

Locally Distinctive Areas Keynote

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1 . Introduction

1 Introduction

1.1 This document has been prepared by the Forest of Dean District Council in order to provide an updated evidence base for the Adopted Core Strategy and proposals coming forward in the Allocations Plan (AP).

What is a Locally Distinctive Area?

1.2 Locally Distinctive Areas are present within the built environment across the District. In order to justify the application of such terminology to any specific location, it is first necessary to identify the conditions required which define an LDA. The definition is not arbitrary and reflects current policy documents to provide a legitimate and robust recognition of the intrinsic characteristics and values which contribute to the settlements of the District.

1.3 Each LDA is a stand-alone area which possesses an intrinsic character and together with other LDAs, form part of the character of settlements within the district as a whole. The essential nature of a Locally Distinctive Area is that it possesses a distinctiveness in terms of built form and character. An LDA need not necessarily possess characteristics similar to other areas within the district, whether designated or not, but the key consideration is that there is a distinctiveness to the area that can be readily identified and recognised. These areas are important because of that distinctiveness and every inappropriate development proposal which does not take into account the distinctiveness poses a threat of dilution and devaluation to the LDA.

1 . Introduction

Core Strategy

1.4 Prior to the AP and the Core Strategy (CS), a policy in the 2005 Local Plan protected LDAs :-

(R)FBE2 Locally Distinctive Area -

Development within Locally Distinctive Areas will be carefully controlled to ensure that it complements its surroundings and is not detrimental to their distinctive open character. In addition to compliance with (R) FBE.1, proposals for development will be considered against the following criteria:

- 1. Proposals for all types of development will be required to complement the established and settled character of the area as identified in the character appraisals contained within each relevant settlement chapter.*
- 2. Development will be resisted where gaps in existing frontages form important features within the settlement and/or allow attractive views to be gained of features beyond the site.*

1.5 The replacement of unsubstantial or derelict buildings of little or no architectural merit, or the replacement of inappropriate uses may be permitted subject to other Plan policies. However it is not intended to favour the development of sites which are superficially untidy.

1.6 Ensuring quality in new development starts from a considered evaluation of the local characteristics which give a sense of place and identity. The Council's Design Guide (adopted as Supplementary Planning Guidance in 1998) identifies six areas of the District with differing characteristics of geology, topography and settlement forms. In addition it identifies four broad settlement forms. An appreciation of these characteristics at the outset will assist in ensuring that development proposals are compatible with (though they need not copy the appearance of) their surroundings.

1.7 Thereafter an evaluation of the site setting and its characteristics will further assist in preparing a development concept which pays regard to the criteria set out in the above policy.

1 . Introduction

1.8 The criteria in Policy (R)FBE.1 are those which are standard planning considerations in assessing development proposals. Applicants for planning consent should give consideration to the above criteria and to the Council's Design Guide in preparing proposals. Reference to the County Council's publication, "Highway Requirements for Development should also be made."

1.9 Some areas of certain settlements possess an open and sporadic character as a result of their unplanned development at the Forest Fringe. Typically they contain a mix of dwellings, areas of Forest Waste or plantation, enclosed paddocks, tracks and verges. These features are important to the overall landscape and pattern of development in the Forest of Dean District. All development in these areas will therefore be carefully controlled to ensure that it complements its surroundings, or results in improvements to the built environment or the amenity of the area. Such improvements might include the replacement of unsubstantial or derelict buildings of little or no architectural merit, or the replacement of inappropriate uses. However, it is not intended to favour the development of sites which are only superficially untidy.

1.10 Policy CSP.1 – The policy requires that new development takes into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. The policy will therefore be augmented by the addition of this document and associated policy which will require both local plans and individual planning decisions to take into account locally distinctive areas.

1 . Introduction

The National Planning Policy Framework

1.11 The Framework contains advice that Local Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. This statement is especially true of locally distinctive areas. In order to comply with the guidance in the NPPF, proposed development will need to recognise the value of locally distinctive areas as outlined in this document.

1.12 The Local Plans will require development to acknowledge LDAs and the way that they establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. (Para. 58, NPPF)

1.13 Furthermore, Plans and development must respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. (Para. 58, NPPF)

The National Planning Practice Guidance

1.14 The Guidance has been produced by Central Government to assist with the interpretation of the Framework. The guidance represents an update and consolidation of previous guidance and in no way significantly amends the approach of LPAs with respect to the interpretation of the framework. There is one section to note with regard to LDAs, this section being concerned with Design.

1 . Introduction

AP Policy 6 - Draft Allocations Plan July 2014

Policy AP 6

Within the locally distinctive areas as identified in the Plan development will be required to demonstrate that it complements the established and settled character of the area as identified in each relevant settlement chapter. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement and /or allow attractive views to be gained of features beyond the site their development may be resisted.

1.15 The preservation of local distinctiveness is an important requirement throughout the district, and there are buildings and other features worthy of conservation in all areas. Over and above there are parts of settlements for which some local conservation policy is desirable. Some of these areas are Conservation Areas and these are often locally distinctive but there are others areas which clearly show key attributes and are identified accordingly in the Allocations Plan.

1.16 The intention of the policy is to require an assessment of the impact of development proposals to take particular account of the characteristics that are identified in certain locally distinctive areas of the district.

1.17 Whilst being neither prescriptive nor exhaustive, the key features which characterise the areas are further mentioned in the policy. These characteristics have been brought forward in the main in the following section.

1 . Introduction

What constitutes the designation?

1.18 The designation results from the consideration of a variety of features, which vary from one LDA to another and seek to identify the link between landscape, design of the built development and the historic environment. These include:-

- Age of Buildings
- Layout (including open areas)
- Building style
- Boundary Treatments
- Materials
- Open Space

Planning Applications and appeals

1.19 Planning applications are the main mechanism for change in the district. The importance of LDAs has been outlined previously in the earlier sections of this document. Planning applications can have significant consequences for LDAs and therefore, it is important that the LDA is assessed in terms of its value and character and the application is then considered with respect to the impact that it could have on the LDA.

1.20 The Framework stresses that planning policies and decisions should take into account local distinctiveness and development should maintain or enhance the character of the area. This document should therefore form part of the decision makers' toolbox when considering the acceptability of proposals.

1.21 Inappropriate development which does not take into account the intrinsic character and qualities of the LDA should therefore be resisted. This policy and the assessments of each LDA should form the basis for deciding development which is appropriate in each area. Due to the features that give each area its distinctiveness varying from one area to another, development which is acceptable in one may not be acceptable in another.

1 . Introduction

1.22 This document should also inform applicants and decision makers on the relative strengths and weaknesses of proposals and guide applicants to make applications which either maintain or enhance the character of the LDAs and the district as a whole, leading to higher quality development and applications. It should be read in conjunction with the AP and CS and any other relevant documents such as the Design Guide.

Process

1.23 In order to evaluate and update each of the LDAs, each one was visited and re-appraised. During the visits to each of the LDAs the form and function of the area, the characteristics of the buildings and the materials used were observed and recorded. These observations are collated and presented within the following section on the individual areas.

1 . Introduction

2 . Individual sections - Villages

2 Individual sections - Villages

Bream

Introduction to Bream

2.1 Bream is a forest fringe settlement that is undergoing a period of extensive change in both terms of layout and character. Bream was established during Roman times as a mining area and supplied coal to the settlement at Monmouth. The area was a major coal mining and supply centre for the time and remained as such up until the end of the 19th Century. There was also significant iron working in the area.

2.2 The village was formerly a recognisable forest fringe settlement located on the southern edge of the forest. Remnant areas of the fringe settlement remain to this day, but they have become obscured. The High Street through Bream has been developed in recent times and now has the features of a modern rural settlement, with none of the legibility retained. This main road effectively splits the settlement and the LDAs in half. To prevent further separation, it is important that the LDAs are identified, assessed and provided the necessary protection that their character deserves.

2.3 It is important to resist development which does not respect the existing layout for example that which seeks to establish a higher than acceptable residential density or inappropriate backland development. Generally, new development must seek to reinforce and respect the characteristic low density, with large plots adjoining the local road network. Bream has a number of identified LDAs;

2 . Individual sections - Villages

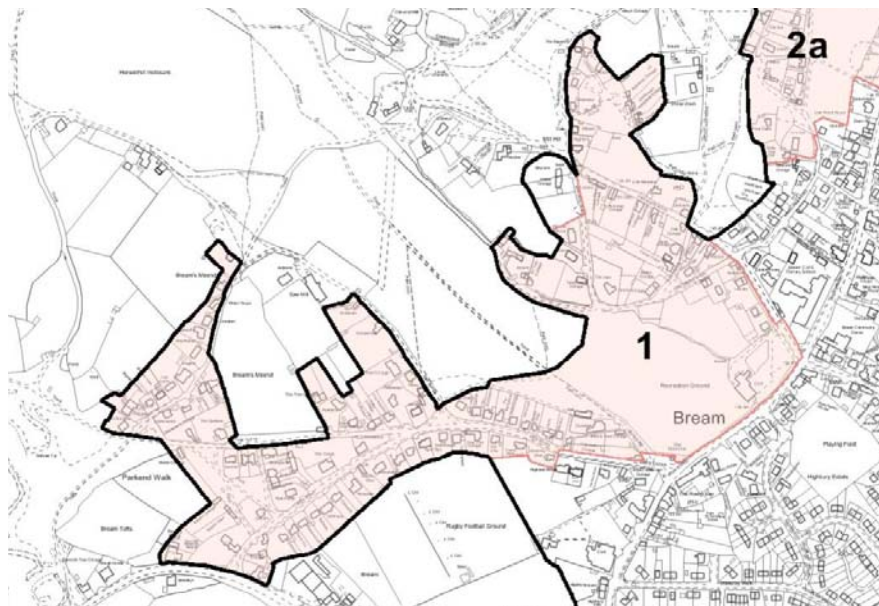


The aerial photograph left shows all Locally Distinctive Areas in Bream. From left, clockwise to right; New Road (1), Hang Hill (2a), Parkend Road (2b), Bowson Road (2c), Bowson Square (3), Brems Eaves (4) and Eastern Area Bream (5).

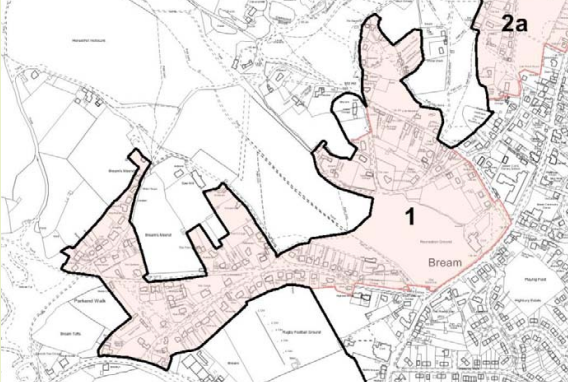

2. Individual sections - Villages

New Road LDA (Bream 1)



2.4 This LDA encompasses a large area, from Coleford Road, across to Oakwood Road, as far as Parkend Road. The western area covers Bream Meend which includes the area known as The Tufts. From the Meend, the LDA incorporates the playing fields and the sports centre, linking to Mill Hill. The extent of the LDA is shown coloured pink in the figures below.



