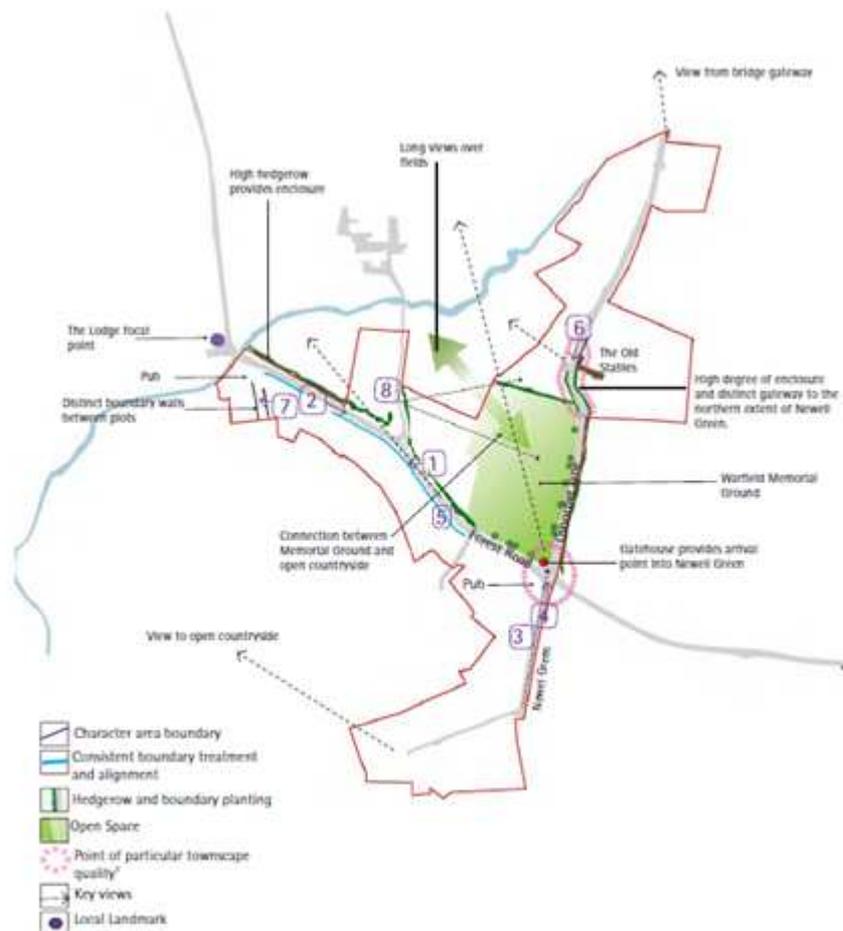


Newell Green

Introduction

Newell Green is a character settlement and forms an intrinsic part of the character of Warfield, as well as providing informal recreational activities for the community and visitors. It is based around the Warfield Memorial Ground and includes the remnants of a Victorian Hamlet.

Whilst the Landscape Character, Built Form, Vegetation and Hard Landscape and Boundary Treatments for Warfield can be found in the *Bracknell Forest Character Area Assessment: Supplementary Planning Document (March 2013)* document, there is much more to Newell Green.



Newell Green forms the 'centre' of Warfield Parish. Predominantly comprising of period residential properties, it also contains three public houses, a mechanics garage, grazing fields, the Memorial Ground, Priory Fields playing ground, footpaths, bridleways and the Brownlow Hall.

History

The Milestone on Forest Road was set in 1770, inscribed 'Reading 11 miles, Hyde Park Corner 28 Miles. In 1815 there was an announcement of new public roads – and the Reading Road (Forest Road) from Cabbage Hill south-eastward to Well Green (Newell Green) and then north-eastward into the parish of Winkfield was created. This would no doubt have increased business for Bowyers Wheelwrights and Coachbuilders, established in 1735, now Warfield Garage. The Old Police Cottage on Forest Road still stands, with its tiny custody cell.

After World War I, Lord Ormathwaite of Warfield Park gave two fields bordering on Osbourne Lane and Forest Road as a memorial recreation ground for the village. The Pavilion was presented in 1967.

Accessibility, Roads and Rights of Way

The A3095 runs through Newell Green, from Bracknell in the South towards Maidenhead in the North. The road is 30mph and has traffic lights at the Plough and Harrow junction. Solar-powered speed signs are located on Forest Road but the speed restriction is not enforced or policed regularly. Osbourne Lane leads north from the Plough & Harrow junction, a narrow country lane joining Newell Green to the conservation area of St Michael's Church.

There are X Footpaths, X Bridleways and X Rights of Way in Newell Green – please see appendix * for references and locations of all.

Landmarks

Warfield Memorial Ground forms the focal point for this settlement, a public open space owned and run by Warfield Parish Council. It contains a Cricket Pavilion, cricket pitch, field space, children's playground and parking. It has a covered entrance gate with a memorial plaque and Domesday reference.

