

Appendix 2 Assessment Summary of buildings within ‘Extension B’

Key Characteristics	Extent to which Properties reflect Key Characteristics					
	12 Winifred Lane	10 Winifred Lane	8 Winifred Lane	4 Winifred Lane	64 Town Green Lane	62 Town Green Lane
The serpentine layout of the residential development, views along which are framed by mature trees.	X			X	X	X
	Lie outside of the original residential park with its serpentine layout. This section of Winifred Lane is by comparison a straight through route and not lined by trees.			Lies outside of the original serpentine layout of the residential park.	Lies outside of the original serpentine layout of the residential park.	Lies outside of the original serpentine layout of the residential park.
The semi-rural setting of the residential park with views across the fields south of Winifred Lane.	✓			✓	✓	✓
	These properties share this characteristic due to their location on Winifred Lane.			The property shares this characteristic due to its location on Winifred Lane.	The property shares this characteristic due to its location on Winifred Lane.	The property shares this characteristic due to its location on Winifred Lane.
A general feeling of informal openness within the residential area (identified by) <ul style="list-style-type: none"> - Generous plot sizes - ‘Gaps’ between buildings - Siting of property within the plot allowing for landscaping - Relatively small and discretely located areas of hardstanding - natural boundary treatments enhancing street scene (either formal or informal) 	X			X	X	X
	This row of cottages has a contrasting layout to the properties presently in Granville Park Conservation Area. They are each on small, narrow plots and given their terraced form, do not display the often substantial gaps between the buildings that are found in Granville Park itself. No. 10 & 12 have completely paved over their front gardens in order to provide off-road parking. No.8 has a small garden area to the front. No.10 & 12 have also removed front boundary treatments to enable frontage parking; no.8 retains a hedge (which creates an informal green boundary).			There is a landscaped area to the front of the property; however the plot is considerably narrower than many of those within Granville Park – lacks the ‘gaps’ between buildings. A non-traditional boundary treatment exists to the front – concrete brick and pre-cast columns.	This property lies within a small plot and is situated close to the road. There is some landscaping around the plot, but no substantial separation from the road. The property has more of a rural village feel than that of a residential park. Bounded by a part hedge and part wall.	Sits within a subdivided plot (formerly part of 64). Modest plot size as a result. Substantial area of hardstanding to the front of the property which erodes the green character of the plot. Some planting to the immediate front of the plot, no formal boundary treatment.

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Extensive tree and shrub cover and roadside grass verges which provide colour and a feeling of seclusion.	X No.8 has a tree and some shrubs within its front garden, otherwise there is no tree cover and very little garden area to provide a sense of greenery. No roadside grass verges lie along Winifred Lane – pavements are narrow, offering little separation from the main road.			X The property has some small shrubs within its front garden; otherwise there is no tree cover. No roadside grass verges lie along Winifred Lane – pavements are narrow, offering little separation from the main road.	X No roadside verges or trees in this location – pavements too narrow and properties much closer to the road. Some small shrubs within the garden. Lacks a sense of seclusion – very much a village centre feel.	X No roadside verges or trees in this location – pavements too narrow and properties much closer to the road. Some smaller shrubs within the garden. Lacks a sense of seclusion – very much a village centre feel.
The green backdrop combined with the open spaces which create an Arcadian character	X These properties possess a different character from the more Arcadian feel of Granville Park. They lack much of this designed green backdrop, possessing more of a rural, village character.			X These properties possess a different character from the more Arcadian feel of Granville Park. They lack much of this designed green backdrop, possessing more of a rural, village character.	X These properties possess a different character from the more Arcadian feel of Granville Park. They lack much of this designed green backdrop, possessing more of a rural, village character.	X These properties possess a different character from the more Arcadian feel of Granville Park. They lack much of this designed green backdrop, possessing more of a rural, village character.
A variety of property types from different eras which hint at bespoke architecture. Common features and materials are used, but in different combinations.	X The cottages represent a simple terraced form in a style favouring functionality over decoration.			X Constructed around the mid-20th century. Standard suburban house form	X Dates from 19 th Century. Plain, functional cottage style form and architectural features. Entirely rendered, concrete tile roof.	X Constructed around the mid-20 th century. Standard subordinate bungalow form, no special features which tie it to Granville Park.
Group value of the row of substantial, imposing late Victorian detached and semi-	The cottages possess value as a group themselves, but this does not link back to the characteristics or features of the wider			N/A	X From a similar era to the properties built in Granville	N/A

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detached houses - Materials - Architectural features	group of Victorian properties that exist in Granville Park. The cottages are not of the same imposing or substantial scale. They use simple traditional materials – brick and slate, but to far less decorative effect than the properties in Granville Park. Few original features remain – e.g. joinery The frontage of no.8 appears to have been partially rebuilt at some stage from the use of modern brick.				Park, but of a very different character – small cottage form rather than grand, villa style properties in the park. Original materials lost – UPVC windows and concrete roof tiles.	
Group value of the Edwardian houses - Materials - Architectural features	N/A			N/A	N/A	N/A
Group value of the Arts and Crafts era properties - Materials - Architectural features	N/A			N/A	N/A	N/A
Overall contribution to the character or appearance of Granville Park Conservation Area	No contribution			No contribution	No contribution	No contribution