century were often visible as earthwork lynchets on the Downs but have since been reduced to cropmarks or soilmarks through modern agriculture. The significance and potential for this later prehistoric period, overlapping with the Bronze Age, is high.

### Romano-British (43 – 409 AD)

This is also an important archaeological period for Lambourn, with the Roman road of Ermin Street (closely aligned with the B4000) running northwest towards Cirencester, a complex of Roman buildings at Maddie Farm and other likely settlements at Baydon Road and Stancombe Down. There have been finds of Roman structures and artefacts in Lambourn town and burials in Upper Lambourn and at Kingsdown. Roman material is widespread across the parish, and there is likely to have been some continuous use of the fields from the Late Iron Age to the Romano-British periods”.

### Early Medieval/ Anglo-Saxon (401 – 1065 AD)

Lambourn's large parish size (the largest in the pre-1974 Berkshire county) has been suggested to originate in Roman or even earlier land divisions, but its development as a Hundred (incorporating East Garston) and as an ecclesiastical parish perhaps with a minster is linked to its high significance in the early medieval period. The Saxons are known to have utilised the Lambourn valley at an early date, with a 5th to 6th century pagan cemetery discovered at East Shefford (there is also some evidence for secondary burials at Sevenbarrows). The rare sunken featured buildings found during the development of Oaksey House in Lambourn may be as early as the 5th century, though could also be two or three centuries later – dating was problematic. But Lambourn's mention in King Alfred's will in 888 AD also indicates its status, perhaps as a site of royal residence. The oval enclosure within Lambourn's plan form is noteworthy and still retains archaeological potential, despite the 20th century infilling of the grounds of the demolished Lambourn Place within it. The Domesday Survey mentions the church and two mills in Lambourn; one mill was probably in Newbury Street but the other was upstream at an unknown exact location. The manor of Bockhampton was also in existence in Saxon times.

### Medieval (1066 – 1539 AD)

Much of the structure and layout of surviving historic settlement in the parish of Lambourn was laid down in the medieval period and the late 11th century is when the first documentary evidence appears for the two other important villages of Upper Lambourn and Eastbury, though these may have developed earlier. Also of medieval origin or later Saxon origin were the surrounding open fields that would have been divided into strips and worked communally. The parish's Grade I listed building, St Michael and All Angels Church, is described as one of the most impressive churches in Berkshire, and there are Grade II\* listed medieval crosses in the centre of Lambourn and Eastbury. Lambourn town was important enough to have a fair and market. There were several medieval manors, with Manor Farmhouse at Eastbury being a particular important survival. Timber framed buildings may be as early as the 16th century, particularly those with cruck frames such as at Upper Lambourn.

### Post-medieval (1540 – 1900 AD)

Much more heritage is upstanding and visible from this period, greatly adding to the character of Lambourn particularly in the form of vernacular buildings. This includes many 18th and 19th century farmsteads and outfarms (although few are in agricultural use), but also almshouses, chapels, schools and inns. This period also saw the beginning of the racehorse industry and the creation of gallops but there have already been losses in historic buildings associated with stables and their owners. Industrial sites would have been small scale and remains are few. The significance of this period is primarily local.

### Modern (1901 – Present)

Lambourn parish's only area of parkland is at Inholmes, surrounding a listed Edwardian house, on the site of an older building. The creation of a Second World War airfield at Membury has left some buildings and structures from the dispersed sites, although these are increasingly being demolished for development. Much of the modern development within the parish is not of high significance, though there are some architecturally interesting buildings on the Downs such as at Sheepdrove.”

For more information on development over time and associated mapping, please see page 33 onwards.



## Built Form - Introduction

The National Design Guide states that:

*“Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.*

*It is relevant to city and town centres, suburbs, villages and rural settlements. It creates a coherent framework that forms a basis for the design of individual developments within a place”.*

This can be achieved through:

**B1 Designing a compact form of development**

**B2 Providing appropriate building types and forms**

**B3 Creating destinations**



## Local Identity

The National Design Guide states that “The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods”.

This can be achieved through:

**I1 Responding to existing local character and identity**

**I2 Providing well-designed, high quality and attractive places and buildings**

**I3 Creating character and identity**

The character area appraisal describes the individual areas within Lambourn Parish and their specific identity.

These are summarised in the display overleaf.

The following section provides a brief summary all of those elements highlighted in a character appraisal, and which are considered particularly successful in regard to adding local identity in the Parish.

Relevant Design Codes in the later section ensure new development adds to that unique design and sense of place, which is so well loved by its residents and visitors alike.



## Overview

The Parish has been broken down into character areas as shown on the adjacent plan.

- Lambourn has been split into the historic central area and the more modern outer area. Although it should be noted that the outer area also contains historic farms and cottages as well.
- Upper Lambourn.
- Eastbury.
- Lambourn Woodlands (including Woodlands St Mary).
- Membury.
- The open countryside areas beyond have not been given a specific character area as the properties here are often unique and do not conform to a type. What does link them together is that they are generally part of the agricultural landscape that surrounds them.

The character of each of these areas is very different, with Lambourn being the largest village, and Eastbury and Upper Lambourn much smaller hamlets.

Of the three, only Lambourn and Eastbury have settlement boundaries defined by West Berkshire Council (as shown adjacent).

All three settlement areas have Conservation Areas and many listed buildings.

In contrast, the Lambourn Woodlands area has dispersed pockets of development all of which are centred on or just off the historic Ermin Street.

Membury however contains a large industrial area, which is very different to the remainder of the Parish. There are some scattered residential properties, which are often at odds with the larger scale industrial buildings and the traffic that they generate.

The Lambourn Woodlands area also contains industrial development, but of a much smaller scale. It also has a high concentration of listed buildings generally situated on or in close proximity to Ermin Street.

The smaller settlements are generally well integrated into the landscape with mature planting or set in well wooded countryside, with properties often merely glimpsed from public view.

Lambourn village is a clearly defined and busier settlement than others in the Parish, with development branching out from the central core.

It also has a high proportion of Victorian and Edwardian villas and cottages (potentially relating to the railway), than elsewhere, with a larger amount of later, more modern infill and small estate development.

Upper Lambourn and Lambourn in particular, as well as the countryside beyond have a focus on horse racing, with racing yards, gallops and associated buildings and facilities all visible in the landscape.

Further details on each of the settled areas can be found overleaf.

## Character Areas

Character Area 1: Modern Lambourn

Character Area 1A: Historic Lambourn

Character Area 2: Upper Lambourn

Character Area 3: Eastbury

Character Area 4: Lambourn Woodlands

Character Area 5: Membury



Figure 12. Character Areas, Conservation Area and Settlement Boundary in Lambourn Parish



As set out in the archaeology section, the village is documented from 888AD, but believed to be much earlier. Lambourn Church is dated from the Norman period, with many later alterations.

The 1888 and 1910 Ordnance Survey maps (on this page and overleaf), clearly shows the historic points of interest.

The original historic street pattern **(1)** is interesting in that there is a circular enclosed area around the church which often associated with earlier pagan buildings.

The streets are focused around the central market place, with the main routes leading to Wantage, Oxford and Newbury beyond (and named accordingly).

Fairs were documented as being held here from the 1200s, with the market cross as stands today was erected in 1446 **(2)**.

Lambourn Place **(3)** was a former manor house sited to the north of the church and can be seen on the pre 1938 maps (prior to being demolished). It is associated with being one of King Alfred the Great's Palaces, but there is no direct evidence of this. A house was documented on the site in the late 1400s known initially as Rogers Mount and then later as Place House. This property was at some point demolished to make way for a new property in 1843, built in a Tudor Revival style. The only remaining element to date is the stone gateway into the former gardens (shown on page x). The Park **(4)** (south of Lynch Wood), shown on the earlier maps is the formal parkland associated with the house.

The Estbury or Isbury Almshouses **(5)** were originally erected in 1501, but later rebuilt in 1852 by the owners of Lambourn Place and subsequently further renovated and updated to include modern facilities.

The centre of the village around the church and the market square historically provided a wide range of shops services and facilities. These including a number of public houses /inns:

- The Red Lion Hotel **(a)**
- The George **(b)**
- The Hinds Head **(c)**
- The Sawyers Arms **(d)**
- The Wheelwright Arms **(e)**
- The Lamb **(f)**



Figure 13. Historic Ordnance Survey Map from 1806

In addition to the number of farms:

- North Farm **(g)**
- Collingrindge / Essex Farm **(h)**
- Tubbs Farm **(i)**
- Place Farm **(j)**
- Close Farm **(k)**
- Francis' Farm **(l)**

Other buildings of interest:

- The School **(m)**
- The Station **(n)**
- Delamere Stables - yard **(o)**
- Stork House Stables - yard **(p)**

By the 1930s, it can be seen that the village is growing steadily. The station in particular has had a significant impact with a number of new properties in this area. The eastern side of the village stretching up to North Farm becoming steadily more populated.

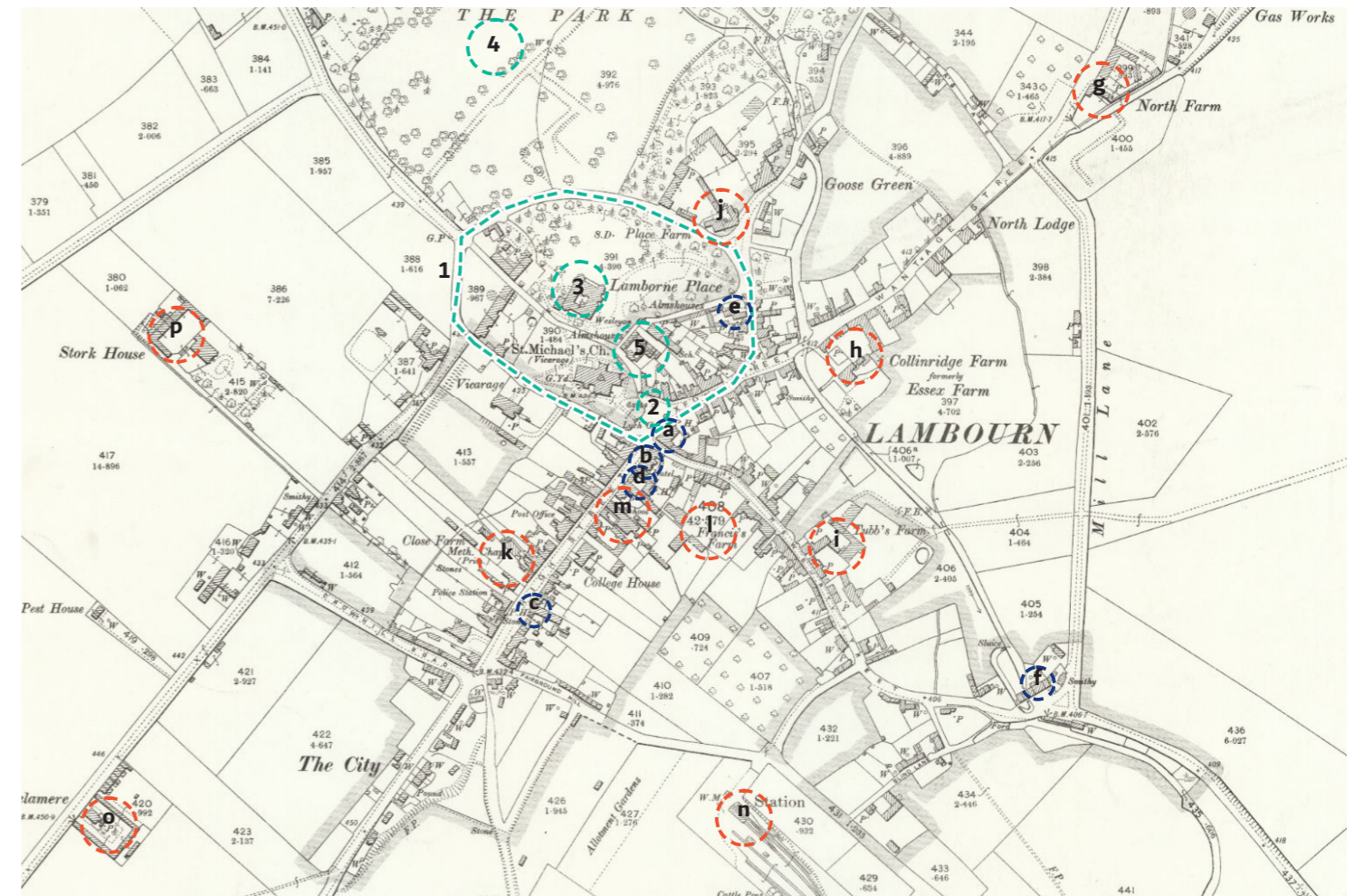


Figure 14. Historic Ordnance Survey Map From 1888



Figure 15. Historic Ordnance Survey Map From 1936

# Locally Specific Materials

## Buildings Through Time

There are a number of medieval buildings within Lambourn Parish and their architecture predominantly features timber-framing (although much is not visible). The more prestigious properties implemented box-framing techniques to allow for two-story construction. The upper stories often projected beyond the ground level, employing a method called 'jettying'. In this area however the degree of projection is usually fairly minimal.

