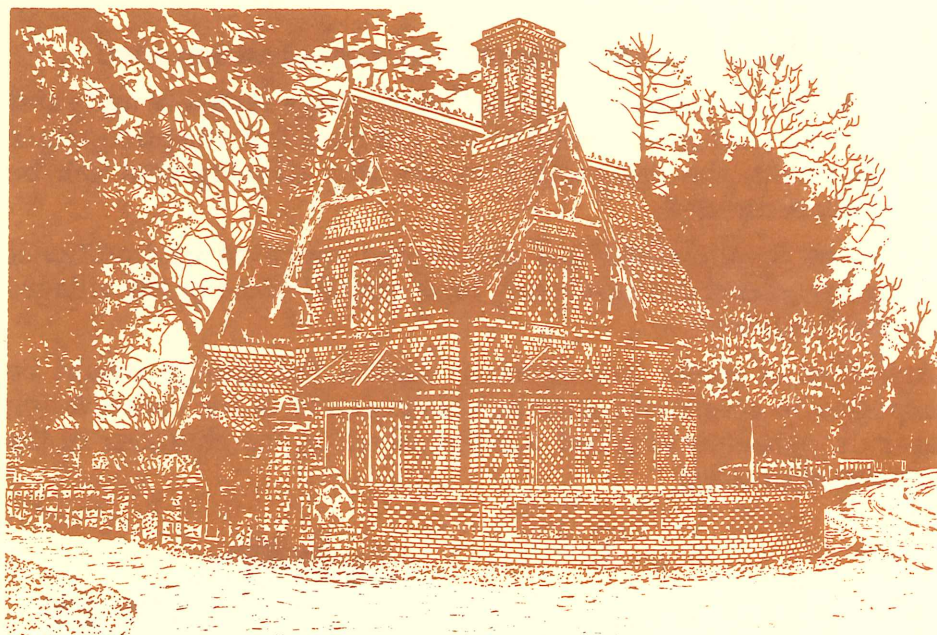


Swallowfield Conservation Area



Swallowfield Conservation Area was designated in January 1992.

This leaflet explains the responsibilities of Wokingham District Council and property owners within the Conservation Area. It also contains details how Wokingham District Council, in conjunction with Swallowfield Parish Council, are intending to preserve and enhance the area.

Conservation in Wokingham District

Wokingham District Council wishes to preserve and enhance those parts of the District that are of special architectural or historic interest; certain areas are worth special protection and are therefore designated as conservation areas.

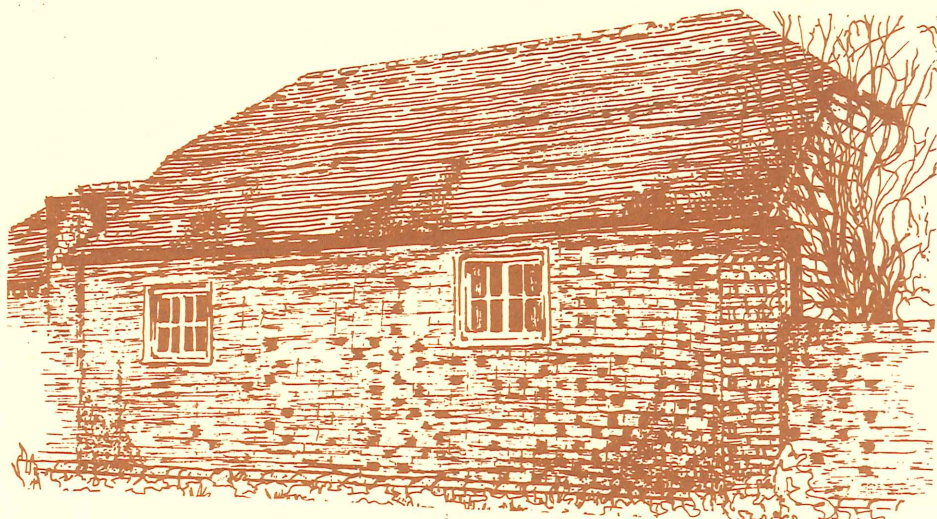
What is a conservation area?

The character of conservation areas can vary considerably, but they are normally historic areas centred on a concentration of listed buildings. All the elements of the area will be important in creating the character of the conservation area including street patterns, open spaces, trees, and groups of buildings.

The designation of a conservation area means that the planning authority can exercise stronger control over the development of the location so that it's special character can be protected and enhanced.

Once a conservation area has been designated it is a requirement that the local authority formulate and publish positive proposals for the preservation and enhancement of the area.





What does designation of a conservation area mean?

Designation of a conservation area allows additional controls on development that do not apply elsewhere.

Control of demolition - Buildings within the conservation area cannot be demolished without the consent of the planning authority.

Control of works to trees - Apart from those trees already protected by Tree Preservation Orders, no works can be carried out on trees within the conservation area without giving notice to the planning authority six weeks prior to the work being carried out.

Advertisements - A high standard of control on the display of adverts is in force. New advertising must be in keeping with the character of the area.