2. Individual sections - Villages

	<p>Age of Buildings</p>	<p>Early 19th Century (although some may be earlier), ranging through a number of 1960s dwellings – mainly bungalows to the modern era, with limited modern development.</p>
	<p>Layout</p>	<p>Dwellings are located within large plots, adjoining the minor roads which criss-cross the landscape. Many resemble smallholdings with significant areas of agricultural land surrounding the home. Residential development is primarily associated with the road frontage, with limited, if any backland development on plots. The density is therefore low and permeability through the settlement in this area is high. The association between the dwellings and the highway frontage is high and integral to the character of the area.</p>
	<p>Building style</p>	<p>Building styles range from limited modern residential styles in isolated dwellings, to bungalows dating from the 1960s back to 19th Century 'Forest' cottages and houses which form a large segment of the local vernacular. The style of individual houses, whilst important is secondary in this area to the relationship discussed above between the dwellings and their density and orientation.</p>
	<p>Boundary Treatments</p>	<p>Mainly stone wall boundaries, often around 1 metre tall, sometimes taller. The boundaries to the properties are, without exception clearly defined, separating private from public property.</p>

2 . Individual sections - Villages

	Materials	<p>Materials are a mix of local stone, brick and render finishes. The older cottage styled dwellings and other buildings utilise predominantly stone and small amounts of brick. Roofs are usually slate. Whilst acknowledging that materials form a part of the intrinsic character of the LDA, the purpose of this document is not to provide a prescriptive document in the form of a design guide. Therefore, the contribution that appropriate materials makes to the LDA is valued, but reference should be made to the Residential Design Guide and the Core Strategy for detailed advice regarding materials.</p>
	Open Areas	<p>Open areas, both designated and non-designated also combine with the character of the LDA in a composite manner to reinforce the openness of these areas of the settlement. In this way, separate designations form a symbiotic and complementary relationship to define the importance of the area in character terms.</p>

2 . Individual sections - Villages



Two views of the open nature of the LDA, showing the low density of residential development. There are large areas of open space within the LDA and a clear definition of public and private space



LDA Summary

2.5 An area characterised by mainly cottage style dwellings fronting the highway, with substantial curtilages, possessing a clear definition between public and private space and using local stone, bricks and rendered finishes.



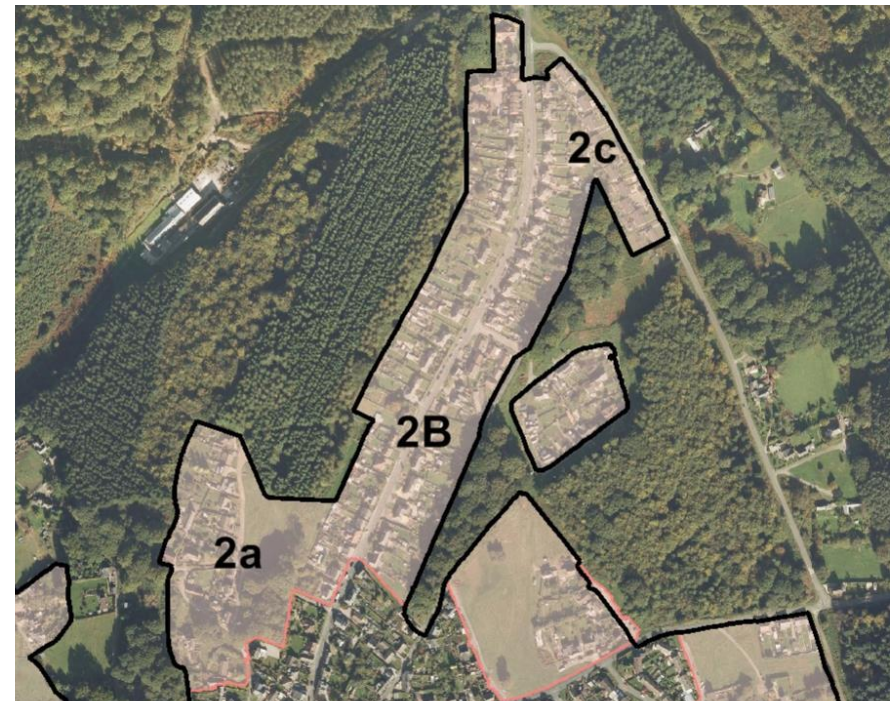
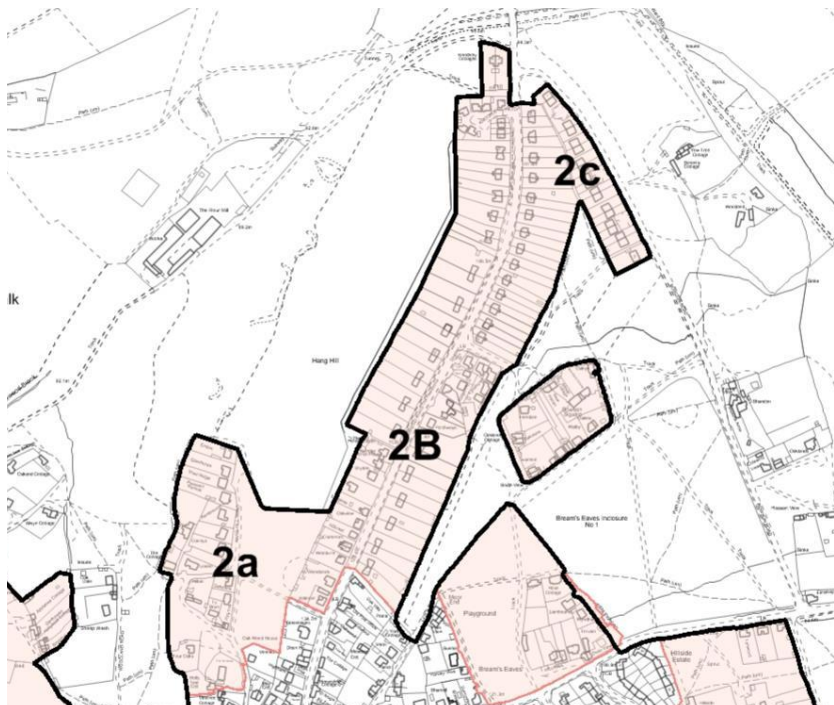
New development should respect the wealth of local features within an area. In this case, the older dwellings within the LDA all need and possess chimneys to facilitate the solid fuel burners once required for heating. In many cases, the chimney stacks feature elaborate detail. The newer dwellings shown left lack the chimneys and as a result, arguably miss an opportunity to add to the character of the area.

2. Individual sections - Villages

Parkend Road LDA

Parkend Road LDA (Bream 2)




2.6 The Parkend Road LDA has previously been considered as one homogenous area. There is justification, however for identifying three separable elements to the area, based on the assessment criteria. The whole area possesses a wide range of characteristics which can upon closer examination be divided into three discrete areas with their own recognisable characteristics.





2 . Individual sections - Villages

Hang Hill (Bream 2a)

2.7 This area of distinctive dwellings and open spaces shares much in common with the New Road Area (Bream 1). The plots are similar in style and scale, with traditional buildings fronting onto the local unclassified highways. Likewise, the character is similar to the houses in Bowson Square and Breams Eaves. The links between these areas of Bream are clear and an important means of exhibiting the overall character of the settlement.

	<p>Age of Buildings</p>	<p>The majority of buildings that give the area its character date from the 19th Century. There is limited modern development.</p>
	<p>Layout</p>	<p>Dwellings are located within large plots, adjoining the minor roads in the area. Residential development is exclusively associated with the road frontage without backland development on plots. The density is therefore low and permeability through the settlement in this area is high. The association between the dwellings and the highway frontage is again high and integral to the character of the area.</p>
	<p>Building Style</p>	<p>Mainly 18th Century 'Forest' style cottages and houses. Mainly two storey dwellings of plain, functional symmetrical form. Mainly residential, but also interspersed with low level service buildings – for example local car repair operations</p>
	<p>Boundary Treatments</p>	<p>Definite separation between private and public spaces, and also between the dwellings and the surrounding forest waste open spaces. Boundaries clearly defined by medium height stone walls.</p>

2 . Individual sections - Villages

	<p>Materials</p>	<p>Majority of buildings are constructed from local stone, which is a sandstone prone to weathering. Roofs consist of slate. There is a limited use of brick construction and also a level of render as external facing material.</p>
	<p>Open Areas</p>	<p>The area features significant expanses of open areas, including notable forest waste land. Local residents adopt sections of this for the rearing of livestock – eg chickens, for parking and for hanging out washing. The open areas remain and are used casually, with no attempt to enclose them or to claim ownership.</p>

Vinetree Cottage and two dwellings (including Fern Cottage) on Hang Hill Road are currently located adjacent to the boundary of the LDA. It is considered that these three dwellings exhibit the intrinsic characteristics and are of such a complimentary scale that they should benefit from being included within the LDA boundary. These properties will make a positive contribution to the value of the area and therefore merits inclusion.



Use of local materials very much in evidence - forest stone, local bricks and Welsh slate.



2 . Individual sections - Villages

Informal open spaces are an important characteristic for this area. The open areas create a sense of space and provide a softer link between the built environment of the settlement and the edges of the forest.



LDA Summary

2.8 The area is characterised by forest style cottage dwellings, within clearly defined curtilages. The main feature is the significant areas of forest waste and the strong association of dwellings to road frontages.

2.9 Key Features –

- Traditionally styled forest cottages featuring traditional ,local materials.
- Reasonably sized curtilages.
- Formal definition of private space from public space.
- Clear views from dwellings into the forest.
- Large areas of open 'forest waste' land providing an open character.

2 . Individual sections - Villages



There are numerous detailed features in the dwellings – materials, styles, outlines and boundaries which all add to the area’s character. New development should seek to conserve the individuality of the area and take opportunities to provide individual design which reflects the existing character cues. This area, in total contrast to the adjoining Parkend Road is simply not characterised by uniformity of design.

2 . Individual sections - Villages

Parkend Road (Bream 2b)

2.10 This is the main section of the LDA, and is located along Parkend Road. The buildings are almost all homogenous in design and layout and possess curtilages sufficient enough to provide the residents with the opportunity to have their own 'kitchen gardens', befitting their construction post World War 1 when households would have supplied the vast majority of their own food out of necessity. This self-sufficiency arose from the rationing that occurred during the Great War, when food became in short supply.






2.11 The houses were built following the Great War under the 1919 Housing Act – also known as the Addison Act (after the then Minister of Health). The act made housing a national responsibility, and local authorities were given the task of developing new housing and rented accommodation where it was needed by working people.



Housing provision was affected by the First and then the Second World Wars. Again, during periods of rationing, which continued for a while after the cessation of hostilities, the areas set aside for self-provision would have proved invaluable for the residents. During the Second War; the LDA ceased its expansion and the area became a discrete area, which also provides an important snapshot in time, only found elsewhere in the District in any quantity at Camomile Green.



2 . Individual sections - Villages

	Age of Buildings	Predominantly dating from the inter war period of the 20 th Century
	Layout	Linear in form, following the almost straight line of Parkend Road. The area has very limited backland development, but where it is present, it has seriously undermined the character of the area. Buildings face onto the public highway and the rear gardens back onto forest or open land. This characteristic is a strong feature of the area.
	Building Style	The character of the area results from the style of the former local authority- built housing. These are semi-detached, two storey dwellings which are located within substantial plots, featuring simple styles, forms and finishes. The dwellings are set back slightly from the highway and face each other across Parkend Road. The majority of dwellings are homogenous in design, with limited variation provided by more recent replacement dwellings. There are typically large spaces between each dwelling.
	Boundary Treatments	The area exhibits a mixture of boundary treatments, ranging from fencing (both wooden and metal), through hedges to low brick walls. Regardless of composition, the boundaries are clear and differentiate public from private property.
	Materials	Little variation and materials represented feature in the main brick, render or a mix of both. Older properties, closer to the village centre are built from sandstone. All roofs feature slate.
	Open Areas	Whilst the dwellings are uniform in pattern, due to the Local Authority origins of the development, the LDA is characterised by large rear gardens which border the forest on the north east and the internal forest waste areas on the south west respectively. Views through the built forms towards the forest areas to the rear are integral elements of the character.

