



KEY

-  Listed Building
-  Locally Listed Building

NB:
Listed buildings are Grade II
unless annotated otherwise



CHARACTER

This area has a village character derived from its low density and informal layout of buildings. Houses line Oakley Lane behind large front gardens with soft, unmanicured boundary treatments of mixed hedges and trees. The importance of the boundaries has been recognised with an Article 4 Direction to control boundary treatments.

Oakley Lane is now characterised by residential development and only one farm remains in the conservation area. Many of the properties are in the Lady Wimborne semi-detached cottage style, with brick mullions, label moulds over doors and windows, Gothic arched heads and steep-pitched roofs with decorative tiles and ridges. They are constructed of soft textured buff and red brick with red/brown clay, and fish-scale tiled roofs. Ornate, tall chimney stacks with pots are a feature of the area.

KEY ISSUES

TRAFFIC AND MOVEMENT

- The speed of traffic is a problem within the area, with cars using Oakley Lane as a 'rat run'.
- Where new development has occurred, the well-landscaped boundaries have not been repeated due to the requirements for sight lines etc. There is also pressure on the mature hedges from the need to provide safe access for new development.
- There is a proposal to widen/realign Oakley Lane near its junction with Oakley Hill.

LAND USE

- The predominant land use is residential and there is pressure in the area for further residential development and a move away from agriculture. There is also some pressure for the conversion of larger buildings to institutional uses.

PRESERVATION AND ENHANCEMENT

- It is Council policy to ensure that the rural, residential character of the area is maintained.
- Alterations to unlisted buildings should have regard to the character of the building and the area as a whole.
- Recent new estates of houses have tended to create suburban architecture with a variety of house type, open front gardens, garages and drives and an informal layout and absence of building line. Any additional development must respect and retain the village street layout and, where appropriate, the agricultural character.
- Care must be taken that the proposal to widen/realign Oakley Lane near its junction with Oakley Hill does not damage the character of the area.
- A traffic calming programme may be appropriate in the area.

Oakley Lane Conservation Area

(Designated - April 1987)

