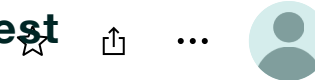


This document is a printout of the Burnham Design Code website. For the best user experience please visit <https://arcg.is/1SWL4a0>



Collection

# Burnham Design Code

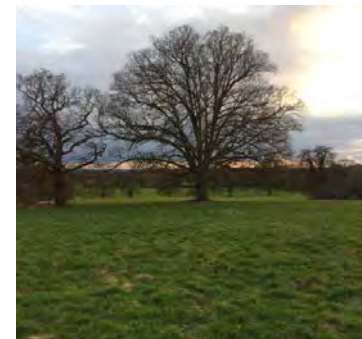
Burnham Parish Council

March 9, 2025

Get started



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3 ANALYSIS Desktop



4 ANALYSIS Place



5 ANALYSIS Character Areas



6 VISION Historic Core



7 VISION Peripheral  
Estates



8 VISION Open  
Countryside



9 CODE Historic Core



10 CODE Peripheral  
Estates



11 CODE Open  
Countryside



12 CODE Parish wide

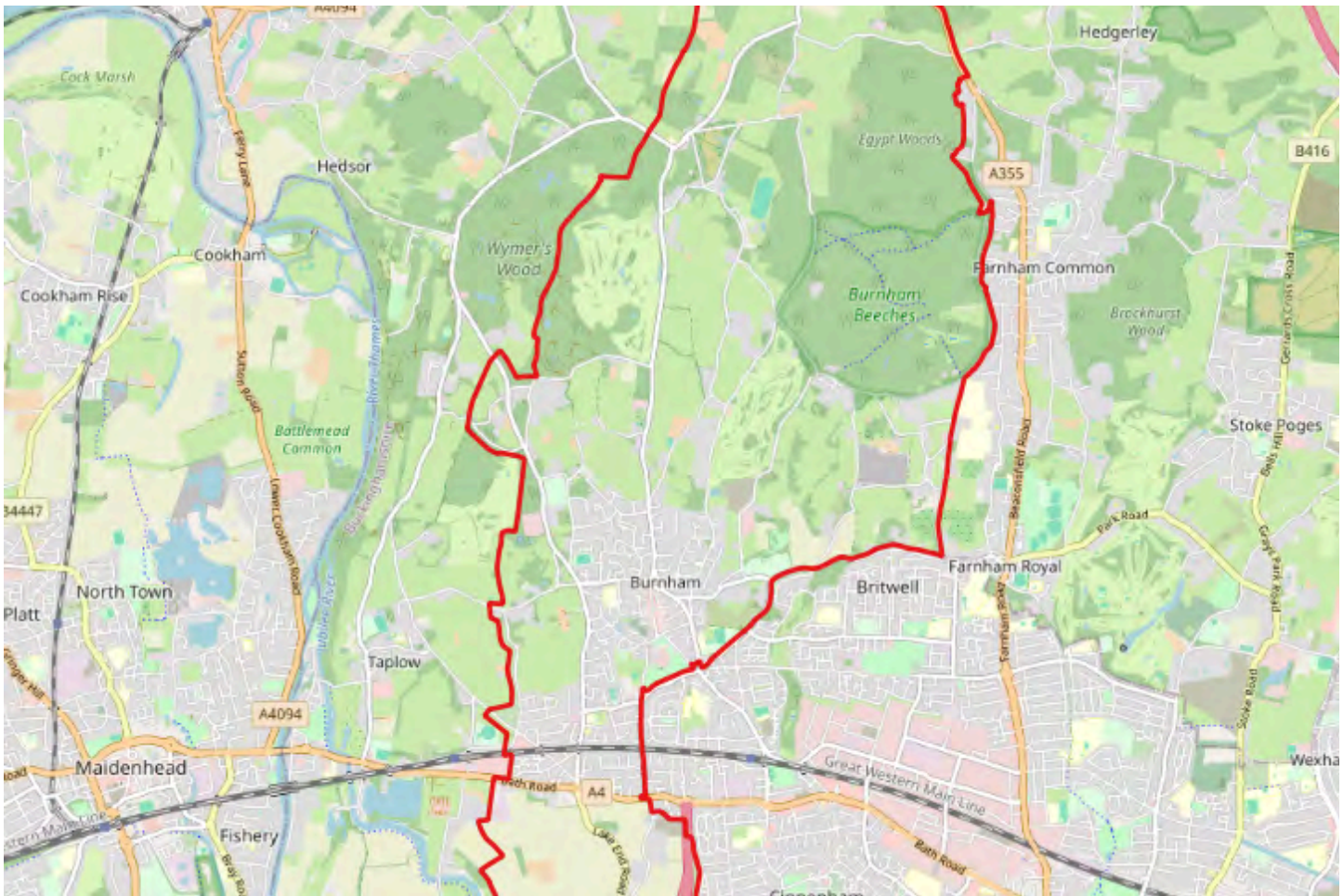




# Introduction

## Burnham Design Code

**Burnham Parish Council**  
**March 9, 2025**





# Burnham Design Code

The Burnham Design Code establishes local design expectations and sets out design requirements that provide specific parameters for the physical development of the area.



## What type of development does the Code apply to?

The **CODE** is largely intended to guide development proposals which require planning permission. In the parish of Burnham, this is likely to include:

1. Extend existing building within plot
2. Conversion of existing building(s) within plot
3. Redevelop existing building(s) within plot(s)
4. New buildings via plot subdivision (tandem/backland)
5. New buildings on vacant land in the village
6. New buildings on vacant land outside the village



'Vacant land' is defined as land that isn't currently considered to be within a plot. The plot is the cartilage of a residential or commercial building.

All other types of proposals are also encouraged to consider the content of the Burnham Design Code in designing their schemes.



### **What is the difference between MUST, SHOULD and COULD?**

The **CODE** uses the words **must**, **should** and **could**.

Where the word **must** has been used, this means the relevant **CODE** must be complied with and it is not expected that there will be exceptions made.

Where the word **should** is used, this means in general it is expected that the **CODE** will be complied with, but it is recognized that there may be exceptions made due to specific circumstances. It does not imply the **CODE** is optional. If an applicant considers that their case is an exception, then they

should include information explaining the reasons why they consider such an exception should be made. This would generally be due to physical constraints.

Where the word **could** is used, this means the **CODE** is a recommendation. Compliance is optional and up to the discretion of the applicant.

OS Licence (AC0000818832)

## **Design Code Content**

An **ANALYSIS** of the geographical area to define Character Areas.

This consists of an exploration into the historical evolution, land use and physical characteristics, and the experience of a user in the main built-up areas in the parish. Collectively this informs the identification of Character Areas.

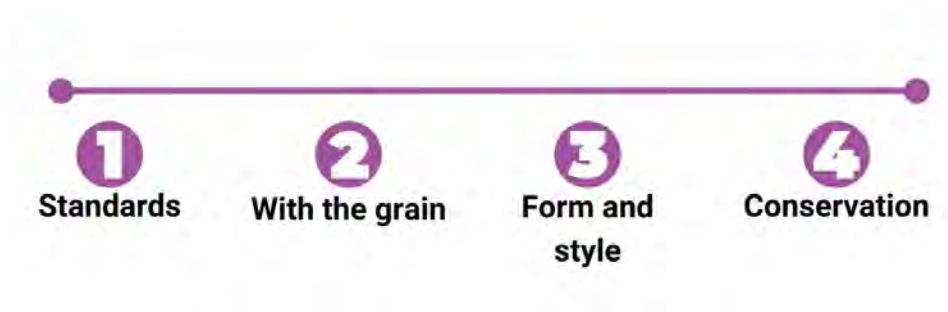
A **VISION** comprising an analysis of each Character Area to inform the level of design control needed.

Each Character Area has unique and locally specific elements which have been recorded. Character Areas have also been subdivided into typologies at block or street level where relevant. These typologies reflect groupings of buildings and spaces which have similar essential characteristics. The typologies adopted in the Chiltern and South Bucks Townscape Character Study in November 2017 have been used as a starting point and validated or amended as appropriate. These essential characteristics inform a study of distinctive qualities, opportunities for enhancements and future challenges for each character area.