2 . Individual sections - Villages

2.12 The following photograph shows Parkend Road (view north-east towards Parkend) in the 1950s. The intrinsic character of the area is recognisable today, essentially as it was then. Very little development has taken place in the area since the time the photograph was taken. It is important to protect the area from unsympathetic development in order that the character can be preserved for the long term.

2. Individual sections - Villages



Parkend Road 1950's



Western side of Parkend Road 2013



Eastern Side of Parkend Road 2013

2 . Individual sections - Villages

Threats to the LDA – An area of housing within the LDA known as Knockley Patch represents a divergence from the intrinsic pattern and character of housing. Knockley patch consists of a cul-de-sac arrangement of more recent development. The materials used include brick for the lower portions of the exterior walls, with render above and brown upvc glazing units. The dwellings face inwards to the cul-de-sac , in a semi-circular pattern and possess small curtilages. Combined, these features are not sympathetic to those of the LDA and do not provide any supporting value. Submissions for planning permission should avoid replicating these features mentioned above, preference will be shown to proposals which enhance or maintain the existing character of the area.

2. Individual sections - Villages



Clearly visible from the pictures is the location of the dwellings within the curtilage and the visible links between Parkend Lane and the forest beyond. It is this visibility and legibility that must be retained to maintain the open characteristics of the LDA.

Comparisons can be made between the earlier forest-style dwellings at the older end of Parkend Road and the newer uniformly styled ex – local authority housing stock. Note the old police station joining the two dwellings in the photograph far right.



2 . Individual sections - Villages

LDA Summary

2.13 The area is characterised by the uniformity of design of the individual dwellings, even when small details such as porches or extensions are taken into account. The substantial curtilages are important to the setting of the dwellings and provide a sense of space around each. The association with and set back of the dwelling from the highway is important, as is the relationship between the rear and the open areas at the rear. The uniformity of the plots is important. Any proposal which does not reflect the relationship with the highway, the large curtilage and use of space will fail to maintain or enhance the intrinsic character of the area. Such development will threaten the value and integrity of the LDA and any such proposals should be refused planning permission.



2.14 Key Features –

- Uniformly and iconically styled semi-detached two storey dwellings.
- Strong association of dwellings with the key road frontages.
- Large curtilages which extend at the rear to abut the adjoining forest areas.
- Dwellings located at the front of the plot.
- Open views from public frontages to open spaces at rear.




2 . Individual sections - Villages

Bowson Road (Bream 2c)

2.15 This is a very small, discrete locally distinctive area. The designation consists of a small number of uniform bungalows at the north east corner of the settlement aligned with the public highway near to the junction of Parkend Road and Bowson Road.

	Age of Buildings	Buildings date from the Post World War 2 period
	Layout	The dwellings uniformly front Bowson Road, but are staggered in arrangement. The area gains character and distinction from this staggered arrangement. No backland development and the dwellings are discrete from other buildings. The dwellings are located within reasonably sized plots.
	Building Style	These are exclusively simple and uniformly styled bungalows, with chimneys. They are single storey dwellings with gardens.

2 . Individual sections - Villages

	Boundary Treatments	Mainly wooden fences, with some soft hedgerow planting augmenting this. Clear definition of private space, but also clear permeability through the plot.
	Materials	Buff bricks, with brown concrete tiles and white or brown upvc double glazed windows.
	Open Areas	The dwellings face forest across Bowson Road and also back onto forest waste, which in turn adjoins the rear of properties on the south west side of Parkend Road. The openness at the rear of the properties enhances the character.






LDA Summary

2.16 This small section of LDA is considered important due to the uniformity of design and plot. Whilst the dwellings are not typical of forest style cottages, the LDA is in its own right important due to this uniformity and the lack of alteration or dilution caused by inappropriate development. The dwellings exhibit their own style without possessing any traditional character, but due to this certainly merit being retained as a Locally Distinctive Area.

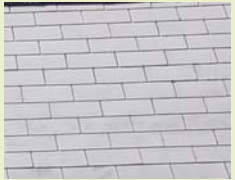
2 . Individual sections - Villages

Bowson Square LDA (Bream 3)

2.17 This area has strong links in terms of layout and character with the adjoining LDAs at Hang Hill, New Road and the Eastern Area. The character of these areas can be traced in an arc across the north of the settlement, from west to east. It is vitally important for the character of the settlement as a whole that the LDAs remain protected from inappropriate development.

	Age of Buildings	Ranging from later 18 th Century to modern dwellings.
	Layout	Dwellings face outwards onto Bowson Square, with the majority of the private amenity space to the rear and also the internal area of the square. The LDA is characterised by this close relationship between the perimeter road and the house frontages.
	Building Style	Mainly 'forest' cottages, consisting of relatively modest two storey detached dwellings. Over time, many of the properties have been the recipient of extensions to increase the living accommodation and flexibility of the dwellings. Many dwellings possess ancillary buildings within the curtilage.
	Boundary Treatments	Clearly defined boundaries, mainly stone walls, brick walls and fences. Small areas of clearly private grassed areas between the highway and the solid boundary.
	Materials	Sandstone / limestone, bricks with some render and pebbledash exteriors. Slate roofs throughout.

2 . Individual sections - Villages



Open Areas

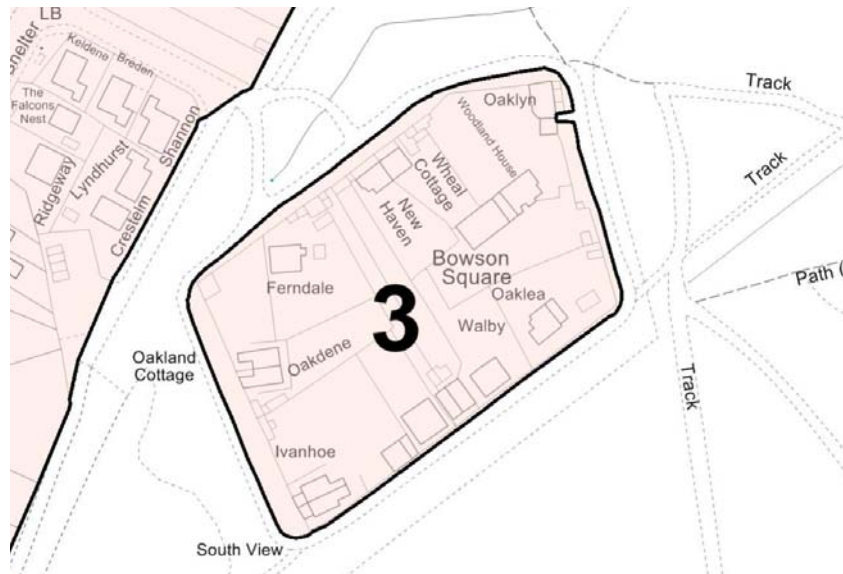
The LDA is surrounded on all sides by forest waste open areas. The LDA therefore appears isolated from other development and is a stand-alone area which forms part of the settlement, but remains aloof at the same time.



Two typical views of Bowson Square. The area incorporates significant amounts of open space and strong boundaries re-inforce the distinction between public and private space. All dwellings face outwards from the internal space contained within the layout of the square.



2. Individual sections - Villages



Plan view of the Bowson Square LDA. Note the relationship of dwellings to the perimeter road and also the variety and size of the curtilages.



The same view, but with an overlay of the aerial photograph.

2 . Individual sections - Villages

LDA Summary





2.18 The dwellings exhibit a strong relationship with the encircling highway forming the definite shape of the square, with clear definition of private space using strong boundary treatments. The traditional forest – style buildings use a mixture of bricks and stone, with render. The LDA is surrounded by forest waste and non-designated open areas, adding to the character.

2.19 Key Features –

- Forest-style detached two storey dwellings.
- Strong association of dwellings with the key road frontages, in particular facing outwards onto the square.
- Large curtilages which extend at the rear.
- Dwellings located at the front of the plot.

2 . Individual sections - Villages

Breams Eaves LDA (Bream 4)

	Age of Buildings	Late 18 th Century to recent (1970s) dwellings
	Layout	Laid out almost formally in a square, similar to the orientation and layout of the dwellings in Bowson Square. This area, however does not have an orbital road, access being gained from Whitecroft Road. The dwellings mainly front the external 'face' of the square. Private amenity space is maintained to the centre of the area and the rear of the dwellings.
	Building Style	Cottage style two storey detached dwellings form the majority of the buildings in the area. There are also ancillary buildings scattered throughout the area and associated with the dwellings.
	Boundary Treatments	Predominantly stone walls surrounding the residential curtilage, but also hedged areas and limited use of wooden fencing. Boundaries clearly define private property from the open spaces.
	Materials	The original materials are now mainly faced with render. Little visual evidence of the underlying materials for the dwellings. Slate tiles used on the roofs.
	Open Areas	The area incorporates a significant open area, which defines the character. This open area is composed of forest waste and contributes to the character of the settlement as a whole.

2 . Individual sections - Villages







LDA Summary


2.20 A small area of traditional dwellings located within important open areas and general forest waste. There is clear definition of public and private space and a uniformity of design and scale, with large curtilages surrounded by boundary walls made of local stone. The area has an open-ness of character due to the low density.

2 . Individual sections - Villages

Eastern Area LDA (Bream 5)

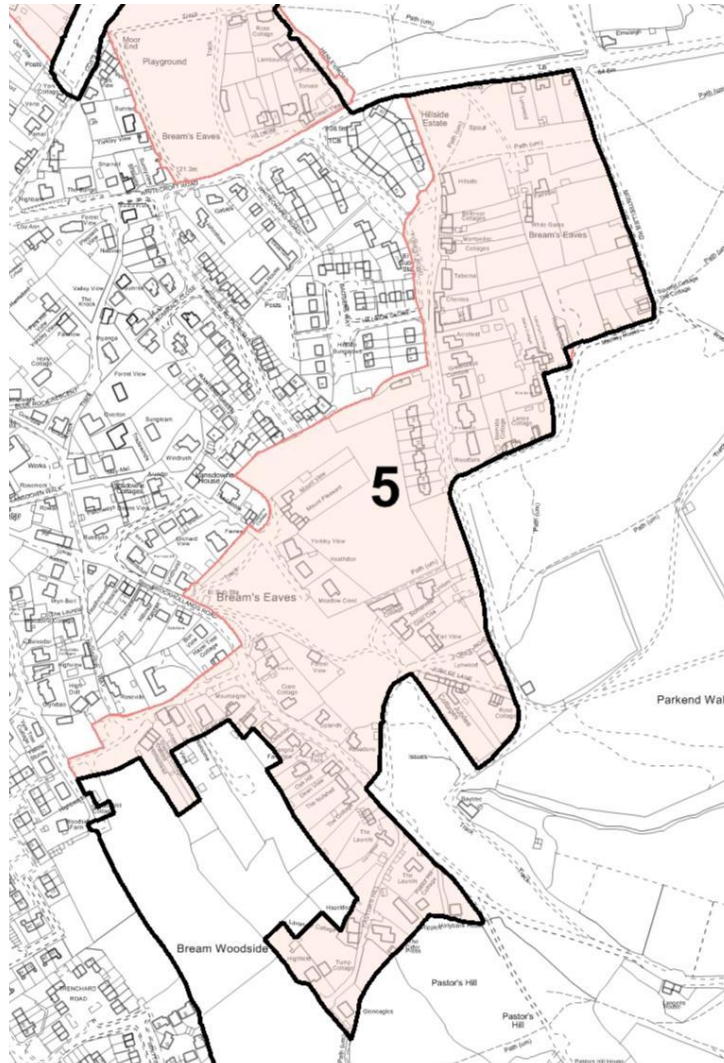
	Age of Buildings	Late 18 th Century to the modern era.
	Layout	The area forms a large portion of the settlement. The majority of the area is sparsely settled, with significant gaps between the dwellings and at most a medium residential density. Dwellings are located along road frontages , with no backland development.
		
