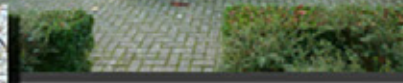


BRAMLEY VILLAGE CHARACTER ASSESSMENT

Written by the Bramley Parish Design Group



1. INTRODUCTION

Bramley is an historical village in North Hampshire, close to the Berkshire Border, 5 miles north of Basingstoke and 10 miles south of Reading. It is comprised of three previously separate communities; Bramley, Bramley Green and Bramley Corner, all of which straddle The Street and Sherfield Road between the A33 and the A340. The village is separated from the neighbouring villages of Sherfield-on-Loddon, Sherborne-St-John, Chineham, and Silchester by farm land.

The southern fringe of the village is marked by the MoD owned Bramley Camp.

Church Farm and Green Farm are working farms, whose business is mostly arable, but with small scale sheep and dairy cattle (and beef).

Around Bramley there are a significant number of livery stables for recreational riding.

Bow Brook, a tributary of the River Loddon, runs through the village, and there are ponds on the Street near the old British Legion Centre, as well as several balancing ponds including one at Lane End, which are now homes for wildlife.

The area is mostly fairly flat, with little variation in height above sea-level.



2. HISTORY

Bramley is on the Roman road from Silchester to Chichester and is known to have been inhabited from pre-Roman times. Towards Sherfield there is an area known as Bullsdown Camp. This was a ten acre space surrounded by a series of defensive ditches and mounds, where the people would come with their animals to escape from attack. Even the Romans found it hard to capture such camps. With the nearby Roman settlement at Silchester, there are the remains of a Romano British villa.

In Saxon times the Bramley area was not so much a village as a collection of farming homesteads based at Latchmere Green, the area around the church, Stocks Farm and Bramley Green. There was a church on the present site in Saxon times and the Manor of Bramley is mentioned in the Domesday Book. Following the Norman Conquest in 1066 the Manor of Bramley, along with fifty others in Hampshire, was given to the De Port family who governed their lands from their principal manor at nearby Old Basing. The other great landowners who appeared in the 1350s were the Brocas family, so all the land was held by the Manor of Bramley and Beaurepaire Park. The inhabitants were their tenants.

Poor roads ensured that Bramley remained a rather insignificant agricultural backwater for centuries, although there are several 16th Century buildings remaining, so there must have been some settlement here by then.

In the nineteenth century there were changes in the ownership of the two estates: the Duke of Wellington was presented with the Stratfield Saye Estate (of which the Manor of Bramley was then a part) and later, in the 1870-s the Welch Thornton family purchased the Beaurepaire Estate and began to repair and in some cases enlarge the houses they owned – it is they who are responsible for the distinctive ‘Bramley windows’. Their final act was to build the Six Bells in 1897 (now The Bramley, by Bramley Station which was opened in 1895 after a campaign by “Footsore of Bramley”).

The Welch Thornton family sold Beaurepaire in 1922 when the estate was broken up and the various properties sold at auction. Bramley Camp was opened in 1917 as a prisoner of war camp and ammunition depot. Even after the war it continued as a depot and employed a lot of labour, leading to ribbon building along Silchester Road, The Street and Sherfield Road. At its peak during World War II the Camp employed over 6,000 people. It was closed in 1978 and was used by the Americans for a while. Bramley had a population of around 900 in 1900, but since the 1960's Bramley has grown beyond a small village. Estates are now established on the land once belonging to Bramley Camp (Campbell Road including Deerfield Park).

The famous physicist Lisa Meitner is buried in St. James's church-yard.

Some of the best known facilities in the village have been bequeathed to the village by generous past residents - the Clift brothers were local farmers who entrusted both Clift Meadow and the Village Hall to the community, and Cross House was built as a result of a legacy from Ella Tubb.

3. FEATURES

- **Notable Buildings**

St James's Church dating originally from 1160 on Saxon foundations is a Grade I listed building. It features many historical alterations and additions dating up to the 20th Century.

Both the village centre and Bramley Green are characterised by a range of building types and materials associated with this part of Hampshire. There are eleven listed buildings within the village centre including the Grade I listed church.

Other Grade II listed buildings are Grays House (formerly the Vicarage), Church Farm, Old Bells and the Old Cottage. There are also two listed buildings in Bramley Green, the Granary at Green Farm and Beech Farm Cottages. Although very different in their purpose and design, both buildings reflect the importance of agriculture in this area.



- **Bramley Camp**

Bramley Camp was opened in 1917 and has been used as a prisoner of war camp, an ammunition depot, and a training site. It is still actively used, mainly by 21 SAS (Reserves), the Berkshire Army Cadet Force, and the Hampshire and Isle of Wight Army Cadet Force.

Regular troops and the Territorial Army also use the camp, along with RAF Odiham for helicopter manoeuvres. Bramley residents will be familiar with the distinctive sound of the Chinooks passing over.

Due to civilian housing close-by, there are time limits for specific activities such as live firing. The camp has also been used to film scenes for television programmes.

Because the 900 acre site is not open to the public and in many ways is undisturbed, it is a valuable haven for wildlife, being home to badgers, deer and pheasant to name a few.

The Camp provides the barrier between Bramley and Basingstoke and is part of the Strategic Gap between these areas.

- **Industry/Commerce**

Local amenities include a shop with a small sub-post office, an estate agent, the village bakery and car mechanics (Mekanix), along with the village pub. There are some developments of light industrial units at Campbell Close, Stocks Farm (Minchens Court) and Lantern Courtyard and a little out of the village centre on Cufaude Lane. There is a substantial electricity sub-station at Bramley Frith.

- **Landscape and Topography**

Bramley lies at the junction of three distinct and contrasting landscape character areas. To the north the landscape comprises generally large scale, open and relatively flat fields. To the south-east, the strongly wooded MoD land provides the setting, whilst to the south west the landscape is slightly more sloping with small sized fields and vegetation providing more enclosure.

To the north, east, south-west and west, the combination of the landform and vegetation means that Bramley is relatively well integrated into its surrounding landscape, as boundaries between the settlement and countryside are generally well vegetated. There are also small areas of vegetation and open space which extend into the village which also contribute to this integration. One of the larger areas of open space exists at Bramley Green and is a significant feature of the local landscape. Others exist along the main east – west road, in the form of open boundaries providing views of the countryside beyond, and mature vegetated frontages screening urban development. Generally, these elements combine to give a gradual transformation from the rural countryside to the urban areas rather than an abrupt edge to Bramley.

Much of the farmland surrounding Bramley is of good quality, particularly the land to the west of the railway line.



- **Conservation Bramley and Bramley Green**

The “Bramley and Bramley Green Conservation Area” was designated in 1983 in recognition of its special architectural interest. The Conservation Area is divided into two – the main village centre of Bramley and Bramley Green. The latter is one mile east of the centre but is considered part of the village. The historic village centre of Bramley developed around the distinctive shape of a horseshoe that skirts around the Grade I listed St. James’ Church. The road pattern of the present day village has been altered this century. The west and south roads originally formed a T-junction directly in front of the Manor House. The road to the south of the church originally curved before continuing towards the north-east, and a short length of road led north to the church.

Both the village centre and Bramley Green are characterised by a range of building types and materials associated with this part of Hampshire.

Land adjacent to the railway running south has been identified as a SINC. This is due to the presence of the species “Pale Toadflax” which is described by Hampshire Wild Life Trust as a rural plant which is very local in the Hampshire Flora.

- **Leisure**

Many clubs and organisations exist in the village and generally use either the village hall or the pavilion at Clift Meadow. The village directory found on the parish council website provides contact details and some further information, but the leisure facilities include:

Play facilities at Farriers Close, St. Marks Close, Yew Tree Close, and play areas on the German Road development. There are some swings and a multi-use play area at Clift Meadow Park along with a new youth pavilion. Clift Meadow also has tennis courts and a cricket pitch.

