

**VILLAGE
DESIGN
STATEMENT**
for
BASILDON

Approved as Supplementary Planning Guidance
by West Berkshire Council on 13th March 2001



*Village Design Statements are about
giving local people a say in the
future of their own community...*

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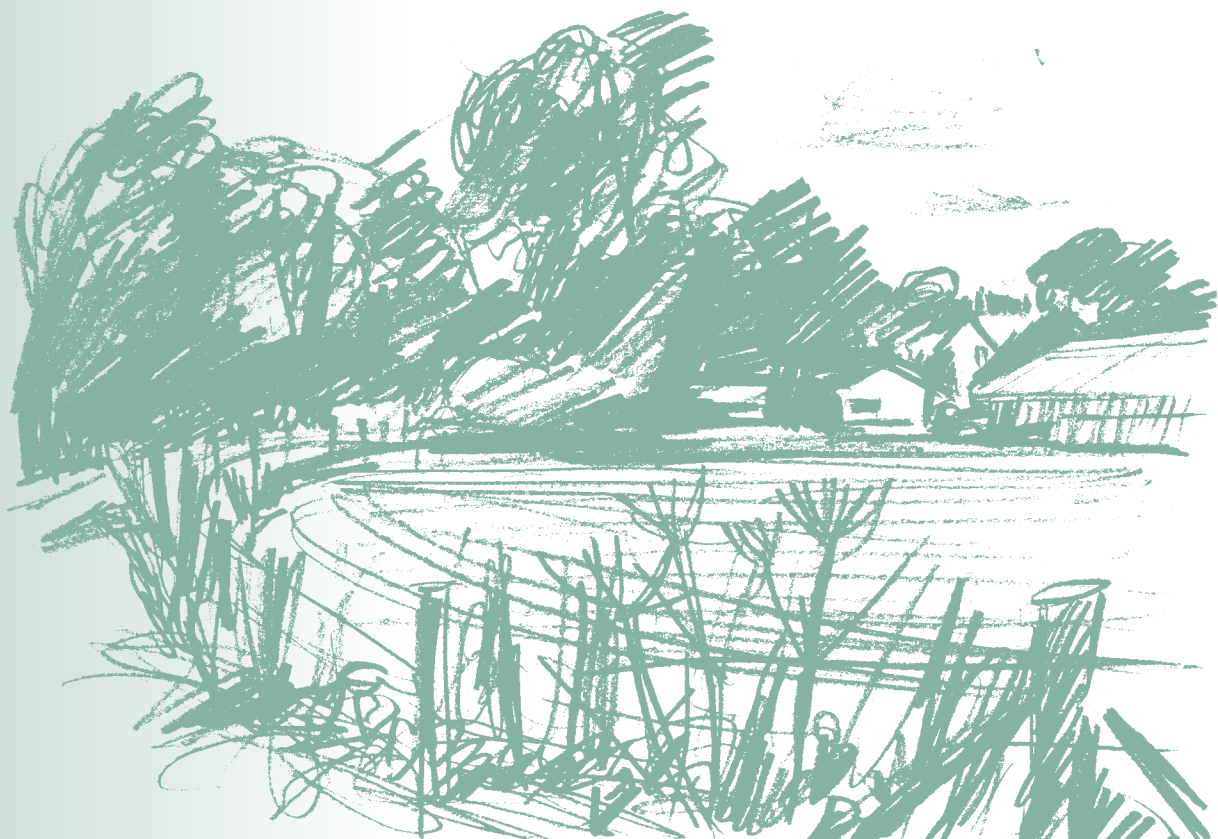
...In order to do this they must first analyse the distinctive character of their village and then draw up a set of design principles based upon it.

It should represent the views of the village as a whole and must be compatible with the statutory planning system and the local planning context. If adopted it becomes Supplementary Planning Guidance.

Finally, it is about managing and not preventing change – no community can stand still in a time warp!

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THE DEVELOPMENT OF THE BASILDON VILLAGE DESIGN STATEMENT (VDS)

The **Basildon Village Design Statement** represents the end of a process which began in February 1999, when a senior planning officer was invited to speak to residents at a public meeting on 'The Future of Basildon'. The meeting was very well attended. The speaker suggested that, like many other villages in West Berkshire, we could help influence our own future by creating a Statement. This would be addressed to all those potentially involved in change – landowners, developers who might build new housing, residents considering alterations to existing property, local groups and organisations and the relevant authorities.

Later in the year a second public meeting was held at which representatives from two neighbouring villages spoke about the VDS process they had so far undertaken. Our working party was set up. Following a number of meetings, attendance at relevant workshops sponsored by the Countryside Commission and a major consultation exercise, this document was produced. Throughout the exercise we have had the benefit of funding from the Parish Council (PC) and the Residents Association and a PC representative working with us.

In January 2000 every household was given a draft description of the village design statement as it then was.

People were asked to respond by a given date and many did so. The VDS group received many responses which were generally very supportive of the exercise and subsequent recommendations. Among the responses were valuable suggestions, additional information and corrections to factual errors which were taken into account in the final version.

Throughout the exercise we have been in close contact with the appropriate officers at West Berkshire Council who have been most helpful and supportive.

