



Housing Audit

ENGLEFIELD GREEN VILLAGE NEIGHBOURHOOD PLAN HOUSING AUDIT

March 2022

Reg 16 (of the Neighbourhood Plan Regulations 2012)
Consultation Document

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INTRODUCTION

Over a 3-month period in the summer of 2020, volunteers took hundreds of photographs recording the location and direction of every image and covering every road and lane in the Forum area.

The objective of this survey was to create a snapshot record of our Area, to observe the building types and styles of our roads and to provide a survey of the built assets we have.

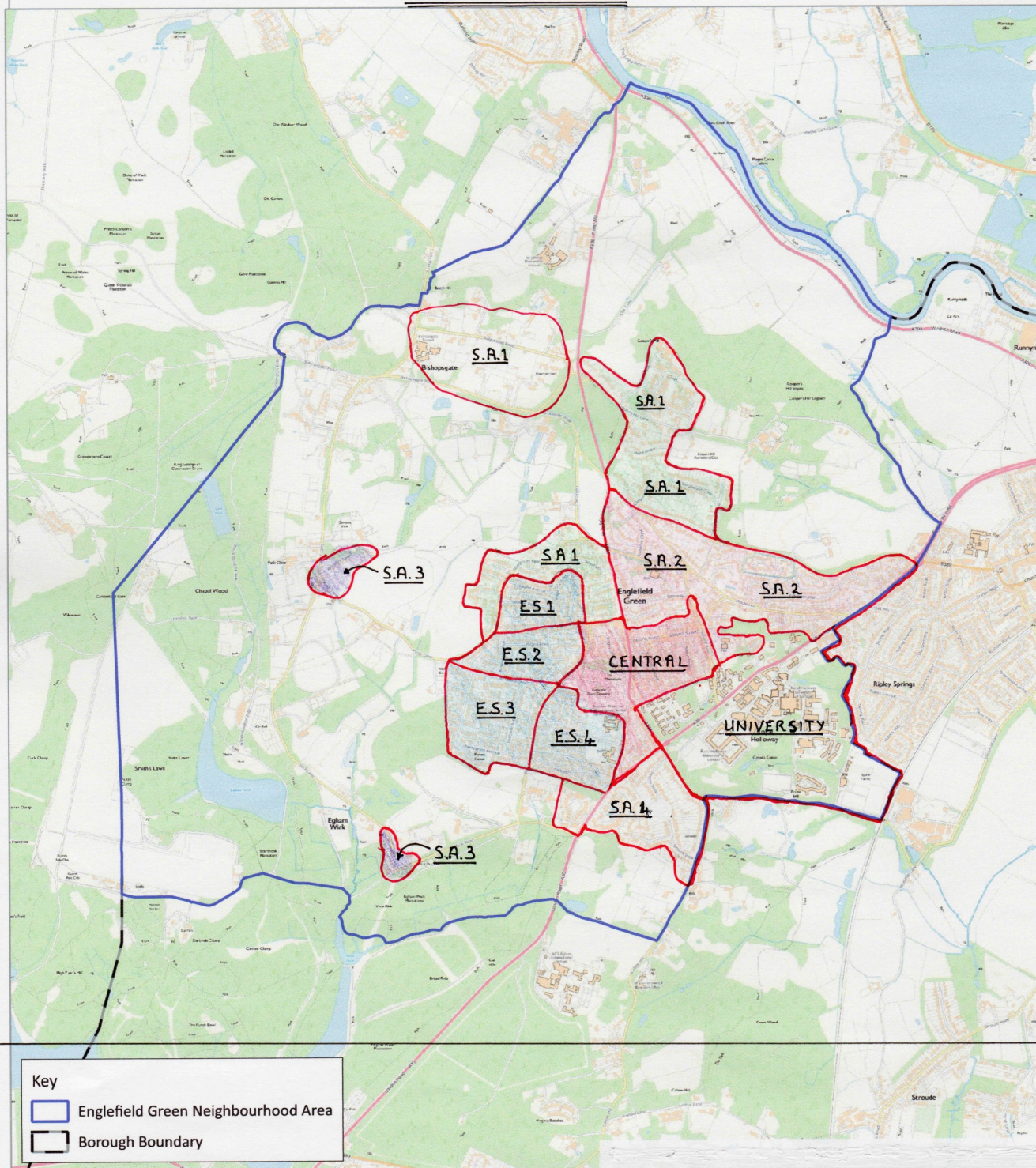
The Housing Audit is a summary of those findings and, along with the original photographs, has informed and helped shape the Design Codes and assist in the creation of Policies and Aspirations in the Neighbourhood Plan.