Every character area of every settlement is more or less able to accommodate change through development without harming its essential character. This means different levels of design control are needed, rather than assuming that every



area needs new development to be 'in keeping' with what's there already. The spectrum of achieving design goals are based on the level of design control needed and are inspired by AC Hall (1996). In practice there are four levels of design control:







## **Standards**

The site location requires only the national design guide/code or planning-authority-wide coding standards to apply as its character area can accommodate many different building and plot forms.







## **With the grain**

The site lies within a character area that has some common patterns of roads, buildings and spaces that need to be followed but otherwise can accommodate schemes of a variety of buildings forms and styles.







### **Form and style**

The site lies within a designated ‘area of special character’ (or similar) whose local architectural and historic interest and distinct building forms and styles have survived and are clear enough to need greater design control.







## Conservation

The site lies within a designated Conservation Area where proposals must conserve and enhance its special architectural and historic significance.

Finally, the **CODE** to guide the design of new development to achieve the design goals for each Character Area and the wider parish.

## References

- [The National Model Design Guide](#)
- [The National Model Design Code](#)
- [Local planning guidance](#)
- [Local Landscape Character Assessment](#)
- [Conservation Areas](#)
- Design Control Towards a New Approach by AC Hall 1996
- The Image of the City by Kevin Lynch 1960



# Guide

## How to use this Design Code

March 9, 2025

National and strategic policy requirements and guidance continues to apply and should be reviewed to guide and inform the design of proposals. This Design Code provides locally specific information to guide and inform the design of proposals.

1. Choose development type - see [INTRODUCTION](#)
2. Locate proposal in relevant character area - see [ANALYSIS Character Area](#)
3. Understand context and local character - see overall ANALYSIS and relevant VISION Analysis, Study and Design Strategy
4. Use the relevant CODES to inform design decisions

## Design Code Coverage

[Design Code Coverage PDF](#)



## Design Code Coverage Excel

Design Code Application Burnham									
Code	Area			Type of Development					
	Historic Core	Peripheral Estates	Open Countryside	Extensions	Conversions	Redevelopments	Plot subdivision	New buildings in village	New buildings in adjacent village
Movement									
PEM.3.1-3 Parking		Yes				Yes	Yes	Yes	Yes
Planning									
PWN.3.1 Planting	Yes	Yes	Yes			Yes	Yes	Yes	Yes
PEB.1.1 Frontages		Yes		Yes		Yes	Yes	Yes	Yes
PEB.1.2 Roof types		Yes		Yes		Yes	Yes	Yes	Yes
PEB.1.3 Building form		Yes		Yes		Yes	Yes	Yes	Yes
PEB.2.1-4 Building line		Yes		Yes		Yes	Yes	Yes	Yes
PEB.2.5 Plot size		Yes		Yes		Yes	Yes	Yes	Yes
PEB.2.6-10 Pattern of buildings		Yes		Yes		Yes	Yes	Yes	Yes
PEB.2.11-12 Building height		Yes		Yes		Yes	Yes	Yes	Yes
HCB.1.1 Conservation Area	Yes			Yes	Yes	Yes	Yes	Yes	
HCB.1.2 Building line	Yes			Yes		Yes	Yes	Yes	
HCB.1.3 Pattern of buildings	Yes			Yes		Yes	Yes	Yes	
HCB.2.1 Building height	Yes			Yes		Yes	Yes	Yes	
PWL.1.1 Local Character	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes
PWL.1.2 Local Character	Yes	Yes	Yes			Yes	Yes	Yes	Yes
PEI.1.1 Village envelope		Yes							Yes
PEI.1.2-4 Analysis range		Yes				Yes			
PEI.2.1-3 Materials		Yes		Yes		Yes	Yes	Yes	Yes
PEI.2.4 Boundary treatments		Yes		Yes		Yes	Yes	Yes	Yes
PEI.2.5-7 Landscape		Yes				Yes	Yes	Yes	Yes
HCI.1.1 Materials	Yes			Yes	Yes	Yes	Yes	Yes	
HCI.1.2 Plot size and use	Yes						Yes	Yes	Yes
HCI.1.3 Shopfront	Yes				Yes				
HCI.2.2 Windows	Yes			Yes		Yes	Yes	Yes	
HCI.2.3 Roof types	Yes			Yes		Yes	Yes	Yes	
HCI.2.4 Balconies	Yes			Yes		Yes	Yes	Yes	
OCI.1.1. Typographic			Yes		Yes				
OCI.1.2. Infrastructure			Yes			Yes			
OCI.1.3. Floorspace			Yes			Yes			
OCI.1.4. Extensions			Yes	Yes					
PEU.1-3.1 Use classes		Yes			Yes	Yes	Yes	Yes	
HCU.1-3.1 Use classes	Yes				Yes	Yes	Yes	Yes	
Resources									
PWR.1.1 Energy efficiency	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes
Landscape									
PWL.1.1 Management Plan	Yes	Yes	Yes			Yes	Yes	Yes	Yes
PWL.1.2 Connectivity	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Table showing application of design codes based on location and development type



# ANALYSIS Desktop

Burnham History, Land use  
and Physical Characteristics

Burnham Parish Council  
March 9, 2025

## Historic evolution of place

*"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."*

*National Design Guide*





Development of Burnham village to present OS Licence (AC0000818832)

Burnham is a civil parish lying in the south of Buckinghamshire covering an area of just under 8 square miles. It borders the county of Middlesex, Hertfordshire and Bedfordshire to the east, Berkshire and Surrey to the south, Oxfordshire to the west and Northamptonshire to the north.

*"Until the late 19th century, Burnham consisted of the village High Street and outlying farms and cottages. From the 1920s, and with the building of the neighbouring Slough Trading Estate, the size and population of the village has grown from about 4,000 to over 12,000 today."*

*Burnham Parish Council website*

The village High Street formed the main spine of linear development through the 19th century. In the early



20th century development spread along what is now known as Gore Road and Britwell Road perpendicular with the High Street which kick started the transition to a nucleated settlement arrangement.

*"The majority of the development north of Gore Road/Britwell Road was built between 1932 and 1972. Edge developments such as at Bowmans Close and Kimbers Drive have followed since 1972. In the south of the settlement, development appears to have originated around the Lent Rise crossroads, in Eastfield and Milner Roads, Lent Rise Road and Stomp Road. By 1955 Burlington Road and Bayley Crescent areas, and part of Hurstfield Close had been completed. The Maypole estate was completed in the 1970s."*

South Buckinghamshire and Chiltern Townscape  
Character Study 2017

Today the village retains a separate rural village identity despite its close proximity to Slough. The Elizabeth Line provides connectivity to London and Reading. Stations lie just outside the parish in both directions. Several bridges under the Elizabeth Line reduce any separation between the built-up areas in Burnham to its north and south. Burnham Beeches is a prominent attraction with over half a million visitors a year.

A brief history of Burnham by Mary Bentley Burnham  
Historians can be found on the Burnham Neighbourhood Plan website.



Development of Huntercombe to present OS Licence (AC0000818832)

Burnham is also home to Burnham Abbey, founded by Richard, 1st Earl of Cornwall in 1266. The Abbey, and Huntercombe Manor lie to the south of the village.

*"Remains of the old field systems found around the Slough west junction of the M4 indicate that the area was a thriving agricultural community in Saxon times in the ninth, tenth and eleventh centuries...In medieval times the village depended upon Huntercombe Manor and Burnham Abbey for its employment and financial stability."*

The structure and rural detached nature of Huntercombe and the Abbey remains today.

## **Land Use Characteristics**

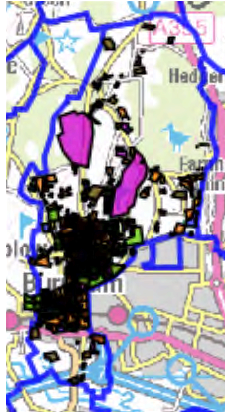
Understanding land use patterns contributes to understanding the liveability and sustainability of a place.

*“Sustainable places include a mix of uses that support everyday activities, including to live, work and play.”*

*National Design Code*



Postcode Search



Land Use in Burnham (If using Safari, open live content in a new tab to view layers) OS Licence (AC0000818832)

Education provision is well located, with primary schools to serve the northern and southern part of the built-up area, and an infant school in the rural north. A grammar school is in a good central location; as is the site of a non-selective secondary school (closed in 2019). If both sites were functioning they would serve the needs of the village as a whole. The Parish Council continues to lobby for the re-opening of the non-selective secondary school.