	Building Style	The majority of dwellings are two storey semi-detached cottages. There are a number of detached properties and some examples of limited- number terraces. Many dwellings possess ancillary buildings and enclosed curtilages.
	Boundary Treatments	Many properties exhibit strong boundaries, with a mix of stone walls, fences and hedges. However, a number of properties have informal boundaries and a blurring of the transition between public and private space.
	Materials	Buildings exhibit a mix of materials – stone, brick and render. With such a large area, there is a wide variation in the construction and finishing materials. Slate roofs throughout the area.

2 . Individual sections - Villages

	Open Areas	The area is interspersed with open areas which provide the entire area with a permeability and sense of open character. In this LDA, the open spaces merge more loosely with the curtilage areas, with clear definition between public and private spaces lacking more than in the other LDAs in the settlement.
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Threats to the LDA –A section of the LDA contains 8 uniformly built semi-detached houses which feature small curtilages, different in character to the surrounding houses with their large curtilages and random frontages. This development features a character which neither enhances nor maintains the integrity of the area. More developments of this type would certainly erode the value of the area as a whole. Adjacent to this section of housing is one traditional style cottage which complements the aesthetic character of the LDA. It is worth considering the inclusion of this single dwelling into the area. The boundary to the LDA could then continue through this new additional dwelling and exclude this section of more modern housing which does not reflect the character of the LDA and if retained could be used to justify further inappropriate development which would be to the detriment of the LDA.

2. Individual sections - Villages



2. Individual sections - Villages



This LDA has large sections of informal open space, given to a multitude of uses including parking, storage of wheelie-bins and amenity areas. It gives the LDA an open character.

The area features widespread use of local materials and styles, especially local forest stone for boundary walls and dwelling construction.



LDA Summary

2.21 The LDA contains sporadic forest style dwellings situated within significantly sized curtilages. The area exhibits a wide range of building finishes, due to the age of dwellings and the scope for variation over time. The area is sprawling and relates strongly with the many minor roads which crisscross the area. The area contains many important open areas and other non-designated open areas.




2 . Individual sections - Villages

Ruardean Hillside



2.22 Ruardean Hillside is a settlement strongly associated with the local topography of its setting; the settlement is set upon the side of a valley opposite Drybrook / Harrow Hill. As a result, the form follows a tight pattern of dwellings perched on the hillside, occupying locations overlooking those below. There are significant changes of elevation within the settlement. There is a sporadic, informal pattern to the settlement, intermingled with local roads.

Ruardean Hill LDA

2.23 Ruardean Hill is a settlement which overlooks nearby Drybrook. As the name suggests, it is located in an elevated position, but there are significant elevation changes within the LDA.

	Age of Buildings	The area displays a range of dwelling ages, from 19 th Century cottages to modern replacement dwellings.
	Layout	The majority of dwellings front onto the public highways which criss-cross the area. Density of the area is relatively low, due in part to the topography, the limited available space and a lack of any backland development. Many of the roads are minor and meandering, whilst on the north east edge of the area, the relatively major road between Cinderford and Ruardean is fronted by dwellings.
	Building Style	Mainly detached and semi-detached two storey dwellings. Limited scope for bungalow development due to the constrained plots and the need to make the most of the available space – two storey dwellings are more efficient in this respect. Many of the dwellings possess ancillary dwellings in association, a remnant of their past as smallholdings.
	Boundary Treatments	Less well defined than other distinctive areas, there is sometimes a blurring of the transition between public and private space. The defined boundaries also appear softer – grass banks, hedges and low walls being the main boundary treatments.

2 . Individual sections - Villages

	Materials	Mixture of stone, pebble-dashed render and smooth render. Slate tiles throughout.
	Open Areas	The LDA contains a number of important open areas, which add to the character of the area by regulating growth and maintaining the low density. The important areas appear to be well respected within the LDA, with no private uses such as occasional parking of motor vehicles or storage of private property.

2 . Individual sections - Villages



Typical views of the dwellings and open spaces within Ruardean Hill.

LDA Summary

2.24 The area consists of tradition forest style dwellings which cling to the steeply sloping topography of the locality. The dwellings are strongly associated with the minor roads and possess large curtilages relative to the size of the dwellings. The area has low residential density and large open spaces.



2 . Individual sections - Villages

Ruardean





2.25 Ruardean is an older settlement located to the north of the statutory forest area. The settlement lies on the rear slope of the uplands of the forest, where the land falls away to the north and the Wye valley. There are a number of distinct parts to the settlement, which make up a larger conglomeration of settlements to form Ruardean. These minor, contributory settlements include Ruardean Hill, Ruardean Woodside and Ruardean itself. The settlements were originally fringe settlements but have become increasingly developed and settled, with areas evolving away from the original character.

Pettycroft LDA

2.26 Pettycroft is located to the south of the village of Ruardean, in an elevated and prominent location, accessed by minor roads. Pettycroft forms a discrete area of dwellings separated from the other parts of the settlement. The LDA has a single, central highway which runs the entire length of the area and dictates the pattern of development. The LDA retains a strong identity and remains an area which exhibits its own distinct character.

	Age of Buildings	Predominantly 19 th Century 'forest' style cottages, to limited 1970s redevelopment.
	Layout	Close association with the public highway that runs through the centre of the LDA. There is only one dwelling which occupies a rear of plot location. Each dwelling is located within its own significant curtilage, giving a character with low residential character. Each dwelling is located to the front of the plot, closely aligned to the road, with long, narrow rear gardens backing onto open countryside. The area is very linear due to this close association with the road.
	Building Style	Predominantly cottage style two storey dwellings. The dwellings on the southern side of the LDA are more homogenous in design, whereas the opposing, northern side features a mix of bungalows, traditional dwellings and more recent semi-detached properties. The more recent properties

2 . Individual sections - Villages

		<p>diverge noticeably from the character of the area and feature prominent garages on the principal elevations. The more traditional dwellings either lack a garage or it is present, but detached and located to the rear of the dwelling.</p>
	<p>Boundary Treatments</p>	<p>The older, more traditional dwellings feature low stone walls at the boundary to the road. The newer dwellings feature open frontages with one wooden gated entrance. Side and rear boundaries are predominantly hedgerows.</p>
	<p>Materials</p>	<p>The traditional dwellings feature forest stone and rendered external finishes. Roofs to these dwellings have grey slate roofs. The newer semi-detached dwellings are faced with red brick and also feature significant quantities of white upvc rainwater goods, window frames and brown roof tiles.</p>
	<p>Open Areas</p>	<p>The open area of the LDA in effect consists of the rear gardens and the surrounding countryside. There is a designated open area outside the LDA, but all the open areas within are private space, there is no provision of public open areas within the LDA.</p>

2. Individual sections - Villages

LDA Summary

2.27 The dwellings in the area have a very strong association and orientation to the single road which runs centrally through it. Single dwellings of mainly traditional style occupy the front of the plot, with large rear curtilages extending behind. Plots are long and narrow and the character is represented by single dwellings within each plot. The majority of dwellings feature low front boundary walls made from local stone.



The LDA is relatively small and also isolated from the remainder of the settlement. This, combined with the local topography has helped shape, define and maintain the character of the LDA. The plan view on the left clearly demonstrates the strong association of the dwellings with the public highway and the size and format of the curtilages which extend to the rear of each property.

2 . Individual sections - Villages

2.28 Key Features –

- Strong association of dwellings with the key, central highway.
- Large curtilages which extend at the rear to abut the adjoining forest and agricultural areas.
- Dwellings located at the front of the plot.
- Symmetry of design provided by the strong central public highway.



Important features of the LDA:

- Clearly defined boundaries facing the central public highway
- Dwellings closely associated with the highway
- Traditionally styled forest cottages and large curtilages

2 . Individual sections - Villages

Ellwood

2.29 Ellwood is a smaller settlement situated north of Bream, near Coleford. Ellwood still exhibits many of the features that exemplify the qualities and characteristics of Fringe Settlements. Ellwood owes its existence to direct industrial activity – it is situated amongst numerous old iron and coal mines and their ancillary industries. Ellwood, like Bream has been subjected to development recently and in many cases, that development does not reflect the heritage and character of the area, but it is not on the same scale as that undertaken in Bream. There remains notable green open spaces and even wastes left by industry – sites and spoil heaps which have been reclaimed with the passing of time.



The images capture the open character of Ellwood. Past industry has left its mark on the settlement, but even the old waste heaps are being colonised and naturalised over time. Whilst boundaries are formal, they are softened in places by the use of wooden fencing.



2 . Individual sections - Villages

Ellwood Fringe LDA

2.30 This LDA is located On Bromley Road, at the north-west fringe of Ellwood and forms the gateway to the settlement for the vast majority of residents and visitors. The location of the LDA in such a prominent position therefore adds extra weight to the value it contributes to the character of the settlement.

	Age of Buildings	This area features a large number of traditional dwellings from the 19 th Century. There is limited more modern development.
	Layout	Much of the is located along the public highway, but this area is particularly characterised by development away from the main road, still associated with minor roads, but these meander and lead to a more varied layout, certainly not linear in pattern. The dwellings do not represent backland development as they are located within their own substantial curtilages and do not rely upon land previously forming other dwellings.
	Building Style	The majority of dwellings in the area are older forest style two storey dwellings. There are also contains the significant features of the chapel and the village hall. Modern development is limited and also respects the existing character of the area and reinforces it.
	Boundary Treatments	The area features strong demarcation of private space from the public realm, the majority of boundaries comprising of low stone walling. There is limited use of fence and hedgerow boundaries, but these still clearly denote the boundary of the property. The formal boundaries are also necessary to prevent forest sheep from entering the gardens.

2 . Individual sections - Villages

	Materials	<p>The older dwellings and buildings are constructed and faced in local forest stone. Newer buildings, especially those adjacent to the chapel and prominently located are also faced in stone, albeit only superficially similar to the forest stone. There is limited use of facing bricks for detail on the buildings and also use of render on external elevations. Roofs feature grey slates.</p>
	Open Areas	<p>The area incorporates and is adjacent to a number of designated important open areas. These areas are important to maintaining the open character of the area and the low density of development. Many of the open areas are classed as forest waste and are therefore significant in terms of the character of the area.</p>

2. Individual sections - Villages



Evident from these photographs are the large, widespread areas of forest waste which provides an open character and low density to the LDA.




LDA Summary

2.31 Dwellings are located sporadically throughout the area, not especially related strongly with the main road. The dwellings are located within the forest waste areas and extend backwards from the road network. Dwellings are mainly traditional in character and blend into the open areas, with softer style boundary treatments and a blurring of the definition between public and private space.