There are numerous cottages away from the centre of the village and throughout the wider Parish, which have the main living accommodation on the ground floor with bedrooms within the roof /attic space. These have often been enhanced and upgraded over time, but are usually covered by a thatched roof, with small casement windows set into the roof, usually with eyebrow dormers.

The Georgian period was one where Lamborn saw much greater levels of growth. There are properties built during the Georgian (1714–1810) and Regency (1811–1837), which are still visible to date. Whilst some were new build, other older properties were also upgraded and altered with some being re-fronted during this time.

As Lambourn was a popular trading location with its prominent fairs, this led to a number of wealthy merchants and tradespeople to live within the area. To project their status, residences were built in the ornate and detailed neoclassical style. The new houses were clad in red/brown brick, with great use of blue brick and detailing. The buildings were enhanced by ornate cornices, string courses, and window detailing. Few buildings used the older casement windows, with a greater emphasis on light and glass provided by utilising tall, narrow sash windows, largely framed with timber. Entrances often were topped by canopies with hoods supported by detailed timber brackets. Eaves were also adorned with heavy wooden cornices featuring dentil motifs.

The Victorian period saw the building of many commercial properties in the Parish. The location being rather isolated from towns meant that the area had to be more self-sufficient which led to many retail premises and commercial industries being developed, although the horse racing industry was the key

focus. Buildings were often designed around these functions and reflected the requirements of the business. Although many of these buildings are now converted into residential use, their original purpose is still visible to date.

With greater transport opportunities via canals and railways, combined with new factories making building products including bricks and slate, this meant that new properties were constructed entirely of brick often with slate roofs, moving away from the traditional local materials. Victorian brick cottages are found throughout the Parish.

New, standardised pattern book housing designs such as railway terraces for example started to appear and the locally specific building forms also decreased in number.

Within the Twentieth Century there was a further shift towards lower density housing as highlighted by the 'Garden City' movement and suburban housing patterns. Although this was not directly relatable to a Parish such as Lambourn, the current thinking was for more land around properties and space for the growing of fruit and vegetables following WWII. The Parish did however see some suburban mass-produced housing development, with small areas Council and private interwar and post-war housing growth. Such developments are easily identifiable as to the time period in which they were built.

The different periods of development have resulted in the centre of Lambourn village (including High Street, Market Place, Newbury Street and Oxford Street), being a largely continuous frontage reflecting the varied age of development.

Away from the Lambourn village, the other villages had less commercial development with many more cottages, farmhouses and later infill development, becoming less dense as one moves to the edges of the settlements.

Overleaf the entire village is shown in detail, highlighting the various periods of development through time.

## Walls:

- Timber frames - infilled either with brick, local stone, chalk/cob.
- Sarsen stones - often used just for the base or plinth, but also entire buildings, in which case often combined with brick. Sarsen stone is locally hardened sandstone which is generally difficult to cut. Older properties would be formed from larger uncut stone, which were randomly placed to build walls in an 'uncoursed' pattern. Later by the mid-1800s when improved methods were found to cut the stone, small stone pieces were then used and left in a random arrangement or formally cut to size and arranged in continuous lines or courses.
- Chalk blocks - creamy white in colour formally cut into regular blocks.
- Limestone – from the Cotswolds or Oxfordshire, but usually on prestigious buildings which would justify the costs.
- Handmade brick red or red /orange with blue brick detailing. The area has less clay, than other areas of West Berkshire, notwithstanding the small deposits around the river and to the south of the Parish. As such early handmade bricks were less common.
- Once more commercial brick making took place and was able to be transported by rivers / canal and railway, bricks became more widespread. The Reading area was the closest centre for brickmaking. After the railway came to the Parish buildings were often built entirely of brick, many using a combination of unglazed red brick and glazed grey / blue brick. These could be coursed in chequered pattern, or with contrasting colours around window and door surrounds. Other detailed patterns in contrasting colours known as diaper work is also apparent in the area.
- Modern machine made brick often do not reflect the local vernacular with standardised dark reds or red/brown colours which are out of place.
- Cob (ground up chalk is mixed into a slurry with chalky clay, chopped straw, horsehair

and other materials which act as binders).

- Flint – either left as found or cut open, known as 'knapped' which gives a darker and sometimes glassy appearance when the cut face is visible to the public face of the building.
- Flint and brick or flint and stone - flint is often combed with either brick or stone, with local flints being a cost-effective option for the bulk of construction and the more expensive brick or stone being used for detailing such as quoins, cornerstones and framing where extra strength or decorative features may be required.

## Roofs

- Thatch – originally long straw thatch, but often replaced with combed water reed due to cost and durability factors. Thatch was the most prominent roof covering up to the 1700s, but often replaced over time in favour of clay tiles.
- Tiles – plain clay in red. Before the 1700s, clay tiles were generally only used on more prestigious buildings as these were costly to produce.
- Slate – Welsh blue grey. Generally found after 1800.
- Concrete tiles are modern material which is often of poor quality and do little to enhance a building. The colours and variation are generally inappropriate. The replacement of clay tiles with concrete is rarely successful or appropriate.

# Lambourn Settlement Character - Periods of Development

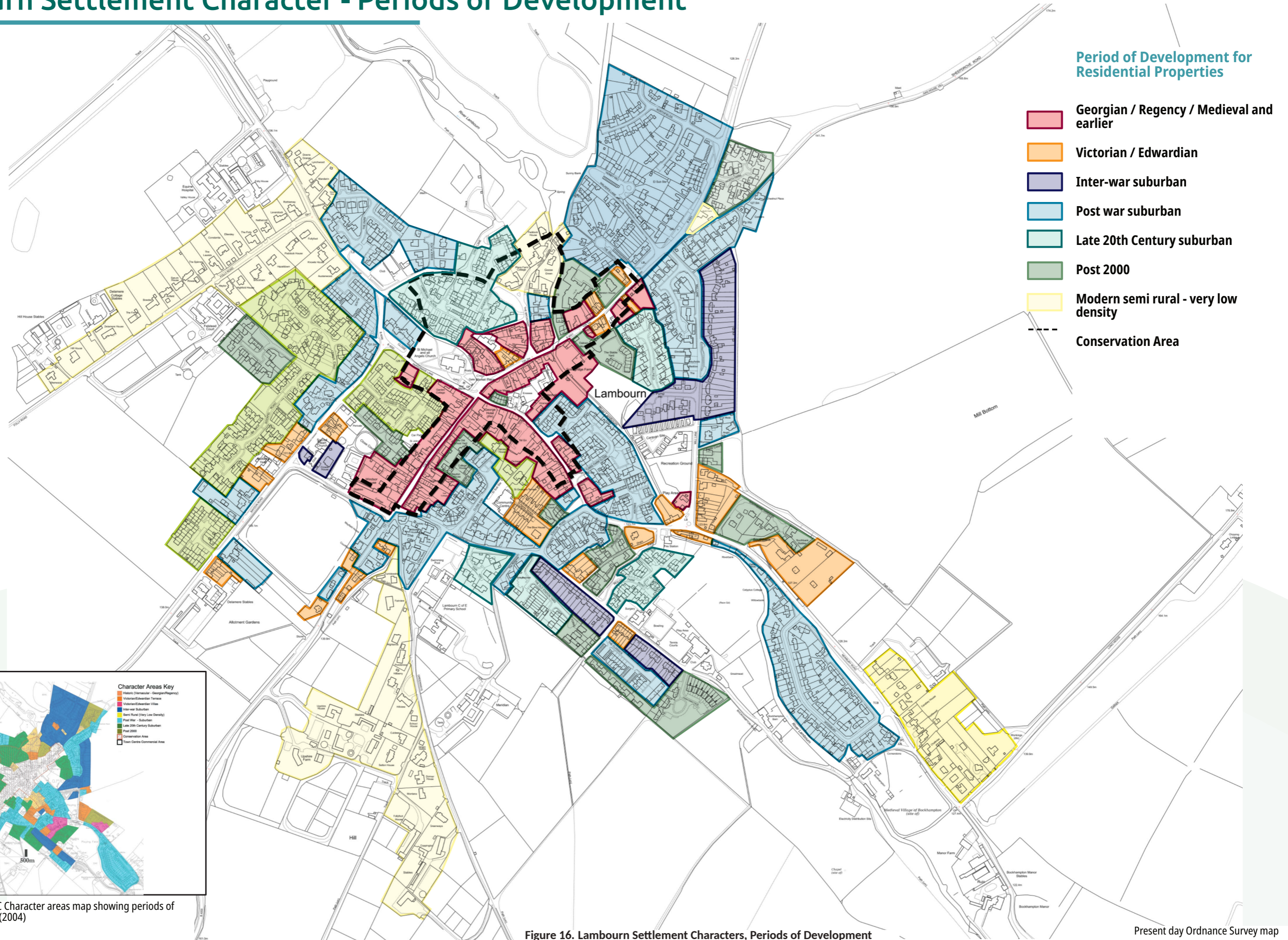


Figure 16. Lambourn Settlement Characters, Periods of Development

Present day Ordnance Survey map

Extract from previous WBC Character areas map showing periods of development at that time (2004)

# Local Identity - Lambourn

## Heritage Assets - Lambourn

The strength of the local vernacular within the conservation area is key to the character of the village. The conservation area was designated in October 1973) which is an area of special architectural or historic interest, where the character, appearance or setting is desirable to preserve or enhance.

This document identifies those features of local vernacular and built form in order maintain this distinctive the character of Lambourn.

Of particular prominence are the following properties and structures are:

- Church of St Michael and All Angels - List Entry Number: 1113695 - Grade: I
- Market Cross - List Entry Number: 1312843 Listing Grade: II\*
- College House - List Entry Number: 1136235 - Heritage Grade: II\* (see 6 overleaf)
- Ivy House - List Entry Number: 1136363 - Heritage Grade: II\*
- 21, Newbury Street - List Entry Number: 1113701 - Grade: II\* (see 4 overleaf)
- Parsonage House, Parsonage Lane - List Entry Number: 1113704 - Heritage Grade: II\* (see 9 overleaf)

For photos of the various heritage assets, please see the relevant photos overleaf as numbered on the plan adjacent.



Figure 17. Listed Buildings, Structures and Blue and Green Infrastructure in Lambourn



Grade I Listed Church of St Michael and All Angels, Market Place, with almshouses beyond

# Heritage Assets - Lambourn - Photographic Analysis



Grade II - Place Farmhouse. Early C18, 2.5 storeys. Flint with brick dressings, quoins and first floor string course. Clay tile roof, casement windows with leaded lights.



Grade II - 31 & 33 Newbury Street - C17/C18 2 storey houses with a stucco facade on road frontage overlaid on brick and sarsen rubble. A thatched roof with flanking and central chimneys. A mix of casement and vertical sliding sash windows.



Grade II - 5 The Broadway. C18, 2 storeys. Roman cement on brick. Clay tile roof. Sliding sash windows - bays on ground floor. Modern central door under flat cornice hood.



Grade II - College House. C18, 2 storeys. Coursed, squared, sarsen stone with brick dressings, quoins and plinth and first floor brick band. Offset, dentil course eaves. Hipped clay tile roof and central, brick pediment with oval window and circular window above.