Housing Audit - Area Map



Englefield Green Neighbourhood Area

HOUSING AUDIT KEY



Housing Audit - Central Area

Overview

The area of the Village identified as 'Central' is Victorian in architecture and was largely constructed to house those working on the construction of the near-by Royal Holloway College. The area comprises small terraced cottages, some larger semi-detached houses and a few detached homes. Alongside these, there were four or five pubs (now only two) and two roads dedicated to retail (although less retail now). As you would expect, there is little off-road parking available in this area. Recent decades have seen infills of more modern architecture, demolition of some Victorian houses and shops and replacement with higher-density housing largely catering to the buoyant demand for student accommodation.

Examples of Original Victorian Architecture



Small Terraces



Larger Terraces



Detached



Original Row of Shops

As stated above, the passage of time has seen infilling, demolition and replacement of which there are good and bad examples.

Examples of Good Additions/Replacements That Attempt To Reflect The Style of The Area



Examples of Less Sympathetic Additions/Replacements



Unfortunately there are fewer new developments that attempt to reflect the Victorian style of the area than those that do. Two builds are currently in progress, one on Victoria St which is very much in keeping and another on Harvest Road which is very much not. Victoria St was at one time predominantly retail and its demise has seen developers demolishing them and rebuilding substantial residential accommodation as replacements and smaller shops that seem difficult to let.

This part of the Village is very important and gives it its character so it's critical that what is left is retained where possible and any further development is in keeping with, and enhances, its surroundings.

Overview

The area of the Village identified as 'University' encompasses the University campus (Royal Holloway College) and an area North of the A30 opposite the main University buildings. The area largely consists of the original University buildings, newer University buildings and student accommodation. The newer buildings on campus vary in architectural quality, especially those built in the 60's and 70's but more recent additions, notably the new library are built to a good standard and complement the original College building. The University owns a significant amount of land to the North of the A30, and has recently replaced Victorian buildings with purpose-built student accommodation. The architecture of these modern buildings is somewhat unsympathetic to the surrounding Victorian properties.

Examples of Victorian Architecture North of A30 and Campus Architecture In Area



Small Terraces



Larger Terraces



University Library



Main University Building

Examples of Student Accommodation North of A30



With such a rich architectural asset, it is disappointing that the College has chosen unsympathetic architecture for its student accommodation. In light of the fact that this accommodation is actually in the Village (not on Campus), but part of the original Victorian part of the Village, it would have been more appropriate to build with that in mind. Both the build quality and design of the accommodation to the North of the A30 is very different from the Village properties.

This part of the Village is very important and provides it's character, so it is critically important that what is left is retained and any further development kept in keeping with its surroundings.

Housing Audit - Estate Area (ES1)

Overview

There is a large area West of St Judes Road which consists of four distinct estate building phases as follows:

1. Louise Willson Estate—built in the 1920's (private housing)
2. Old Forest Estate—built post-war (Council housing)
3. New Forest Estate—built in the 1970's (Council housing)
4. Larksfield Estate—built in the 1980's (private housing)

As these areas are generally large and have distinct characteristics and functions, they will be dealt with separately for clarity.