HOW WILL THE DESIGN STATEMENT BE USED?

The **Basildon Village Design Statement** was adopted as Supplementary Planning Guidance (SPG) by West Berkshire Council on 13th March 2001 and its recommendations will be taken into account when planning applications are assessed.

The Council's policies regarding development are set out in the statutory Development Plan, which currently comprises the Berkshire Structure Plan 1991-2006 and the adopted Newbury District Local Plan (1993). The West Berkshire District Local Plan 1991-2006 is at an advanced stage of preparation and should also be afforded considerable weight. The guidance contained in this Design Statement provides an explanation of the Council's policy position and while it is not a statutory document, it has had an element of public consultation and has been adopted by the Council's Environment Committee. Compliance with the recommendations does not by itself guarantee planning permission as each case is judged on its merits.

A BRIEF HISTORY OF THE PARISH OF BASILDON

Hominids have been present in Basildon for about 500,000 years, as witness the flint axes that have been found, but the earliest physical remains are two sections of the Bronze Age “Grim’s Ditch” (2,400 BC approx). The Romans also left their mark. They built a road through Basildon running from Silchester to Dorchester-on-Thames. A wealthy Roman or Romano-British citizen also built a Villa and Farm beside the Roman road, but it was destroyed by Brunel’s navvies in 1838, when building the GWR.

On the frontier between Wessex and Mercia, Basildon was attacked and destroyed twice by the Mercians and by the Danes in the 9th C and early 11th C. It was destroyed again by the Norman army in 1066, when the bulk of the army crossed the Thames at Streatley after the Battle of Hastings. In the 12th C it was caught up in the Civil War between Stephen and Matilda, while the Black Death in 1346 decimated the population.

Thereafter the Parish remained relatively undisturbed and slowly grew prosperous. By the 17th C it was the seat of the Fane family, who subsequently built the famous Grotto. It was also the birthplace and last resting place of the famous Jethro Tull, the agriculturist. In 1770 Francis Sykes, who had made his fortune in India, acquired the estate and built the House, which stands today. His grandson dissipated his fortune and so mistreated his wife that he ended up caricatured as Bill Sikes in Charles Dickens’ *“Oliver Twist”*. In 1838 Sykes sold to a self-made man, James Morrison, and the Morrison family held the Estate until 1929, when it was sold to the first Lord Iliffe, who then auctioned it off. Much of the contents of Basildon Park ended up in the Waldorf Astoria

in New York, in what is now “the Basildon Room”. Fortunately the second Lord Iliffe bought the House after the Second World War, when it was in a ruinous condition. He and Lady Iliffe restored it and eventually donated it to the National Trust.

The Morrison family had many interests including art collecting. Nowadays the remains of their very valuable collection hang at Sudeley Castle in Gloucestershire, where their descendants live. JMW Turner, the artist, is known to have stayed at Basildon Park and in 1844 he painted “Rain, Steam and Speed”, showing the GWR and Basildon Railway bridge, which stands in the valley below the House. This painting has been described as the birth-certificate of the Impressionist movement.

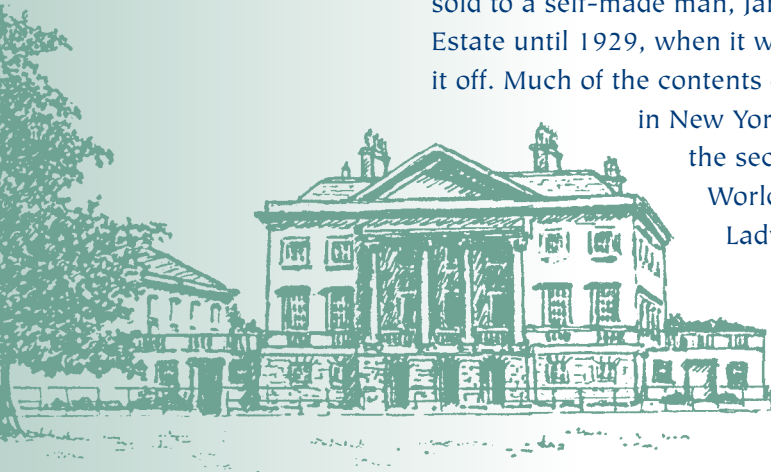
Major Morrison who owned the estate from 1910-1929 is also believed to have coined the name “Basildon Bond” for the well known note paper.

Brick-making was a very old Basildon activity, resulting from the very high quality, salt-free clay that existed in the Parish. The clay was worked out by the start of the 2nd World War and the brickworks became a war-time and then peace-time factory, making extruded plastic components.

Interesting reminders of Basildon’s history include Nobes Tomb at Tomb Farm, the Lime Kiln adjoining the footpath running up to Hillfields Farm, and not forgetting, of course, Jethro Tull’s memorial plaque in the churchyard at Lower Basildon.

*The Black
Death...*

Jethro Tull



Brick-making

SETTLEMENT

The village is divided into two main settlements known as Upper and Lower Basildon, located some two miles apart. They are connected by three roadways known as Hook End, Mead and Park Wall Lanes as well as a Bridleway. Agricultural land, beech woods and National Trust Parkland separate the two parts of the village. There is a fairly steep rise in relief from Lower Basildon at 200 feet above sea level to the highest point in Upper Basildon at 468 feet.