There is a football pitch and several green areas including Forge Field at Farriers Close, Longbridge Road, and the field in Moat Close, all of which are listed in a separate appendix.

We also have a lot of areas suitable for walkers including Bramley Green, some areas around Bullsdown Farm and footpaths for pleasant walks around Bramley including the heritage trail Silchester Roman Walk of 8-9 miles and the walk through the woods at Bramley Frith is extremely popular and easily accessed (incidentally frequented by dozens of dog walkers) and the public footpath linking up with the rural path to the church.

There are allotments situated at the western end of the village.



4. Housing / Population

Early records show the population of Bramley as approximately 152 and the population of Bramley Green approximately 34. In 1900 it is recorded that the population in total was 900.

By 1961 the population had grown to 1,856 with 441 units (Bramley and Bramley Green), within Bramley.

By 1991, the population had grown to 2,278 with 919 units, a growth of 124% in housing.

By 2001, the population was 3,348 for Bramley with households of 1,313, a further growth of 45%. Cars and vans in the area were 2,147.

In 2011, the population was 4,233 for Bramley, with households totalling 1,646 (1,213 owned outright, or with mortgage or shared ownership. Social rented was 273, with 13 from the Council, 260 other social rented and 119 private rented). This was an increase of 25% from 2001.

Cars and vans in the area were 2,688.

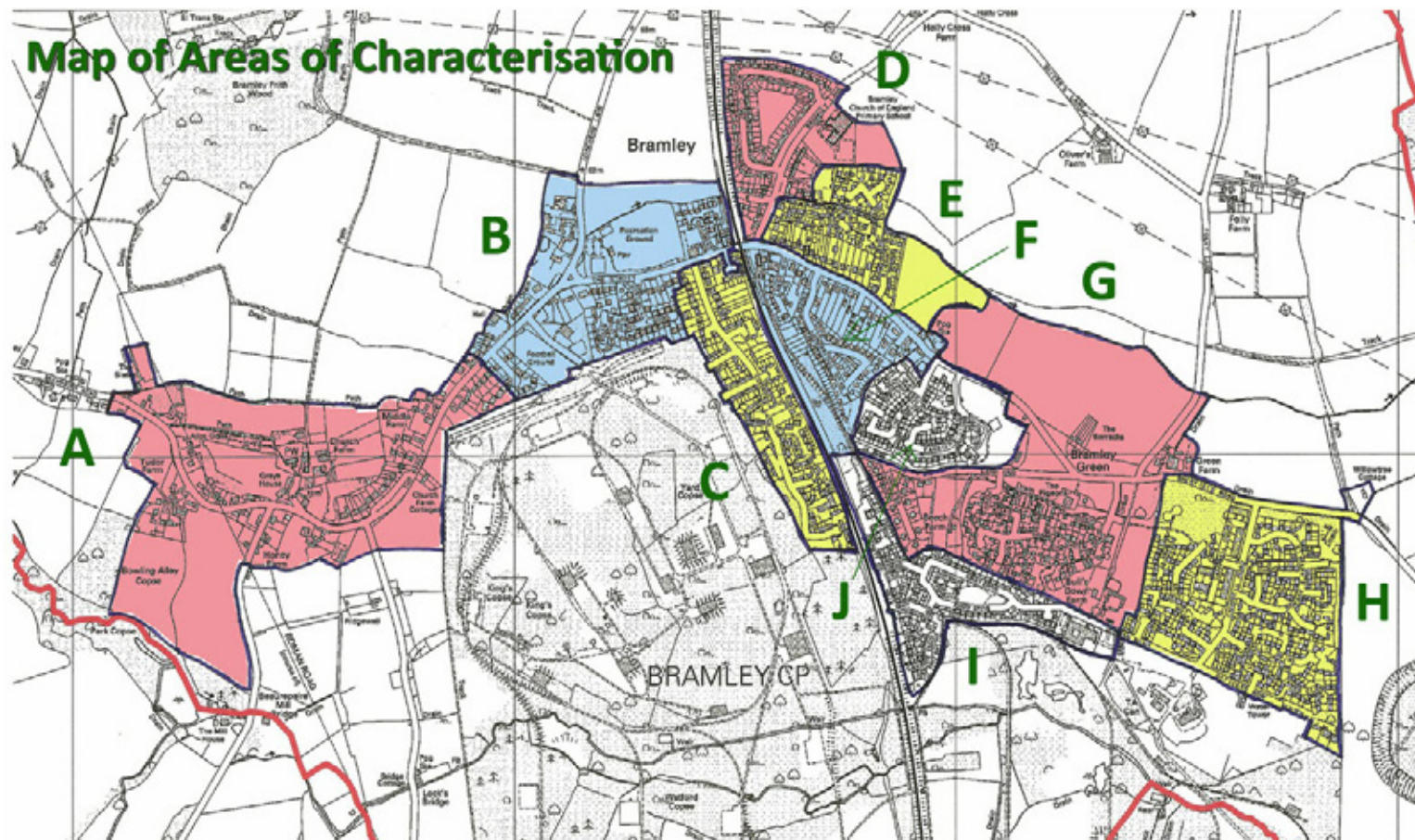
With this amount of growth, the housing mix has changed considerably as can be seen from the different area characterisations below (since the early 1990s ,

Farriers Close, The Smithy, Campbell Road, Wallis drive, Taylors Drive and German Road have been developed to the east of the level crossing. To the west, Tudor Close is a notable development).

5. CHARACTERISATION OF AREAS OF BRAMLEY

The map shows Bramley broken up into different areas, with developments that have sprung up over the past 16 years. The Characterisation of the areas is considered under the headings of,

- Layout – Topography – Spaces – Roads/Streets/Route - Green/Natural Feature - Buildings and Details - Streetscape Feature - Land Uses



Area A - Silchester Road/The Street passing through the Conservation Area
Area B - The Street passed the Conservation Area toward the Station
Area C - Coopers Lane
Area D - Bramley Lane and Moat Close
Area E - Strawberry Fields/Bromelia Close

Area F - Sherfield Road
Area G - Bramley Green and Roads Off
Area H - Campbell Road
Area I - German Road Estate
Area J - Farrier Close/The Smithy

Area A

Silchester Road/The Street Passing through the Conservation Area

LAYOUT	TOPOGRAPHY	SPACES	ROAD/STREET /ROUTES	GREEN NATURAL FEATURES	WILD LIFE ECOLOGY	LANDMARKS	BUILDINGS DETAILS	LAND USES
<p>Silchester Road coming in from the west is approximately 3 miles from the Bramley Sign. The road winds through the Conservation area which was once the centre of Bramley. It is bordered on the north and south side of the road with modern and historical houses, with fenced or hedgerow front gardens of reasonable size, with varied sized back gardens. Vyne Road and Cufaude Lane run off the road to the south, and there are a couple of cul-de-sac areas of modern developments.</p>	<p>The road and houses are generally in a flat area. Looking south from Tudor close, the area is wide open with views to the countryside, the land falling away towards the Mill House and Beaurepaire Mill Bridge. Forest areas are in the distance.</p>	<p>Wide grass verges. Allotments feature at the beginning of the conservation area from the west. Large Green area opposite entrance to Vyne Road sets off Conservation Area of Grays House and St James Church. Large Open Green spaces in front of houses bordering the Street</p>	<p>Two way main road On street parking prohibited the length of the street Pedestrian ways go from near the allotments, continuous but on alternative sides of the road</p>	<p>Garden hedges associated with houses, with large green verges bordering the road. Green area features in front of Grays House Houses opposite entrance to Cufaude Lane have large grass verge and private road, the old road. Large trees border the road near Middle Farm. Fields and wooded areas are to the south of the road.</p>	<p>Wild life harboured in woodland to the south, and fields that are behind houses on both sides of the road</p>	<p>Ref should be made to the Conservation Area appraisal, listed in accompanying documents to appreciate the area. Grade 1 St James Church, Grade II Grays House, Church Farm, Old Bells, Old Cottage, Manor House, Lime Cottage, Honey Farmhouse, and Exon House. Dating back to the 16th Century Tithe Barn at Church Farmhouse dating from early 18th century</p>	<p>Besides the listed buildings, several unlisted dating back to 19th and 20th century. The old School House, Street House and Street Farm on the southern side of the street. Barns have been converted for residential use at Street Farm, and also an area converted for Office Space for businesses. All in keeping with the area. Red Brick with tiled roofs. Listed buildings cast metal Tudor Style casement windows, with the upper half of the façade tile hung with scalloped bands. Chimneys predominant. The 70,s houses on the southern side embankment are red bricked, tiled roofs with tile hung facades, a character of the area. Spread of houses age wise from Victorian, 60's through to modern 90's. All red bricked, tiled roofs with some maintaining the front fascia tiles in keeping with the area</p>	<p>Residential. Open Green spaces, low density housing. Land to the north of the street behind the housing and to the south of the street behind Street House is either open grazing or ploughed for agricultural use.</p>

