

Snapshot character summary:

3. Saltford's housing development area NORTH of the A4

3.1 Character summary

3.1.1 This area is bounded to the south by the A4, to the north and west by the Green Belt and to the east by the Conservation Area within the village.

3.1.2 The buildings in this area are predominantly residential housing especially away from the A4. The various developments in the area date from pre-war to post-war up to the 1970s and 80s; when significant new housing development ceased. The individual buildings and the settlement as a whole can be classified as mature and established. All buildings are low rise being either single or two storeys. Housing types vary from small bungalows and flats to semi-detached and detached houses. The estate in the Broadway area has a number of terraces of houses. A large proportion of the housing in this area was originally constructed as good quality social housing; many of these homes have since become owner-occupied and would not now be considered social housing.



View of the Broadway and Chelwood Road



View of Kelston Close



Homefield Road



View of Norman Road

3.1.3 The layout of the road network is winding and irregular, reflecting the way in which the built developments have grown over time. Most of the houses have front and back gardens. Plot sizes vary and there are a few large plots but no very large plots. There is no obvious centre to this area.

3.2 Landscape description

3.2.1 This part of the parish slopes away from the A4 and at its most northerly end is generally flat.

3.2.2 There are many roads across the area, some straight and some curved. Along these roads and over many years housing has been developed. The roads are narrow and two-way; there are some cul-de-sacs. Most of the roads have pavements. Car parking is both on plot and roadside. There are two car parks for the leisure facilities around the playing fields.

3.2.3 Whilst the houses are quite tightly packed there is space between them. There are green spaces in the Broadway, Kelston Close and Iford Close areas. The area is bounded by the Playing fields to the north which with Saltford Hall, Tennis Courts, Social club and children's play ground located adjacent form valuable amenities for the Village. An allotment site is located within this area. Some of the gardens have bushes and trees. Stone walls and fencing can also be found. There are also trees planted in the open green areas of the Broadway.

3.2.4 The north east part of this area is bisected by the main railway line between Bristol and Bath.

3.3 Key views and landmarks

3.3.1 The Saltford Hall building adjacent to playing fields, the Grace Bible Church and the war memorial are all landmarks in this part of the parish. The playing fields offer

uninterrupted views to open countryside to the north. There are also some views to open countryside at the west and east ends of this area. Conversely the areas lying to the north of the parish have clear views of the parish of Saltford.



Saltford Hall



War memorial at the junction of Norman Road and Beech Road



View from Chelwood Road looking north west

3.4 Buildings and detail

3.4.1 The buildings in this area are predominantly houses and they are all low-rise being either single or two storeys. Across the area house types vary from small bungalows and flats to semi-detached and detached houses. The estate in the Broadway area has a number of terraces. The buildings are nearly all constructed conventionally with brick, block, render and pitched tiled roofs. Whilst the houses in the area have been built over many years all are traditional and conservative in their architectural form.

3.5 Sense of place

3.5.1 This part of the parish was broadly the second area to be developed for housing after the *old village*, now designated as a Conservation Area. The area has grown and evolved over time and has experienced periods of significant construction. The area is now mature and reflects the whole of Saltford being an eclectic mix of buildings. It provides both valuable housing and leisure amenities for the whole of the village.

3.6 Positive features and special qualities

3.6.1 The area developed over many decades now represents a mature area within the village. All sites are built on: there is no potential for further development. The area provides a valuable mix of housing types and amenities for the whole of the parish.

3.7 Negative features and detracting elements

3.7.1 Some of the buildings are old and therefore may not have good “green” and sustainability credentials.

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