The land between the two settlements has few buildings and provides views, which help justify Basildon's status within the North Wessex Downs Area of Outstanding Natural Beauty.

Geologically the area is chalky, overlaid with various deposits including the clay in some parts which once supported a brick making industry.

To the north of the parish the River Thames forms a natural boundary while the parishes of Pangbourne, Bradfield and Ashampstead border it to the east, south and west respectively.

Apart from the main A329 between Reading and Oxford which passes through Lower Basildon, the rest of the roadways in the parish are characterised by their very narrow and winding nature. Few have pavements or street lighting. Housing is on one or both sides of the road and where there are no houses the land is used largely for agricultural, horticultural or equestrian purposes.

The A329 now carries ten times more traffic than it did 20 years ago – 900 vehicles per hour at peak times. This, together with two sharp bends and a skew bridge over the railway line, render it hazardous for residents to cross on foot.

The place doesn't have too much litter and the air is fresh. It is not very noisy and it has lots of fields and open spaces.

... Area of Outstanding Natural Beauty

VIEWPOINTS

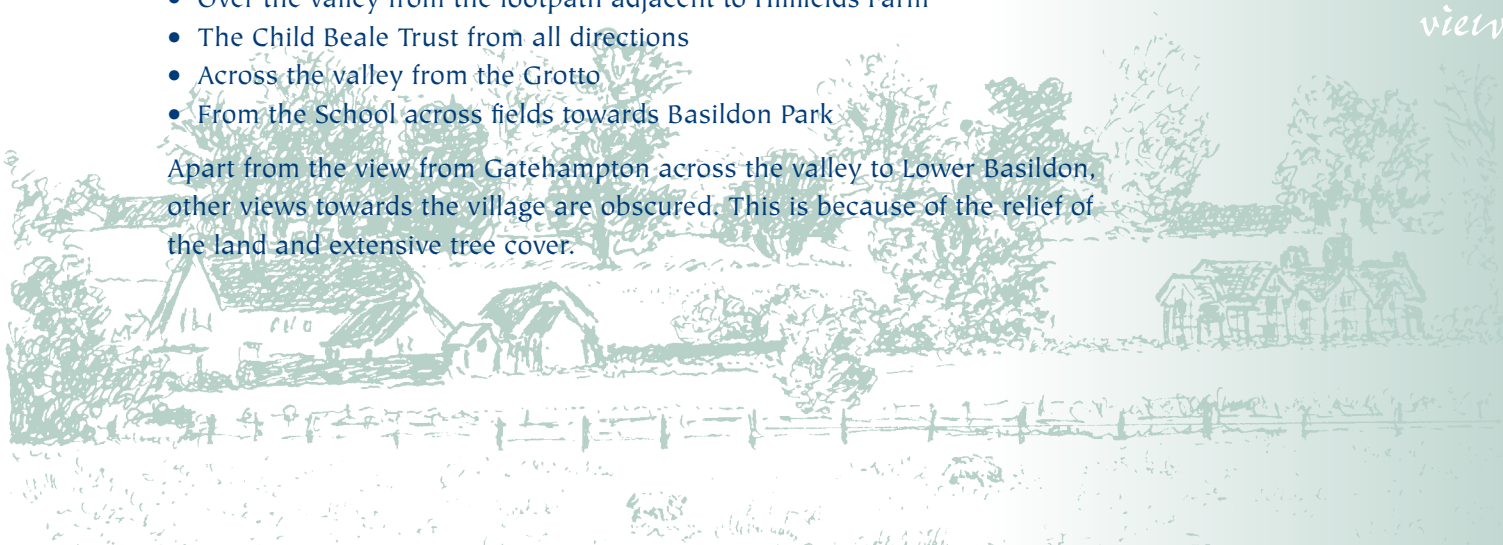
There are many outstanding views from different points within the village.

These include:-

- South from Kiln Farm
- North from the road by Rushdown
- Overlooking the Goring Gap from Home Farm
- Over the Thames Valley to the Chiltern Hills from the existing settlement in Lower Basildon
- The view of Basildon railway bridge across the Roman field, immortalised by Turner in his famous painting of the GWR "Rain, Steam and Speed"
- Over Hartslock Woods from the River Towpath
- Over the valley from the footpath adjacent to Hillfields Farm
- The Child Beale Trust from all directions
- Across the valley from the Grotto
- From the School across fields towards Basildon Park

Apart from the view from Gatehampton across the valley to Lower Basildon, other views towards the village are obscured. This is because of the relief of the land and extensive tree cover.

... many outstanding views



THE BUILT ENVIRONMENT

There are many important and listed buildings, including:

- The Grotto (1770) and Basildon House in the Palladian style (1783) and the smaller but architecturally splendid –
- Harley House and Wood Green Farm House built in the Queen Anne style;
- Godwin's Lodge, the Lodge in Frying Pan Lane, and the Old School House, Lower Basildon, built in the Gothic style.