Across the extreme north of the parish lies an area with the special protections afforded by Burnham Beeches and other conservation statuses.

*"The predominant uses of the buildings are either retail, small business or residential. Much of the High Street is predominantly in retail use,*

*although it is interspersed by other uses including public houses, restaurants and small businesses. There are also a number of residential properties in the High Street, albeit that these are located in greater numbers at the southern and northern ends. This mixture of uses makes a positive contribution to the special character of the Conservation Area."*

Burnham Conservation Area Appraisal 2002

North, west and east of the village is Green Belt with historic country estates and their associated hamlets and farms, which is part of surrounding rural setting of Burnham. Some additional homes have replaced previous properties, but new build is limited. The area provides essential sports, recreational and leisure opportunities in a rural setting. As the quarry lease expires, and with commercial pressures on businesses at East Burnham Park, public discussion is required on future land use to avoid urban sprawl or private estates.

South of the village is mainly rural, but with businesses run from previous agricultural buildings. Green Belt was released for a retail development (Sainsburys), and there are some low-cost temporary homes. Homes have also replaced research premises. The historic Burnham Abbey has preservation orders on the buildings but a change of use will eventually be considered. There are hospital premises which may be converted to other purposes. Green Belt status has protected the area south of the A4 from ad hoc development.

The M4 separates the southernmost tip of the parish to the extent that the land to the south of the M4 does not play a role in Burnham's identity. There is currently a process underway to transfer this area to Dorney Parish.



## Physical Characteristics

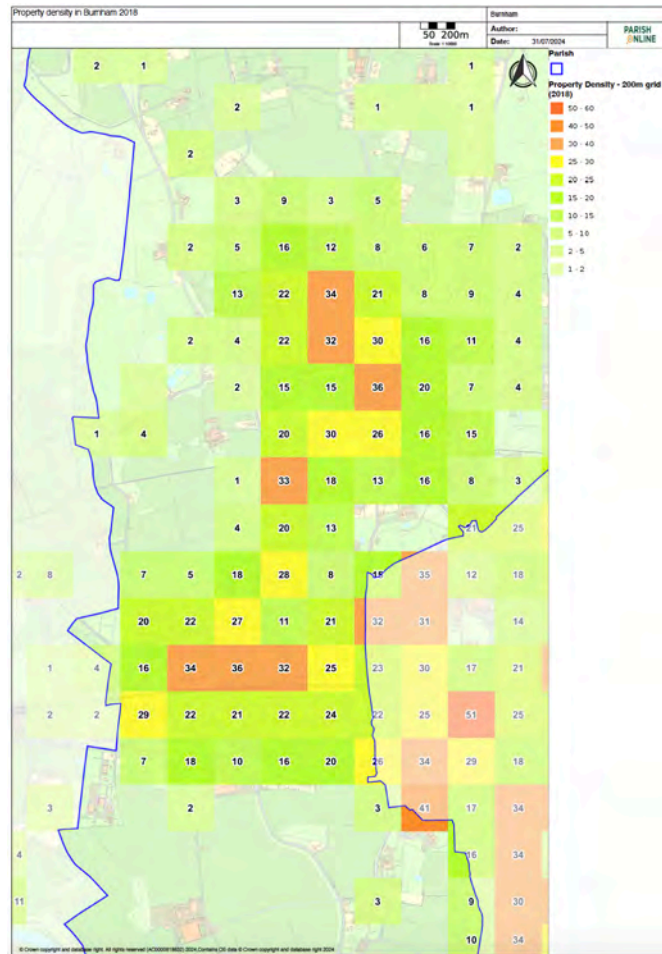
*"Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones."*

*National Design Code*

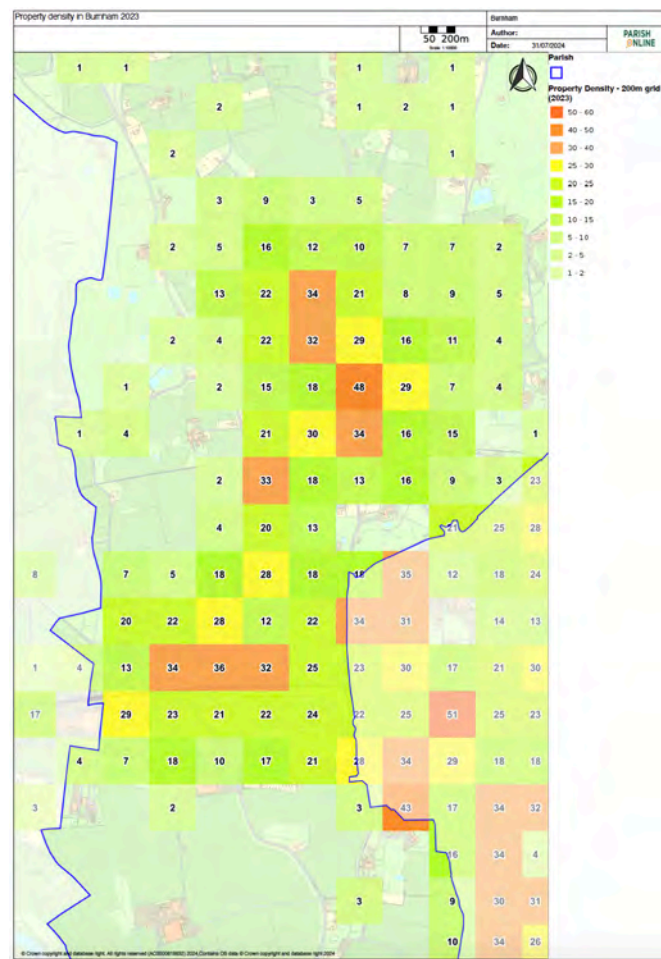


The High Street and surrounding historic core runs north to south to the historic centre of the parish, being Burnham Park and St. Peter's church and Recreation Ground. South of this, the eastern developments are now part of Slough. The southern part of the parish is divided by the railway line and the build limit is defined by the A4. There is relatively high density but low-rise housing and limited amenity space. Patterns of lower density can be observed in the north-eastern

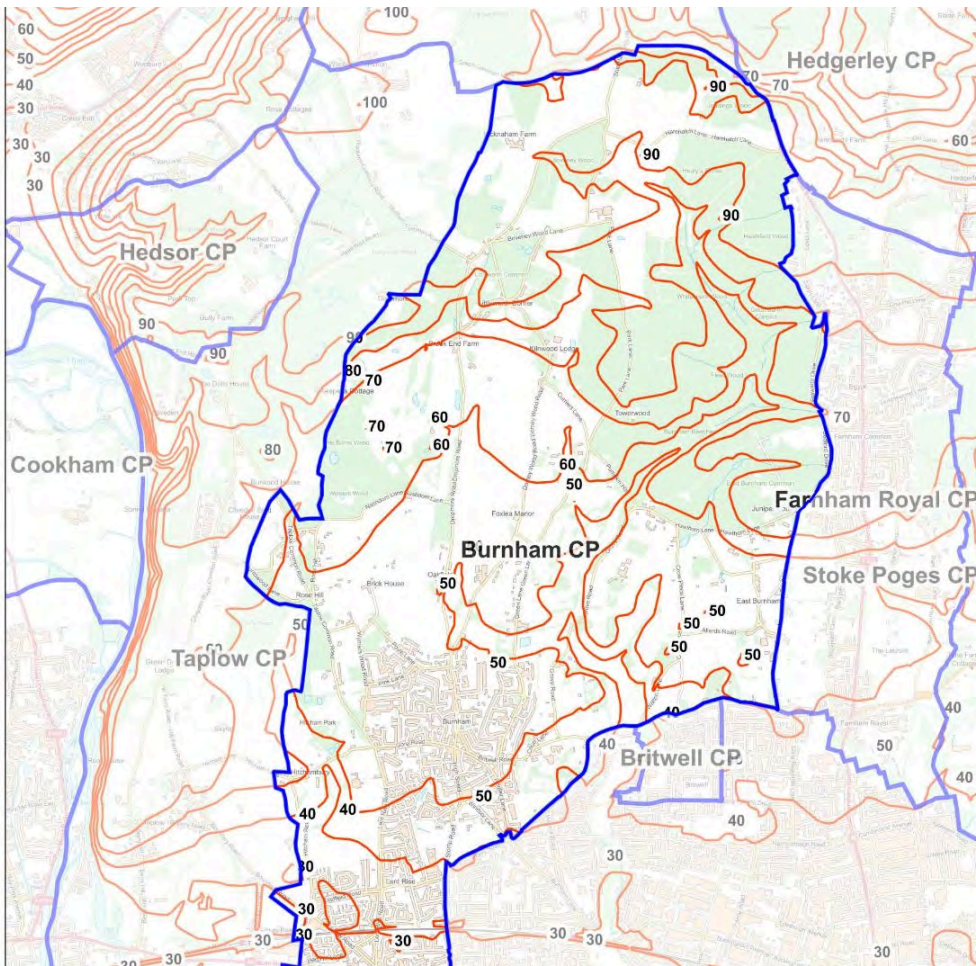
Density over the past five years has intensified in and around the edges of the High Street.