Grade II - 22 Oxford Street - C18, 2 storeys house built of brick with grey headers and red stretchers. It has a 1st floor string course, dentil work on the eaves. Clay tile roof with flanking chimneys. Vertical sliding sash windows, glazing altered, under brick arches wider than present openings.



Grade II - Gateway to Lambourn Place from churchyard, Market Place. C17, sarsen stone, Taynton stone and Bath stone, architrave surround supporting scrolls with date 1663 and pierced cresting of scrolls and circle with arms.



Grade II - 21 Newbury Street - C18. 2 storey house with an unsymmetrical facade - built of red / vitreous brick on a red brick plinth. Brick quoins and framing around openings. Brick banding at 1st floor. Brick parapet with stone coping. Clay tile roof with flanking chimneys. Vertical sliding sash windows.



Grade II - 1.5 storey former school - Mid C19, by G.E Street. Clay tile roof, decorative ridge tiles. Red brick with blue brick details and banding. Large gable to left with parapet and stone coping and finial. Altered to accommodate garage door cut into face, now bricked up with single door.

Three small gables with parapets and stone coping and finials over first floor windows. Paired casement windows with pointed heads topped by brick arch picked out in blue brick.



Grade II - Parsonage House - an early C16 house subsequently altered and added to in C18. Tiled roof with three brick gables



Broadway House - Town House. Early C19, 2 storeys brick old tile roof, brick dentil eaves, flanking chimneys. 3 vertical sliding sashes, glazing altered, near flush frames. 6 panelled central door under flat hood on slender Doric Columns. Lower 2 storey wing to left.



Grade II The Red Lion Hotel corner building located on the Market Place with two separate frontages - Market Place - C19 block two storeys, slate roof, flanking chimney to left. Squared sarsen stone with brick quoins and dressings, 1st floor brick banding set on a brick and sarsen plinth. A mix of sliding sash windows and transom casements on ground floor.



Newbury Street frontage older C18 block of 3 storeys with vitreous brick and red brick pilasters to full height of building. Hipped tiled roof with overhanging eaves and central chimney.



Grade II - Ivy House, Newbury Street - Late C18. 2 storey house built of vitreous brick with red dressing and quoins on a brick plinth, 3 red horizontal flush brick bands. Flat boxed eaves on paired, cut brackets with a slate roof. Vertical sliding sash windows with marginal glazing. 6 panelled central door in panelled reveals surrounded by an architrave with 2 engaged Roman Doric columns.



Grade II - Almshouses. Founded by John Estbury in 1502, rebuilt by Henry Hippisley in 1852. Architect T. Talbot Bury. Re-constructed on original lines, a square courtyard group, 2 storeys brick, stone tile roof. A timber arcade surrounds the paved courtyard which has a well in the centre. A picturesque, unsymmetrical tower forms the entrance, 3 storeys, diaper brickwork battlemented parapet. Stone mullioned windows and arched entrance with stone band over, with inscription.



Grade II - Bockhampton Upper Farmhouse. Late C16, 2 storey farmhouse. Brick and timber frame with 3 structural bays. Clay tile roof with a gable chimney and ridge chimney. Timber casement windows and cant bay with vertical sliding sashes on ground floor.

# Heritage Assets - Lambourn Conservation Area Views



1 The junction of Goose Green and The Broadway with the Listed Place Farmhouse as focal point.



6 Newbury Street looking northwest with the Grade II Listed Paddock House, and Grade II\* No 21 and Ivy House visible.



11 View along Parsonage Lane adjacent to the churchyard - the historic sarsen stones surround the edge and contain the raised churchyard grounds of this historic route.



16 Oxford Street looking northeast. Although many buildings are much altered, there are many examples of key local features and materials such as these high sarsen stone walls.



17 Goose Green looking southwest towards Place Farm shows a much more rural and less dense form of development along the winding lane adjacent to the River Lambourn.



2 5 The Broadway. C18, 2 storeys. Roman cement on brick. Clay tile roof. Sliding sash windows - bays on ground floor. Modern central door under flat cornice hood.



7 Three Post Lane in the historic centre of the village, looking east towards the Isbury Almshouses with the churchyard to the right of the photo.



12 The River Lambourn in the centre of the village. In summer the water levels drop or dry out. There are few places in the village where the river is visible and is a key vantage point.



3 Oxford Street looking taken from adjacent to the Old Red Lion Hotel looking north.



8 Close up view of the crossroads from High Street looking towards with the Old Red Lion Hotel which forms an imposing landmark building.



13 View through the churchyard of the Grade I Listed church of St Michael and All Angels dates in part to the C12, with major alterations and additions in the C13, C15, and C19.



4 The High Street looking towards the crossroads with the Old Red Lion Hotel in the distance.



9 The High Street looking south with the majority of buildings converted to residential use from shops, pubs and the old Police Station for example.



14 The Grade II\* Listed medieval market cross in the centre of the market place dates back to 1446 and forms a key focal feature.



5 View of the Grade II Listed 31 & 33 Newbury Street looking west towards the centre of the village.



10 Newbury Street looking southeast, highlighting the row of listed terraced cottages.

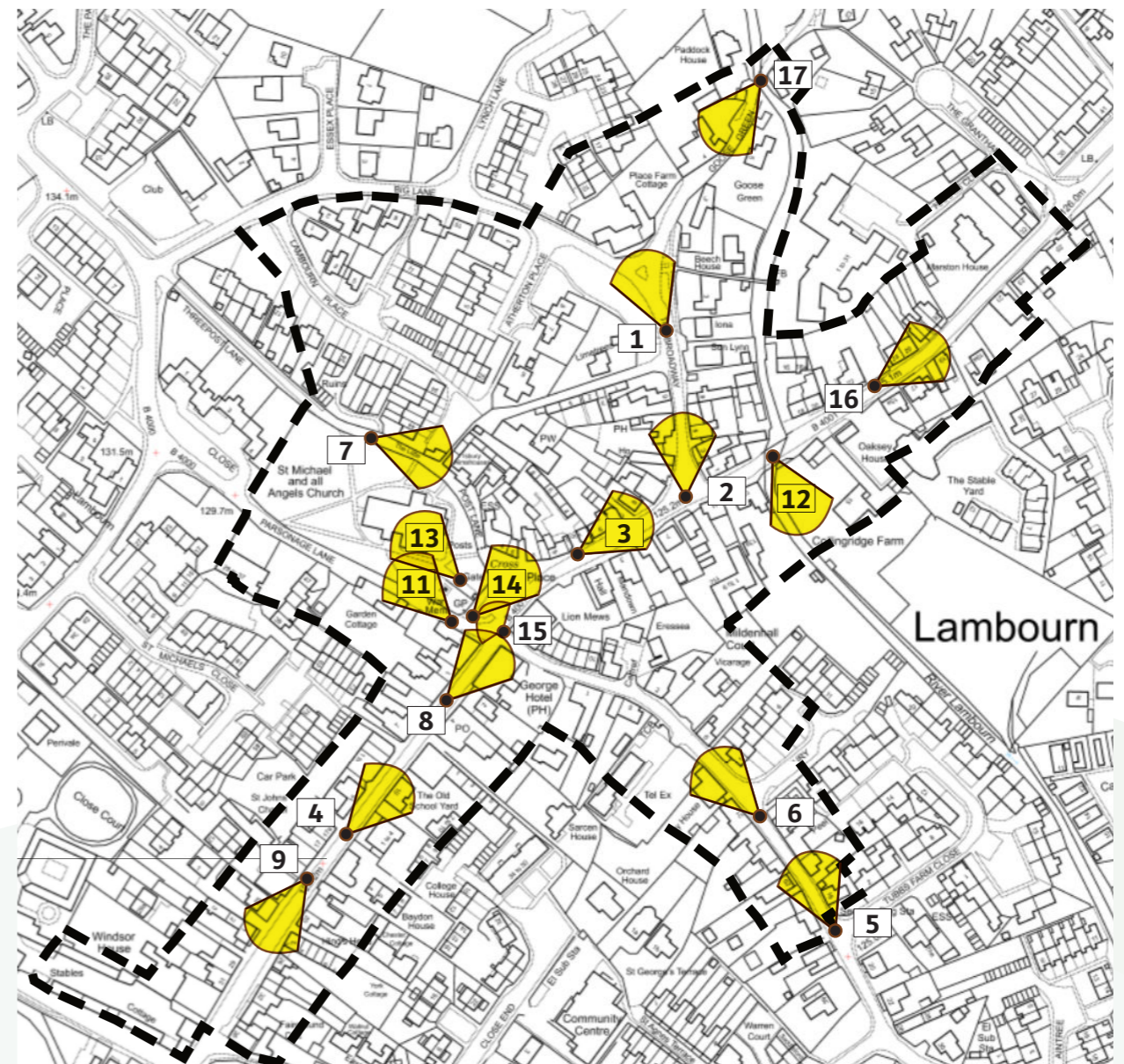


Figure 18. Lambourn Conservation Area Views Map



15 Panoramic view of The Market Place  
Character Appraisal for Lambourn Parish - Updated Nov 2025

# River Lambourn Study - Lambourn - Photographic Survey

Aerial drone photography taken from along the watercourse leading to the source of the River Lambourn looking southeast (April 2021).

The following pictures highlight a number of viewpoints taken from along the watercourse. These highlight the nature of the channel, which is often alongside the lane or culverted under accesses and roads leading to properties.

There is a comparison with photos taken in drier months where the river here is not in flow. This should be noted as one of the characteristics of the river as it is winterbourne fed.



1 The runs through Lynch Wood and out to Goose Green. The dense woodland giving effective cover to the river (see images (a) for street level view).



2 The river runs through and along property boundaries. Here at Harris Close, the three storey, modern apartment building utilises the river as part of its public amenity space with a footbridge crossing to The Broadway alongside Beach House.



3 The play area at Mill Lane bounds the river on one side with late 20th Century dwellings at Tubbs Farm Close and Aintree on the other. Here the banks of the river appear to be eroding.



4 At the Fire Station and behind properties on Newbury Street, there is little space between buildings and the river. In some instances properties have bridged the river to allow for greater amenity space.



5 The dwellings at Woodbury have greater garden depths and often own the land up to the edge of the river, whilst others have a fences or planting leaving a narrow strip of land at the waters edge.