Other substantial farm houses stand as testimony to the village's agricultural heritage. These include the houses at Emery's Farm, Kiln Farm, Hook End Farm, Hillfields Farm and Blandy's Farm together with Hare Green Cottage.

Charles Morrison, one time owner of Basildon House and Estate, designed the black and white timbered estate cottages in Lower Basildon and at Kiln Bolton. He also built the grey/blue brick cottages in Bethesda Street.

There are fine examples of Sir Edwin Lutyens architectural designs at Park Farm, Beckfords and (probably) Harley House.

In all there are **27 listed dwellings** in the village. (see flap on back cover)

IMPORTANT BUILT FEATURES other than housing:

The gateways to Basildon Park are imposing pillared structures. They are located in Park Wall Lane, Mead Lane and the main Oxford Road.

DEEP WELLS dug because of the dry nature of Upper Basildon at:

- Bethesda Street (in the garden of The Well House)
- Blandy's Lane, adjacent to Well Cottage.

BARNS

There are a number of very old and listed barns in the village, including:

- The Tithe Barn at Church Farm
- Kiln Farm
- Hook End Farm
- The barns at Wood Green Farm
- Emery's Farm
- Collins Farm

Some of these barns are now converted or applications have been made for conversions.



*Important
listed
buildings*



HOUSING in the village is characterised by the following features:

An individuality of style is perhaps the most striking quality.

Many are detached and sitting in generous plots of land – in some areas covenants exist determining the density of building (for example where land was sold by the Basildon Estate).

There are examples of terraced cottages in Pangbourne Road and at The Triangle.

Semi detached properties were often built for agricultural workers in the past. Examples are to be found at Mead Lane, Bethesda Street and Beckfords. Modern examples exist at Kiln Ride and Tenaplas Drive.

There is a high proportion of single story dwellings and chalet bungalows.

Boundaries are almost invariably of hedges and trees, giving the village a very green appearance.

Driveways are usually of gravel, and gates frequently wooden, often five barred. Almost invariably houses have banks or verges between their boundary and the roadway.

*hedges and
trees give
a green
appearance*

Some developments feature houses of the same or similar styles, for example:

- Wakeman's and Wakeman's Copse
- Harts Lock View Estate at Lower Basildon
- Captain's Gorse
- Tenaplas Drive
- Old Stocks Court
- Kiln Ride
- The former estate cottages in Lower Basildon
- Emery Acres

There are also examples of pairs or small sets of detached houses of very similar style:

- Several examples in Pangbourne Road
- The two houses in Gardener's Lane
- Four bungalows built in the garden plot of Wellesley Cottage, fronting Beckfords and Aldworth Road
- Houses on Little Paddocks site



BUILDING MATERIALS

Most of the buildings are of red brick construction although there are examples of some older houses or cottages being built in grey/blue brick with red brick serving as a patterned feature. Such buildings include Holly Blue Cottage, Two Elms, Hollybank, 1 Blandy's Lane and Parsonage, and Kiln Corner Cottages. The farmhouse at Hook End Farm and the School House are also of this construction.



Almost all the roofs in the village are tiled although a number of older cottages, particularly round the Blandy's Lane area, are thatched. **Thatched properties** include:

- Thatchers - Mead Lane
- Moorings (Grade II Listed) – Blandy's Lane
- Whispering Hollow (Grade II Listed) – Park Wall Lane
- Hawks Bill – Pangbourne Road
- Little Paddocks – The Village
- The two white cottages near Redmoor Row Farm – Frying Pan Lane

Flint and red brick are local traditional materials and are featured in a number of old buildings in the parish. Examples are found at:

- Apple Tree Cottage – Pangbourne Road
- The Gothic buildings already mentioned
- Yew Tree Cottage – Maple Lane
- Laundry Cottage – Hook End Lane
- Hook End Farm Barn
- Tomb Farmhouse.

Modern examples of this type of construction are to be found at:

- Upstream – Aldworth Road
- The Paddock – Bethesda Street
- Little Orchard – Gardener's Lane.

Flint is frequently used as walling, most notably round Basildon Park or as pillars to important gateways at Basildon House and Harley House.

Other architectural features worthy of note:

Most houses have chimneys.

There are many dormer windows in both old and new housing.

Some houses in the village of both modern and traditional design have rendered and painted walls.



PUBLIC BUILDINGS

These include:

- The Church Annexe, recently built beside and in the same style as the church itself.
- The Village Hall in Bethesda Street. This building will be replaced in the near future.
- The School.
- The Scout Hut, currently used as a pre-school and for other community functions.

My school is
in the village
so I can walk
to school.

The Child Beale Trust – set up **Beale Wildlife Park** to ‘*preserve a beautiful stretch of the Thames Valley for public enjoyment and recreation*’ – comprises buildings for education, conferences and leisure. 350 acres of land form a habitat for different species of mammals and birds. There are also a number of interesting items of sculpture in the Park.

Basildon House is owned by the National Trust and is opened to the public at specific times.

Three Public Houses currently exist in the village:

- The Red Lion which existed in 1728.
- The Beehive originated in 1500.
- The Crown with 18th Century origins.

The village has **two churches**.