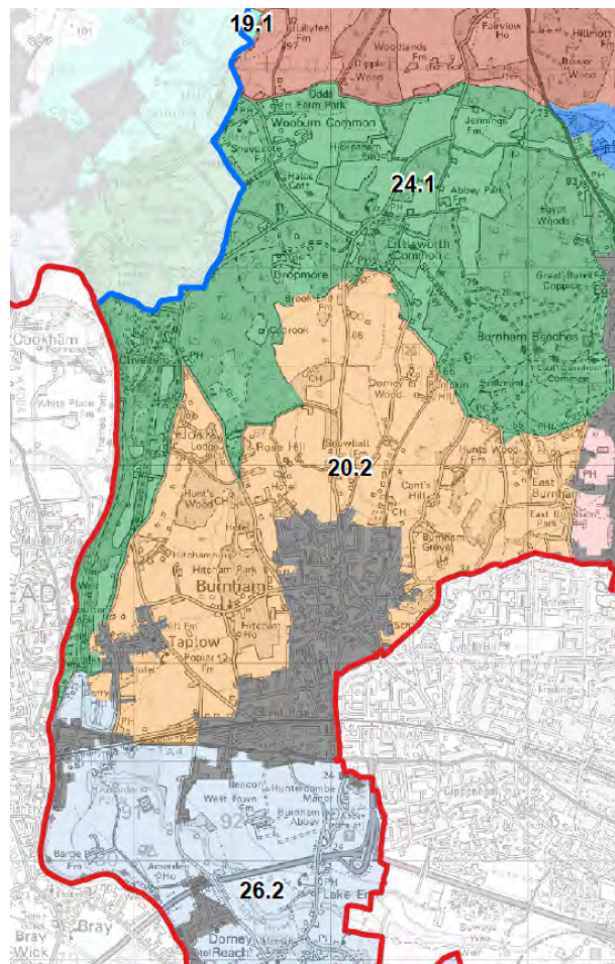


Higher density development remains along the northern side of the railway line. Lower density development is evident along the edges of the village reinforcing the rural edge of the village and its transition into the openness of the Green Belt.



Despite the higher elevations to the north of the parish, there are few opportunities to view the built-up area of Burnham from the open countryside to the north due to woodlands and the density of trees and hedgerows that line the roads leading down to the village. As ground elevations decrease to the south of the parish, there are certain taller buildings within Burnham from which Windsor Castle can be seen to the south east.





The Chiltern and South Bucks Townscape Character Study (2017) identifies three distinct Landscape Character Areas in the parish. These consist of Wooded Terrace to the north, Undulating Farmland to the centre and Floodplain to the south. The different Landscape Character Areas roughly correlate with the change in topographical elevation running north to south.



Burnham Beeches is a nature reserve located in the north west of the parish designated as a Site of Special Scientific Interest and a National Nature Reserve and Special Area of Conservation. It is an internationally important place for wildlife.

OS Licence (AC0000818832)





# ANALYSIS Place

## Burnham Experience of Place

Burnham Parish Council

March 9, 2025

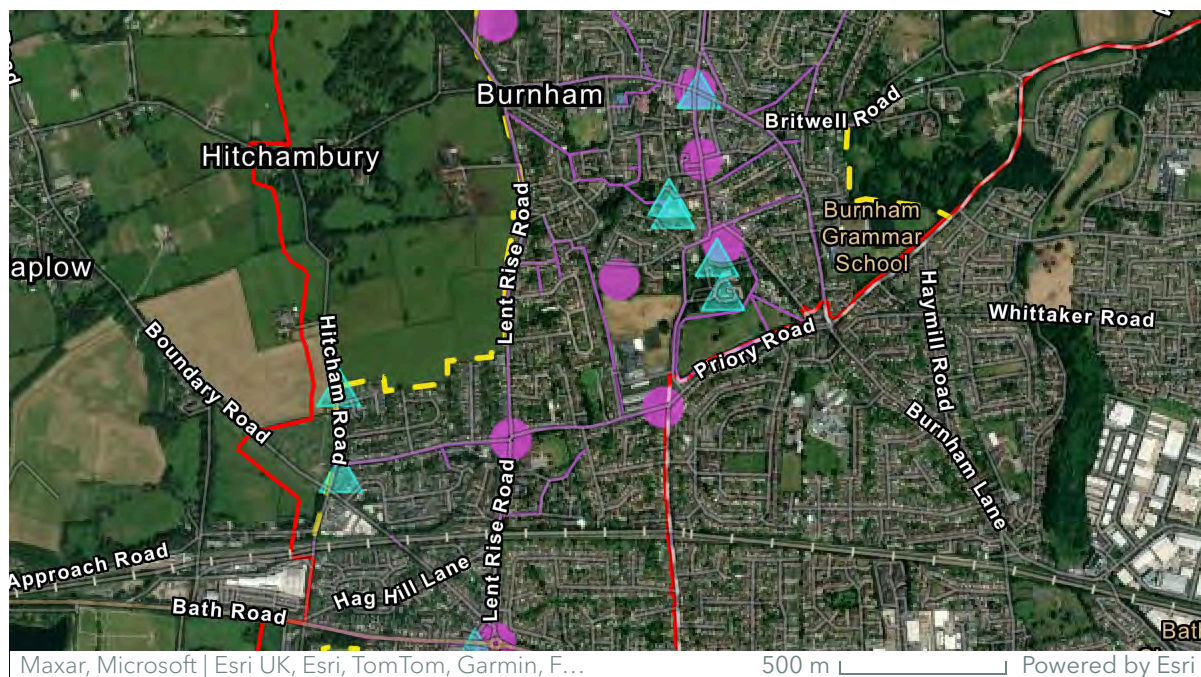
## Introduction

*"Legibility: How easy it is for people to understand and find their way around a place and how memorable it is."*

National Design Guide

Legibility plays an important role in framing the positive experience of a place. There are built and natural elements of a place that contribute to how a place is experienced, understood and remembered by people interacting with it. To demonstrate these important elements edges, landmarks, nodes and paths have been identified for the built-up areas inspired by Kevin Lynch: The image of the city (1960).