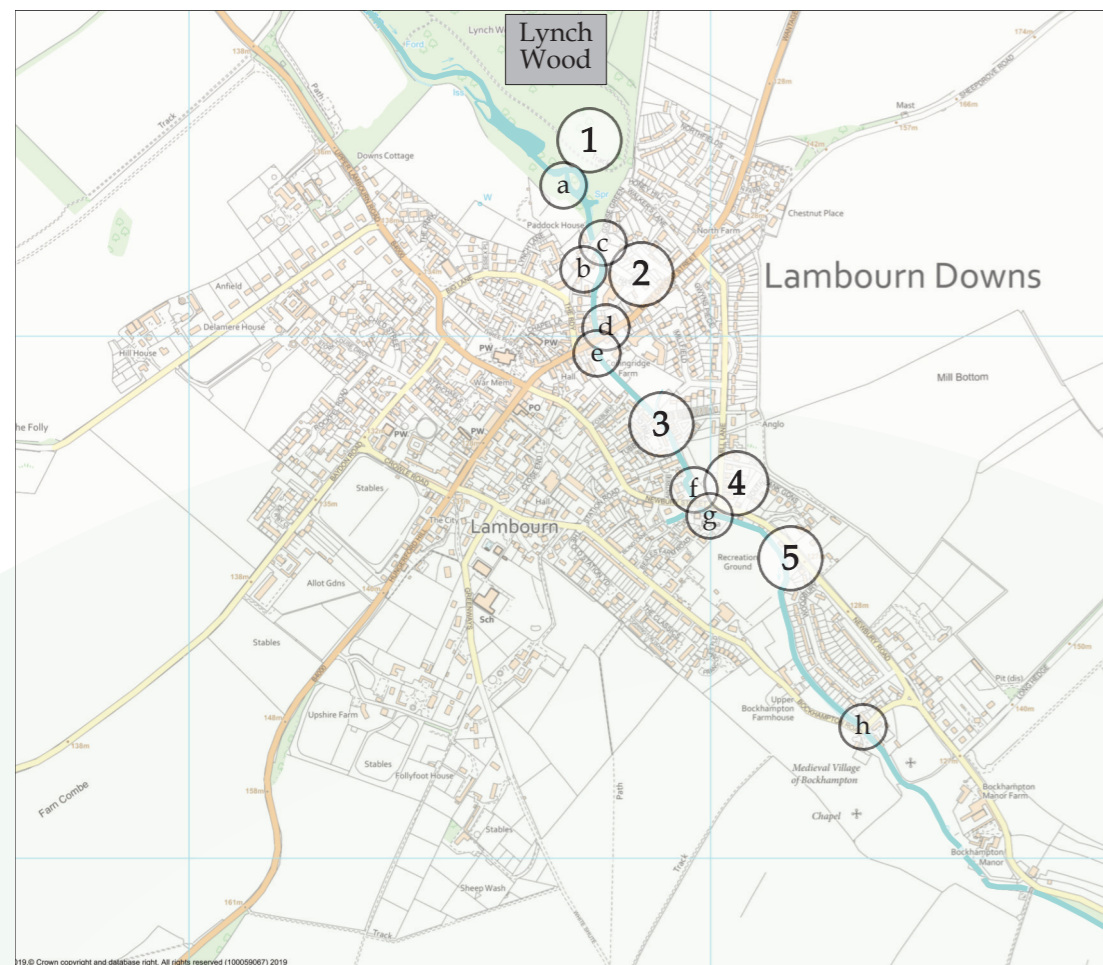
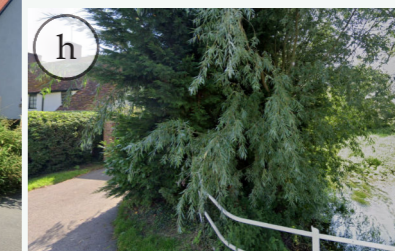
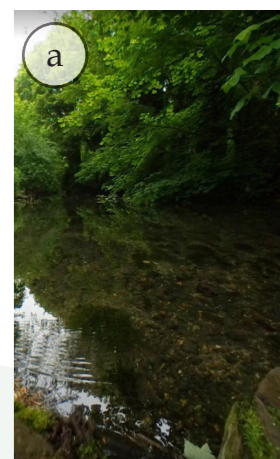
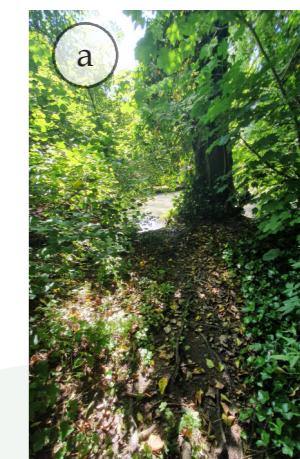


Figure 19. Map of Viewpoints for River Lambourn



Street level view imagery taken from present day. The pictures all show the river in flow after recent heavy rain. With the exception of the outer edges of the settlement, the river is largely hidden away within the main village. To such an extent that one could pass by without noticing the river. The road bridges and crossings are all low key, but the river itself is only clearly visible to those on foot. With Lynch Wood adjacent to Goose Green are a number of informal paths into the woodland to the river. These are clearly well used and important to local residents. It is one of the few locations where the river can be directly accessed.

# Development Over Time - Upper Lambourn



Figure 20. Historic Ordnance Survey Map from 1806

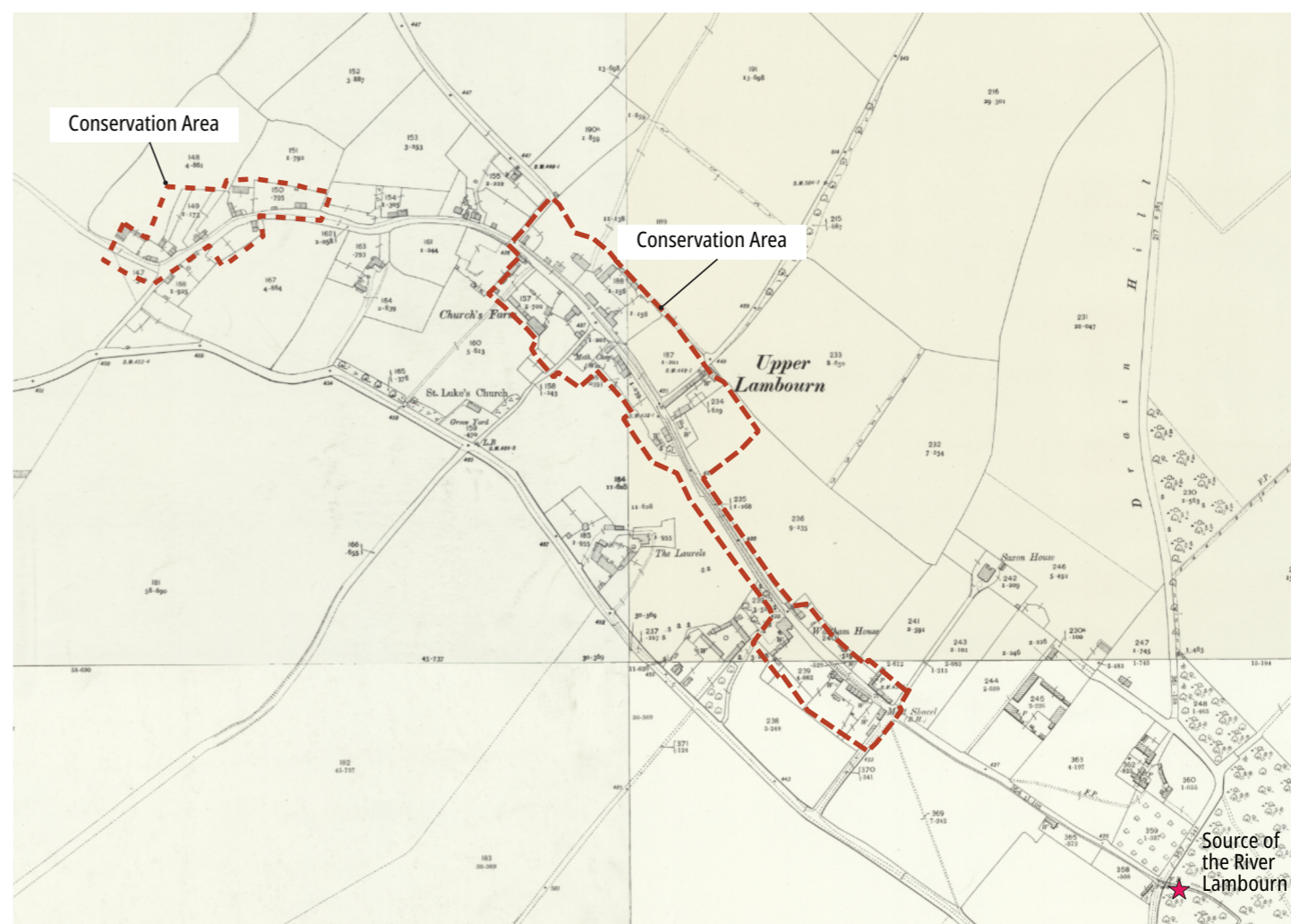


Figure 21. Ordnance Survey Map from 1888

As shown overleaf, there are 24 listed buildings and all, apart from Park Farm, are in Upper Lambourn village itself. The majority of the listed structures are either 16th to 17th century cottages or 18th century farm buildings.

The 19th century farms are important features, but little is known about the nature of their historic building stock due to lack of surveys. It is possible that further archaeology, significant buildings or structures may exist in and around Upper Lambourn. In particular, the number of 19th century farms of interest is high due to the retention of their original form and layout.

The former Malt Shovel pub and the Methodist chapel are also listed.

Park Farm is the only one of the remaining 19th century farms that is listed. Such farms often still reveal the original tradition courtyard layouts and outbuildings with important features and reflect the move away from traditional common agriculture to enclosure.

Whilst many of the farms were utilised for horse racing, this often led to the conversion of buildings which were unsuitable for modern requirements.

The horse racing industry is under pressure to move stables away from traditional sites within settlements to new 'greenfield' sites closer to the gallops. The development of new facilities of this type could threaten the historic character of the zone.

The move towards 'all weather gallops' with formal fibre surfaces threatens the survival of the traditional grass gallops. This could cause problems in terms of visual impact, particularly on open Downland unless well sited and screened.

Upper Lambourn contains two elements of Conservation Area. The first is located to the north of High Street, and the other running alongside Fulke Walwyn Way.

There are 24 Grade II Listed Buildings within the village which are primarily located along the high street of the settlement.

The form of the village has changed very little to present day as can be seen by comparing the map above with that overleaf.

Development here largely consists of cottages and farm buildings and is much lower density than found in Lambourn village. Properties are often enclosed by high stone and brick walls given a continuous built frontage. These enclose the paths running along the deep ditches, verges and banks, which are also a key feature of the village.

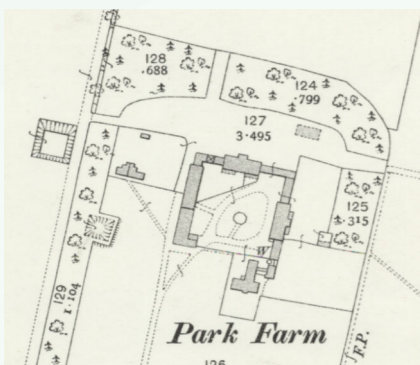
Space is segregated for horses and pedestrians, reflecting the high concentration of racing yards situated here.



Traditional thatched cottage with modern extensions



Segregated footpaths and bridleways



The historic courtyard farm layout of Park Farm, which is still visible today

# Local Identity - Upper Lambourn



The paths, grass verges and deep ditches to accommodate winter rains are a key feature and essential to the function drainage of any flood water in the village. They should be kept open and free from obstruction.

Whilst culverting has been necessary in some places (such as driveways into properties), this can cause obstruction to the free flow of water.



View across the graveyard to St. Luke's Church (now converted).



Saxon House is a Grade II Listed house with listed brick and stone garden walls and a timber and thatch barn. The house was built in C18 as a 2 storey, colourwashed brick property with dentil work around the eaves, covered by a clay tile roof. Featuring large, vertical sliding sash windows.



Toad Cottage, built in C17/18. A thatched 1.5 storey cottage built from sarsen stone with brick quoins. It has a half hipped roof in thatch with eyebrow dormers. In this instance, the roof line has been raised to accommodate the windows. An additional cottage, Kingscote lies behind, to the rear, although the outlook was historically different to today.



The imposing rear elevation of Waltham House surrounded by high rubble stone and more limited brick coursed walls capped with tiles. The rear of the property contrasts with the front which is a more ornate part of the house with constructed in flint with brick bands. Three ornate gables are also a focal feature, but largely hidden behind mature trees.



View across equestrian paddocks to stables and farmhouses.



High stone and brick walls with clay tile capping are a key feature. Modern replacements and alterations should follow the same pattern of stone (whether coursed or uncoursed), brick banding where possible, with reclaimed local brick.



Pedestrian and vehicle access gates within the walls should be simple in nature, preferably timber to reflect those in the village.