Louise Willson Estate

This is a small estate built in the 1920's comprising three roads (Willson Road, Laurel Avenue and Vegal Crescent), plus a few on Northcroft Road). It consists of a mixture of chalet-style semi-detached houses, terraced houses and semi-detached bungalows - all mostly 2/3 bedrooms as built. This area has changed little in the last hundred years. Some homes have been extended to add more bedrooms, but most remain today as they were built. None were built with garages, but some have been added where space has allowed. The area is home to many elderly (the bungalows), small families or couples. It lacks roadside trees, but the gardens are of a generous proportion which allows for off-street parking and bin storage behind the houses. There is only one instance of infilling in a large garden, but no demolition or rebuilding. It appears to be a pleasant, quiet area that time has largely left alone.

Examples of Homes on the Louise Willson Estate



Semi-Detached Home With Extension



Terraced Homes with Off-Street Parking



Bungalows with On-Street Parking



Bungalows with Off-Street Parking

Housing Audit - Estate Area (ES2)

Forest Estate (Old)

This Estate was built post-war to fulfill the urgent need for more Social Housing. The land had previously been used to house the families of military personnel in pre-fabricated homes on a temporary basis. This estate was designed to house families. It largely comprises of substantial 3/4-bedroom semi-detached homes and terraces plus a few bungalows. These properties are large with very generous gardens both front and back. Few have garages, but the size of the front gardens allow for off-street parking. As a result the roads are largely kept clear of cars and the generous width of the roads, means that any parked cars are unobtrusive. Again, because of the size of the gardens, bins are kept away from the pavements. Many homes have been extended, some substantially. The downside to the loss of green space in the front gardens is that it contributes to a barren feel and reduces the ecology for the area.

The majority of the properties are now under private ownership. Those that are owner-occupied are generally well-maintained, whilst those rented out are often less well-kept. There are a few 1970/1980 blocks that have infilled on open areas which look much smarter.

In terms of services - there is an active Community Centre (which also looks run-down), a small convenience store and un-manned Police building. The area is well-served with a regular bus route.

Examples of Homes on the Forest Estate (Old)



Extended Home



Semi-Detached Home



Convenience Store



Terraced Homes



Wide Roads



Community Centre



In-Fill Housing



Bungalows



General Street View

Housing Audit - Estate Area (ES3)

Forest Estate (New)

This Estate was built in the 1960's as a direct continuation of the old estate with the roads running from one straight in to the other. It comprises of terraces, maisonettes and flats, all with garages in nearby blocks. The striking thing about this area is the amount of green space and trees which separate the homes and garages. Clearly built to accommodate now smaller families, there is evidence of children's playgrounds (swings and slides etc) in the open spaces. The playgrounds are no longer there and have not been replaced and these open spaces owned by RBC, are being maintained in the most basic way. As a consequence they provide little interest and are prone to littering. Most of the homes are now privately owned. Those that are owner-occupied are generally well kept with well maintained gardens. Those that are rented out (it would appear to students) are often poorly maintained with over-grown gardens.

The overall impression is of an estate of low architectural merit but well spaced out and with much potential for improvement.

The rear gardens are very small with restricted access which has resulted in numerous visible bins. The houses do not have front gardens with boundaries, just a strip of grass with a path to each front door, as a result these areas are untidy. It is interesting to note that many houses are not accessible by road to the front door. Much of this Estate was built around a warren of footpaths and alleys, with road access to the rear. In addition to the garages, the planners accommodated designated space for vehicles, so there is very little on-street parking. Again, the roads are extremely wide and the whole area is very spacious, but often quite unkempt.

Examples of Homes on the Forest Estate (New)



Front Doors Accessed by Path



Open Space - Base of Swings etc



Maisonettes



Typical Street Scene



Garage Blocks



Property with Boarded Windows

Housing Audit - Estate Area (ES4)

Larksfield Estate

This Estate was built in the 1980's as a privately owned enterprise. The Estate covers land from Bagshot Road in the South and joins the Forest Estate in the North. It comprises of a mixture of modest detached houses towards the East, moving to nicely kept terraces further West. Bagshot Road is home to two of the Englefield Green's schools, which along with playing fields, take up most of the land on one side. The other side houses a small gated development, plus some large older, detached houses which back on to the A30. This road is one of several which lead to Larksfield.