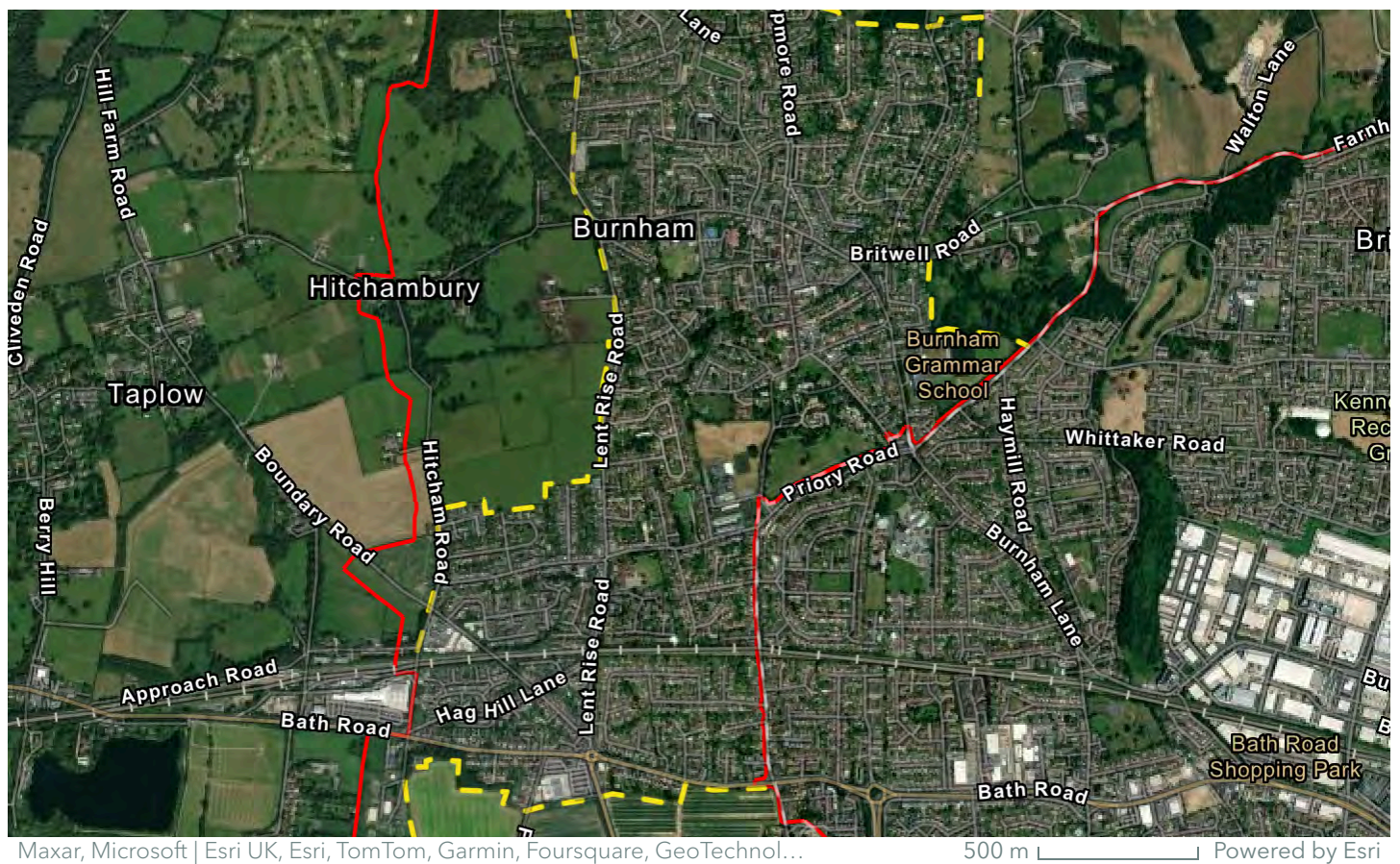


Analysis Map - OS Licence (AC0000818832)

## Edges

*"Edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity: shores, railroad cuts, edges of development, walls. They are lateral references rather than coordinate axes. Such edges may be barriers, more or less penetrable, which close one region off from another; or they may be seams, lines along which two regions are related and joined together. These edge elements, although probably not as dominant as paths, are for many people important organizing features, particularly in the role of holding together generalized areas, as in the outline of a city by water or wall."*

*Lynch, 1960, p.47*



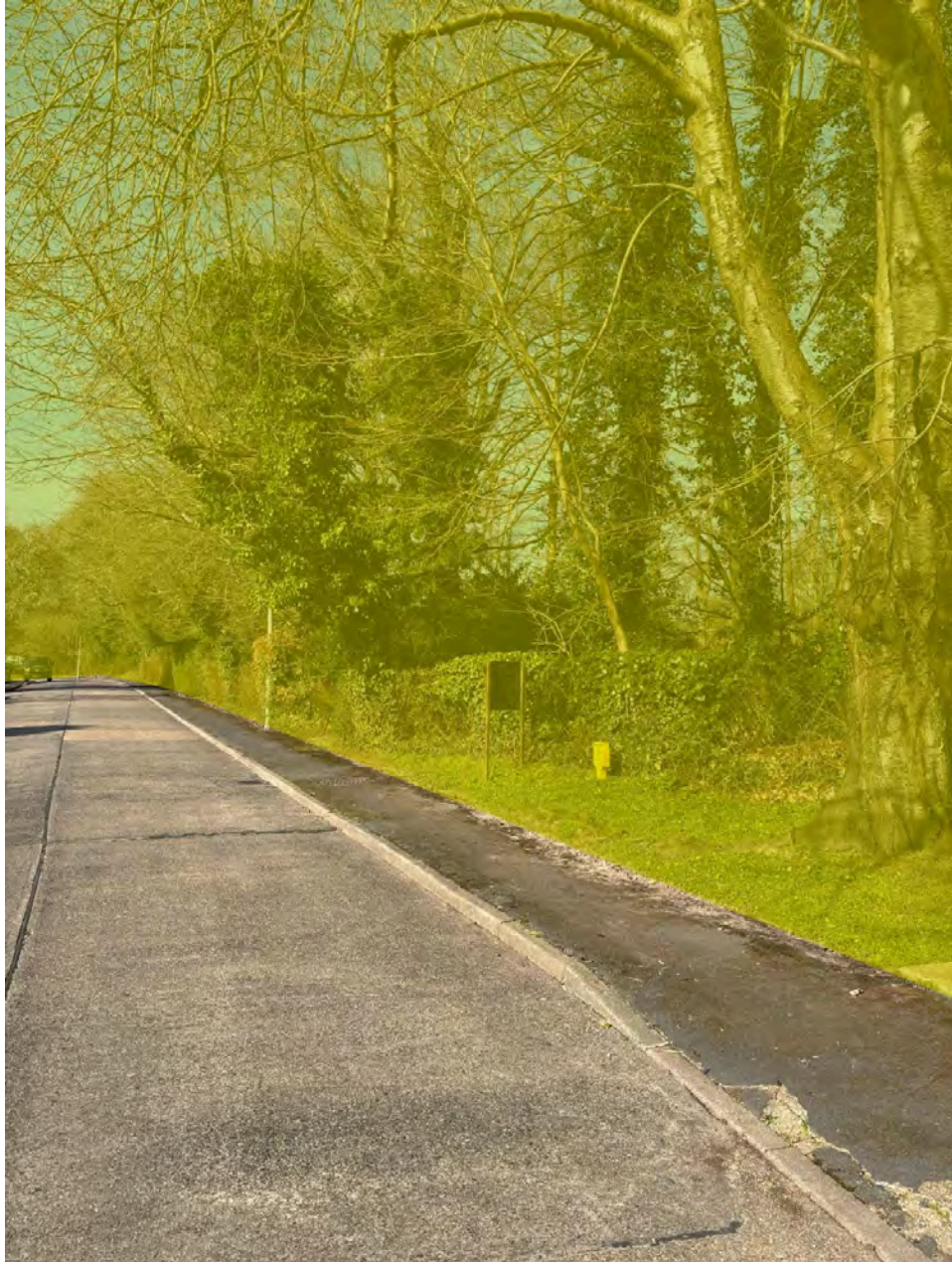
Strong natural edges to the west along Wymers Wood Road and Lent Rise Road formed by established hedgerows and lines of trees forming a clear boundary between the village and the open countryside.







Edges to the north of Burnham are provided by back gardens, the continuity of which is broken up by the junction between Dorney Wood Road and Dropmore Road. The large open field to the north of Poyle Lane signals the start of the open countryside.





Residential back gardens provide an edge between the built up area of the southern peripheral estates and the open fields between Hitcham Road and Lent Rise Road which mark the open countryside.

Hitcham Road is lined with thick hedgerows and tree lining to the west which provides a strong visual screen to the allotments and open countryside.

Residential back gardens, soft boundary treatments and significant tree buffers in places beyond the A4 Bath Road provide a transition from Burnham into the open countryside. There are some gaps within the soft boundary treatment along the A4 between Huntercombe Lane South and the start of linear development south and along the A4 however there continues to be a clear shift from the village to the open countryside in this location.





The railway line which runs prominently from west to east through the southern peripheral estates would usually create a strong edge. However, permeability is aided by several crossing points which enables both sides of the railway line to remain part of the same settlement. There is a need for better footpaths and stronger flooding control particularly under and around the railway bridges.