2 . Individual sections - Villages

Central Ellwood LDA

2.32 The LDA is located centrally within the settlement .

	Age of Buildings	Late 19 th Century to early 20 th Century, no new build, but some modern extensions.
	Layout	Development is strongly related to the public highway. Dwellings occupy significant curtilages. No backland development and the area is characterised by a very low residential density.
	Building Style	Detached 'forest' style dwellings with a strong, efficient and plain character. No architectural embellishments on the buildings, which are attractive and workman like at the same time. The dwellings each possess numerous outbuildings within the curtilages.
	Boundary Treatments	The dwellings feature strong boundary treatments denoting the boundary of the residential properties and separating forest land from private ownership. Mainly stone walls, but incorporates fencing and hedgerows also.

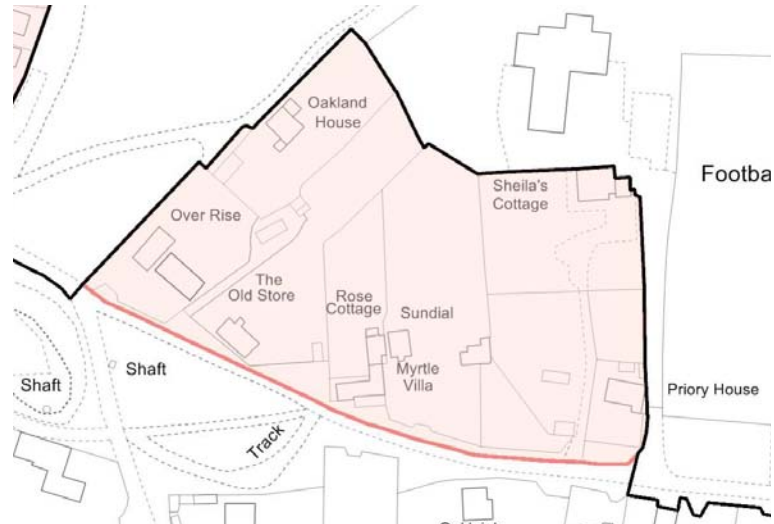
2 . Individual sections - Villages

	Materials	Mainly local forest stone construction and facing materials. Some use of render to the exteriors. Roofs feature grey slate tiles.
	Open Areas	The area borders two designated important open areas, but due to its scale, does not include any. Nevertheless, the area is characterised by low density development which includes a large amount of non-designated open space which create a permeable feel to the area. The openness of the area lends a visibility through from the forest area at one side of the LDA to the forest area on the opposing side.



This part of the LDA exhibits large open areas, including sections of true forest fringe, featuring mature trees and grazing land. The dwellings are traditional forest style cottages with sufficiently robust boundaries to prevent incursions by the free roaming forest livestock. Materials vary from dwelling to dwelling, but are restricted to stone, and / or render and traditional slate for the roofs.

2. Individual sections - Villages



LDA Summary

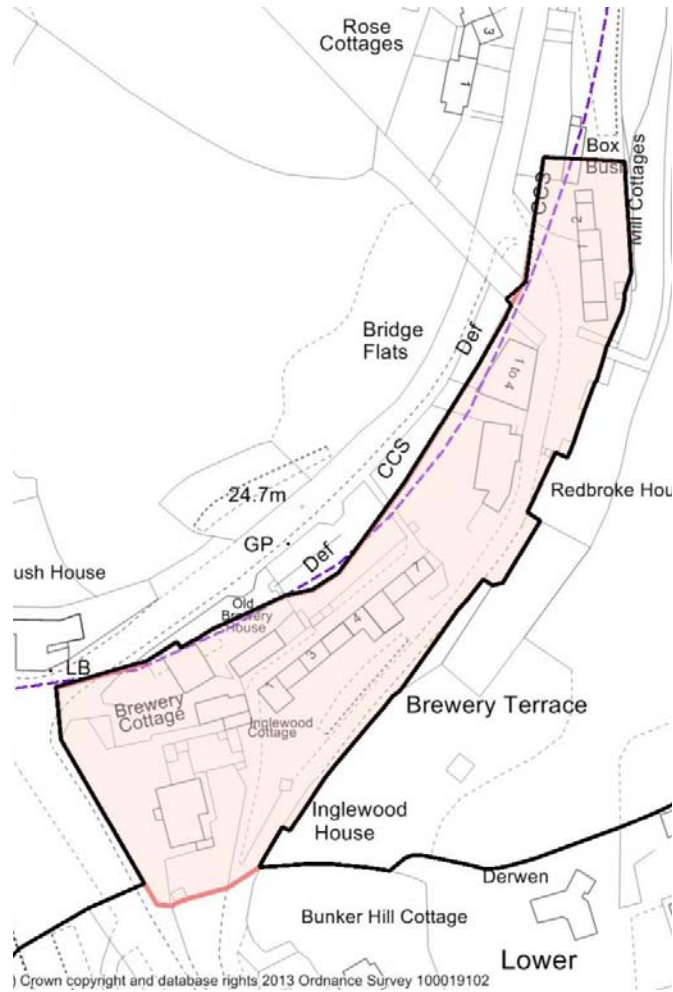
2.33 A small area containing a small number of traditional style forest dwellings built using local materials. Curtilages are ample and private land is clearly defined from public areas. There are significant important open areas, which coupled with the low density, provides an open and natural character to the area.

2 . Individual sections - Villages




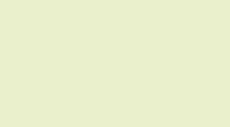

Redbrook

2.34 Redbrook is a settlement located within the Wye Valley Area of Outstanding Natural Beauty (AONB). The majority of the settlement is located within the District, but some is located within the neighbouring District of Monmouthshire, within Wales. This electoral boundary means that the LDA has an artificial boundary and cannot encompass the entire area. The remainder of the area of distinctiveness extends across the road into Monmouthshire. It is important to consider the contribution of the area as a whole, not solely that which is located within the District Boundary. Dwellings across the road continue to contribute to the character of this area.

2. Individual sections - Villages



2 . Individual sections - Villages

	Age of Buildings	18 th Century dwellings and former functional buildings converted into dwellings. Some recent extensions.
	Layout	The LDA is strongly linear in pattern and follows the public highway. The layout is confined to a large extent by the road, the local topography and the brook that runs through the area. There is little scope for expansion beyond the frontages due to these restrictions and this strongly reinforces the linear character of the area. The dwellings have a strong linear association with the highway and the stream, lying in-line the direction of the side-valley floor.
	Building Style	A number of imposing larger dwellings, but the area predominantly consists of smaller, more functional dwellings which were originally workers homes or more functional buildings such as mills or breweries. The legacy of the area, coupled with the restraints of the topography , provides the character of the area, with a mixture of strongly Georgian styled large dwellings and terraces of smaller, more functional and naïve former workers cottages which are significantly smaller. These former businesses contributed to the community as assets and facilities and their retention adds to the cultural heritage of the settlement.
	Boundary Treatments	The boundaries are strong, especially where adjacent to the public highway. Boundary treatments consist almost exclusively of stone walls, up to 2 metres high, fronting the highway. The definition of private and public space is therefore very strong and clear.
	Materials	The walls of the dwellings and other buildings are covered in painted render. This provides the buildings of this area with a uniformity of appearance which provides a cohesive character. Roofs consist of grey slates.

2. Individual sections - Villages



Open Areas

Due to the confinement of the highway, the steep topography and the existing buildings, the LDA does not contain any designated or non-designated public open areas. There are nearby important open areas, outside the LDA. The majority of dwellings also have large curtilages which increases the amount of private outdoor space and reduces the need for public space.



Former utilitarian buildings nestle close to the highway, hemmed in by the steep valley sides. The LDA in this area abridges the County and National boundary with Monmouthshire and Wales.

LDA Summary

2.35 The area is defined by the topography, with dwellings and other buildings maintaining a strong relationship with the main highway. The area is strongly linear and the character of the buildings is linked with the historical uses of buildings as mills and breweries. Many of the dwellings are former workers units and the homogenous design creates the character. Relatively small, confined curtilages.

2 . Individual sections - Villages

Harrow Hill

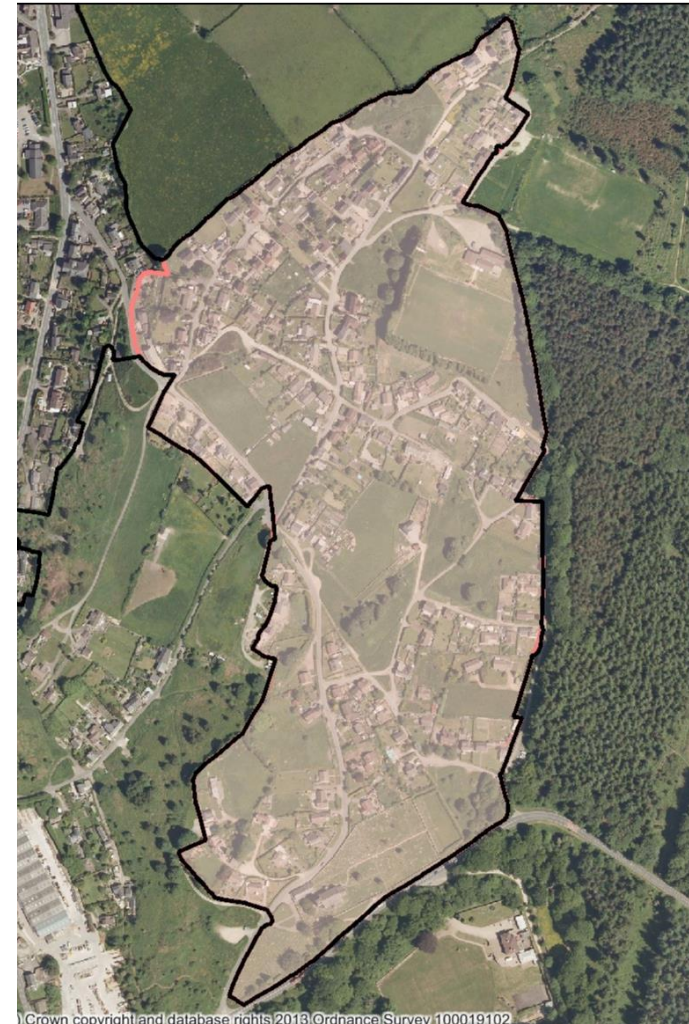
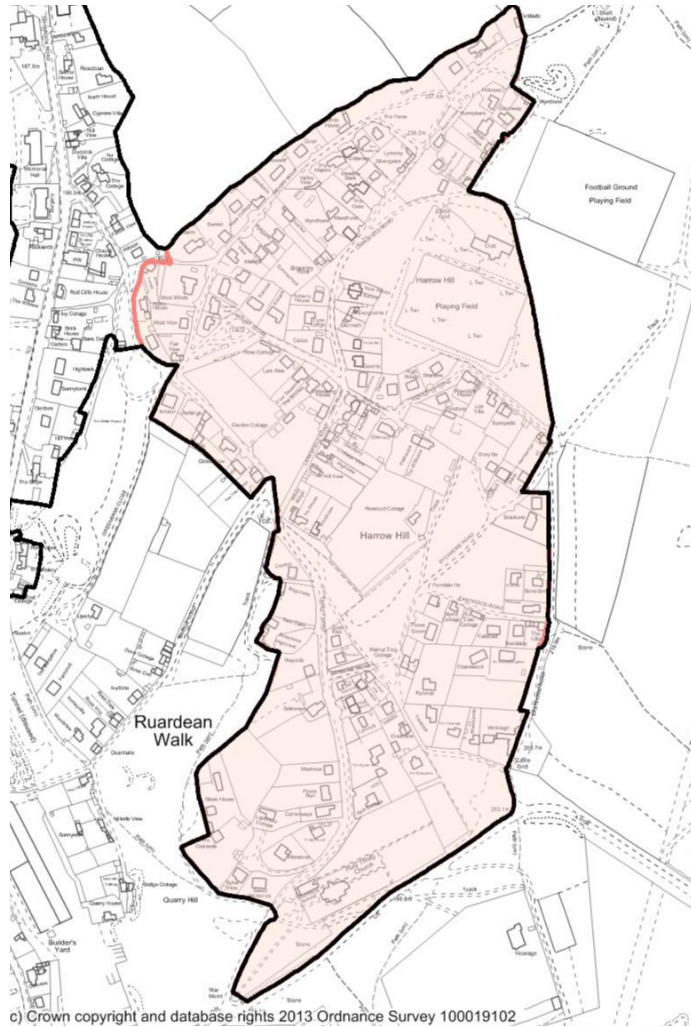
2.36 Harrow Hill is a small, scattered settlement between Cinderford and Drybrook. It is contiguous with the larger village of Drybrook forming one of the larger Forest Fringe settlements, being located on the edge of the coalfield outcrop of the Forest. The sporadic open development of Harrow Hill displays typical characteristics of a Forest Fringe Settlement, set on an elevated prominent site with large areas of open Forest Waste, small fields, paddocks, open verges. There is a 'rabbit warren' of small single unnamed tracks, lanes, paths and many informal routes which gives this landscape a very special character.







