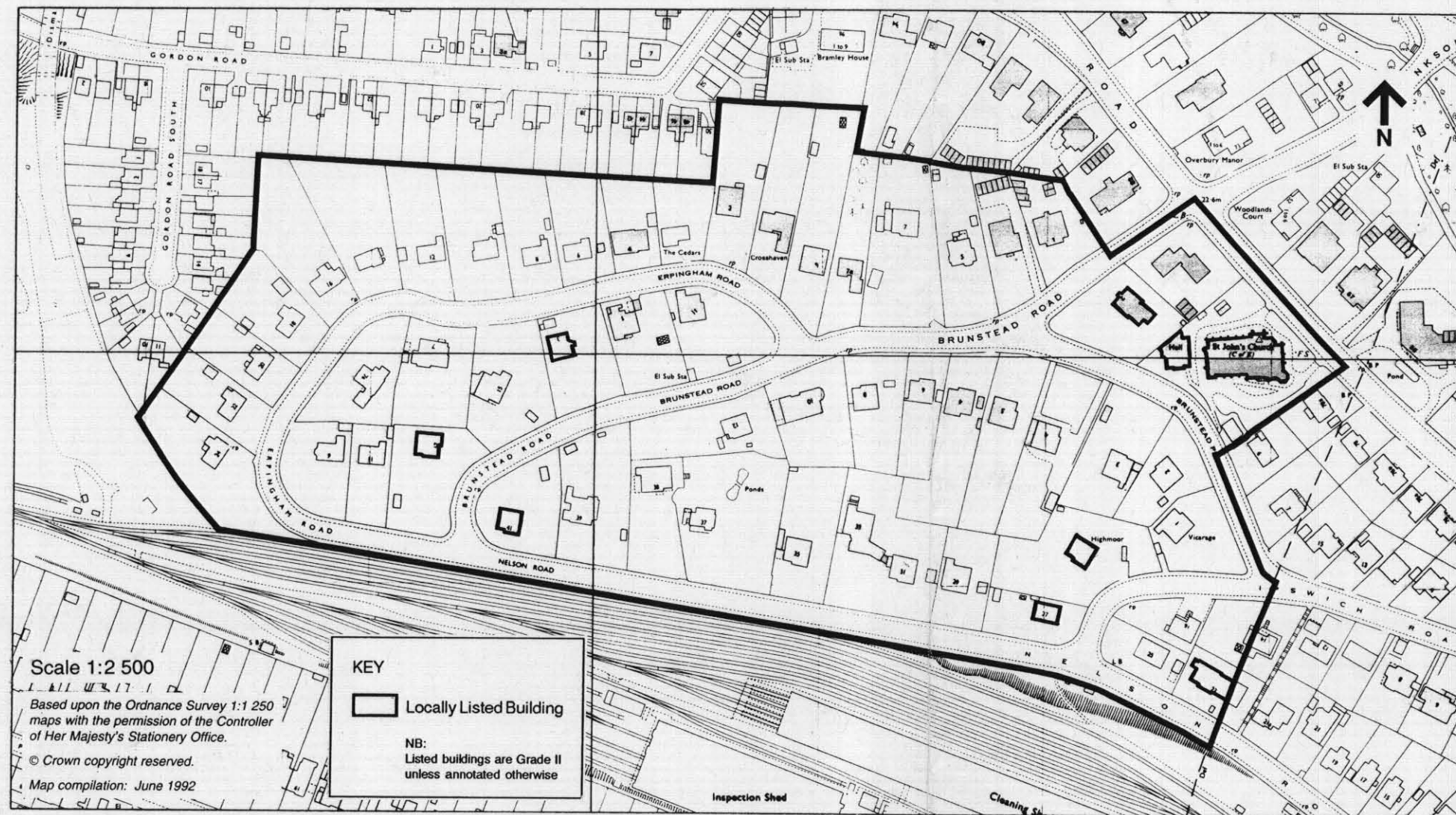


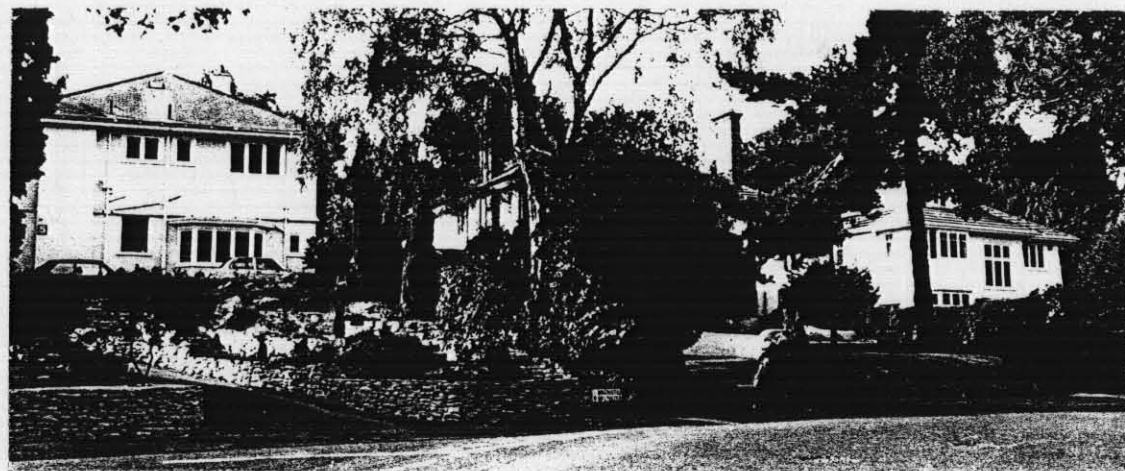
# Brunstead Road Conservation Area

(Designated - July 1989)



## CHARACTER

This conservation area is a low-density residential area of distinctive character. Its topography is important to its overall character, being set on a hill with the railway line forming the southern boundary. The properties were built in the inter-war and Edwardian periods in large, wide plots set back from the road. Many of the houses exhibit an Arts and Craft design style and Twenties domestic styles reminiscent of Voysey. The majority of properties are constructed of red brick and render, with plain clay tiled roofs and prominent chimneys. The predominant boundary treatment is low brick walls and fences with dense vegetation of trees and shrubs.



## KEY ISSUES

### TRAFFIC AND MOVEMENT

- The ribbon road pattern with mature trees and hedges lining it, contributes to the sylvan character of the area.

### LAND USE

- There is pressure for further residential development through plot severances and for the conversion of buildings to flats or nursing/rest homes.

### PRESERVATION AND ENHANCEMENT

- The mature boundary treatment should be retained and unsympathetic walls and fences resisted. It may be necessary to serve an Article 4 Direction on the area with regard to boundary treatment.
- The width of plots and density of development are an important feature of the Conservation Area allowing landscaped gaps between the houses to create a feeling of spaciousness. The maintenance of a significant gap between buildings will be a material consideration when dealing with proposals for development.
- Applications for plot severances and for the conversion of buildings into flats or nursing/rest homes will be resisted.
- Minor alterations and additions should have regard to the character of the building and the area as a whole