OS Licence (AC0000818832)



## Landmarks

*"Landmarks are another type of point-reference, but in this case the observer does not enter within them, they are external. They are usually a rather simply defined physical object: building, sign, store, or mountain. Their use involves the singling out of one element from a host of possibilities. Some landmarks are distant ones, typically seen from many angles and distances, over the tops of smaller elements, and used as radial references. They may be within a city or at such a distance that for practical purposes they symbolize a constant direction...Other landmarks are primarily local, being visible only in restricted localities and from certain approaches. These are the innumerable signs, store fronts, trees, doorknobs, and other urban detail, which fill in the image of most observers. They are frequently used as clues of identity and even of structure, and seem to be increasingly relied upon as a journey becomes more and more familiar."*

*Lynch, 1960, p.47*



Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/...

500 m Powered by Esri

1

## 34 Pink Lane



Whilst not visible from distance due to substantial soft landscaping boundary treatments along the street, the brick pattern and colouring as well as positioning within the plot and open frontage makes the building visually striking.

2

## The Bee Pub





The Bee Pub marks the end of the High Street and can be seen from a fair distance down. It can also be seen from Britwell Road giving it legibility value.

3

### **The Old School House**





The positioning and orientation of the Old School House means it is visible from the High Street terminating the view along Church Street

4

## St Peter's Church





St Peter's Church can be clearly seen from Church Street and The Precincts and exists as a significant landmark and wayfinding point due to its height and massing.





Burnham Park Hall occupies a significant location near the centre of Burnham Village. It signifies the transition from the high density of the High Street to the open green space of Burnham Park.





The Priory is striking in its design and height and sits within a prominent location adjacent to Burnham Park.

7

**138 Hitcham Road**





This is the first building encountered upon transitioning from the open countryside and signposts entry back into Burnham Village. The form of the roof and height of chimneys adds increased visibility from distance. The orientation and position of the building immediately adjacent to the road adds legibility and interest within the street.

8

## **The Old Station Nursery**





The Old Station Nursery is the only building fronting onto and immediately adjacent to the pavement on the southern side of this small section of the A4 Bath Road. Its white colour and historic design is also particularly striking.



## **The Olive Tree**



The Olive Tree is visible along a large stretch of Hitcham Road due to the building positioning and orientation on the edge and corner of Eastfield Road with Hitcham Road.

OS Licence (AC0000818832)

## Nodes

*"Nodes are points, the strategic spots in a city into which an observer can enter, and which are the intensive foci to and from which he is traveling. They may be primarily junctions, place of break in transportation, a crossing or convergence of paths, moments of shift from one structure to another. Or the node may simply be concentrations, which gain their importance from*

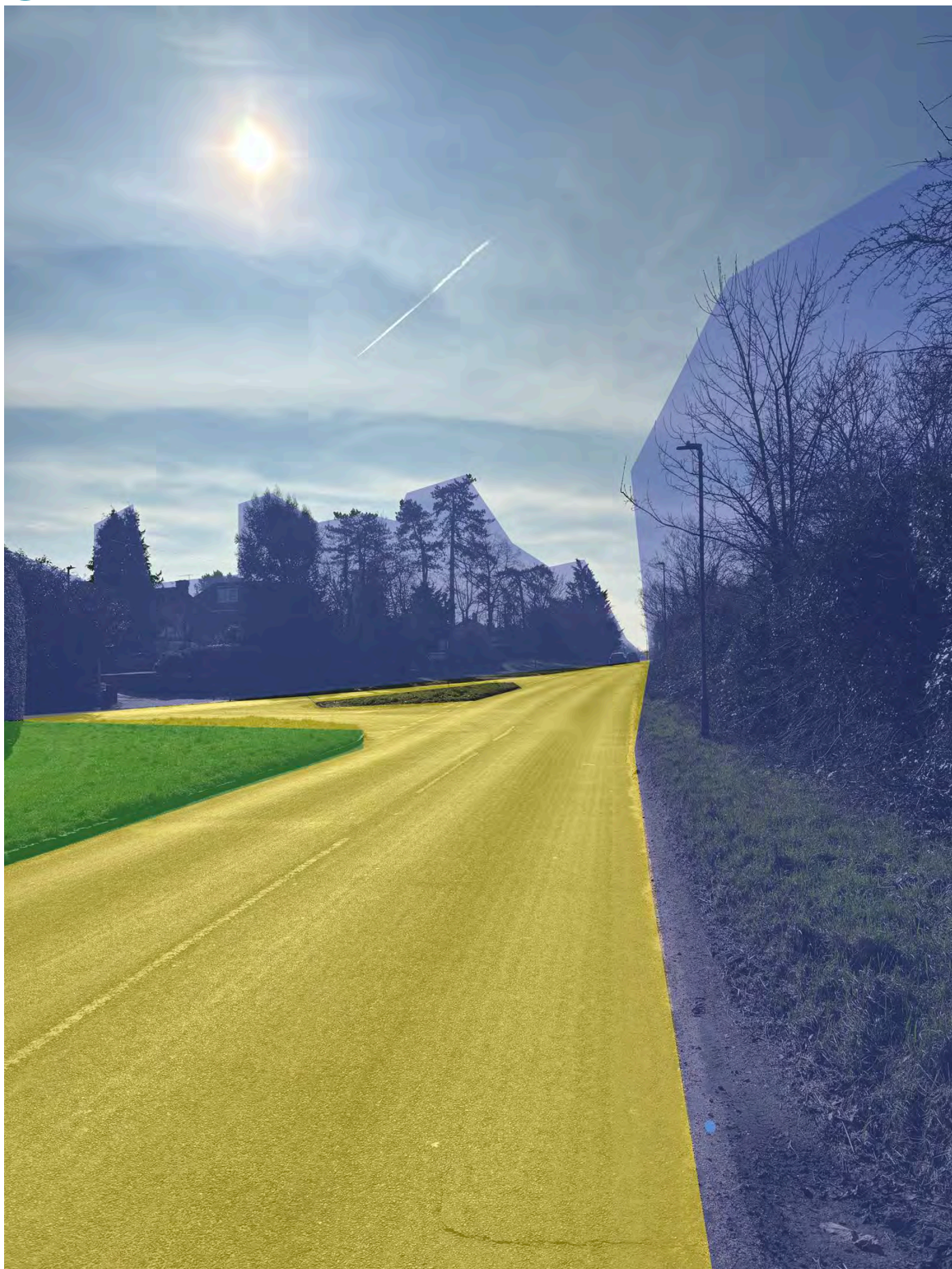


*being the condensation of some use or physical character, as a street-corner hangout or an enclosed square. Some of these concentration nodes are the focus and epitome of a district, over which their influence radiates and of which they stand as a symbol. They may be called cores. Many nodes, of course, partake of the nature of both junctions and concentrations. The concept of node is related to the concept of path, since junctions are typically the convergence of paths, events on the journey. It is similarly related to the concept of district, since cores are typically the intensive foci of districts, their polarizing center. In any event, some nodal points are to be found in almost every image, and in certain cases they may be the dominant feature."*

*Lynch, 1960, p47-48*

1

## Northern Entrance to Burnham





A combination of the junction featuring a triangle of grass, the wide, open grass edges and tree-lined streets in the distance provides a sense of arrival into the village.

2

## **Grenville Close Amenity Green Space**



Large green open space within a residential area and a number of properties fronting directly onto it is an open space gathering point which promotes a sense of community.

3

## **Burnham Football Club**



The location of Burnham Football Club and a day nursery. These uses make it a frequent destination for members of the local community. The entrance to the site offers a break in the dense hedge line that runs along Wymers Wood Road.

4

## **Northern Entrance to High Street**





A significant location within the centre of Burnham that acts as a transition point between the retail and commercial function of the High Street versus the more residential uses of the surrounding estates.

5

## High Street Centre





As the most open section of Burnham High Street, the junction provides a break from the greater sense of enclosure provided by the densely packed buildings which front onto the road. It also offers an opportunity to exit the High Street area along Jennery Road.





An important open green space in the Village Centre with a significant presence of trees shielding Burnham Park Hall. From here, footpaths lead down to Burnham Community Library and Burnham Park.





A large open space gathering point surrounded on three sides by residential areas and Burnham Park Academy to the south. The space offers formal and informal recreational facilities. A significant tree belt along three sides of the site provides a sense of enclosure.

8

## **Stomp Road Double Roundabout**





Busy double roundabout with a concentration of commercial uses on Stomp Road, Lent Rise Road and Eastfield Road form a particular focal point in this location.