Local Plan Policies - Additional control is also applied through the local plan policies. These state that all the features making up the character of the conservation area will be preserved and enhanced. The design of new development within the area, must be sympathetic, and in keeping with the existing character, giving special regard to the setting of listed buildings.

Listed Buildings - Conservation areas usually contain a number of listed buildings. These are buildings that because of their special architectural or historical importance are placed on a nationally recognised use. Listed Building Consent is required to alter or demolish a listed building.

Swallowfield has been inhabited since prehistoric times. However the nucleus of the village settlement, as it is now, was established by the nineteenth century. It related initially to Swallowfield Park at the Park gates. The Street and the rest of the village continued to develop in the last century and this century. The village has been identified for additional housing development to take place between 1992 and 1996. Wokingham District Council is concerned to ensure that development is carried out in a way that enhances the character of the village.

Why was Swallowfield designated as a conservation area?

The conservation area at Swallowfield displays a sense of unity and character that could easily be harmed by inappropriate development, the designation means that development can be carefully controlled.

Although Swallowfield has maintained much of its traditional character, recent developments have eroded some of the villages special qualities.

Any further major development within the village would be expected to contribute towards enhancement of the conservation area, in particular if it had a direct effect on the character of the conservation area.



The plan above shows the extent of the conservation area. The area is characterised by red brick dwellings of late 18th and early 19th century construction, the finest examples are listed buildings, which are concentrated at the north eastern end of the conservation area, their location is highlighted on the plan.

The striking Red Lodge, formerly the lodge to Swallowfield Park, with it's distinct steeply pitched roof and diaper patterned decoration, dominates the conservation area. Other buildings also display a variety of decoration using blue bricks, the village farmhouse and the Old Butchers Shop and barn have a chequered pattern. Traditional gable and hipped roofs are common, with slate or clay tiles.

The Street is characterised by a low red brick wall with decorative coping bricks which fronts most of the properties within the conservation area.

Improvements to the Conservation Area

What can owners/occupiers of buildings within the conservation area do, to help preserve and enhance it?

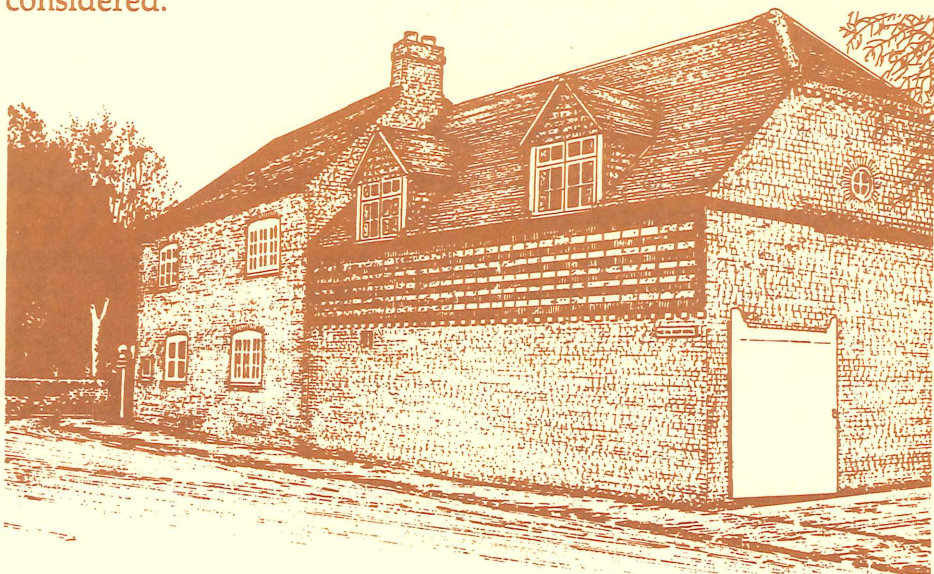
- Seek advice on any changes proposed to buildings/front boundaries from the Planning Department.
- Keep gardens tidy and trees and shrubs trimmed.
- Retain existing front walls and repair sensitively. Removal of walls may require conservation area consent, check first with the Planning Department.
- Keep buildings in good repair. Regular painting of exterior woodwork or rendering will help.
- Keep out-buildings in good repair. Seek advice from the Planning Department on the erection of new out-buildings; for example sheds, garages, greenhouses, conservatories; these may require planning consent or listed building consent.

In addition to works that individuals can carry out, it is a duty of the planning authority to devise proposals and encourage the enhancement of the conservation area, these are detailed in a separate leaflet.

Works to Listed Buildings - It is an offence to carry out unauthorised works that would affect the character of a listed building. This would include alterations or extensions, full or partial demolition of the building.

To authorise works to listed buildings, Listed Building Consent is required, this is obtained from Wokingham District Council's Planning Department.

Local Plan Policies - Just as conservation areas are protected by policies in the local plan, so are listed buildings, these seek to control the appropriate use of listed buildings, if a change of use is being considered.



Further information is available from

The Urban Design & Conservation Officer for WBC.
Email: development.control@wokingham.gov.uk or
Tel: (0118) 974 6282