Various views of Harrow Hill, showing the sporadic and characteristically 'haphazard' layout. Note the traditional forest-style dwellings, large paddocks and curtilages and utilitarian ancillary buildings. Areas of forest waste also link the dwellings to each other and the forest beyond.

2.37 Harrow Hills' settlement form has become vulnerable to inappropriate residential development such as large extensions and the cumulative effects of infilling eroding its existing sporadic form, open character, and informal open areas. The open green spaces still exist and have until now resisted such development.



2. Individual sections - Villages



2 . Individual sections - Villages

	Age of Buildings	<p>The majority of buildings date back to the 18th Century, when the settlement was established and grew to provide a workforce for local industry and the railway. There are a number of recent dwellings, many of which do not respect the character of the area and design of the indigenous buildings.</p>
	Layout	<p>Development follows the pattern of the many formal and informal roads that criss-cross the settlement. The LDA is therefore linear along the roads, but is also nuclear in form due to the abundance of roads. The settlement pattern is also dictated by the topography of the area, where the land is flat, dwellings are arranged equally and more formally to occupy the available space. Where the land is graded, dwellings are placed due to the availability of suitable space. The dwellings that front the roads back onto each other, with no backland development, providing an open feel to the area. This is a low density area.</p>
	Building Style	<p>The older dwellings and ancillary buildings are of a style befitting its forest fringe nature. The buildings are of definite 'forest' cottage style, being substantial stone built cottages with large curtilages. Newer development unfortunately does not always reflect the built character of this area, consisting of bungalows and semi-detached 'modern' style dwellings employing modern design cues and materials.</p>
	Boundary Treatments	<p>This area displays a more informal style of boundary treatment. Whilst many dwellings have low hedge boundaries to the front, others have open space between the front of the dwelling and the highway, with little more than a low stone wall to denote a level of privacy and ownership. There is some use of wooden fencing, but mainly to augment walls or hedges or to enclose agricultural areas and paddocks.</p>

2 . Individual sections - Villages

	Materials	Widespread use of local stone, some use of bricks and a general application of render to cover both. Newer properties exhibit brick and render, with white upvc double glazing, in contrast to the older, more established buildings. Roofs are grey slate. Some use of retained nissen huts for ancillary purposes.
	Open Areas	Large areas of open space, both associated with the dwellings, but also in the form of designated important open spaces. These open spaces add to the overall legibility and permeability of the area. There is widespread use of the open areas by residents for parking of vehicles and areas for clothes drying.




LDA Summary

2.38 A quintessentially traditional forest fringe settlement, with traditional forest fringe style dwellings arranged around the meandering local roads. Relatively low variation in finishing materials, with extensive use of traditional and local finishes. The area is permeable, with large curtilages to the dwellings and the area is interspersed with designated important open areas.



2 . Individual sections - Villages

Camomile Green, Lydbrook

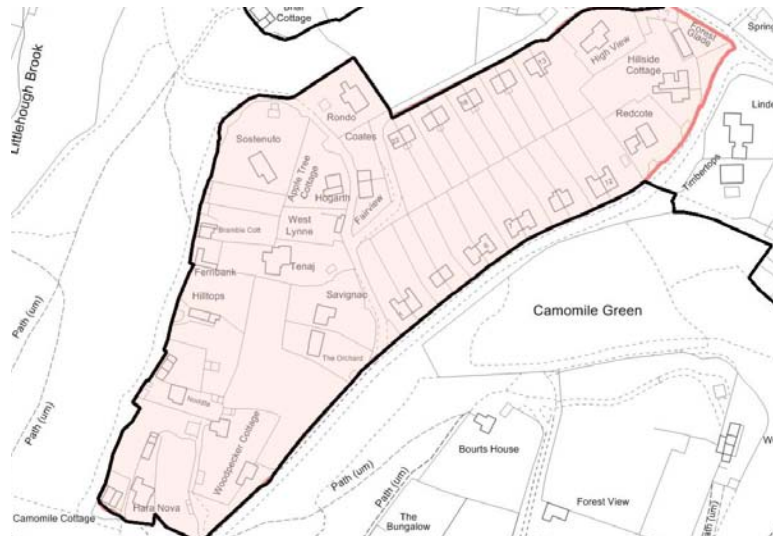
2.39 Camomile Green is an area of Lydbrook located to the south of the main settlement. The area forms the southern extent of the Lydbrook defined settlement boundary. Lydbrook is noticeably linear in pattern, stretching from the banks of the River Wye to Camomile Green. The settlement also gains elevation from the river valley to this point. There is a secondary stream – the Lyd Brook which runs through the central part of the main settlement. Lydbrook arose from an industrial past; coal mining and ore mining with associated manufacturing. The LDA possess two distinct areas, but it is impractical to further subdivide the area according to specific styles of property.

	Age of Buildings	The area has a mix of 18 th Century cottage style, fringe properties perched on the steep hillsides, but also a significant area of uniform post Great War Local Authority housing stock, of similar style and character to those found in the LDA of Parkend Road, Bream (Bream 2B).
	Layout	The older style dwellings form a fringe around the northern edge of the area and are low density. The post war buildings feature a higher density and the rear gardens back onto each other, in two rows, each facing a minor road.
	Building Style	The older dwellings are fringe style detached cottages, with large but irregular curtilages, the shape and layout of each dictated by the plot. In complete contrast, the newer Local Authority dwellings are uniformly styled, two storey semi-detached dwellings constructed in pairs. These plots are long straight and narrow, with substantial rear gardens. Gable ends feature wooden decorative detailing.
	Boundary Treatments	The older properties have boundaries of either low hedgerows or low stone walls. The newer dwellings feature an eclectic mix of fences, walls and hedges with great variation between adjacent properties.

2 . Individual sections - Villages

		
	Materials	The older dwellings predominantly feature local stone construction with grey tiles and traditional windows. The newer dwellings feature pebble-dashed and painted exteriors, with replacement upvc windows and brown concrete roof tiles.
	Open Areas	There is one designated Important Open Area within the LDA and the area is located amongst significant areas of private open space such as paddocks and also areas of forest waste.

2. Individual sections - Villages



The plan view and aerial photograph show the LDA clearly. The older, forest-style cottages are located to the left half of the area, whilst the newer Local Authority dwellings are located to the right. The form of the older dwellings is irregular in pattern and they have large curtilages interspersed with paddocks and forest waste areas. The Local Authority housing has a clear pattern; dwellings fronting the highway, with long, regular curtilages, backing onto the property at the rear.

2 . Individual sections - Villages



The older forest-style cottages can be seen in the image on the left, built in a traditional style with irregular curtilages and boundary treatments. Compare this to the former Local Authority housing in the right image, with the clear uniformity of construction and layout, strongly associated with the highway.

2 . Individual sections - Villages





LDA Summary

2.40 The area consists of two distinct elements- one area features traditional forest fringe dwellings with large random curtilages, featuring traditional materials. The other element consists of post world war 1 Local Authority housing stock, semi detached in nature with uniformity of design and also curtilage size. The traditional areas feature an important open area and exhibit a relatively low density, whereas by contrast, the 'planned' area features a higher density and less permeability.



2 . Individual sections - Villages

Lower Soudley

2.41 Soudley is a settlement which has evolved from its industrial heritage. The settlement is linear in pattern and has been the subject of recent, planned development. The LDA is located on the periphery of the dwelling and is very sparsely populated. The remainder of the settlement features strong development patterns, with cues such as strong road frontages and in certain areas, regimented, ordered residential development.

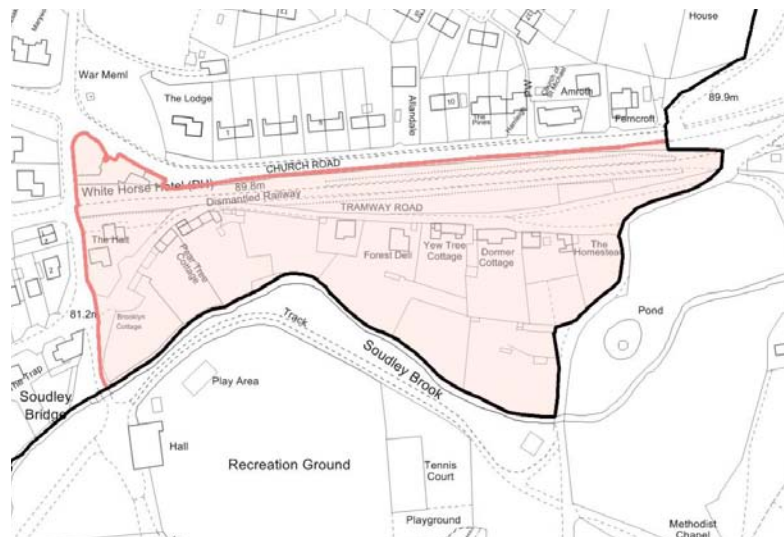
	Age of Buildings	19 th Century cottages, dating from the industrial revolution.
	Layout	The area is very sparsely developed, with a low density and very few actual residential properties. The random, non planned development is a key characteristic of the LDA. The majority of dwellings are orientated to and strongly linked with the old tramway, which runs parallel to the public highway bisecting the settlement as a whole. The orientation and strong association with frontages on the tracks leads to large residential curtilages to the rear of the properties, backing onto the brook. There is noticeable space between the dwellings.
	Building Style	Forest style detached dwellings are the main style of buildings in the area. Dwellings are two storey buildings, with some exhibiting split level construction due to the topography. A proportion of the dwellings have been updated over time in a manner which is not supportive or complementary to the intrinsic character of the area. A specific character of the dwellings in this area is that they are predominantly elongate in form, rather than typical square-form buildings.
	Boundary Treatments	Boundaries on the principle elevation are formal. Many of the dwellings have an immediate frontage with the principle elevation forming the boundary with the public highway. Elsewhere, front boundaries consist of high walls or high hedges. Rear boundaries are less formal – featuring lower hedges, fences and walls, due to the association with the stream to the rear.