## **Southern Entrance into Burnham**



Traffic island roundabout with a brick pattern boarder raising to a grassed roundabout centre planted with trees marking a southern entrance into the built-up area from the open countryside. There are also pedestrian refuge points in between feeding lanes leading onto formal pavements with or without wide grass verges contributing to its formality as an arrival point.

10

## **Burnham/Slough Transition Point**





A sensitive location marking the transition between the village of Burnham and the residential estate of Slough, also providing access to a to a non-selective secondary School (currently closed), Burnham Park and the High Street beyond

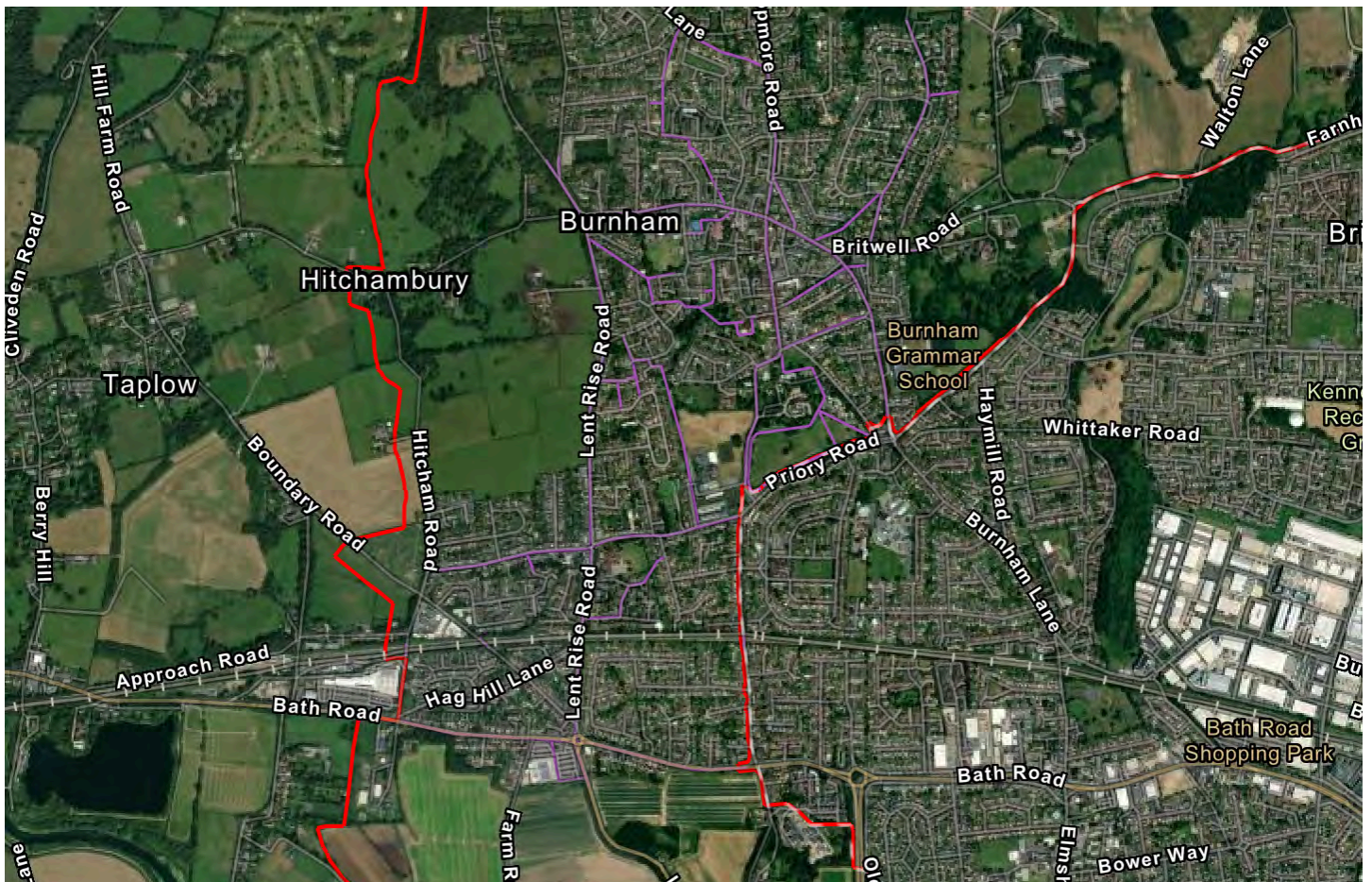
OS Licence (AC0000818832)

## Paths

*"Paths are the channels along which the observer customarily, occasionally, or potentially moves. They may be streets, walkways, transit lines, canals, railroads. For many people, these are the predominant elements in their image. People observe the city while moving through it, and*

*along these paths the other environmental elements are arranged and related.”*

*Lynch, 1960, p47*



The main vehicular route runs north to south along Dropmore Road, into Fairfield Road, then left to The Farnhams or Slough, right to Taplow or across to Reedham Road and the village centre.





On the western edge, the main road runs along Taplow Common Road down Lent Rise Road to the A4, with Gore Road off to the north of the village centre. Further south Stomp Road leads to the south of Burnham.



There are a variety of pedestrian connections that link between the peripheral estates and a significant link that runs from the southern end of the High Street, through Burnham Park past the Library and down to the junction of Stomp Road and Priory Road.





The A4 Bath Road runs along the southern extent of the built-up area of Burnham and is met at a junction by Lake End Road, becoming Lent Rise Road which takes vehicular traffic north toward the centre of the village. In doing so, Lent Rise Road passes under the railway track via a tunnel. Stomp Road and Eastfield Road is the main east-west route in this southern part of Burnham.



Pedestrian routes crossing the railway are particularly important for maintaining permeability between those parts of Burnham that lie north and south of it.





OS Licence (AC0000818832)



# ANALYSIS

## Character Areas

### Burnham

**Burnham Parish Council**

**March 9, 2025**

The parish features three distinct Character Areas. These consist of the Historic Cores around Burnham High Street and Huntercombe, the Peripheral Estates and the Open Countryside which consists of the remainder of the parish not covered by the Historic Cores or Peripheral Estates.

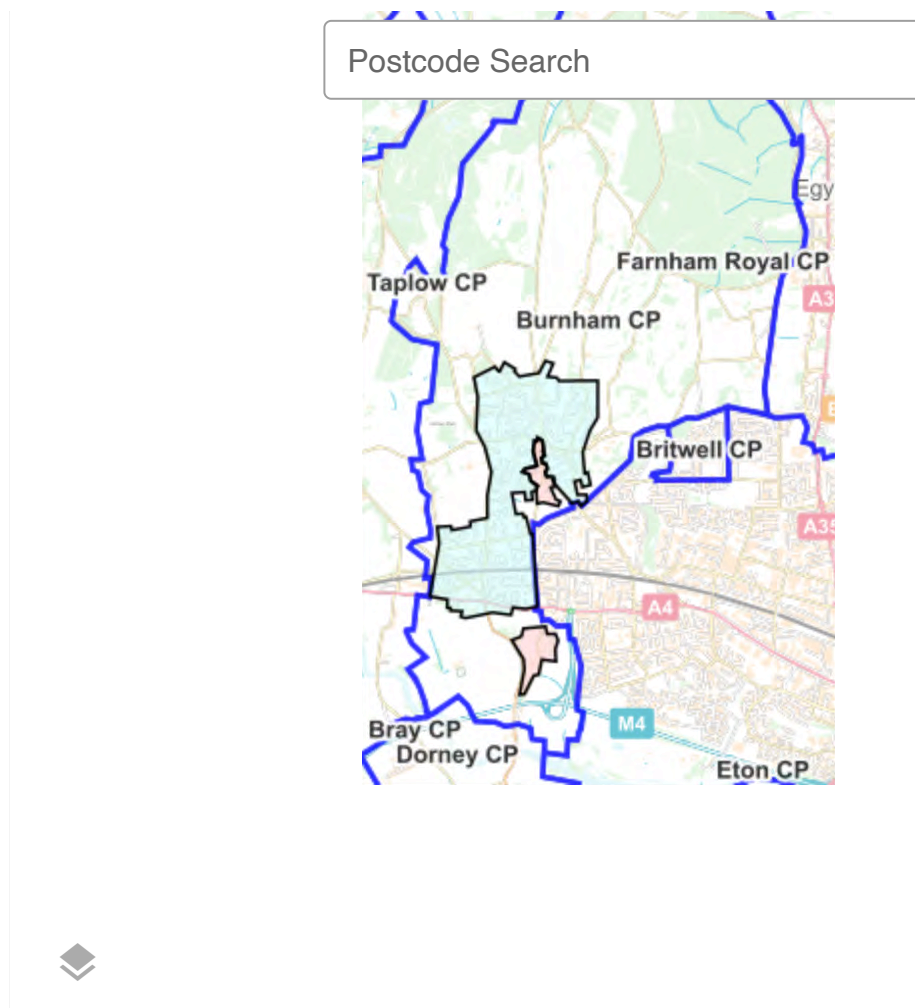
The Historic Core Character Area consists of the Burnham and Huntercombe Conservation Areas as the origins of the village.