St Bartholomew’s in Lower Basildon with 13th Century origins is now redundant and maintained by the Churches Conservation Trust. The modern St Stephen’s was built where the population was greatest and stands next to the Village Green. It was constructed in 1965, and is built in the shape of a fish symbolising early Christianity.



PUBLIC SPACES

There are **greens and recreation grounds** within the Parish which include:

- The Village Green – Upper Basildon
- Recreation Ground – Bethesda Street
- Children’s Playground – Wakemans

Public Bridleways and Footpaths

These criss-cross the village. Their legal rights were established in 1949 and maps exist in the Local Authority Surveyor’s Department. These form an important amenity for villagers for walking and riding.

At Church Farm (Child Beale Trust) glades and walks have been created which are now accessible to the public and make additional recreation areas. Access to them is from Church Lane.

I like the park because you can play tennis there, as well as cricket, football and rugby. You can also play on the swings.

What I like about Basildon is that there are lots of public footpaths so you can go for good long walks and bike rides. Also I like the recreation ground because you can play on the swings and go down the slide. I also like the tennis courts because you can play tennis with your friends.

The place doesn’t have too much litter, it is not very noisy, the air is fresh and it has lots of fields and open spaces.



THE CURRENT SITUATION WITH REGARD TO DEVELOPMENT

- Recently the Tenaplas factory has re-located and its redundant site has been developed to provide 25 new houses.
- There are a growing number of applications for extensions to both old and modern housing.
- The location and amenity value of the village means that there is a lot of pressure to create new housing.
- The settlement boundary was created in 1973 and has largely held development in check within its confines. New housing has generally consisted of infilling. There is now a tendency to develop within the large gardens of existing houses for example at:

Garlands – Gardener’s Lane
Bramleys – Gardeners Lane
Well Cottage – Blandy’s Lane
Claregate – Blandy’s Lane
Little Paddocks – ‘The Village’
The Pumhouse – Beckfords

*Pressure to
create new
housing*

*The
settlement
boundary*



COMMUNITY

Evidence of the growth of this community since 1971 is provided by the following census information:

1971 – 1,265 **1981** – 1,349 **1991** – 1,541

The next Census, in 2001, is expected to show a significant increase due to property development in recent years. Building of the Tenaplas site alone has added 25 substantial new homes. It is interesting that the previous Village Appraisal exercise in 1983 envisaged only three new houses annually for the whole of Basildon!

At the beginning of 2000 there were 583, mostly privately owned, houses. The cost of housing in the village often puts it beyond the reach of the young. Children of villagers are thus obliged to move away.

The sprawling nature of the parish with its separated settlements means that meeting places, groups, organisations and enterprises assume great importance in promoting a sense of community.

Almost all households possess at least one car. However, those who do not are obliged to use a severely **limited bus service**. This can lead to a feeling of isolation, particularly among elderly or disabled residents.

There is a **post office** in Upper Basildon, which provides a valuable service for the community.

A **monthly magazine**, *'The Country Neighbour'*, provides information and news for the 550 households to which it is delivered. Its production and distribution is the result of very hard work by a dedicated team of volunteers.

A **library van** visits the village on a regular basis.

There is an **active church** in Upper Basildon which provides an important focus for community life.

Three **public houses** offer meeting places with good food and drink.

A **variety of clubs and groups** are active in the village – 26 listed in *'The Country Neighbour'*, December 1999. Many of these meet in the village hall. One, worthy of special note, is *'The Basildonians'* – an amateur dramatic group, which gives regular, high class performances.

Both the **Pre-school** and the **Primary school** are to be found in Upper Basildon and these form an important point of contact for parents of young children.

Various **Neighbourhood Watch** schemes have been set up in the Parish and these have helped develop co-operation between householders.

Important annual events bring people together in friendly competition, notably the Basildon Horse Show and the Basildon Show.

Village life has altered in the last 25 years. Many residents commute out of the village to work in the 'M4 Corridor'. Perhaps because of this, some say there is less commitment to the life of the village. However, a large number of public spirited and hard working individuals volunteer their services to, for example, the Parish Council, the Church, School and various clubs and organisations. Basildon must be grateful for their services in helping to keep people in touch with one another.

Basildon is good because there are lots of things to do like going to the park to play with your friends, and if you are an adult, you can go to the pub whenever you want to.

ECONOMY

Nowadays most people gain their livelihoods outside the village. The closure of the Tenaplas factory has further reduced employment opportunities in Basildon. The village shop in Upper Basildon and tea-rooms in Lower Basildon have also closed.

The village has retained occupations related to agriculture and horticulture. Both arable and livestock (sheep and cattle) farming are carried out here. Peter Stamford Enterprises produces herbs and vegetables.

There are small units of light industry in the barns at Woodgreen Farm.

Also of note is a growing trend towards people working from home as opposed to travelling to a distant office as well as the creation of home based businesses in areas such as I.T., design, translating, financial services, beauty therapy, crafts and various trades.

A specialist shop (making curtains) as well as a convenience store in the garage at Lower Basildon provide some goods and services. The Post Office also sells gifts and stationery.

Businesses related to the car include: Lower Basildon filling station providing fuel, Country Cars which sells vehicles, and Allum Auto Services.