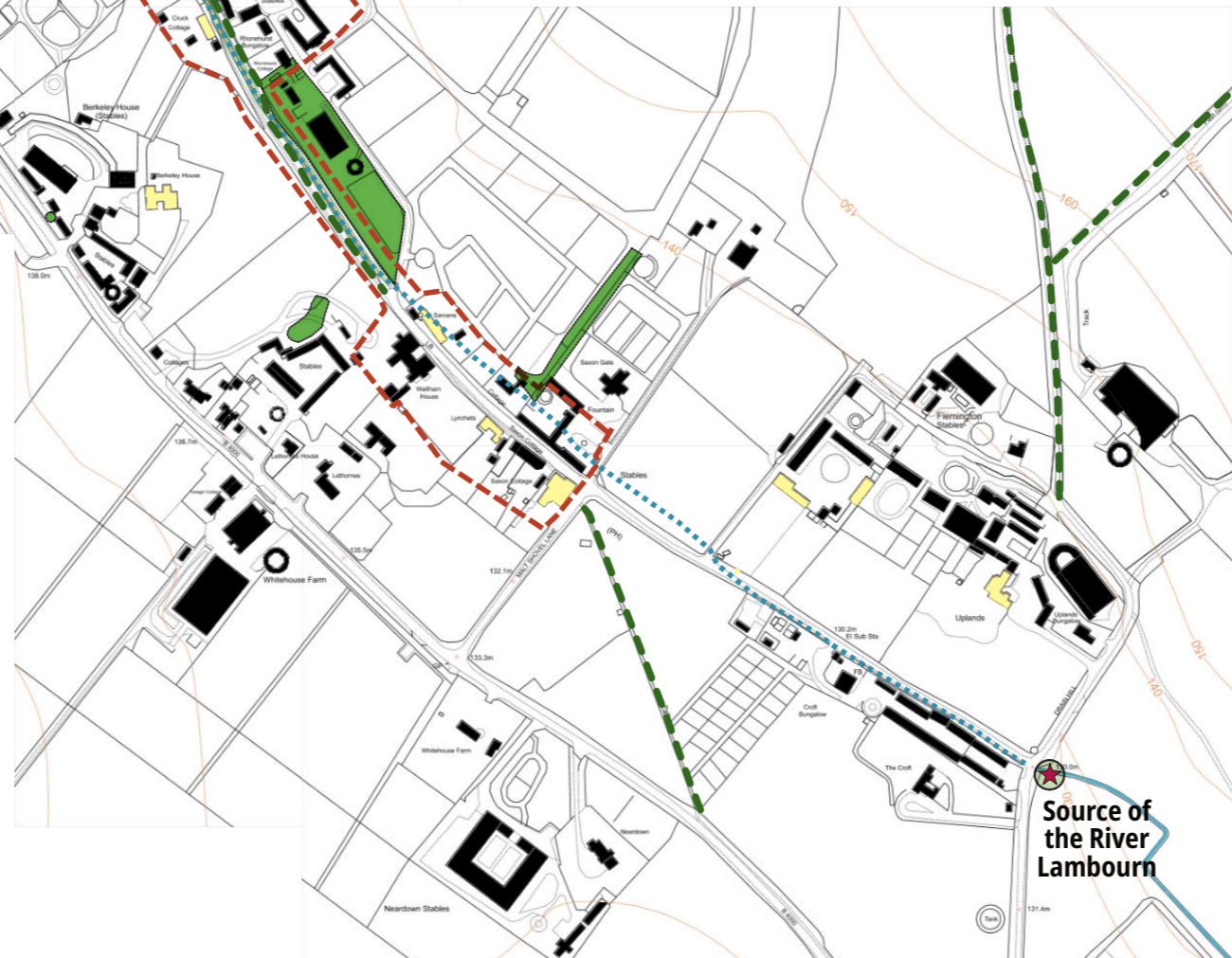


Figure 22. Eastbury Heritage and Natural Features

# Local Identity - Impact of Horse Racing

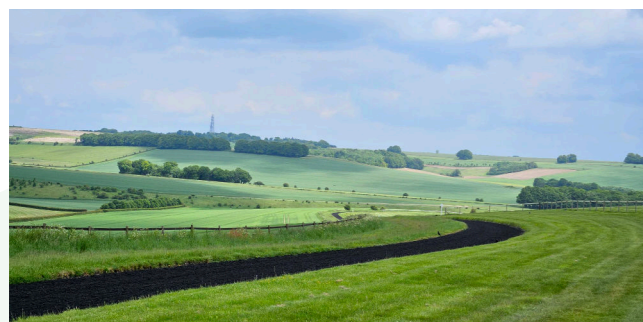
The Jockey Club Estates owns and manages around 550 acres of land and property within Lambourn, with a significant proportion at Upper Lambourn.



The Mandown Gallops is shown in more detail on the adjacent plan and has a comprehensive range of turf and track surfaces. The latter has been carefully located to ensure no adverse harm on the wider landscape setting.



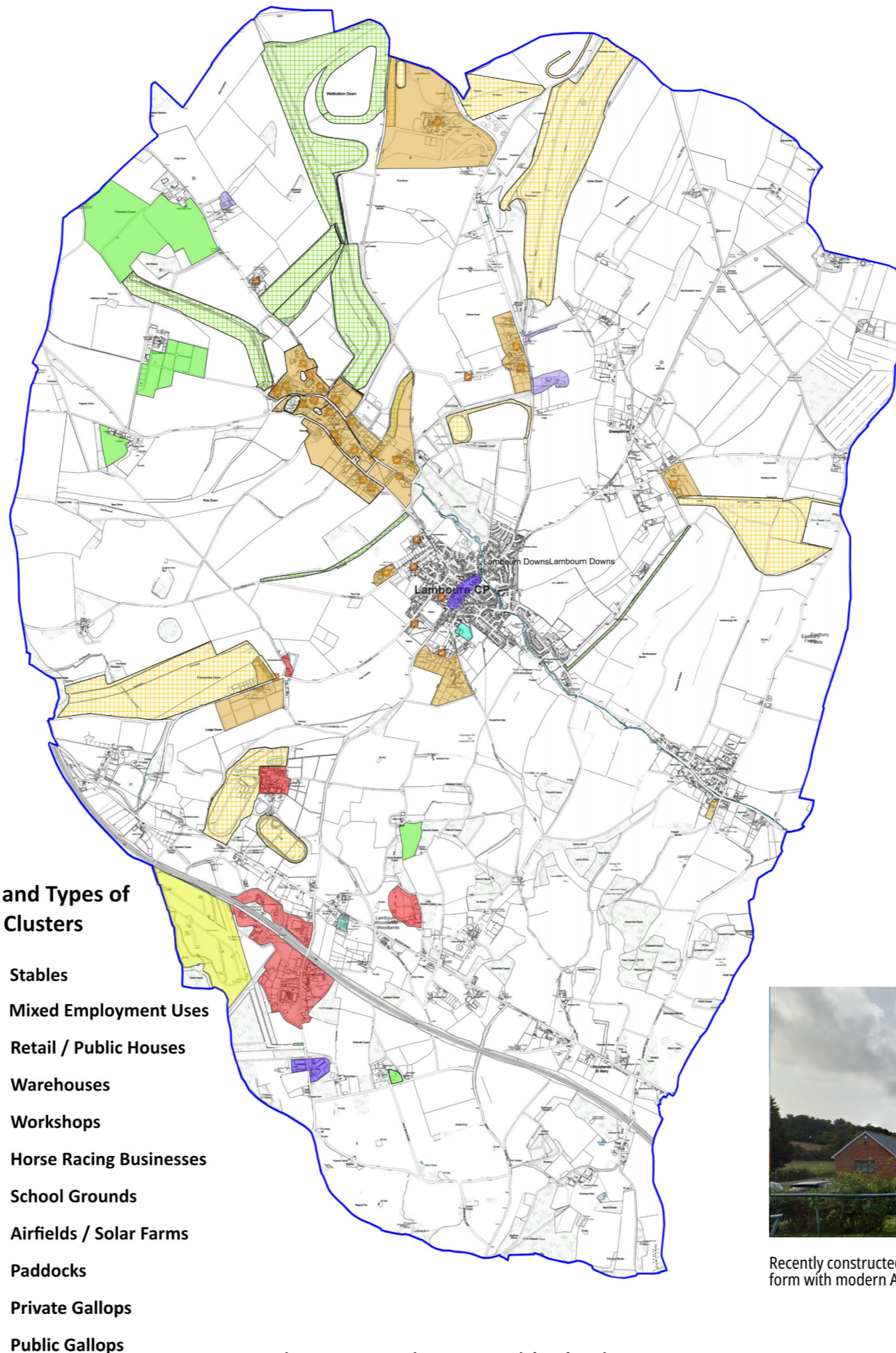
Many of the surface treatments such as those highlighted above use a mix of sand and fibre, which are generally a good match for the Downland setting



Other surface treatments are often much darker in colour and could distract from the long distance landscape views.



Careful siting however generally means that views are not compromised. Equally, it could be argued that the racehorse industry has been part of the landscape for such a long time, that it is the focus of area's character and makes it unique from other Downland villages nearby.



## Location and Types of Business Clusters

- Stables
- Mixed Employment Uses
- Retail / Public Houses
- Warehouses
- Workshops
- Horse Racing Businesses
- School Grounds
- Airfields / Solar Farms
- Paddocks
- Private Gallops
- Public Gallops

Figure 23. Equestrian, Commercial and Business Uses

Whilst the number of racing yards and associated businesses in the area is subject to change, their impact is visibly apparent throughout the Parish.



A formal courtyard stable design at Kingsdown Stables in Upper Lambourn



Modern stable buildings at Sarsen Farm in Upper Lambourn



A mix of modern and historic stables in a traditional courtyard at Saxon Gate Stables in Upper Lambourn



Recently constructed Whitehouse Stables in Upper Lambourn with a design based on a traditional form with modern American barns adjacent



Figure 24. Ordnance Survey Map of 1888



Looking down river with the Plough Inn shown in the early 1930s



Present day image of the same scene



Bottom Bridge shown in 1910 looking towards the Barn to the south of Stable House and The Cottage - Newbury Road



Present day view of Bottom Bridge

For all historic images - these are found at <http://www.eastbury.org/piclist.php?category=river>



Gumbletons Bridge shown in 1947 looking towards Box Hedge Cottage - Newbury Road



Present day image of a similar view



Looking along Back Street towards Firchills Cottage shown in 1950s



Present day image of a similar view

Eastbury is situated approximately 1.5 miles to the southeast of Lambourn. The River Lambourn runs through the centre of the linear village of Eastbury, which is focused upon and characterised by the river.

Eastbury, like Lambourn, also has a medieval cross in the centre of the village. The base dates from the 1400, probably a similar age to Lambourn, however the shaft and cross are much later from the 1800s. In this case, the village cross was used for open air services before a parish church was built. St James Church in Eastbury was built in 1852.

The river has shaped the form of the settlement, with the main road found to the north of the river and Back Lane immediately to the south. These lanes connected the historic farms:

- *Manor Farm (a)*
- *Pound Farm (b)*
- *Middle Farm (c)*
- *Pigeonhouse Farm (d)*

The river is criss-crossed by numerous footbridges and

some larger bridges providing vehicular access. Those of key importance are highlighted.

Two fords also exist, one adjacent to Box Cottage to the west and one beyond Coldborough Farm to the east.

Prior to the coming of the closed and dismantled Lambourn Valley Railway (1898-1960), the settlement was quite isolated. The station halt allowed for an ease of movement for its residents.

Although Lambourn is close by, villages were generally self sufficient with numerous trades and businesses in situ. The old map highlights many many services and facilities which no longer exist, such as the Post Office, shops, garage, bakery, blacksmith's forge, two chapels and two other pubs

Evidence of this remains in the appearance and names of some the buildings such as the Grade II Listed Old Forge, which is located on the river and presumably used the water in connection with the use.

The historic views and the network of crossing points are illustrated on the photos overleaf.

# Local Identity - Eastbury - Built Heritage

## The Natural Environment

The central area between the lanes is in part publicly accessible and in summer it is well vegetated and provides an important backdrop and softens the built form. It is also an important asset to residents and visitors alike. The green spaces identified could in theory be considered as an important Local Green Spaces in the Neighbourhood Plan, but as they are often private gardens, such a designation may be onerous in these circumstances.

Numerous Public Rights of Way link into and through the village, with the river crossings and footbridges providing access from north to south.

## Heritage

There are four Grade II\* Listed buildings in the village as well as 32 Grade II listed buildings, which is unusual for a village of such a small scale. The conservation area wraps around the majority of these buildings. The river with the lanes running on either side provides an essential setting, with gaps between buildings being a key feature of the area.