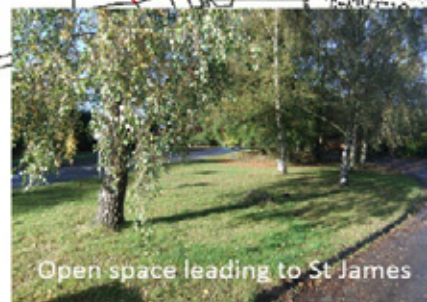
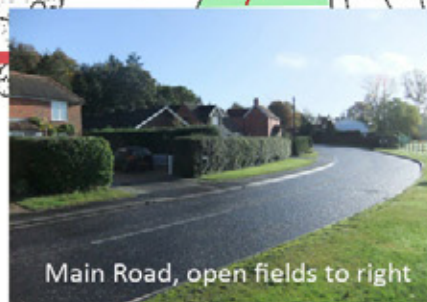
SUMMARY OF KEY QUALITIES AND CHARACTERISTICS: - The area dominated by the historical buildings. All houses border the main road or the cul-de-sacs. There are large open grass areas along the road giving the impression of openness. The density of houses both historical and modern is low per hectare. The construction of houses is red brick and the theme of hung façade tiles is consistently seen throughout the area.

Area A

Silchester Road Passing through the Conservation Area



- Green pasture area
- Green areas



Area A

Historic Buildings in Conservation Area



Area B

The Street Passed the Conservation Area toward the Station.

LAYOUT	TOPOGRAPHY	SPACES	ROAD/STREET /ROUTES	GREEN NATURAL FEATURES	WILD LIFE ECOLOGY	LANDMARKS	BUILDINGS DETAILS	LAND USES
Having passed through the Conservation area, the Road is straight with single bend towards the Station. It is bordered on the north and south side of the road with modern and few historical houses. There are 70's houses to the south, with the village hall to the north. Passing Minchens Lane to the south, the road goes straight to the railway crossing with Clift Park to the north bordering the road. Houses set back from the road to the south on land higher than the road, reasonable gardens, detached houses. Buildings on the south have smaller front gardens.	The road and houses are generally in a flat area. Looking north from The Street across Clift Park, open countryside with Pylons on the slopes.	Wide grass area to the south, the Bramley Football pitch. Green area at the corner of Minchens Lane, and large recreational area to the north past Minchens Lane. Green area as you enters Oakmead.	Two way main road. On street parking prohibited the length of the street. Pedestrian ways on the South side of the road. Side roads to the south harbouring houses, with Minchens Lane going north towards Silchester.	Garden hedges associated with houses. Trees at the corner of Minchens Lane, with hedge running the length of Clift Park up to the Bramley Inn. Wooded areas are to the south of the road, MOD Land	Wild life harboured in woodland to the south, and fields that are behind houses on south sides of the road and in the Hedgerows bordering Clift Park and the Lanes north of the main road.	Ref should be made to the Conservation Area appraisal, listed in accompanying documents to appreciate the area. The Granary at the corner of Minchens Lane is of significance, showing the close association of the village to farming. The Village Hall to the north is the centre for community use, the football pitch housing the Village Football team, and Clift Park being the centre for recreational activities. Stocks Farm significant building at the Corner of Minchens Lane. Minchens Barn along Minchens lane houses small businesses, with Minchens Court a small industrial park with building in keeping with Barn architecture. Bramley Inn near the rail crossing, an old coaching Inn.	Mainly red Brick with tiled roofs. Some buildings cast metal Tudor Style casement windows, with the upper half of the façade tile hung with scalloped bands. Chimneys predominant. The 70's houses In Ringshall Gardens, are red brick, as are those in Beaurepaire Close and Oakmead, all detached houses. The houses on Pheabens Field are Semi-detached with small front gardens. The row of cottages opposite Minchens Lane is in the old style, 18 th century. The Laurels, dating back to the 18 th century is mixed in with modern houses facing Clift Park. Modern 90's houses in the main. All red bricked, tiled roofs with some maintaining the front facia tiles in keeping with the area. The Surgery is modern building, red brick tiled roof , along Minchens Lane	Residential, recreational and small industry. Open Green spaces, low density housing. MOD land to the south is densely wooded and out of bounds to the community. .

SUMMARY OF KEY QUALITIES AND CHARACTERISTICS: - All houses border the main road or are in the side road to the south. The Football Pitch and Clift Park are the main green areas. Prior to the rail crossing is Bramley Inn which feature the facia tiles typical of buildings in the area. There are large open grass areas along the road near the football pitch. The density of houses is low per hectare.

Area B

The Street Passed the Conservation Area



<u>LAYOUT</u>	<u>TOPOGRAPHY</u>	<u>SPACES</u>	<u>ROADS/ STREETS/ ROUTES</u>	<u>GREEN NATURAL FEATURES</u>	<u>BUILDINGS and DETAILS</u>	<u>STREET SCAPE FEATURE</u>	<u>LAND USES</u>
<p>Coopers Lane is approximately 1 mile long. It is a linear route with slight bends, from which a number of cul-de-sacs housing developments emerge.</p> <p>Coopers Lane can be broken into four areas;</p> <ol style="list-style-type: none"> 1. Bungalows set back from the road, which benefit from hedges along their front gardens, integrated driveways and long back gardens 2. Ex-MoD housing with small frontages consisting mostly of tarmac/concrete surfacing, and which are utilised primarily for car parking 3. Semi-detached bungalows with large green areas to their fronts 4. Modern bungalows and houses, some semi-detached, some terraced 	<p>The area is relatively flat, with no obvious changes in gradient</p>	<p>There are large grass verges along Coopers Lane, which give the area quite an open feel, particularly at the southern end of the area.</p>	<p>Coopers Lane is two way road with pedestrian footpaths on either side (though these are sometimes interrupted). Those routes which branch off from Coopers Lane typically have cul-de-sac arrangements.</p>	<p>Many residential properties have hedgerows and private planting which make a positive contribution to the character of the area. There are also a number of trees planted along Coopers Lane which add to the green character.</p> <p>In addition, more mature vegetation is also visible from Coopers Lane; the woodland to the west of Coopers Lane provides a pleasant and complementary backdrop to the area, whilst across the railway lines, to the east of Coopers Lane, there is a cluster of trees which also compliment this locality.</p> <p>A number of properties have no greenery within the frontages (often as a result of creating private parking areas).</p>	<p>Mixture of:</p> <ul style="list-style-type: none"> • Bungalows fronting onto Coopers Lane- tile roofs, red brick, detached • Ex-MoD housing – brick construction, painted white, tile roofs • Old cottages (dating back to 1904)-red brick, Victorian tiled front facia • Modern(1990's) homes, with some having the front tiled facia <p>Many of the above properties have chimneys. Essentially, Coopers Lane is an area which has a diversity of housing types and styles. However, there is some consistency in building material(Brick and tiled roofs) and building heights (1 and 2 storey buildings)</p>	<p>Bollards at pinch points</p>	<p>Low density residential, intersperse with green open spaces</p>

Summary Of Key Qualities and Characteristics: - The area is a mixture of housing with wide open spaces, green areas giving the feel of rural setting. The new homes are built fitting in with the old and not overshadowing the old buildings. Their build is in keeping with the old building features with front facia tiles, red brick and tiled roofs. Woodland areas remain as part of the rural setting.