The housing on Larksfield, towards the Forest Estate is largely the same, terraces, but with more flats and the area is less well-kept. There are fewer trees and parts of it look somewhat barren. The roads on Larksfield are narrower than the Forest Estate and few houses (apart from those detached) have garages, but good provision has been made for off-street parking with small car-parks and allocated parking outside each house. This arrangement allows for parking spaces, so largely there is little on-road parking. The Estate is one road with small cul-de-sac spurs off it. In the main its a pleasant area, with small clusters of housing round the cul-de-sacs, a reasonable number of trees and grassed areas. However it is cramped so there is little evidence of houses being extended or even the scope to do so, hence it largely remains as built in that respect.

Little evidence of bins on streets at the Bagshot Road end, but more towards the Forest Estate where there are more flats.

Examples of Homes on Larksfield



Forest Estate End



Cul-De-Sac



Off-Street Parking



Bagshot Road End



Street Scene—Bagshot Road End



Street Scene—Bagshot Road

Housing Audit - Settlement 1 North of Village (SA1)

Settlement Area 1—North of Village Centre

North of the Village is heavily residential and the houses in this area tend to be family homes with 3 or more bedrooms, larger gardens and better presentation overall. Immediately North of the Centre are predominantly smaller detached homes (compared to those in Settlements 2 & 3), with modest gardens and off-street parking for one car. There are a handful of exceptions. St Judes Road displays a mix of housing from terraces, both Victorian and contemporary at it's Southern end to larger detached houses at its Northern end near the Green. There are spur roads off St Jude's which have similar modest detached homes.

Northcroft Road is a real mix—largely because it runs from the Forest Estate, winding its way to the Green. At the Bond St end are homes on the edge of the Forest Estate, the road then runs along the edge of the Louise Willson Estate. The homes at this end of Northcroft Road are much smaller, semi-detached houses and bungalows. There is also a residential care home occupying a large plot. Towards The Green, the houses get larger and larger—mostly detached with substantial gardens and multi-car drives.

Barley Mow Road includes an infants school and a Care Home. There are a handful of detached houses on the road itself, but the most of the houses are situated in spurs off it and again are detached and contemporary dwellings. Barley Mow Road continues for a short distance the other side of St Judes Road (alongside the Green) with a good pub and a handful of larger houses.

The area is clean, tidy and well presented. There is no sign of in-filling at the time of writing, although we are aware of impending plans to demolish the most significantly large house in Northcroft Road to make way for an up-market gated community. This will put pressure on a quiet road and the surrounding area.

Examples of Homes in Settlement 1



Northcroft Road



Northcroft Road



Barley Mow Road



St Judes Road



Beauforts



Englehurst

Housing Audit - Settlement 2 North of Village (SA2)

Settlement Area 2—North of Village Centre

North of the Village is heavily residential, although the houses in this area command a greater with substantial detached houses and large gardens. Middle Hill displays a real mix of housing from terraces, both Victorian and contemporary at its Southern end to larger detached homes at its Northern end at the top. It is a busy road which has problems with on-street parking and traffic flow. It should be noted that in the last year there have been two instances of infill housing at the top (gardens sold off) and demolition and re-building. The new houses are in keeping with those nearby, but it highlights the vulnerability of this area.

Tite Hill is similar in that smaller detached houses are located towards the bottom of the hill, with the more substantial houses sitting at the top further away from main roads. Again a mix of Victorian and contemporary. There are wide spur roads off Title Hill with substantial houses and gardens. Alderside Walk, halfway up is predominantly 3/4 bedroom detached houses built in the 1970's. As a cul-de-sac it does not suffer from traffic and all houses have off-street parking.

In general the area is clean, tidy and well presented.

At the time of writing, Middle Hill has 9 more houses now than it did a couple of years ago. Whilst these infills appear appropriate and in keeping with street density, further attempts at infilling may not.