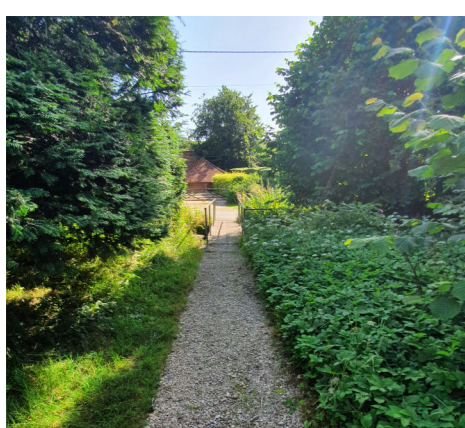
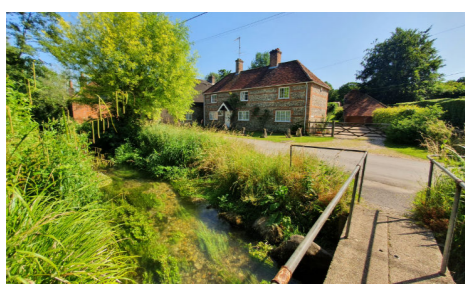
Within the Conservation Area the trees are protected and notice is required for works to trees within it. There are also a number of specific individual or group Tree Preservation Orders as highlighted on the plan. As the photographic survey highlights, the village is framed by vegetation and it is afforded high amenity value, particularly alongside the river.



Figure 25. Eastbury - Built Heritage

For all historic images - these are found at <http://www.eastbury.org/piclist.php?category=river>

# Local Identity - Eastbury - Landscape Features



The view from the footbridges up and down the river are of key significance and part of the setting of these designated heritage assets. Whilst some of the bridges are publicly accessible, many are private and only allow for permissive access. Equally, many private gardens alongside the river are open rather than enclosed by fencing or hedging and, these maintained banks and gardens often creating an idyllic riparian scene



Cross House is a Grade II Listed 18th Century house set in the central area between the lanes and the river and adjacent to the Grade II\* Listed Medieval village preaching cross.

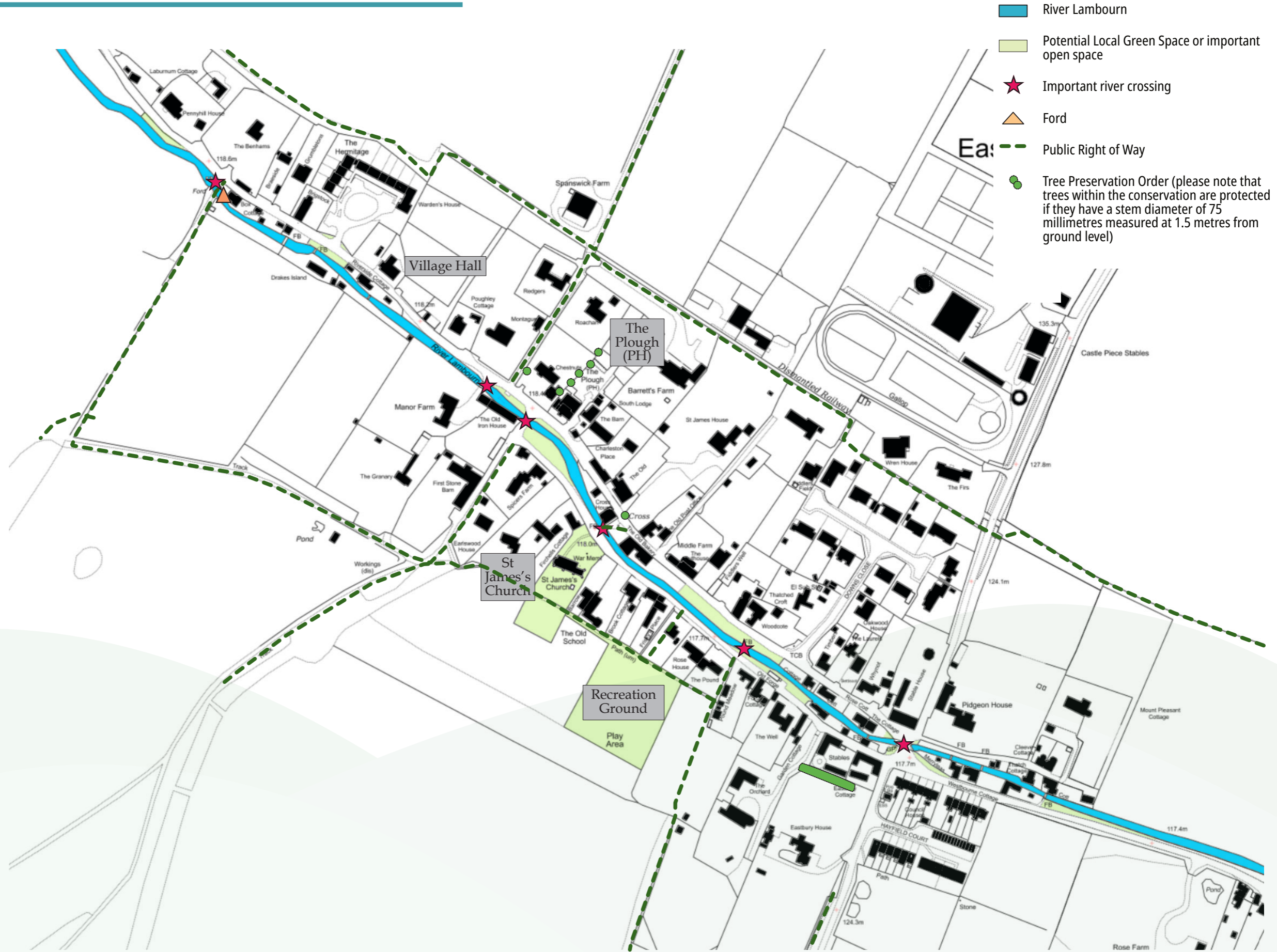


Figure 26. Eastbury - Natural Features

# River Lambourn - Eastbury - Photographic Survey

Aerial drone photography taken from along the River Lambourn looking southeast (April 2021)

The following pictures highlight a number of viewpoints taken from along the river. These highlight the nature of the river, particularly where these are often hidden in gardens or behind hedges and fences.

There is a comparison with some photos taken in drier months where the river here is not in flow. This should be noted as one of the characteristics of the river as it is winterbourne fed.



Taken from near the village hall (left), just outside of the Conservation Area looking southeast. The river is shown here in flow and clearly visible from public vantage points.

The river often forms the immediate boundary to properties such that side garden areas are common.



View from the close to The Plough PH looking southeast towards the Village Cross (partially visible beyond Cross House). The river passes through open, publicly accessible land and together, form a key setting to the village, the conservation area and the setting of listed buildings



View from the junction at Downes Close looking southwest with the Grade II Listed Waterloo Cottage and the roof of the Old Forge abutting the river in the foreground.

The river is largely contained here by residential gardens, which effectively block public views



View from Hillside looking southeast with the Grade II Listed Merryleas and Westbourne thatched cottages in the foreground. The river is set entirely within private gardens with private footbridges providing access to private amenity space or side garden areas where space does not permit rear garden areas.



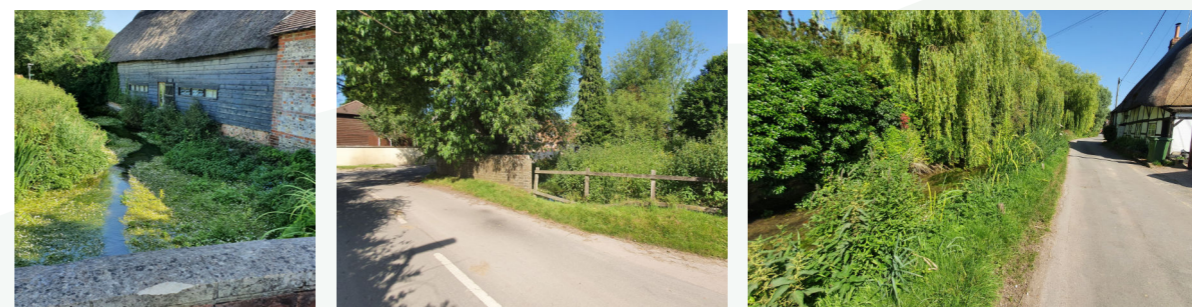
Taken from Hillside between Eastbury and East Garston (Coldborough Farm) looking southeast. Away from the settlement, the river is set back from the road requiring a ford where it crosses an agricultural track



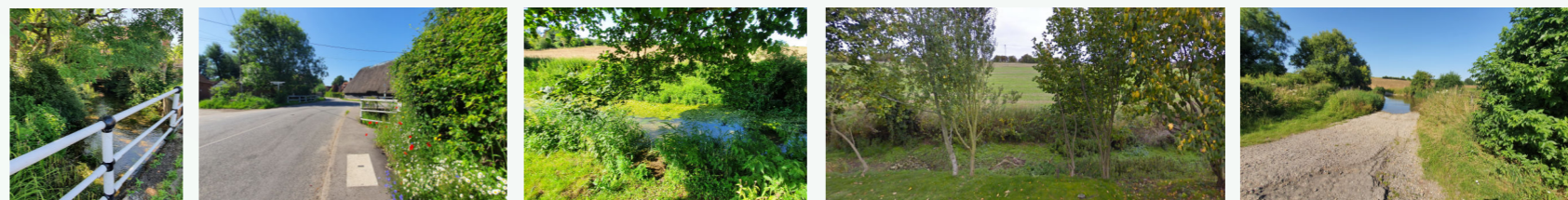
Figure 27. Photographic Viewpoints



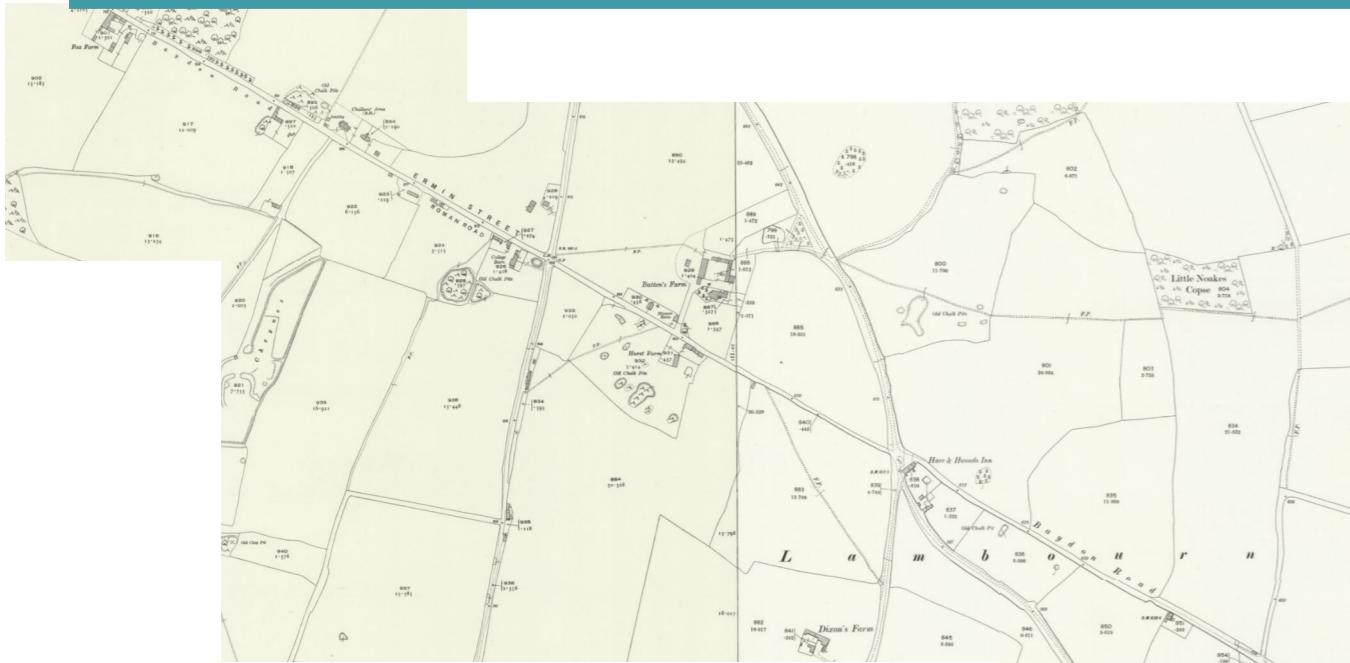
Street level view starting from the western end of the village beyond the village hall and continuing eastwards through the village. The photos show the variety in the landscape and streetscape adjacent to the watercourse. Where the village built form is more sporadic, the setting is generally more rural with the river set adjacent to farmland



There are a mix of formal and informal river crossings. Some providing vehicle access and others simple footbridges. The bridge to the Grade II\* Listed, 16th Century Manor Farm is the most detailed with a mix of local brick and flint. The local materials here differ from the other villages in the parish with a greater reliance on timber framed and thatch buildings as well as grey (vitreous) brick with red brick detailing and / or flint.