Area C

Coopers Lane



Views into Cooper's Lane



Detached bungalows long frontage



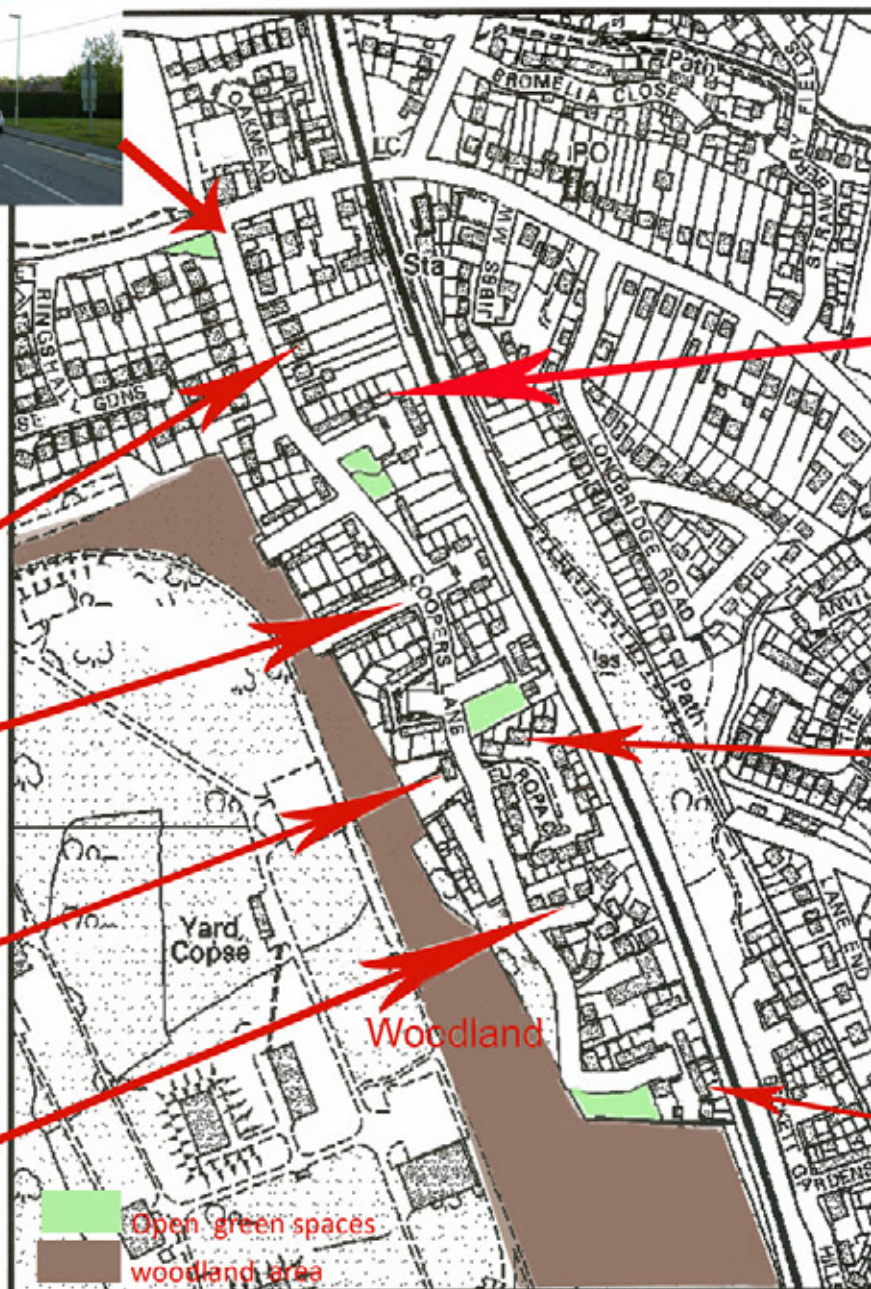
Teraced houses with front garden parking



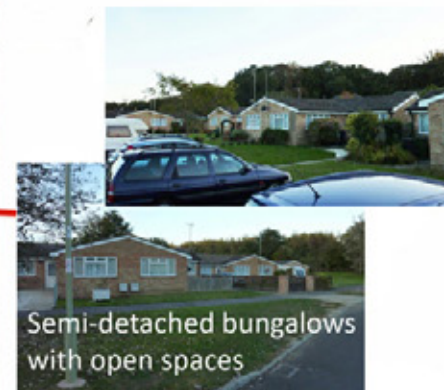
Cristmas Cottage front facia 1904



Modern detached bungalows



Ex-MOD terrace houses



Semi-detached bungalows with open spaces



New houses

Area D

Bramley Lane and Moat Close

Layout	Topography	Spaces	Road/Street/Routes & Landmarks	Green/Natural Features	Building/ Details & Land use
<ul style="list-style-type: none"> Bramley Lane is a linear road with few side roads off. Houses either side of the road are set back from the road with large front gardens. Browns Close is a cluster of newer detached houses with open plan frontages. Most of the built area can be found in Moat Close, a crescent shaped road with large and small semi-detached houses and detached bungalows. Along Moat Close there are a few newer properties which have been re-built on the existing sites in a style in keeping with the area. 	<ul style="list-style-type: none"> Bramley Lane has buildings for about 400 metres before the road leads into open countryside. The lane slopes gently northwards as does Moat Close. The other off shoots from Bramley Lane are flat. 	<ul style="list-style-type: none"> The general appearance of the area is of low density developments with generous space between houses. The open green areas and verges off Bramley lane give a sense of space. Houses in Moat Close enclose a large triangular shaped public green area. 	<ul style="list-style-type: none"> Bramley Lane is a rural lane which begins off the main C32, opposite the entrance to <i>Bramley Village Bakery</i> and <i>Mekanix</i> the garage, near to <i>Bramley Level Crossing</i> and <i>Bramley Station</i>. At the start of the lane, there are two original 16th and 18th century houses. There are a mixture of detached and semi-detached bungalows aligning the right side of Bramley Lane, and a few detached houses. <i>Bramley Primary School</i> can be found opposite Moat Close in Bramley Lane. Roads off Bramley Lane have street lighting. Two way roads with plenty of off street parking and many frontages in Moat Close are laid to provide additional off-street parking. There is on road parking outside the school and additional parking provision in the lay-by opposite the school. Footpaths align both sides of the road in Moat Close and Bramley Lane (as far as the School). A path runs along the back of houses from Bramley Lane past the rear of the school entrance and on to Strawberry Fields. On the corner of Bramley Lane and Oliver's Lane is the prominent Grade II listed <i>Holly Cross Farmhouse</i> and outbuildings. 	<ul style="list-style-type: none"> Green spaces either side of the entrance to Bramley Lane, particularly the large triangular space on the corner of Sherfield road and Bramley Lane. Group of trees/ green space at start of Bromelia Close on right and broad landscaped verge with trees, opposite Bramley School. Tall hedges shield a lay-by of bungalows opposite Moat Close while the front gardens of the bungalows by the school are laid to lawn as far as the pavement and marked with large trees. Hedges of varying heights front the boundaries of most of the dwellings and well defined vegetation separates the dwellings. Large public open space in the middle of the development in Moat Close which is accessed from several points. A stream runs under the road and alongside the path to school. 	<ul style="list-style-type: none"> Low Density residential Most of the houses are pre-1980s except a few houses to the rear of North Row and those in Browns Close and Bromelia Close. The dwellings are a mix of semi-detached and detached bungalows and small to large semi-detached houses (Moat Close). A few detached houses in Browns Close and Bramley Lane. Many properties have chimneys and similar housing style in Moat Close which is also similar to some found in Coopers Lane. Mostly red bricks with occasional half-tiled fascias to houses and tiled roofs. Combination of 1 and 2-storey and most have porches.
Summary of Key Qualities and Characteristics: Bramley Lane leads north past Moat Close and Bramley Primary School to open countryside and the buildings in this area blend in well with this rural setting. The predominance of trees along the road is a strong feature. As you travel from the north, vegetation bordering the lane reduces the visual impact from the road of the housing in Moat Close which backs onto open fields. The low density housing and the predominately red brick and tiled fascia features of the dwellings, together with mature vegetation between the houses and on verges, all serve to reinforce the rural feel of this area and provide a gradual transition from the countryside into the village.					