Newell Green contains three public houses hosting a variety of restaurants.

The Brownlow Memorial Hall, built in 1916, is located on Newell Green and is owned by St Michael's Church and run by the Parish Council. It has two large rooms, a kitchen and reception area, and parking.



Memorial Ground entrance gate



The Brownlow Hall



One of the three pubs

Natural Landscape and Open Spaces

Newell Green is typical of the cluster settlements that characterise Warfield. Field ponds are a feature of the area. Rolling landscape is dissected by the Cut watercourse.

There are X Tree Preservation Orders as listed in Appendix *, as well as a large Oak Tree at entrance to Brownlow Hall, mature trees surrounding Memorial Ground, and mature trees edging the stream beside the Three Legged Cross.

The East side of Newell Green is bordered with established trees and hedgerows. Forest Road has trees and hedges to the north with properties on the south side of the road containing mature trees and green boundaries. Osbourne Lane is flanked by mature trees and hedgerow.

The Cut river runs on the north-west boundary of Newell Green, subsequently the Three Legged Cross junction can be subject to flooding in wet weather.

At the time of writing this plan, a physical and visual gap separates Newell Green in the south with Bracknell. This gap will be minimised due to the SALP development, but a distinct gap must be kept

between the new development and the Character Settlement area to retain the distinctiveness of Newell Green village.



Hedges and trees flank both sides of roads in Newell Green (inc. Forest Road and Osbourne Lane)

Defined Open Spaces:

Priory Fields (Site Ref 112) – 3 Ha

- Land within Defined Settlement
- Open Space of Public Value (Core Strategy DPDP Policy CS8)
- Allocated Site (CSDPD Policy CS5 and SALP policy SA9)
- Owned and managed by BFC
- Managed by Parks & Countryside Services

Warfield Memorial Park (Site Ref 145) – 1.84 Ha

- Land outside Defined Settlement
- Open Space of Public Value (Core Strategy DPD Policy CS8)
- Owned and managed by Warfield Parish Council

Avery Lane (Site Ref)

- Land within Defined Settlement
- Open Space of Public Value (Core Strategy DPD Policy CS8)
- Allocated Site (CSDPD Policy CS5 and SALP policy SA9)
- Designated Byway open to All Traffic (BOAT)
- Right of Way FP8

Flora and fauna

The Warfield Environmental Group could be approached for information about the flora and fauna to be found (<http://www.warfield-env-group.co.uk/>)

Dwelling Types

Residential development on Newell Green, Forest Road and Osbourne Lane is predominantly red brick Victorian detached and semi-detached houses. All have front garden spaces, large garden plots and views of open spaces. All dwellings have off-street parking. A newer development, Abbey Place, has been built sympathetically to fit in with the existing character. Osbourne Lane has a very rural feel to it due to the narrow country lane and grazing plots amongst the dwellings.

Dwellings

- Structured street scene of semi detached properties (Victorian)
- Occasional in-fill detached dwelling (mixed age and style)
- New cul-de-sac development of Millgate Homes
- Dwellings generally 2/2.5 storeys high

Materials

- Pre dominant material is red brick
- Generally slate roof & concrete roof tile
- Mixture of timber sash windows and white UPVC
- New development mixture of red brick and stone built in similar character to surrounding older properties



Typical Architectural Features

- Central shared chimneys
- Front doors that face the road
- A symmetrical street scene in places
- Painted soffits – occasional decoration
- Name & date plaques to properties

Gardens

- Generous, mostly positioned to the rear of properties,
- Occasional small side and front gardens,
- Car dominated front gardens – Limited opportunity meaningful planting, trees or shrubs.

- d. Car parking often subdivided by low walls & fences
- e. Occasional structural hedges around some properties, adding much needed planting to the street scene
- f. Bins – generally located to the side alleys of properties and positioned out for collection – thus not continuously on display

Parking

- g. Roll up parking, directly off the road – congestion issue
- h. Limited garages
- i. Mixture of gravel, tarmac and paved drives



Victorian properties (L) with newer builds (R) in similar proportions for both dwelling and parking



Abbey Place, a newer development, contains a mix of semi-detached, terraced and apartment dwellings



Allocated parking is provided for residents of Abbey Place, to avoid streetscene cluttered by vehicles

Facilities and Services

The Brownlow Memorial Hall on Newell Green is a traditional village hall which has been beautifully modernised and is available to hire for all types of occasion and activity – either as a whole hall or just one of its four rooms.

The Memorial Ground comprises of a large managed field with marked cricket pitch, a small pavilion, children's playground equipment and parking for vehicles. In June the annual Warfield Fete is held here, and throughout the year a number of cricket matches, dog shows and other managed events.

Three public houses offer a variety of dining and drinking options. A number of automotive businesses are situated on Forest Road, on the same plot as Bowyers Wheelwrights and Coachbuilders who were established in 1735.