At the eastern end of the village the dominant Grade II Listed timber clad and thatched Barn at Stable House is the main focal point. The road width here is double and accommodates a bus stop before turning into the lane leading north alongside the Grade II\* Pidgeon House and continuing to cross the river eastwards. Vegetation limits the view from the bridge as do the boundary enclosures for private properties. At the far east of the village buildings are more sporadic and the river is once more publicly visible from the roadside.



The variety of cottages found in the area, the majority of which have been sympathetically restored to a high standard using locally appropriate materials

In comparison, there have been unlisted thatched cottages in the area which have not been sympathetically added to or restored. This before and after photo highlights how through the removal of original materials and key features, with overly dominant additions and alterations, the special interest of this historic cottage has been completely lost.

The Lambourn Woodlands area as identified on the Ordnance Survey base contains a number of dispersed pockets of development including Woodlands St. Mary, all of which are centred on or just off the historic Ermin Street.

The dominant feature is the Ermin Street Roman road which connected modern Silchester to Cirencester and Gloucester. It still forms a major route through this area as the modern B4000. Physical remains of the Roman road are considered likely to survive underneath the present day road surface and in the wider area around the course of the original road.

As the name of the area suggests, there are numerous areas of ancient woodland (as shown on the map overleaf) interspersed with older plantations (from 1800) and old secondary woodland areas pre-dating that time.

Part of Membury Camp / Hillfort (a scheduled monument), lies within the Parish. Unfortunately, little is known about this hillfort as no excavations are known on the site. The West Berkshire Historic Environment Record (HER) quotes the Victoria County History for Berkshire, highlighting that *'the camp is situated on the high ground between the valleys of the Kennet and Lambourn, about half a mile south of the Roman road between Silchester and Cirencester. It is defended by two well-preserved banks, with a deep ditch between them, but the whole camp is so thickly covered with*

*trees... that it is not easy to obtain a good view of the entrenchments' (p260). The north-east gate is described as important, 'the approach to which is defended by a rampart to the west', and there is also an entrance south of this, through which the parish and county boundary pass. The VCH also records that Roman foundations have been uncovered near the fort (p199)'.*

It should also be noted that there has been limited physical investigation of Ermin Street and therefore any development in the area should be undertaken with caution, given the archaeological potential.

The area contains 12 listed buildings (shown overleaf), with the majority of these are 17th century cottages and 17th to 19th century farm buildings, although earlier buildings may have predated these.

Membury airfield was in use during WWII as shown in the photo (right). There are military remains visible today on the airfield site, although much of the site has been redeveloped for industrial development. The extensive concrete runway are partly in existence within the fields, in addition to a grass airstrip that remains in use. The military buildings which were originally scattered were re-used for industrial uses, but these are slowly being demolished and redeveloped.



Figure 28. Ordnance Survey Map of 1888



View of Membury Airfield in 1947  
Source <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EAW007066>

# Lambourn Woodlands & Membury - Key Features



1 View of Old Orchard House across the parkland at Inholmes



2 Woodlands St Mary Village Hall



3 St Mary's Church a Grade II Listed building built in 1851 of flint and Bath stone



4 View of Inholmes House a Grade II Listed C18 House set in parkland

Figure 29. Key Features - Lambourn Woodlands & Membury

# Membury - Growth of the Employment Areas



 Designated Employment Area (Local Plan Review) - as to be extended

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Figure 30. Designated Employment Areas



2008



2024

Aerial view of Membury in 2008 - compared to 2022 (left) and present day below. The industrial area has grown considerably and far beyond the originally Protected Employment Area as highlighted in the West Berkshire Development Plan.

Of clear concern is the amount of uncontrolled open storage, in addition to the amount of landscape degradation and loss of permeable surfacing in many areas, particularly to the northwest.

Equally it should be noted that in some areas, new development has been well landscaped and should be a positive example.

Aerial view of Membury - present day.

The areas in green highlight where tree planting has matured over time.

The areas in orange are those which have expanded (some without permission) or added outdoor open storage, which has degraded the landscape or expanded into the landscape without adequate mitigation.



Many of the sites within the area have little to no landscaping and land is filled with parking and open storage surrounded by security fencing.

Some of the buildings and structures are extremely tall and dominant the skyline.

# Heritage Assets - Lambourn Non-Designated Heritage Assets

## Lambourn

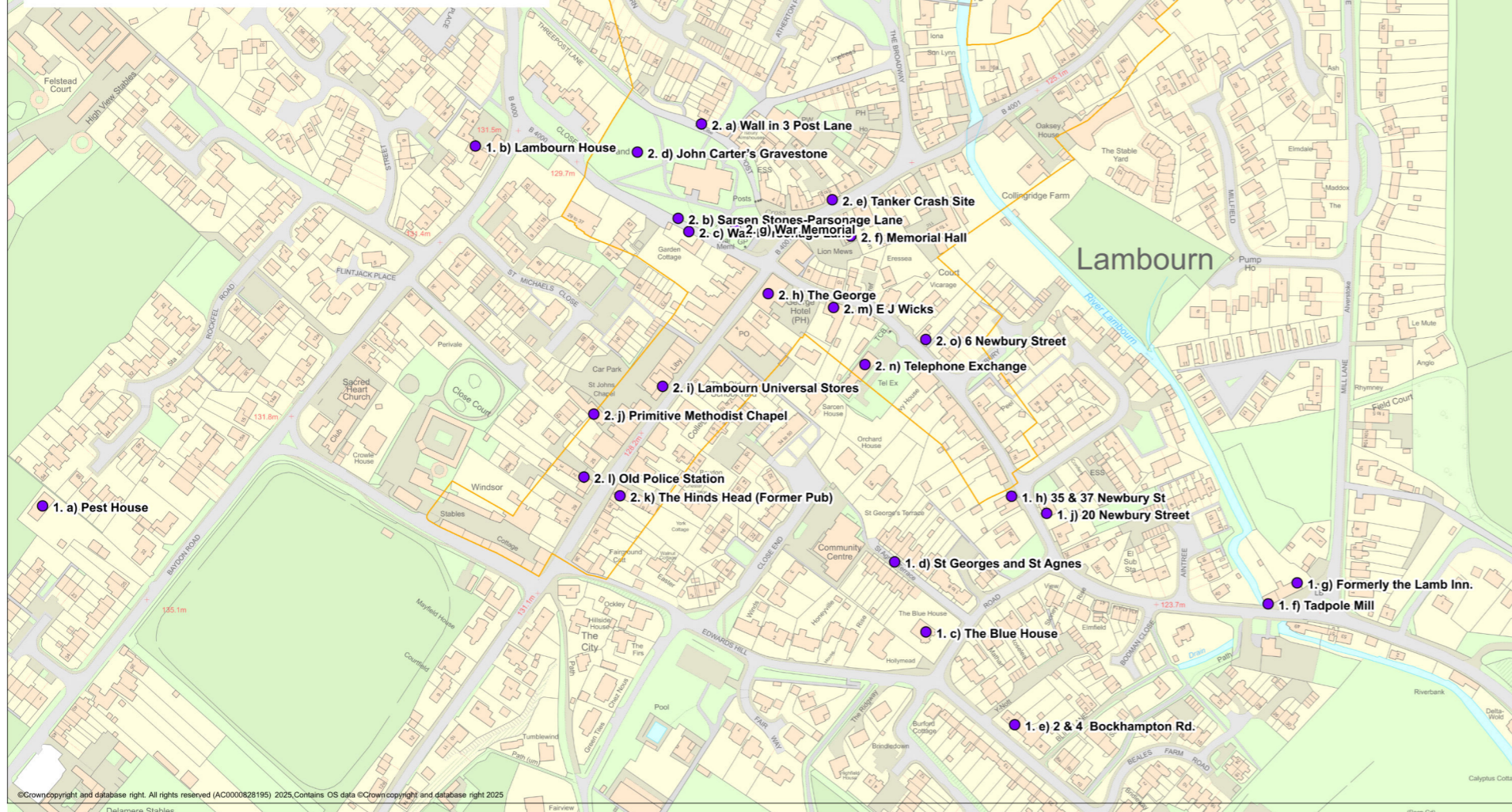


Figure 31. Non-Designated Heritage Assets - Lambourn Village

**List 1:**

- a. Pest House, Baydon Road.
- b. Lambourn House, Baydon Road.
- c. The Blue House (formerly Valley View), Station Road.
- d. St Georges and St Agnes Terraces.
- e. 2 and 4, Bockhampton Road (including 6 & 8 Bockhampton Road and 2 & 3 Blind Lane).
- f. Tadpole Mill, Newbury Street.
- g. Building formerly the Lamb Inn, Newbury Street.
- h. 35 and 37 Newbury Street.

**List 2:**

- i. 22 Newbury Street (Claddagh House).
- j. 20 Newbury Street (Former sweetshop and later laundrette).
- k. The Red Barn, Sheepdrove.
- l. St. Luke's Church, Upper Lambourn.
- m. War Memorial Membury.
- n. Honeysuckle Cottage.
- o. Saxon House Stables, Upper Lambourn.

**List 3:**

- a. Wall in 3 Post Lane (Grade II Listed but in very poor state – note).
- b. Sarsen stones on Parsonage Lane, bordering St. Michael's Churchyard.
- c. Wall along Parsonage Lane, opposite Churchyard.
- d. John Carter's gravestone.
- e. Tanker Crash site, Oxford Street.
- f. Memorial Hall, Oxford Street.
- g. War Memorial, Market Place, Lambourn.
- h. The George, High Street.

**List 4:**

- i. Lambourn Universal Stores, High Street.
- j. Primitive Methodist Chapel, High Street.
- k. The Hinds Head (former pub), High Street.
- l. Old Police Station, High Street.
- m. E J Wicks, Newbury Street.
- n. Telephone Exchange, Newbury Street.
- o. 6 Newbury Street.
- p. War Memorial, Eastbury.