There is an important emphasis on **tourism and leisure** within the village. Both the National Trust's Basildon Park and Beale Wildlife Park attract numerous visitors. Equestrian activities feature prominently and there is a shooting school at Tomb Farm. The Institute of Leisure and Amenity Management has its headquarters at The Grotto.

Amenities including the school, post office, pubs, garages, public transport and existing shopping facilities form important elements for our community.

The beauty of the area has provided an ideal setting for a care home for the elderly in Lower Basildon.

*Agriculture
and
horticulture*

*Home
working*

Businesses

*Tourism and
leisure*

Amenities



I like our village
because it is quiet
and not really
loud like in a city.

...also what I really like is that the village is quiet and peaceful and when you sit outside you can hear the birds singing in chorus.

If you like nature, around Basildon there are many different types of plants and animals to look at.

Woodpeckers
Goldcrest
Nuthatch
Dunnock
Robin
Wren
Song Thrush
Buzzard
Red Kite
Warblers
Chiffchaff
Swallow
Hern
Kingfisher
Moorhen
Swan

ENVIRONMENT INCLUDING THE NATURAL HISTORY OF BASILDON

We are fortunate to have a number of residents who are keen naturalists. Their knowledge and observations have been used in the following descriptions.

Basildon is surrounded by farmland and large areas of deciduous woodland (predominantly Beech and Oak). The latter reaches the village boundary and in some cases is to be found within the village itself. This feature, coupled with the often large, well-hedged and tree-filled gardens provides an excellent habitat for the many wildlife species we host.

Despite some development and intense pressure from modern farming, the essential character of this region has remained unchanged and we are lucky that we continue to possess such an interesting and varied habitat. In more recent years, agri-environment schemes such as MAFF's Countryside Stewardship Scheme have helped to encourage more environmentally-sensitive practice in agriculture in the Parish.

Wildlife recording by one of our residents, carried out over the last five years revealed a total of 880 species (mostly insects) from within the parish of Basildon. This includes 3 species that are listed in the U.K. 'Red Data Book' of rare and threatened species and a further 22 species that are classified as 'Nationally Scarce'. 35 of these species are listed as species for conservation in the U.K. Biodiversity Action Plan (BAP) which is the main driving force behind current government conservation work.

BIRDS

All 3 species of woodpecker (Greater Spotted, Green and Lesser Spotted) may be found and although the latter is elusive, its larger relative is quite common. Other woodland species such as Goldcrest, Nuthatch and Long Tailed Tit also find the gardens attractive nesting and feeding places.

All the common garden birds such as Blackbird, Dunnock, Robin and Wren are present in good numbers, nesting in season and feeding at all times of the year. Nationally declining species such as Bullfinch and Song Thrush seem to do well here and in Upper Basildon at least one pair of the (now rare) spotted flycatchers regularly nest in one of the larger gardens.

Buzzards have established a breeding territory in Hook End Lane and there is a Rookery of about 16 nests behind the houses in Yattendon Road. Red Kites are being seen more frequently and Herons come up from the Thames to raid garden ponds!

In Spring and Summer migrants arrive and most of the more common species can be found. These include Willow and Garden Warblers, Chiffchaff, Lesser Whitethroat, Swallows and House Martins, which all nest within the village boundaries. Altogether, 68 different bird species have been recorded here during the last two years.

Riparian species including grebes, heron, kingfishers, moorhen, geese and swans are frequently to be seen by the Thames. There is also an abundance of game birds.



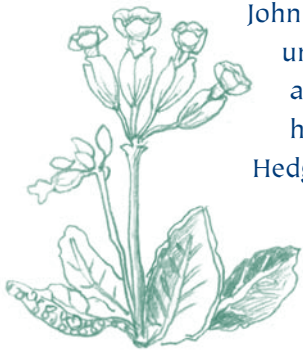
FLORA

Happily, though less prolific than in former, less intensively farmed times, there is still quite a varied range of plants typical of the original Berkshire chalk downland. Toadflax, Marjoram, Basil and several species of St.

John's Wort and Mullein families may be found in some numbers at undisturbed field edges and along the narrower lanes. Both Mead and Hook End Lane appear to be quite ancient and analysis of the hedge species variety suggest their age to be at least 300 years.

Hedgerow species here include Spindle and Buckthorn (another sign of antiquity) and during summer there is a fine display of Cowslips.

Within the woods, the widespread abundance of 'indicator' species such as Bluebell and Dog's Mercury, testify to their considerable age.

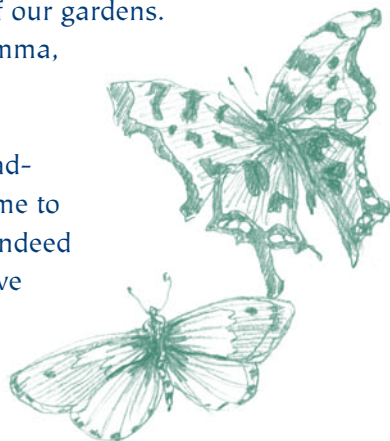


At Church Farm (now run organically) it is claimed that some 80 flowering species are to be found in the hay meadows. Here also trees have been planted with a view to eventual coppicing.