2 . Individual sections - Villages

	Materials	<p>Local stone is the main construction material for dwellings and other buildings in this area. Certain buildings still retain stone as the facing material, but a number now feature painted render over the stone. There is limited use of pebbledash on dwellings. Roofs feature a mixture of grey slates and pottery or stone tiles. Some use of upvc double glazing.</p>
	Open Areas	<p>There are significant open areas within the LDA. Designated important open spaces are located immediately to the north and the south of the area. Due to the low density residential character, the open space within the curtilages of the dwellings and the surrounding open areas, the LDA has a very open character, with good permeability and legibility.</p>

2. Individual sections - Villages

The LDA has been expanded to incorporate the open space along the frontage of Church Road and Tramway Road. This area of open forest waste also includes a dwelling a public house and is considered to make a valuable contribution to the LDA as a whole. This additional land reflects and enhances the character and pattern of the LDA with its open spaces and industrial heritage in the form of the old tramway. The inclusion of this section adds an extra element to the character of the area as a whole. This area is to the left of the Plan view below and includes The Halt and The White Horse Hotel.



2 . Individual sections - Villages



The tramway area of Lower Soudley consists of a small number of traditional dwellings, which were originally associated with the tramway. The former rail lines now provide parking and amenity areas for the residents.

LDA Summary

2.42 This is a diminutive area, with a small number of traditional dwellings, located within significant curtilages. Plots back onto the small river and front onto the minor service road. The old tramway is an important open area and forms a strong characteristic of the area.



2 . Individual sections - Villages

Ruspidge South

2.43 Ruspidge is part of a contiguous area of settlement at the southern end of the defined settlement boundary of Cinderford. The area is located on a steep valley side and is bordered to the south by the forest. Due to the topography, the LDA forms part of the tapering edge of the settlement.

	Age of Buildings	Mainly 19 th century dwellings with limited recent extensions and ancillary buildings.
	Layout	The dwellings are all oriented towards the minor highways which surround and cross the LDA. All dwellings have substantial curtilages. The LDA features a very low density, where there is space for development. However, further development, if not controlled would affect the important open character of the LDA. The LDA is nuclear in shape.
	Building Style	The LDA features typical forest dwellings, some of which are single storey cottages, but the majority are two storey detached dwellings. The style is traditional in character, with individual houses and no multiple development.
	Boundary Treatments	The boundaries mainly consist of low hedges. There is minimal use of stone walls and also some use of wooden fencing. For such an open area, there is a clear definition of private and public space.

2 . Individual sections - Villages

	Materials	Some local stone, many dwellings feature render on the exteriors, including painted pebbledash. The older dwellings feature grey slate roofs, those newer ones feature some brown concrete tiles. Widespread use of white upvc for windows and front porches.
	Open Areas	Whilst the LDA does not feature any designated important open areas, there are a number of plots where no development has taken place, which combined with the characteristic large open spaces within the curtilages, gives a general feeling of openness within the LDA. The area also benefits from its location on the edge of the settlement, adjoining the forest.

2 . Individual sections - Villages



Traditional dwellings located within substantial plots are a key feature of the LDA. Similar to other LDAs located within steeply sloping areas, the dwellings occupy irregular plots wherever suitable space can be found. The irregularity of plot, dwelling style and curtilage are key features of the LDA.

Boundaries are clearly defined using traditional materials and separate private from public property. Numerous footpaths cross the area, in some cases providing the only access to some of the dwellings.

2. Individual sections - Villages



The plan view on the left shows clearly that the LDA consists of a low density area of housing. The curtilages are extremely large and variable in shape. The key characteristic of the LDA is the very low density of development. In many cases, the curtilages are also used as smallholding areas, giving a more rural feel to the area.




LDA Summary

2.44 The area is on the periphery of the settlement and is undulating in nature. The dwellings are formed in an informal, sporadic manner with significant curtilages, some still used as smallholding provision. The large curtilages add a sense of openness and the area has a very low density. Boundary definitions are strong, as is the relationship between dwellings and road frontages, with some reliance upon very minor, unmade roads for access. The dwellings and ancillary buildings are traditional in style and finish.




2 . Individual sections - Villages

Pillowell LDA

2.45 Pillowell is an area located between Whitecroft and Yorkley. The settlement of Pillowell is almost entirely designated as LDA. The area is also designated as a Conservation Area. The LDA is large and linear, following the topography of the steep valley sides within which the settlement is located.

	Age of Buildings	The age of buildings ranges from early 19 th Century dwellings, to more recent post-war and modern dwellings. Also a large amount of recent development in the form of extensions and ancillary buildings.
	Layout	The LDA is strongly linear, following both the path of the valley and the many public highways which run through the LDA. The majority of the (older) dwellings sit within substantial curtilage plots and this creates a very open feeling to the LDA. The steep topography dictates the linear pattern and the local minor roads meet at oblique junctions, which are a significant feature of the LDA's character. Due to the close association of the dwellings with highways, coupled with the steep topography, it appears to the observer that the LDA has a high density, but those factors affect how it is viewed. There is in fact a large amount of space and differentiation between dwellings, leading to a relatively low residential density.
	Building Style	There is a wide range of building styles in the LDA. The majority of buildings are dwellings, but there are also industrial / agricultural buildings. The mainstay of dwellings are typical two storey forest cottages, in places, due to the topography, three storey.

2 . Individual sections - Villages

	<p>Boundary Treatments</p>	<p>The area features a wide range of boundary treatments from stone and brick walls, to metal and wooden fences to hedges. Many of the properties feature informal boundary definitions.</p>
	<p>Materials</p>	<p>The area features a wide range of materials, as to be expected on such a large area, with a variety of houses and other buildings all of varying ages. There is widespread use of local stone – both for the buildings and also boundary treatments. Many properties are rendered and in the majority of cases, the render is painted. Grey slate and brown pottery tiles in use. Widespread use of white upvc for doors and windows. Some industrial and ancillary buildings feature corrugated steel roofs.</p>
	<p>Open Areas</p>	<p>The LDA has several designated important open spaces within it. Furthermore, the areas character is further defined by the large curtilages and non-defined open spaces between the buildings.</p>

2 . Individual sections - Villages

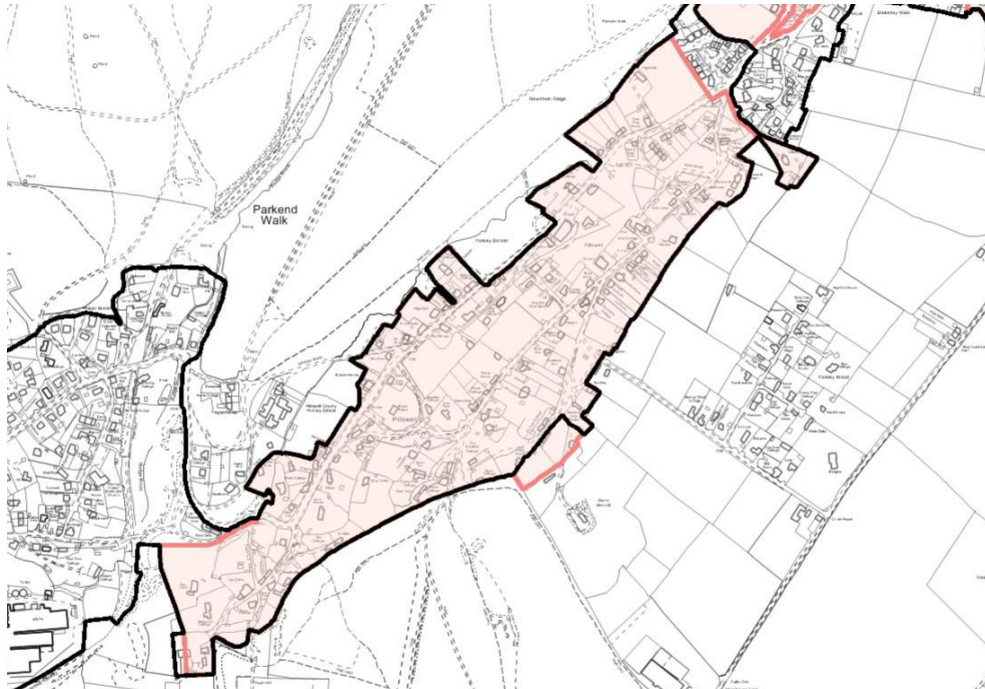


Pillowell exhibits a strongly irregular pattern of settlement – dwellings are located in the steep valley sides wherever space can be found. Gardens are sloping and the dwellings all feature traditional styles and use of traditional materials such as stone, render and slate. Irregularity of design and layout is a key characteristic.

LDA Summary

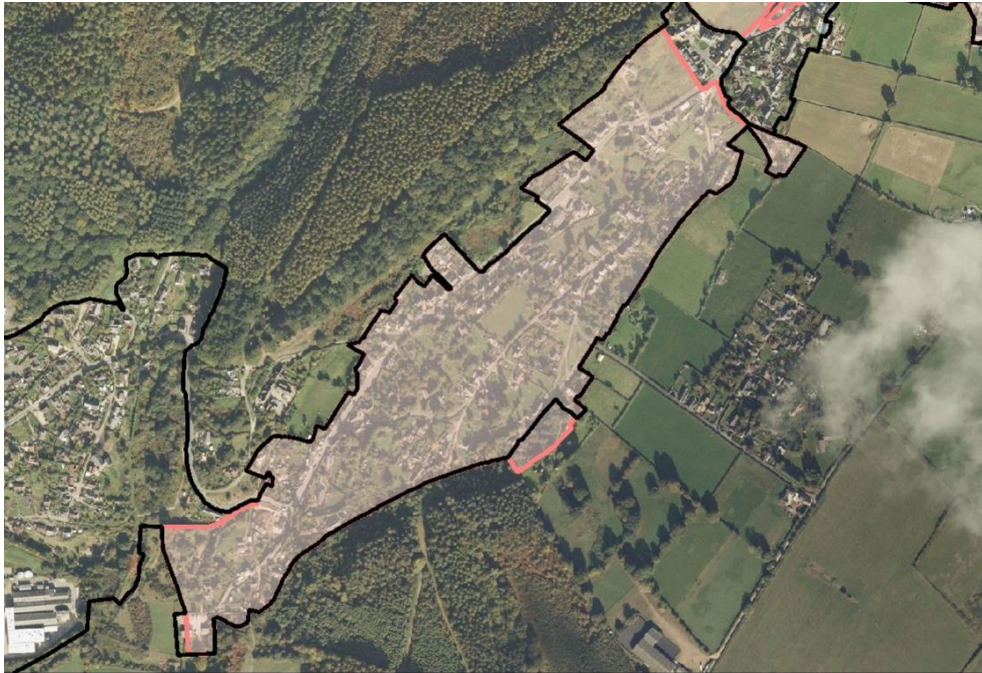
2.46 A large area consisting of traditional dwellings which are mainly detached and located within sizeable curtilages. Buildings are mainly associated with the large number of roads which traverse the area. There are small amounts of backland development away from the main routes, but they are isolated dwellings located amongst the large areas of both designated and non - designated open space. The majority of dwellings are of traditional style and finish. There is clear definition between public and private space.

2. Individual sections - Villages



The clearly linear pattern of the LDA is visible to the left. Development is constrained by the steeply sloping valley sides and the plots are irregular and relate to the many meandering roads that cross the area.