Strawberry Fields/Bromelia Close

Layout	Topography	Spaces	Road/Street/Routes	Green/Natural Features	Landmarks	Building/ Details & Land use
<ul style="list-style-type: none"> This is a gently winding road, 1980s development with open plan layout. There are several short off shoots with clusters of houses. Semi detached houses at the beginning of the road leading to an area of larger 3 and 4 bedroom detached houses off three spurs at the end of Strawberry Fields. The detached houses are situated close to the pavement edge with little or no front garden. Built at the same time, Bromelia Close is a small development of semi detached and terraced affordable houses in different styles, with road access from Bramley Lane. 	<ul style="list-style-type: none"> Mainly flat rising slightly at the end. 	<ul style="list-style-type: none"> The general appearance of the area is of a low density development with space between the clusters of houses. Open plan landscaping, low hedges and paved fronts give a feeling of space particularly at the beginning of the road. There is a sense of privacy in this area with groups of houses separated by private space. 	<ul style="list-style-type: none"> Strawberry Fields is the only housing development directly off the C32 on the North side and the last housing on that side before leaving Bramley towards Sherfield. A tree lined footpath runs from Sherfield Road along the back of the houses to the middle of the development, continuing across the road past the rear of the school emerging onto Bramley Lane. It is a fairly compact development with smaller plots and has a fairly central location. The detached houses at the end of the road have short frontages and double garages and some semi detached houses have garages and off road parking. The road narrows with a stagger between the two areas of housing where the path crosses the road. A pathway runs from Strawberry Fields through to Bromelia Close and from there to the rear entrance of the school. Low picket fencing surrounds many front boundaries in Bromelia Close. Lay-by and paved off street parking. Pavements and streetlights. 	<ul style="list-style-type: none"> There is a small grass area at the entrance. A stream runs under the road in the middle and alongside the path to school. The houses on the perimeter adjoin open countryside and there are glimpsed views across fields from the shrubby pathway. Deer are frequent visitors. Open green area behind houses in Bromelia Close at the rear of the school. Dense vegetation where the road narrows hides the far end of the development from immediate view. 	<ul style="list-style-type: none"> There is a telephone box at the entrance. 	<ul style="list-style-type: none"> Low Density residential The dwellings are a mix of semi-detached and detached houses. Semis: mostly red bricks with some half-tiled red fascias and some mock Tudor style. Detached: mix of half-tiled half painted style. 2-storey with tiled roofs and most have porches. Semis have brown window and door frames, detached houses have white frames. In Bromelia Close, houses have white wood and are mix of semis and terraced with similar housing style to the semis in Strawberry Fields.
Summary of Key Qualities and Characteristics: Strawberry Fields is a small attractively designed development nearer to the village centre with semi detached and detached houses located in different parts, either fronting on to the winding road or arranged in clusters off it, with an area of affordable housing connected via a footpath. There is a feeling of private space and although the only public green space is located to the rear of the school and houses, the eastern edge backs onto open fields which are visible from within and where a path runs alongside. Coming from Bramley Green, the visual impact of the development is partially obscured from Sherfield Road as the field edge changes from low hedging to dense vegetation and trees along the roadside.						

Strawberry Fields & Bromelia Close



Sherfield Road

Layout	Topography	Spaces	Road/Street/Routes	Green/Natural Features	Landmarks	Building/ Details Land use
<ul style="list-style-type: none"> Sherfield Road is a linear road with side roads off to housing developments of varying sizes, gradually sweeping round a bend which opens out to Bramley Green and extensive views to open countryside on the left. Jibbs Meadow is a small 1980s infill of mainly detached houses, a bungalow and 6 flats. Other small offshoots from the main road contain bungalows. Houses and bungalows along Sherfield Road are set back from the road. Longbridge Road has c.50 houses built pre-1980s looping round a triangular shaped island. 	<ul style="list-style-type: none"> Sherfield Road is flat. 	<ul style="list-style-type: none"> The general appearance of the area is of low density housing with generous space between houses and large front and back gardens. Low landscaping with occasional hedgerow between the houses, generally well kept and maintained. 	<ul style="list-style-type: none"> Sherfield Road is the main road that runs east from Bramley Level Crossing to Sherfield on Loddon. This area is regarded as the centre of Bramley for amenities, as it has the Village Bakery, One Stop shop, Estate agent and a garage within a short distance of each other. There is a small Station car park with limited parking, limited off-road parking at the One Stop, and some on-street parking outside the shop. No Street lighting along the Sherfield Road although there is street lighting in the developments off the Sherfield Road. There are pavements on both sides, with grass verges up to the One Stop, after which the pavement is on the north side of the road as far as Bramley Green, continuing from there on the south side to Campbell Road. Traffic calming measures, pinch points in several places along this road and a pedestrian refuge near Farriers Close. Longbridge Road entrance has bungalows followed by detached and semi detached houses with dormer windows. As the road loops left round houses on the central triangular-shaped island there is a row of larger well spaced detached houses in large plots. A path at the end of Longbridge Road leads to a small green space with a rural footpath to the cinder track and another through rough ground leading to The Smithy. There is plenty of off road parking. 	<ul style="list-style-type: none"> Large green spaces either side of the entrance to Bramley Lane and Longbridge Road. Grass verges align both sides of the road. A feature of this road is the mature trees that line the road. Hedges and shrubbery of varying heights border the front of most properties. 	<ul style="list-style-type: none"> Bramley Level Crossing and Bramley Station. Several older buildings are interspersed along Sherfield Road. Waverley cottage is a prominent building opposite the One Stop and Aspley Villa is a white detached house set in large grounds on the south side of the road. The Forge is a distinctive character building. 	<ul style="list-style-type: none"> Mainly very Low Density residential Along the main road, buildings vary from large individual detached, semi-detached houses and bungalows set back from the road in large plots with plenty of off street parking. Combination of 1 and 2-storey older buildings along the main road date before 1980. Mostly red brick and tiled roofs Dormer windows semis and detached houses in Longbridge Road, a style not found elsewhere in Bramley.
Summary of Key Qualities and Characteristics: As the main road through Bramley continues East from the Station so too do the grass verges alongside the pavements, green areas at the road entrances and distinctive large trees along the route. There is a predominance of 1 and 2 storey houses of varying styles with large private gardens. This area has the village amenities of the One-Stop, Village Bakery, Estate Agent, garage and small station car park, within a short distance. There are a more houses on the east side of Bramley, located in small to medium sized developments on roads off Sherfield Road, but there is little built area adjacent to the main road after The Forge where the landscape and views are more open.						