INSECTS

These creatures also benefit both from the surrounding habitat and the variety and size of our gardens.

Butterflies such as Holly Blue, Comma, Orange-Tip and Brimstone are frequently seen, while dragonfly species such as the Emperor, Broad-Bodied Chaser and Red Darter come to hawk over ponds and wet areas. Indeed more than 20 butterfly species have consistently been recorded. In the gardens of Basildon House there is an important breeding site for Wood Whites and the magnificent Purple Emperor is occasionally seen here.



MAMMALS

In Basildon Muntjac and Roe deer are probably the most frequently seen mammals. Others include the badger, foxes, hedgehogs, bats (Pipistrelle and Noctules for certain) and a variety of voles and mice.



- Toadflax
- Marjoram
- Basil
- St John's Wort
- Spindle
- Buckthorn
- Bluebell
- Dog's Mercury

- Holly Blue
- Comma
- Orange-Tip
- Brimstone
- Emperor
- Red Darter
- Purple Emperor

- Muntjac
- Roe Deer
- Fox
- Badger
- Hedgehog
- Pipistrelle Bat
- Vole
- Mice

RECOMMENDATIONS FOR THE FUTURE

- 1 Any future development should conserve the variety of housing which is a characteristic of the village, though with a greater emphasis on well designed, smaller and more affordable units, as there has been a recent tendency to build large houses.
- 2 Extensions, conversions and alterations should use materials and be of a design and scale compatible with original buildings.
- 3 Where appropriate, housing designs incorporating small office/ workspaces, which would enable residents to work from home, thus reducing their dependency on the car and road congestion at peak times, should be supported.
- 4 A recurring architectural feature of both old and new housing is the gabled window – developers might consider the inclusion of this feature in their designs.
- 5 Any proposed development likely to have an effect on the setting or character of Basildon Park will be expected to demonstrate how it would conserve and enhance the long term future of the Park and its setting.
- 6 Garages should not be out of scale with the residencies they serve or be visually obtrusive.
- 7 Driveways should be surfaced with appropriate materials which offer good drainage and are in-keeping with their surroundings. Where gravel is used, retaining rims are useful in preventing it from spilling on to the road.
- 8 The use of native hedging plants, shrubs and trees should feature as boundaries to any new houses and be maintained or replaced where necessary on existing ones. Urbanised fencing would be out of character in the village.

Where quick growing varieties are planted people should be mindful of their possible future impact on the environment, e.g. screening out sunlight to adjoining properties and root damage to the foundations of buildings if they are allowed to grow unchecked.

- 9 Sympathetic infilling, within the village settlement boundary should be supported, provided that:
 - a the density of housing in any given area is appropriate.
 - b houses are well matched in terms of design and scale with neighbouring properties.
 - c the additional traffic generated can be safely accommodated.
- 10 Any future development should respect the basic settlement pattern of the village.
- 11 The existing settlement boundary should be maintained both for Upper and Lower Basildon as far as possible.
- 12 Any future development should seek to ensure that the biodiversity of Basildon is conserved and enhanced.

- 13 Where redundant agricultural buildings are both permanent and substantial their re-use or adaptation is supported provided that:
 - a The existing building is suitable for the proposed new use.
 - b Extensive alteration, rebuilding or enlargement is not involved.
 - c It would make a positive contribution towards the local community.
 - d Biodiversity and the surrounding landscape are conserved.
 - e The design of the building and curtilage is in-keeping with its surroundings.
 - f The new use does not generate substantially extra traffic.
 - g In the case of such buildings being listed and in a state of disrepair, every effort should be made to rehabilitate them providing that their essential fabric and character are maintained.
- 14 Mature trees and wooded areas, hedges, verges and ditches are a vital habitat for wildlife. Every effort should be made to conserve them where possible and appropriate.
- 15 Urbanising features such as street lighting or pavements are normally considered inappropriate in new development.
- 16 Recreation grounds, greens, footpaths and bridleways are important amenity features; they should be maintained and kept accessible for all.
- 17 Described viewpoints, listed on page 3, are part of the reason why Basildon lies within an '*Area of Outstanding Natural Beauty*' and should be taken into consideration in any future development of the village, with every effort made to conserve them.
- 18 Given the spread-out nature of Basildon its village halls are of great importance as a focus for community life. The new village hall should be designed to meet the diverse needs of the whole population in the future.