2 . Individual sections - Villages



Threat to the LDA - To the north of the LDA, the former bakery site has been developed as a modern cul-de-sac. Whilst the dwellings feature a reasonable degree of design, it is not a design which is characteristic of the area, neither is the cul-de-sac layout. Further development of this type and layout is to be avoided in order to enhance and maintain the character of the LDA and prevent the erosion of its sporadic pattern and irregular layout.




2 . Individual sections - Villages

Yorkley

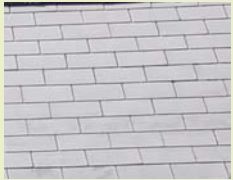

2.47 Yorkley is a forest fringe style settlement located on a prominent position with wide ranging views over the surrounding forest. Yorkley has a nuclear centre and the settlement expands out from the central service area in a number of directions. Areas of the settlement are of relatively high density.

Yorkley West LDA

2.48 This area is located on the west side of Yorkley and is bordered by the Pillowell LDA, combining to form an even larger area of local distinctiveness.

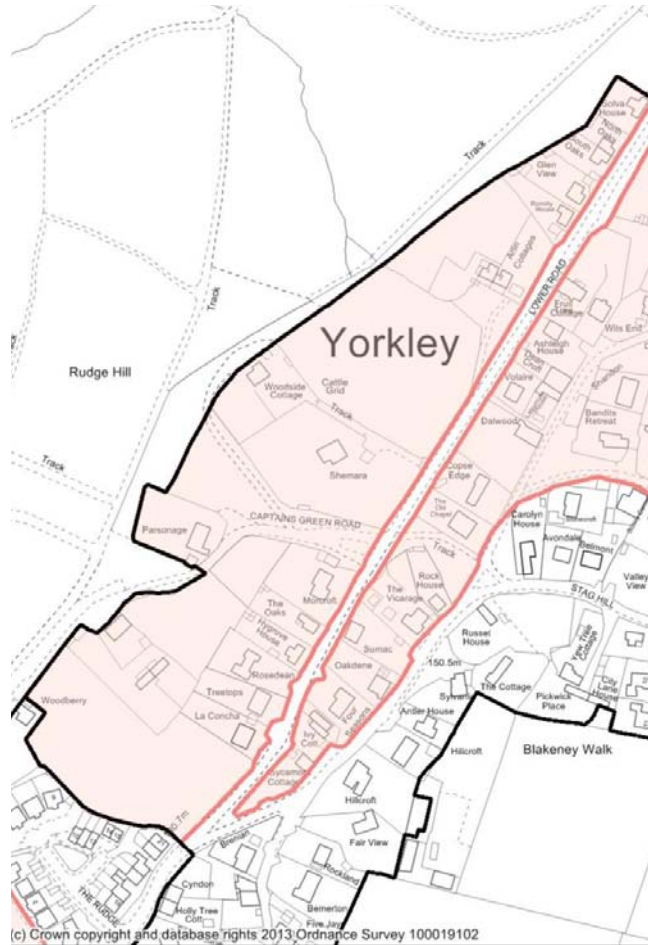
	Age of Buildings	Mainly from the 19 th Century to the modern period. The area has a considerable number of modern extensions and ancillary buildings.
	Layout	The area continues the nuclear character of the settlement as a whole. The area exhibits a medium density of residential development. The dwellings retain substantial curtilages and the majority face onto the numerous highways which cross the area. There is some backland development, where access tracks lead to small numbers of dwellings at the rear of other properties.
	Building Style	The majority of houses are as to be expected in the fringe settlement, of the typical forest style. There are also older style terraced properties which front onto the main highways. The majority of properties are two storey detached or semi-detached.

2 . Individual sections - Villages

	Boundary Treatments	There is a mixture of boundary treatments. Those properties which front the highway are usually bounded by low stone walls, with secure gates required to prevent access by free roaming forest sheep, which are frequently in residence in the area. Side and rear boundaries feature more hedges than formal treatments. Some land between the highway and the dwelling remain informal in nature, but there is ultimately a form of physical boundary to the property.
	Materials	Mixture of predominantly local stone and painted render. Mainly grey slate tiles for the roofs. Widespread use of white upvc for windows.
	Open Areas	The LDA contains a number of designated important open areas and is bounded on three sides by the forest. Therefore, the feeling of openness is a major characteristic of the LDA. The topography affects the permeability of the area and visibility through it also, meaning the open areas can suddenly appear to the observer.

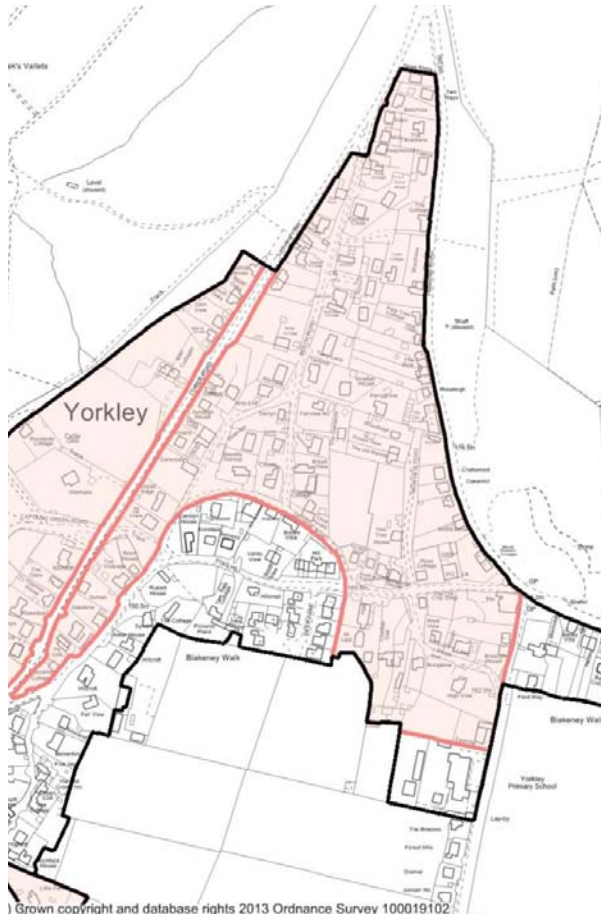
2.49 Summary – The area features traditional styled dwellings within spacious curtilages, mainly with strong frontages onto highways. There is some backland development, but also a large amount of open spaces and important open areas. Dwellings are mainly arranged informally and feature traditional materials.

2. Individual sections - Villages



The very low density of the LDA is clearly demonstrated by the Plan and aerial views left. The relationship between the fringe of the LDA, the wider settlement and the neighbouring forest is clearly demonstrated in the two figures.

2. Individual sections - Villages



Whilst still of relatively low density compared to other settlements, this element of the LDA has a greater density than the adjoining area to the west. The LDA consists mainly of traditional dwellings with strong associations to the highway frontages. The curtilages are relatively small compared to other LDAs but are still sufficient in scale to provide a sense of openness.

2. Individual sections - Villages

A further portion of the settlement has been included within the LDA. The area from western Blakeney Walk across to the Primary School is considered suitable for inclusion to the LDA due to the characteristics that they possess, which are homogenous with those currently located within the LDA. These additional properties are built from local materials and exhibit a strong sense of local character, with large curtilages which in many instances are still utilised as small holdings.







Clearly visible from the images are the informal linkages between properties in the area. Clear boundaries can also be seen, especially in the area proposed to be added to the LDA – Plan view above right.

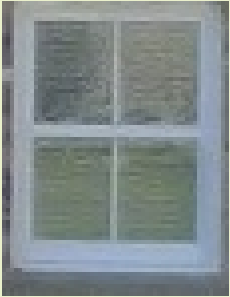
2 . Individual sections - Villages

Yorkley Slade LDA

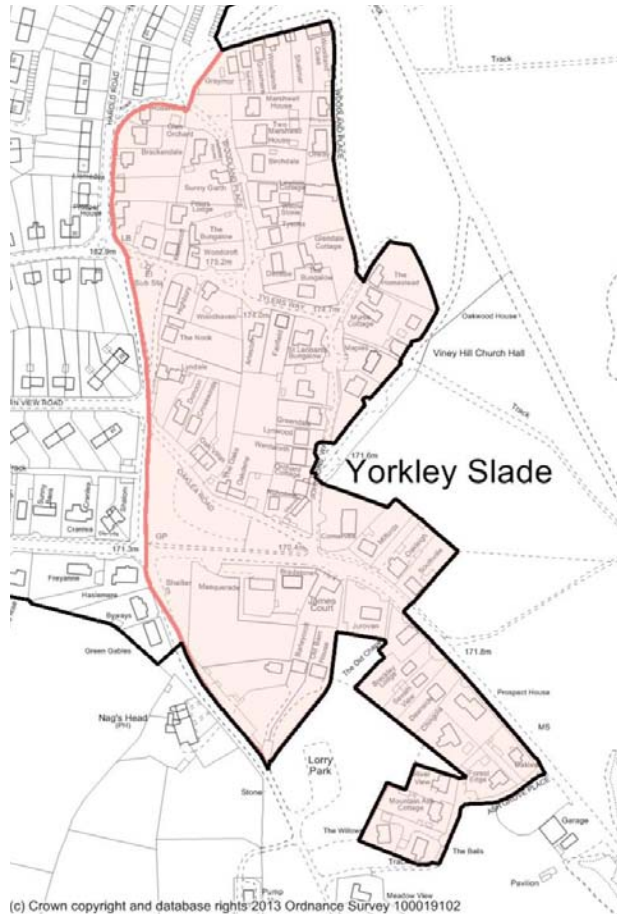
2.50 This LDA is located to the eastern boundary of the settlement and again borders the forest. Because it forms part of the same settlement, it is perhaps understandable that this LDA is very similar in form and character to the LDA on the other side of Yorkley. This LDA represents a stark contrast to the neighbouring Local Authority housing estate.

	Age of Buildings	Age of Buildings - Mainly from the 19th Century to the modern period. The area has a considerable amount of modern extensions and ancillary buildings. There are also a number of more recent additions in the form of bungalows.
	Layout	The area continues the nuclear character of the settlement as a whole. The area exhibits a medium density of residential development. The dwellings retain substantial curtilages and the majority face onto the numerous highways which cross the area. There is some backland development, where access tracks lead to small numbers of dwellings at the rear of other properties.
	Building Style	The majority of houses are of the typical forest style. There are also older style terraced properties which front onto the main highways. The majority of properties are two storey detached or semi-detached. There is a limited number of bungalows and chapel conversions.
	Boundary Treatments	There is a mixture of boundary treatments. Those properties which front the highway are usually bounded by low stone walls, with secure gates required to prevent access by free roaming forest sheep, which are frequently in residence in the area. Side and rear boundaries feature more hedges than formal treatments. Some land between the highway and the dwelling remain informal in nature, but there is ultimately a form of physical boundary to the property.

2 . Individual sections - Villages

	Materials	Mixture of predominantly local stone and painted render. Mainly grey slate tiles for the roofs. Widespread use of white upvc for windows.
	Open Areas	The LDA contains a number of designated important open areas and is bounded on two sides by the forest. Therefore, the feeling of openness is a major characteristic of the LDA. The topography has less of an effect on the permeability of the area and visibility through it also, meaning the open areas are clearly visible to the observer.

2. Individual sections - Villages



2 . Individual sections - Villages

LDA Summary

2.51 Dwellings are located in an informal pattern with a strong relationship to highways and minor access roads. Large areas of important open areas within the LDA. Eastern edge of the area meets the forest boundary, creating a fringe characteristic. Dwellings are located within large curtilages with clear boundaries between public and private space. Widespread use of traditional styles and local materials.