Sherfield Road



Sherfield Road

Bramley Green and Roads Off

LAYOUT	TOPOGRAPHY	SPACES	ROAD/STREET/ROUTES	GREEN NATURAL FEATURES	WILD LIFE ECOLOGY	LANDMARKS	BUILDING DETAILS	LAND USES
Bramley Green is crossed by the main Sherfield Road and has Lanes running off, North into the county side and South into Housing. The Green which borders the main road is the Eastern Conservation area and is seen immediately on entering the main part of the village. Bramley Green Road has irregular, varied arrangement of houses, with buildings at different orientations. Less well defined streets. Lane End, besides historical thatched building, has varied semi and detached buildings. Large gardens are feature.	The Green and surrounding area is generally in a flat area. Looking North from the Green, a protected View, there is open countryside, arable land which undulates leading up to Oliver's Farm	The Green on both sides of the Sherfield Road is Open Common. On Bramley Green Road there are large open spaces and play areas and entering the Lane End Housing is a large open space. Following the lane leading to Bulldowns Farm, Open Space lies north of the Farm. Enclosed space adjoining Beech Farm.	Sherfield Road crossing the Green is two way main road. Lane end and Folly Lane are narrow country roads, whilst Bramley Green Road is two way road for housing estate. Pedestrian paths border the green on alternate sides, whilst Bramley Green Road has pedestrian ways.	Hedges associated with the housing in the area and front garden planting. Mature trees and hedgerows on the south boundary of the green screen the modern development of Bramley Green Road, whilst hedgerows and trees define the northern border. Holding pond down Lane End is feature of the area.	Wild life harboured in the hedgerows and fields to the north. A wide border of mature trees surrounding Bramley Green road supports small wild life.	The Green is protected around its sides with wooden stakes. Ref should be made to the Conservation Appraisal, listed in accompanying documents to appreciate the area. Listed Buildings are the Granary at Green Farm and Beech Farm cottages dating from the 16 th and 17 th century. They reflect the agricultural importance of the area. Lilac Cottage, Oliver's Cottage and Rose cottage feature on the western half of the area, and the Barracks, 20 th century terrace lie on the northern side of the common. Pigeons is large house in centre of the common and Green Farm first seen entering the area. Free standing post box at the end of Lane End.	Historical Buildings in Red Brick, tiled roof. Modern 3/4/5 bedroom houses in Bramley Green Road with blocks of 2 storey apartments on the side roads. Mainly in Red Brick with tiled roofs and chimney's whilst some are rendered and painted in colour. Lane end houses, some brick, and some post war pre-constructed concrete houses with tin roofs showing the change in construction over the years. Low density housing throughout the area.	Common Land features in the centre of the area. Arable land to the north with residential areas to the south.

Summary of Key Qualities and Characteristics: - The Common offers extensive views into, through, and across the Conservation Area to the surrounding landscape countryside. This is a defining characteristic of the area. Housing in the area is in keeping with rural aspect of the village with open spaces. Housing does not interfere with the open views, being screened from view by mature trees and hedgerows.

Bramley Green & Roads off



Bramley Green Conservation Area



Campbell Road

Campbell Road

Campbell Road is the first road off the C32 on the left when approaching from the East and 0.8 miles from Bramley Station. It is a wide road which separates housing developments of the 1980s and 1990s on either side. It has a wide grass verge along its length and several large horse chestnut trees which align the right side of the road are a prominent feature. Campbell Court Business Park with 24 units is off this road on the right. The developments closest to the road have been enclosed within trees to minimise visual impact from the main C32 especially when approaching from Sherfield. The road leads to a mini roundabout with trees and grassed area on the corner. Exit straight across to Bramley Camp, right to German road and left to Officers Row.

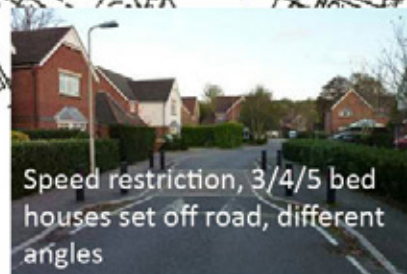
Layout	Topography	Spaces	Road/Street/Routes	Green/Natural Features	Building and Details	Land use
St Marys Avenue <ul style="list-style-type: none"> A Crescent shaped road containing 1980s development of 116 dwellings with plenty of spaces between the houses. There are various small offshoots and clusters off the crescent comprising mainly detached dwellings and some terraced houses. 	<ul style="list-style-type: none"> Relatively flat with no obvious changes in gradient. 	<ul style="list-style-type: none"> Open plan layout to front gardens and low level communal landscaping. Play area and open green space which extends along trees at the back of houses. 	<ul style="list-style-type: none"> The entrance is characterised by large detached houses of 3 and 4 bedrooms arranged in clusters either side of a wide road edged with pavements. St Barbara's Close is an attractive short road of terraced houses with long open front gardens leading to a public green space with children's play area. Pathway connects Campbell Road with the middle of St Marys Avenue and a further pathway connects the play area with the Mews along trees at the back of the houses in Woodland Drive. St Marys Court is a small picturesque courtyard containing 12 smaller units. A path connects the Limes to Oaklea gardens, where there are smaller houses and terraced homes with off-road parking and garages behind the houses. 	<ul style="list-style-type: none"> The development adjoins open countryside and is enclosed on one side by a wooded area bordering an open green space and play area and on the road side by dense vegetation shielding it from view from the road. Landscaped trees / shrubs planted communal areas. A row of large mature trees along St Barbara's Close leads to the open green area. From here a wide green space with pathway extends along trees making an interesting semi-wooded walk. 	<ul style="list-style-type: none"> Many of the buildings in the development have red half tiled facades and are mostly red brick, some red and black, some with a rustic style. Brown window and door frames The houses are of varying designs, have individual styles and are spaciouly laid out. Some houses have leaded windows 2 storey houses 	<ul style="list-style-type: none"> Low Density residential Business Park with 24 units.

Summary of Key Qualities and Characteristics: This is a thoughtfully laid out rural development on the edge of the village which maximises the rural setting by encompassing mature trees, green space and low level landscaping into the layout. The spaciousness between the houses and low density layout reinforces the rural feel to the area.

Campbell Road

Layout	Topography	Spaces	Road/Street/Routes	Green/Natural Features	Building and Details	Land use
Wallis Drive <ul style="list-style-type: none"> Built in the 1990s, a medium sized development, short road with offshoots comprising small to large detached, semis and terraced houses. Closer to the road and smaller gardens. The road divides at a fork which leads off to St James Close. 	<ul style="list-style-type: none"> Relatively flat with no obvious changes in gradient. 	<ul style="list-style-type: none"> Open plan layout to front gardens and low level communal landscaping. 2 Open green public spaces interspersed among houses. 	<ul style="list-style-type: none"> Paved speed ramps in the road at Sims Close and a further paved speed ramp where the road narrows with bollards. Other paved areas in the road particularly towards the end of Wallis drive. Lay-by areas for additional parking. The road is narrower, with pavements on either side. At the end of Campbell road, a mini roundabout leads left to Officers Row, which contains a number of affordable terraced and semi-detached houses and a pathway goes from Officers Row to St James Close. 	<ul style="list-style-type: none"> Part of the development backs onto open countryside/ wooded area. Open plan frontage. Low hedges defining boundaries Open green area with trees by St James Close plus a further green space at the end of Wallace Drive. Large mature trees on wide grass verges have been left as part of the design along Officers Row. 	<ul style="list-style-type: none"> Varying house designs, light /red brick colour, spaciouly laid out. Many have bay front windows and most have porches. Mix of half tiled grey, Edwardian tiled and half painted white. White woodwork. 2-storey houses 	<ul style="list-style-type: none"> Low Density residential
Taylor Drive <ul style="list-style-type: none"> Built in the 1990s, a winding road with a few clusters of detached houses off. Houses often close to the road with short drives and smaller frontages. Taylors Drive splits off to St Marks Close, where both roads connect to a large public green area. 	<ul style="list-style-type: none"> Relatively flat with no obvious changes in gradient. 	<ul style="list-style-type: none"> Open plan layout to front gardens and low level communal landscaping. Open green public spaces. 	<ul style="list-style-type: none"> Paved raised ramps where the road splits. Narrower road with pavements either side, several lay-by areas and plenty of off road parking. Short off shoot with detached houses and other houses are on the main street. A pathway leads from the play area at the end of the drive through the business park to Campbell Road and in the other direction to Bramley Green. First right off German Road leads to St John Close which comprises 18 affordable dwellings and a pathway goes to Taylor Drive. 	<ul style="list-style-type: none"> There is a large enclosed green space with trees between Taylors Drive and Campbell Road. Low hedges/landscaping. At the end of St Marks Close there is a large green space, with play area and woodland area which is largely enclosed with mature vegetation. A further large open grass area is located off the pathway between St Marks Close and Bramley Green. 	<ul style="list-style-type: none"> Half tiled houses with porches, mainly detached and large semi-detached all with garages. White woodwork. Mix of white painted fronts, half red tile, pitched upper windows. Mostly 2-storey; at the end of the road there are some large 2.5 storey houses. 	<ul style="list-style-type: none"> Low Density residential
Summary of Key Qualities and Characteristics: The character of the area is of a rural nature with a sense of space between the houses and plenty of green space and trees. The 3 adjoining developments off Campbell Road are well designed with the later two having more modern style of houses than the traditional rustic brick and red tiled facades of St Marys Avenue. Despite totalling over 260 dwellings, nevertheless the design of the developments demonstrates that it is possible to retain a rural feel with low density housing, and plenty of green infrastructure including the retention of some pre-existing mature trees. Campbell Road leads out onto the C32 with views across open countryside.						