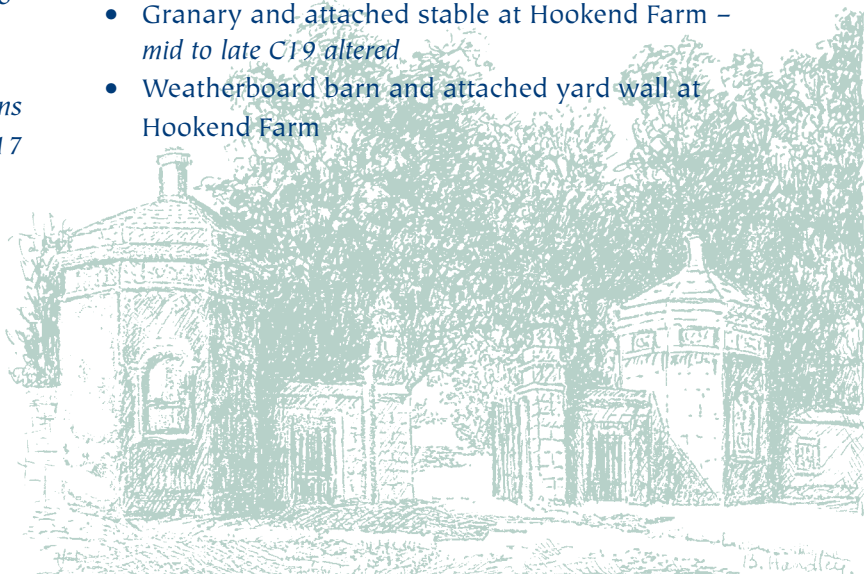


LISTED BUILDINGS IN BASILDON

- Tomb Farmhouse – late C17
- Emery's Farmhouse – mid C16 with C19 additions
- The Moorings – late C17 with C19 refacing
- Blandy's Farmhouse – late C18
- Walnut Tree Cottage – C17 with C20 additions
- Hare Green Cottage – mid 17C with late C19 refacing and mid C20 additions
- Church Farmhouse – C17 with C18 and C20 additions
- The Orangery – circa 1843
- Gables Cottage – late C17 with C18 refacing and C20 additions
- Basildon Park – 1776-83 by John Carr in the Palladian style; some alterations and internal details by J B Papworth in 1839-42
- Woodgreen Farmhouse, Mead Lane – mid C18 refenestrated in early C19
- Park Farm House, Mead Lane – circa 1910 by Sir Edwin Lutyens
- Harley House – 1912-13 by Sir Edwin Lutyens
- Nos. 1 & 2 Godwins Lodge, Park Wall Lane – C18 in a Gothic style with late C19 and C20 additions
- Whispering Hollow (cottage), Park Wall Lane – C17 with C20 additions
- Oxford Lodges to Basildon Park with gates, gatepiers and flanking walls, Reading Road – 1776-87 by John Carr, altered in 1842 by J B Papworth
- The Old School House and Old School adjoining to the north west, Lower Basildon – neo Gothic style
- White Lodge and White House, Reading Road – C17 and C18 and late C19 additions
- No 2 Reading Road – C17 and C20 gable end
- No 3 Reading Road (the Old Tavern) – late C18 with C18 and C19 additions
- The Grotto, Reading Road – late C18 with C19 additions to rear
- No 2 Smith's Corner – mid C17 house with C20 additions, timber framed and rendered
- Nos. 2 and 3, Hill Cottages, Upper Basildon – late C17 with C19 alterations and C20 additions
- Pond Cottage, Upper Basildon – mid to late C17 with C19 refacing and additions
- Kiln Farmhouse – mid C18 altered and extended C19
- Hookend Farmhouse – mid to late C19
- Froomes House, Upper Basildon – mid to late C17, mid C19 refacing and additions and C20 additions

Other than dwellings

- Gatehampton Bridge – Railway bridge over River Thames 1838-39 by I K Brunel. An original structure built by the Great Western Railway.
- Nobe's Tomb, east of Tomb Farmhouse – circa 1692
- Church of St Bartholomew – late C13 with tower of 1734
- Matthew's Tomb and Railings, east of Chancel of Church of St Bartholomew – Chest tomb and railings, late C18
- Stable Blocks and Stable Yard Walls NW of Basildon House – circa 1843
- Tower Lodge and Adjoining Gateway, Mead Lane – mid to late C18 with C20 addition to rear
- Walls and Gatepiers to SE of Harley House, Park Wall Lane – 1912-13 by Sir Edwin Lutyens
- Pair of west gates and gate piers to Basildon Park – mid to late C18
- Milestone, Reading Road – white painted stone with black lettering late C18
- Milestone, Reading Road (SW side) – white painted stone with black lettering late C18
- Fountain at the Childe-Beale Trust – by O Spalmach circa 1890-1900
- Sculpture of a Valkyrie, at the Childe-Beale Trust – cast by Gladenbeck in Berlin, late C19
- Stable to the NE of granary and attached yard walls at Hookend Farm – mid to late C19
- Pigstye range with yard walls and attached shelter shed at Hookend Farm – mid to late C19
- The Beehive Public House – circa 1500 with mid C20 additions
- Barn to the SW of Church Farmhouse – C17
- 2 barns at Woodgreen Farmhouse – C18
- Barn NW of Home Farmhouse – circa late C17 extended in C19
- Barn at Kiln Farm, Upper Basildon – late C17
- Granary to east of Kiln Farmhouse – late C17 altered
- Flint barn and attached flint shelter shed and yard wall at Hookend Farm – mid to late C19
- Granary and attached stable at Hookend Farm – mid to late C19 altered
- Weatherboard barn and attached yard wall at Hookend Farm



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The Working Party

The members of the local community listed below were largely responsible for the co-ordination and editorial content of this Village Design Statement, and also carried out the necessary photographic analysis of the environment:

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