Examples of Homes in Settlement 2



Large House - Top Tite Hill



Kingswood Close - Tite Hill



Alderside Walk



Middle Hill - Top



Middle Hill - Half Way



Middle Hill - Bottom

Housing Audit - Settlement 3 North of Village (SA3)

Settlement Area 3—North of Village Centre

The houses in this area to the North of the Village are extremely large and well set back from the road. It is close to Windsor Great Park and the roads are tree-lined roads with a country feel. There is a public house, a private school, riding stables and other amenities in the area. Architecturally there is huge variety, but largely the mix sits well together.

Coopers Hill which sits to the East of St Judes Road is a mix of various sized detached houses, an up-market retirement estate, social housing and student accommodation. The Air Forces Memorial is a special site and very visitor friendly. And there are tennis courts and football pitches and as such is a well kept area with plenty of green space and trees.

To the West of St Judes Road we have the area known as Bishopsgate which wraps itself round Windsor Great Park. Here you will find the largest houses/estates in Englefield Green. The houses are well set back from the road with long drives and security systems. The surrounding area is leafy and pleasant, but it attracts visitors to the Park from far and wide and parking and road congestion is often a problem.

Examples of Homes in Settlement 3



Coopers Hill



Student Accommodation - Coopers Hill



Large Estate - Bishopsgate



Gatehouse to Large Gated House—Bishopsgate



Large Estate - Bishopsgate

Housing Audit - Settlement 4 South of Village (SA4)

Overview

There is a relatively small area of housing South of the A30 which falls in to the suburb/settlement category as part of Englefield Green. The area comprises 5 roads/gated estates: Pinehurst, St David's Drive, Simons Walk, Roberts Way and Bakeham Lane.

Little has changed in these areas since the 1980's when the gated estates at Pinehurst and St David's Drive were built. Simon's walk and Roberts Way were built in the 1950's and the part of Bakeham Lane which falls in to the area is a mixture of Victorian through to contemporary architecture.

Significant features of the area are wide roads, modest to large mostly detached properties, off-street parking, generous front and back gardens and clean streets.

What is notable about these roads is that no two dwellings are the same and some (an example being the middle image) have been altered and changed beyond recognition from the original property.

Some are significantly smaller than others (image 1) and the architecture varies widely, albeit built at around the same time. This is a pleasant area which does not attract through traffic, but has exits to Bakeham Lane at either end.

Examples of Houses On Simon's Walk & Roberts Way



Small Detached



Redevelopment



Varied architecture

Wick Lane is directly opposite this area on the North side of the A30. There are few houses with the exception of a relatively new development on the corner of Wick Lane and the A30 built in a crescent formation which comprise a mix of flats, small terraced and larger semi-detached houses. Few have garages, but provision is made for on-street parking with designated parking areas for residents and visitors.



Wick Lane - Large House



New Estate - Wick Lane & A30

Housing Audit - Settlement 4 South of Village (SA4)

Overview

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Little has changed in these areas since the 1980's when the gated estates at Pinehurst and St David's Drive were built. Simon's walk and Roberts Way were built in the 1950's and the part of Bakeham Lane which falls in to the area is a mixture of Victorian through to contemporary architecture.

Significant features of the area are:

- Wide roads
- Modest to large mostly detached properties (bungalows and houses)
- Off-street parking
- Generous gardens front and back
- Clean streets with little evidence of bins etc

Examples of Homes Pinehurst & Bakeham Lane



Bakeham Lane - Large Detached Property with Grounds



Bakeham Lane - Detached Victorian Property



Pinehurst - Recent Gated Development

Pinehurst is a small gated development off the A30. It comprises 10 small detached houses with modest gardens.

Bakeham Lane runs from Englefield Green to Virginia Water, so only a small part of this road falls within the area. It is a reasonably busy 'main' road. Most of the properties are large detached houses with off-street parking and substantial gardens—some modest and some (see image 1) are very substantial with large grounds. Architecturally, properties range from Victorian to contemporary, although the majority were built in the 1950's.