Campbell Road



Area I

German Road Estate

LAYOUT	TOPOGRAPHY	SPACES	ROAD/STREET/ROUTES	GREEN NATURAL FEATURES	WILD LIFE ECOLOGY	LANDMARKS	BUILDING DETAILS	LAND USES
<p>The Estate is approached by road bordering the MOD land. The road opens up onto large green area with children's play area. The green is surrounded by 4/5 bedroom houses, some 3 storey. Facing the green are two large blocks of 3 storey flats.</p> <p>Leaving the green area, the road twists and turns, a maze of roads, and courtyards behind the roads, having semi-detached houses, terraced houses, laybys on the road for extra parking. Three blocks of 3 storey flats are interspaced with the houses which have little or no front gardens, some of which are three storey town type houses with garages in courtyards behind approached via arched houses. Front garden parking is feature of terrace and semi-detached houses near the railway.</p>	<p>The area is generally flat. To the north it is bordered by trees shielding Bramley Green road estate, to the west by the railway and to the south and east by the MOD land.</p>	<p>The only large Green area is as the estate is entered from German Road. A further green area is at the end of the estate near Lane End, with green verges bordering the road running parallel to the railway. arm. Enclosed space adjoining Beech Farm.</p>	<p>German Road is straight road from the end of Campbell Road approaching the estate. Besides the road circling the green area at the beginning of the estate, other roads twist and turn. A maze of roads and side roads. All roads are two way traffic being narrow in places with sharp bends. Cars parked on the roads make the roads narrow. German road narrows at one point to stop speeding traffic. Pedestrian paths border the roads. A pathway runs from the centre of the housing behind Lane End through to the station and shops.</p>	<p>Only small front gardens on the houses facing the large green area, some with hedges and planting. Thicket with trees borders the railway to the west with fencing preventing entry for safety. The green play area at the end of the estate near Lane End runs into woodland bordering the railway running up to the station.</p>	<p>Wild life harboured in the thicket bordering the railway and the MOD land to the south and east.</p>	<p>The Central Green is protected by metal fencing around the edge. Parish Council notice board on the green.</p>	<p>The 4/5 bedroom houses in Kirby Drive are 3 storey, some loft conversions. Red brick tiled roofs. Large Care home borders the main road leading into the development. Houses facing the green vary from 4/5 beds with loft conversions to 3 storey town type houses. Red brick, tiled roofs. Flats are 3 storeys, double fronted white rendered facia. Terrace houses with porches, semi-detached all red brick tiled roofs.</p> <p>The housing is more in keeping with an urban area than rural. No feature such as tiled facia, chimneys are apparent in keeping with feature of the rest of the village. High density housing development.</p>	<p>Residential areas only. Previously brown field site.</p>

Summary of Key Qualities and Characteristics: - The development is high density housing. It is remote from the centre of the village and facilities, with buildings of 3 storeys and with blocks of flats that are more in keeping with an urban situation than with rural. The layout of the housing is not in keeping with a rural aspect. Small front gardens feature throughout with medium rear enclosed gardens, majority towards the centre of the development closely surrounded by housing.

German Road Housing



German Road Housing

Farriers Close/ The Smithy

Farriers Close						
Layout	Topography	Spaces	Road/Street/Routes	Green/Natural Features	Building and Details	Land Uses
Gentle winding Close off the main road with detached 3/4/5 beds. Houses in the main set back from the road with hedges or small walls along the front gardens. Two courtyards of houses off the road.	Relatively flat with no obvious changes in gradient	Entrance to close features large green area, bordered with trees. Enclosed children play area.	Two way road with pathways on either side. Two laybys on main road for off road parking. Pathway borders the open space linking the main road to Lane End with access to the play area. The Close is connected to The Smithy with cut through at the end of the close. Street Lighting. Wide Road, with speed bollards set in the road.	Many residential properties have low hedges and private planting in the front gardens which vary in size giving rural feel. More mature trees border the Open area entering the close, separating it from the houses.	Houses red brick, tiled roof, pitched porch and windows. All two storey some with roof conversions. Houses set back from the road with definition between boundaries. Construction date, 21 st century	Low Density residential
The Smithy						
Layout	Topography	Spaces	Road/Street/Routes	Green/Natural/Features	Buildings and Details	Land Uses
Gentle Winding Road leading to a small cul-de-sac of Semi-detached houses and a row of terraced houses at the end of the road with plenty of off road parking Small road, Anvil Way, leads off the road. Small development of 2/3 bed homes, mainly terraced	Relatively flat with no obvious changes in gradient	Entrance to the Smithy features a holding pond for drainage, planted with reeds and vegetation.	Two way road with pathways on either side. Laybys on the road for off road parking. The road is cobbled near the entrance, a traffic calming measure. Street lighting. Connecting path to Farriers Close, and path leading to green area at the end of Longbridge Close. Large Off Street parking in front of the terraced houses	Residential properties on the main road have hedges and private planting, but the gardens are small at the front to depth of car length. Some houses use the frontage for extra car parking	Houses red brick, tiled roof. . All 2 storeys. Straight portion with mainly 3/4 detached houses, on small plots with single garages. Semi-detached houses at the end of the road with pitched porches. Terraced houses with large front parking area, no green spaces. Anvil Way, Terraced 2/3 bed opposite 3/4 bed houses. Small frontage throughout. Construction date, 21 st century	Higher density compared with Farriers. All residential

Summary of Key Qualities and Characteristics: - Two adjacent housing developments .One, Farriers has open spaces with large front gardens and large detached houses compared to The Smithy which is higher density development with no open spaces. The Smithy also has semi-detached and terraced houses, affordable social housing. Connections to the main village available via footpaths. Both roads lead out onto the main C32 Sherfield road with open views to the countryside north of the C32.

Farriers Close / The Smithy



Farriers Close/The Smithy

6. CUFAUDE LANE

This is not within the Bramley settlement boundary but is a connecting country lane to Basingstoke. It is a very narrow country lane and also part of the National Cycle Route 23. Going south from Bramley, it borders the MOD land to the east which is part of the Strategic Gap between Bramley and Basingstoke, and, to the west open fields.