## Upper Lambourn

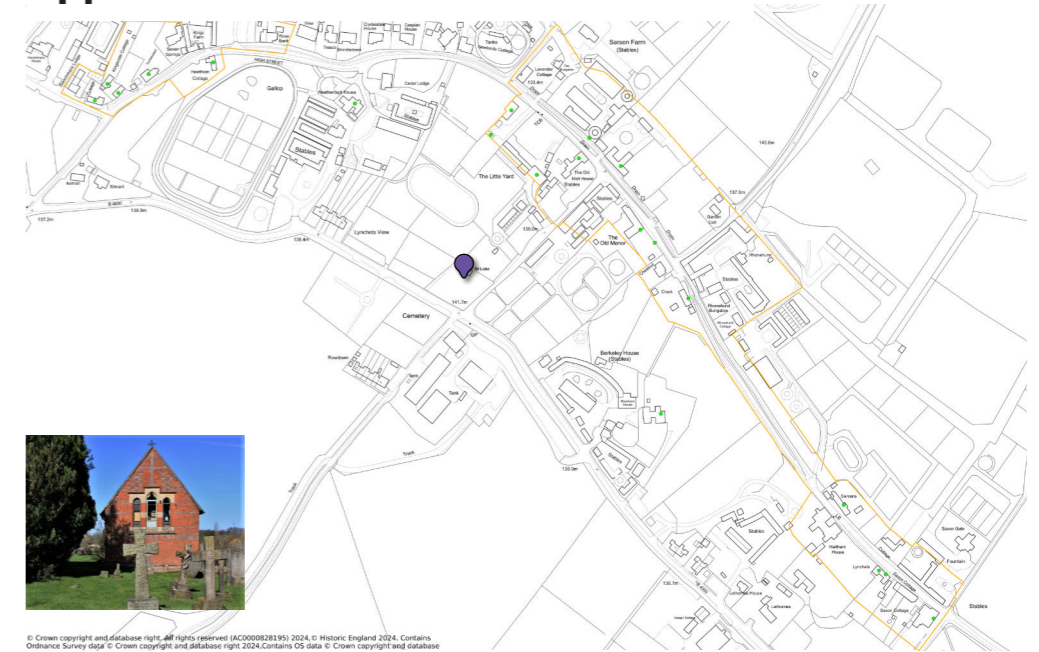


Figure 32. Non-Designated Heritage Assets - Upper Lambourn

## Eastbury



Figure 33. Non-Designated Heritage Assets - Eastbury

## Membury

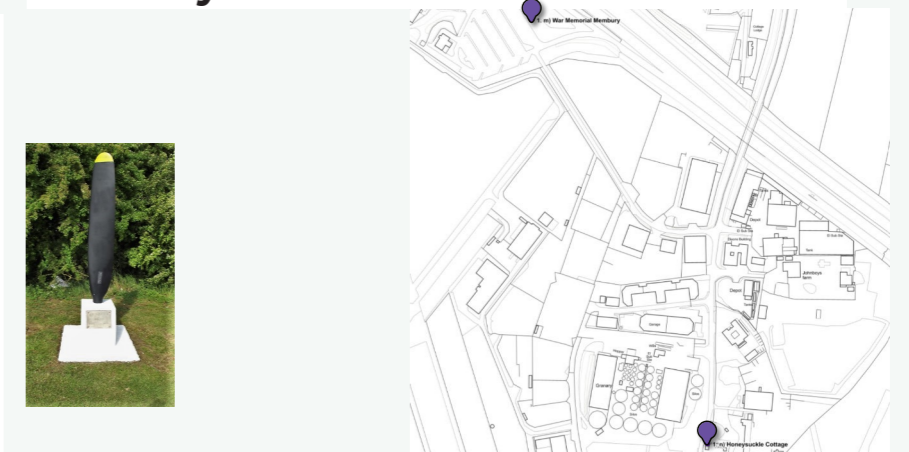


Figure 34. Non-Designated Heritage Assets - Membury

# Built Character Area Summaries

## Character Area 1: Modern Lambourn



### Building Typology

Largely residential properties interspersed with equestrian businesses and uses.

Mixed area of 1.5 -2.5 storey Victorian villas and cottages with modern contemporary infill.

Modern Small scale 2 storey housing with the appearance reflecting its time. Including Council built and affordable housing.

Village Primary School

### Siting and Layout

Properties close to the centre of Lambourn tend to follow the historic street pattern and are sited close to the road. The further away from the centre, the developments become more loose knit, with the introduction of modern housing estate, cul-de-sac development typical of their era.

### Density

A mixed area very low (7dph) on village edge increasing to Medium up to 22 dph towards the centre

### Gardens and Plot sizes / coverage

The outer edge has very low plot coverage usually between 10-20%

Rising to 50% towards the centre

Garden sizes range but at least 12m in depth for even the smallest dwellings with properties on the edge of the village set deep into substantial plots

### Scale, Height and Massing

A wide variety from 1 bed apartments to large dwellings over 4 beds.

Apartments up to 3 storeys in height with modern housing ranging from 1 - 2.5 storey

More imposing, Victorian and Edwardian villas up to 2 storeys

The edge of settlement development is generally low key comprising 1 and 1.5 storey buildings with many equestrian related businesses

### Green Spaces and gaps

A range of different sized gaps increasingly larger between buildings as you travel to the outer edge of the settlement.

Much larger gaps and increased planting levels on village edge.

Green spaces become more common, with public open space and private equestrian related exercise areas.

### Enclosure

Greater feeling of openness particularly on the edge of the village, with gaps leading to expansive views.

Buildings within the village are largely well integrated with the landscape.

More significant tree coverage and important mature specimen trees which are of great amenity value.

Some later 1950s-1970s buildings with open frontages, but mostly enclosed by planting.

## Character Area 1A: Historic Lambourn



### Building Typology

Historic heart of the village. A range of 2 to 3 storey commercial and former commercial buildings, imposing detached dwellings largely older cottages, almshouses and modern infill.

The village church, shops, library, pubs, racehorse industry related properties etc

### Siting and Layout

The building are focused around the historic circular medieval street layout with roads leading out. Commercial properties and cottages hug the road frontage, whilst prominent and prestigious buildings are set back into their plots behind low walled / hedged boundaries

### Density

Medium – up to 30dph

### Gardens and Plot sizes / coverage

Medium to high plot coverage usually between 35-60%

A mix of small properties with courtyard gardens and yards to large gardens up to 500m sq for prestigious properties)

### Scale, Height and Massing

More imposing, large scale commercial important houses up to 3 storeys

Dwellings over 4 beds up to 2.5 storeys in height

Smaller detached dwellings are often simple 1.5 -2 storey cottages

Mass depends on the function of the building with commercial properties often requiring larger scale storage building either as one single building or more often with grouped outbuildings

### Green Spaces and gaps

Few gaps between buildings, but where visible these are important to retain.

Key green spaces are located around the area and are usually public

Front gardens of prominent buildings break the otherwise continuous building line

### Enclosure

Good degree of enclosure provided by buildings lining the narrow streets. Tall buildings are set at key junctions and enclose the space and form important landmarks and views

Where gardens exist, open or low level boundary walls and hedges provide continuity to enclosure levels

## Character Area 2: Upper Lambourn



### Building Typology

Agricultural / equestrian related farmhouses, cottages and buildings.

Some former agricultural and commercial buildings (such as pub) converted to residential uses

Mixed single storey, 1.5 and two storey, largely detached dwellings

### Siting and Layout

Linear following the original road pattern.

Cottages sit close to the roadside, with more important buildings set deep into the plot.

Buildings are often contained by high walls and hedges which enhances the linear nature

In-depth development designed in relation to equestrian needs is generally sited away from public view

### Density

V Low – less than 5 dph

### Gardens and Plot sizes / coverage

Farmhouses and country houses with extensive gardens.

Cottages also have substantial gardens befitting the rural setting and often ability to be more self-sufficient in terms of growing food.

Modern infill often sited on large plots, but often set well back from the road, with smaller garden depth, but greater front and side garden areas

### Scale, Height and Massing

Smaller detached dwellings are often simple 1.5 -2 storey cottages and modern bungalows.

More imposing, large scale farmhouses up to 2 storeys

Medium-large scale farm and equestrian buildings. The latter range depending on use, but no more than 2 storey dwelling heights

### Green Spaces and gaps

Substantial gaps between buildings and green space around each – all privately owned

Each property has own deep and well enclosed garden area usually hedged or walled (some suburban close board / panel fencing which is discordant).

### Enclosure

High degree of informal landscape enclosure or with walls alongside the lanes

Some open or low level formal garden planting, but such buildings set above the road.

Older properties with native hedgerow and mature tree cover enclosing the space.

Buildings are set and contained within the landscape.

## Character Area 3: Eastbury



### Building Typology

Mixed single storey, 1.5 and 2 storey largely detached older cottages and country houses with modern infill.

Village farms and associated outbuildings

Few commercial properties and former commercial properties now converted

New large-scale replacement dwellings

Church, public house

### Siting and Layout

Linear, development situated alongside the lanes which are sub-divided by the River Lambourn

Many set deep in their plots along a loose building line.

Traditional farm courtyards and numerous outbuildings

### Density

V Low – generally less than 5 dph rising to 10dph at the crossroads

### Gardens and Plot sizes / coverage

V Low plot coverage usually between 5-20%

Numerous extensive gardens often over 1 acre (0.2 ha) with the majority over 300m sq

### Scale, Height and Massing

Large dwellings over 4 beds up to 2 storeys in height

Smaller detached dwellings are often simple 1.5 -2 storey cottages and modern bungalows.

More imposing, large scale farmhouses up to 2 storeys

Medium-large scale farm buildings often contained by planting and walls and set deep into the land holding. Some older barns line the roadside and are visually substantial and prominent.

### Green Spaces and gaps

Significant gaps between buildings giving countryside views beyond

Good levels of green space around each – all privately owned

The River Lambourn and its well vegetated banks and crossing points are a key feature running through the centre

### Enclosure

High degree of informal, planted landscape enclosure from mature trees alongside buildings

Open or low level boundary walls and fences (some intrusive close board fencing adjacent to the public highway)

Modern dwellings often contain formal, but non-native frontage planting

Older properties with native hedgerow and tree cover enclosing the space

## Character Area 4: Woodlands



### Building Typology

A mixed typology area located along the historic Ermin Street with a variety of agricultural buildings, farmhouses and cottages, interspersed with later industrial uses and development.

Some former agricultural buildings converted to employment uses. Small rural industrial estates.

Mixed single storey, 1.5 and two storey detached dwellings

Village Hall, Church

### Siting and Layout

Linear alongside Ermin Street with small lanes leading north and south such as Inholmes and to farms

Older properties often situated alongside the road or more often with outbuildings alongside. Farm buildings set in typical courtyards.

More modern properties deep into their plots and well screened from public view

Layouts often designed in relation to farming needs or latterly with industrial business requirements and access for HGVs

Extremely Low – less than 5 dph

### Gardens and Plot sizes / coverage

Land holding equates to status of building with farmhouses having extensive grounds.

Cottages also have substantial gardens befitting the rural setting and often ability to be more self-sufficient in terms of growing food.

Industrial areas with substantial open storage and parking areas

### Scale, Height and Massing

More imposing, large scale farmhouses up to 2 storeys

Smaller detached dwellings are often simple 1.5 -2 storey cottages and modern bungalows.

Medium -large scale farm and industrial buildings which can be intrusive without sufficient landscaping.

Problematic open storage uses with items stacked to significant heights and visible from some distance.

### Green Spaces and gaps

A countryside location with buildings set into and contained by the landscape.

Substantial gaps between buildings and green space around each – all privately owned

Limited publicly accessible open space

### Enclosure

High degree of informal landscape enclosure through mature trees, but largely open with long distance views

Dwellings contained by tall native hedgerow and tree cover. Few instances of sub-urban fencing which are discordant features.

Industrial uses contained by security fencing which when not painted or softened by planting are incongruous.

Industrial areas generally set in landscaping, but some are open and visibly dominant.

## Character Area 5: Membury



### Building Typology

Historically an area of scattered farmsteads and cottages.

Latterly used by the RAF as an airfield in the 1940s, which lead to numerous large scale buildings in the countryside. Following the construction of the M4, the airfield is still in use, but as a smaller grass and hard surface airfield with more limited hangars.

Primarily an industrial area with large scale warehouses and processing buildings with associated outdoor storage, parking and circulation areas.

Small scale start up units and some individual converted farm buildings.

Membury motorway service area with extensive car parking

### Siting and Layout

Buildings have generally been randomly erected over time as needed with little consideration of adjacent properties or a cohesive layout.

The exception being the small scale start-up units and converted farm buildings.

### Density

Few residential properties and these are often dominated by adjacent industrial premises.

### Gardens and Plot sizes / coverage

Residential properties are usually set in extensive gardens.

Industrial buildings are often developed to their entire extent either by buildings, open storage or parking requirements. This often leaves little space for landscaping which does not reflect this sensitive National Landscape location.

### Scale, Height and Massing

Large scale industrial buildings which are set in a prominent location on a hilltop with some of the highest AOD levels in the Parish.

Previous approvals for tall buildings often used to justify new excessively large and inappropriate scaled buildings.

### Green Spaces and gaps

Industrial buildings generally with little landscaping. There are however few examples of good quality landscaped layouts which are noticeable.

No individual enclosure around properties.

No publicly accessible open space.

### Enclosure

Within the industrial area large, dominant buildings and structures with little attempt in design terms to consider impact upon pedestrians.

Residential properties and contained by mature native planting