

Snapshot character summary:

2. Saltford's housing development area SOUTH of the A4

2.1 Character summary

2.1.1 This part of Saltford has been extensively developed. Over 2/3rds of Saltford's residential houses are in this zone, the area having expanded considerably.

2.1.2 There are four dominant types of housing:



Montague Road facing east

- Private estates built in the 1970s e.g. Admiral's Park which includes Montague Road and Closes (cul-de-sacs) off. Houses are detached and semi-detached with gardens and small frontages.



Uplands Road

- Bungalows built pre-war which feature in Tynning Road and part of Uplands Road, for example.

- Detached and semi-detached houses built pre and post-war which are found in Claverton Road and Claverton Road West, for example.
- Large individual detached houses e.g in Grange Road, Uplands Road (part) and the Glen. These often have large frontages or rear gardens



Grange Road looking south

2.1.3 Opportunities for in-fill housing and back-development have been taken.

2.1.4 There is also a short ribbon of properties, including converted farm buildings, in the back lane (Manor Road). Keynsham Manor and Keynsham Manor West are listed properties here.

2.1.5 There are four public green spaces in this area:

- (i) the small War Memorial Garden situated at the corner of Manor Road and Bath Road;
- (ii) a small rectangular green in the centre of Haselbury Grove which is used by children and also gives a sense of openness in this enclosed quadrangle;
- (iii) the large public playing field adjacent to Saltford C.of E.Primary School. This is the only large open space in the area. It is highly valued as a recreational field and is well used. The Claverton Road play area is situated there; and
- (iv) a green corridor with trees, sandwiched between Anson Close, Pepys Close and Drake Close. This is used by parents and children walking to school and as a route for strolling to and from the playing field.



Public playing fields adjacent to Saltford School

2.1.6 Most dwellings have car-parking spaces. However, the roads adjoining the Bath Road are often obstructed by on-street parking as people park to then alight a bus or to use the facilities on the Bath Road. The route Grange-Montague-Manor-Uplands-Tyning Road is used by drivers travelling through Saltford if the main road is congested or blocked. There is considerable on-street parking around the Primary School entrances in Manor Road and Claverton Road at the start and finish of the school day.

2.2 Landscape description

2.2.1 Saltford's housing development area south of the A4 rises gently from the main Bath Road in a southerly direction. There are a number of mature trees on the perimeter of this area e.g. Folly Wood and the golf course. There are also a number of relatively mature trees planted by residents in gardens at the time of first occupation. The few open spaces in the built-up area described earlier such as the playing fields by the school are considered very important to the community.

2.3 Key views and landmarks

2.3.1 Some residents of the Folly, the Glen and Uplands Road enjoy views of the Avon Valley towards Bath, Folly Wood and the Golf Course. Some residents in Grange Road, Manor Road and others enjoy views to the South and West over open green belt countryside including the Golf Course. The iconic Kelston Tump can be viewed to the north east from many places.



A view from Montague Road looking south

2.3.2 The higher ground at the top of Longwood Lane i.e. south of the village, and towards Burnett village affords views into this part of Saltford.

2.4 Buildings and detail

2.4.1 Buildings are mainly of brick, one or two storey with a pitched tiled roof. The newer estate houses are required not to erect front boundary fences and walls. Certain roads have a particular character and density such as Tynning Road with its distinctive bungalows

2.5 Sense of place

2.5.1 This part of Saltford has stretched out to encompass a number of housing developments over the years, and in particular since the 1970s. It is an amalgam of stable, settled, communities of all ages based around particular roads. It has reached its natural limit of expansion.

2.6 Positive features and special qualities

2.6.1 There is a variety of housing stock to suit many ages. The network of roads and pathways is irregular and helps make this part of Saltford interesting. There are safe pathways for children to go to the Primary School. The public open spaces and views of open-countryside are highly valued.

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