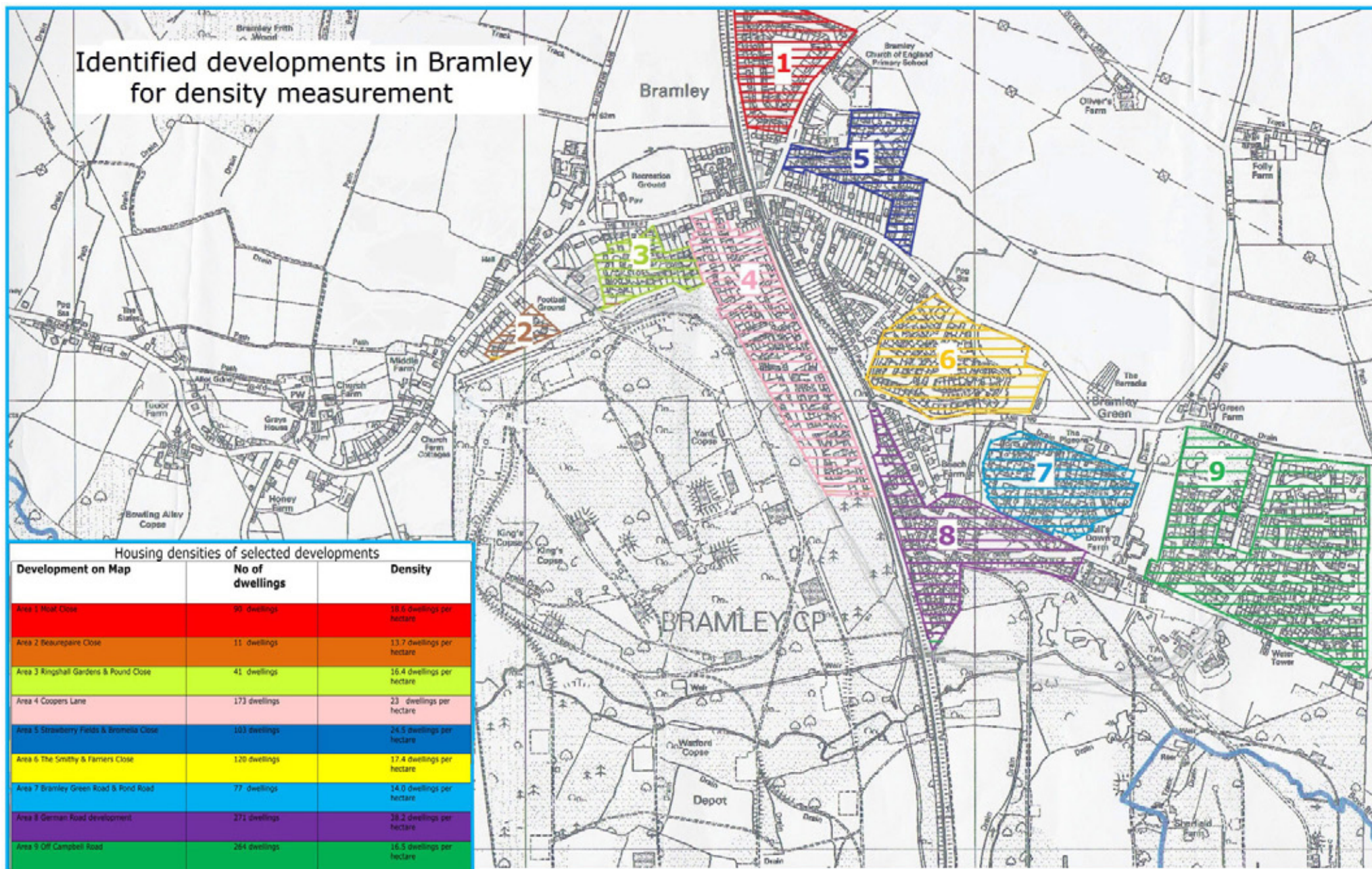
Being a narrow lane, it has passing points in places for vehicles to have access. It takes a lot of traffic which goes to the small industrial estate bordering the lane. It is not suitable for heavy traffic being a narrow country lane.

Houses both modern and old are spread along the length of the lane, with the barns at Cufaude Manor converted into living accommodation. The character of the past agricultural aspect has not been lost in the conversion of the barns.

A working farm still remains along the lane where livestock is farmed.



7. Housing Densities



The map above shows the housing numbers in different parts of Bramley giving some idea of the areas at different housing densities.

Housing Developments in Bramley

The main conclusion that can be drawn from looking at the characterisation of the different areas of Bramley is that it is a rural Community. The style of housing, layout of developments, topography and prevalence of green spaces within those developments reinforces the rural character.

An overriding feature of all but one of the character areas is the relatively low number of houses compared with the total area of the development including green space (referred to as the gross density per hectare). This is an important characteristic influencing the feeling of openness and space and contributes hugely in maintaining the rural aspect of the village.

The gross densities per hectare are not mentioned in detail within each of the character areas. However, these are identified in the above map which was circulated along with the housing survey to residents. There are a couple of extremes where the numbers range from 13.7 dwellings per gross hectare in Beaurepaire Close to 38.2 dwellings per gross hectare in the German Road/Kirby Drive development. The gross densities at Beaurepaire Close, Bramley Green Road, Campbell Road, Ringshall Gardens, The Smithy & Farriers Close and Moat Close are all in keeping with the rural aspect of Bramley ranging from 13.7 to 18.4 while Coopers Lane and Strawberry Fields are slightly higher at 23 and 24 (although Coopers Lane does have a proportionately larger number of smaller dwellings which distorts the figure).

At the other extreme the gross density of German Road/Kirby Drive is more in keeping with that of an urban development.

The Conservation Areas on the east side and the west side of railway are of considerable importance with the historical buildings. The densities of housing within these areas are significantly low:-

- * Bramley Green Conservation area on the East side with 7.2 hectares is very sparsely developed, housing mainly Listed buildings such as Green Farm, The Barracks, Beech Farm and Lime Cottage.
- * For the Conservation area surrounding St James church, the old centre of Bramley with 18.8 hectares, this is again sparsely developed with predominately Grade II listed building.

The purpose of identifying the gross densities of each of the character areas is to align the housing policy in the Neighbourhood Plan with the gross density of those character areas. The densities are predominately low, so the aim is to protect future developments from being over-developed in order to maintain and enhance the rural aspect of Bramley in keeping with the Vision for Bramley.

9. SUMMARY

Bramley and Bramley Green now come within the parish of Bramley. Over the years the village has grown considerably. New houses in the main have been built incorporating the characteristics of the older buildings:-they have chimneys and have facia tiles and open spaces within the developments in keeping with the rural aspect of Bramley. The old centre of Bramley around the church still has an atmosphere of “Old Bramley” with the Grade II listed buildings in the area of the church, and Bramley Green to the east still gives the atmosphere of a village with open spaces. Developments along the linear village bordering the C32 are hidden from view with trees and do not interfere with the open protected views out of the Green to open countryside and the protected views surrounding the Church. The German Road development is out of character with the rest of the recent housing developments in Bramley, being more an urban type development than rural.

The railway crossing that divides the village at its centre has a considerable impact on residents living in Bramley. Some Bramley residents use the facility for commuting to work, but it also attracts people from surrounding areas who drive to Bramley and park on roads surrounding the station. Long streams of traffic can occur along the C32 on either side of the crossing causing safety issues to pedestrians and cyclists. It is seen as a benefit to Bramley as being part of the Transport Infrastructure and is an attraction to developers, but the car remains the largest form of transport for residents of Bramley and housing development only adds more cars to an already congested road network.

The aim is for future housing developments to be required to adhere to a set of guidelines which incorporate the characteristic design aspects of Bramley dwellings including public and private space and not interfering extensively with the protected views. With development there have to be improvements to the infrastructure including the provision of leisure facilities and safety measures for residents. These guiding principles will help to ensure that the vision “to maintain Bramley as a rural village community” is achieved.

The character of Bramley is changing with every housing development.

¹ Basingstoke and Deane, Conservation area Appraisal. Bramley and Bramley Green, 1983