The Peripheral Estates consists of a number of estates that was built around the Burnham Conservation Area, some with their own distinct character which is reflected in typologies identified within the character area.

The remainder of the parish retains its openness and rural character despite sporadic development in places with Burnham Park forming the heart of the village as a pocket of

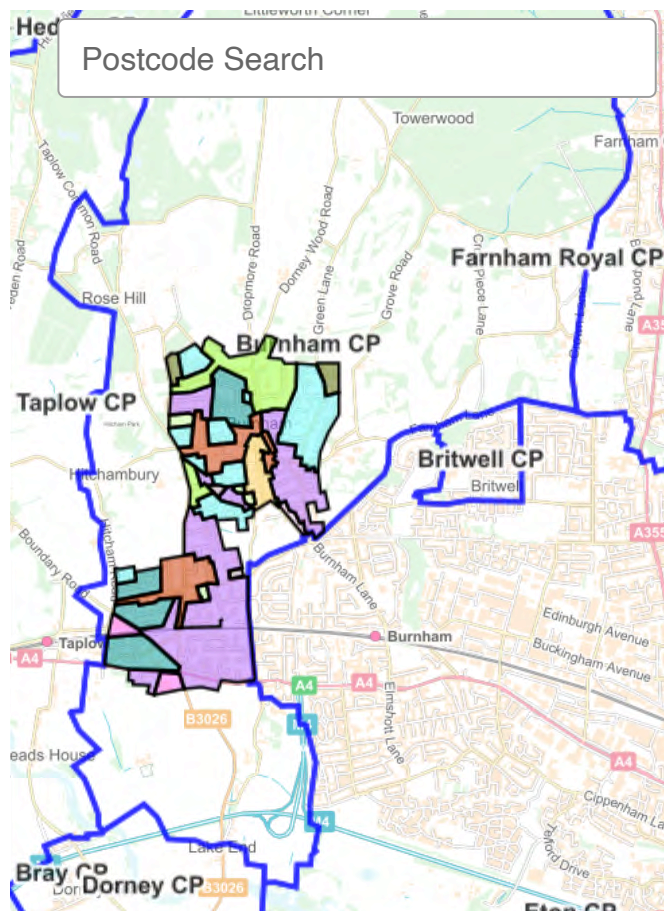


the countryside within the village and the Burnham Beeches SAC and SSSI as a valuable asset.



Character Areas (If using Safari, open live content in a new tab) OS Licence (AC0000818832)

The Peripheral Estates Character Area has also been subdivided into typologies at block or street level. These typologies reflect groupings of buildings and spaces which have similar essential characteristics. The typologies adopted in the Chiltern and South Bucks Townscape Character Study in November 2017 have been used as a starting point and validated or amended as appropriate.



Typologies (If using Safari, open live content  
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The Open Countryside Character Area has been subdivided  
into Landscape Character Areas as per the South  
Buckinghamshire Landscape Character Appraisal 2017.



Postcode Search



Landscape Character Areas (If using Safari, open live  
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# **VISION Historic Core**

## **Burnham Historic Core Character Area Analysis Study Design Strategy**

**Burnham Parish Council**  
**March 9, 2025**

### **VISION Analysis**

The boundary of the High Street and Huntercombe Historic Cores coincide with the Burnham and Huntercombe Conservation Area boundaries. As a result the Conservation Area Appraisal has informed the following content.





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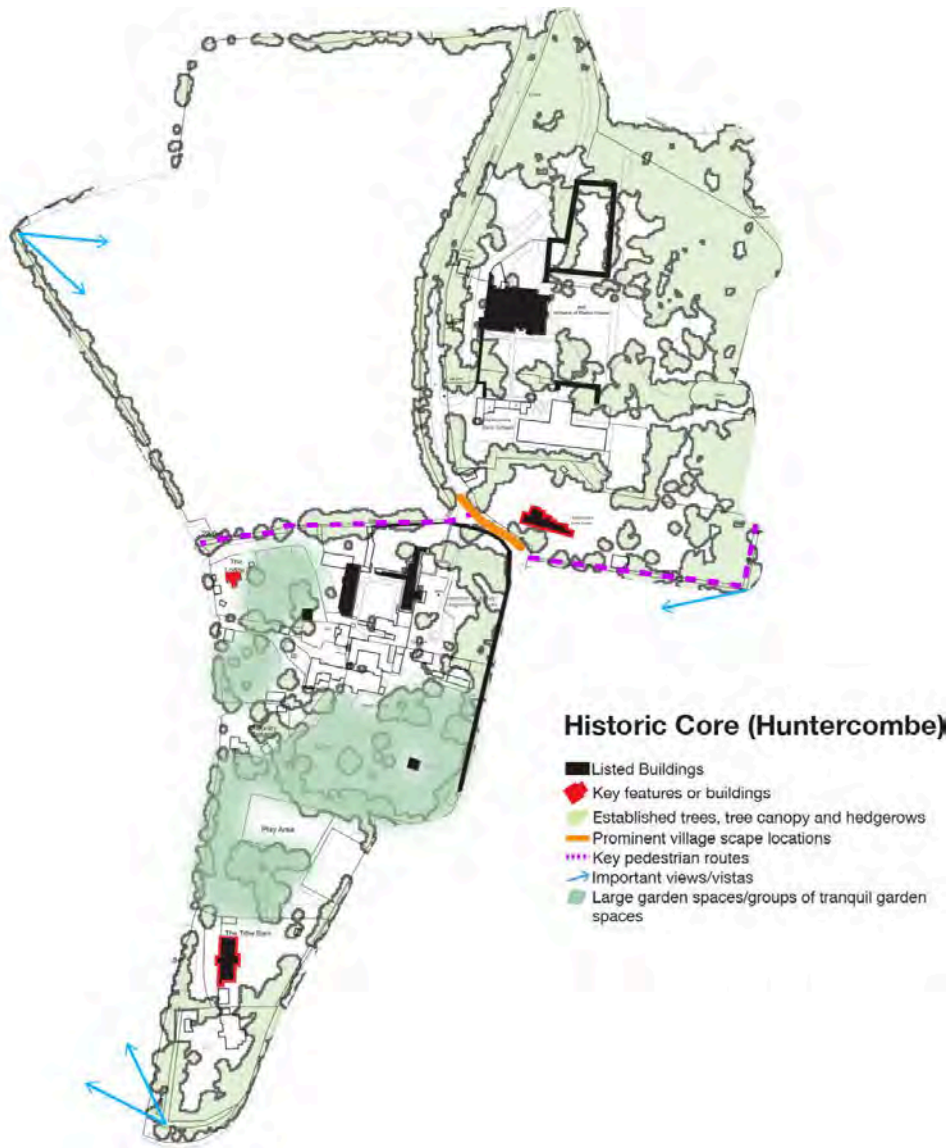
Analysis point	Burnham High Street
<p><b>Townscape</b></p>	<p>Prominent architectural character and coherence of the High Street mainly dominated by closely spaced buildings.</p> <p>This character opens out when moving into Gore and Britwell Roads, Church Street and further south down to the open area around Burnham Park Hall.</p> <p>Majority of the High Street is architecturally compact, there are notable openings and views through to the back of buildings and various notable carriage way features.</p> <p>Many earlier buildings immediately abut the footpath. Where not, there is an attractive space in front.</p> <p>Church Street is an oasis of small domestic vernacular buildings with a picturesque public house with St Peter's Church dominating the west end of the street with an attractive open churchyard and churchyard walls.</p> <p>The area around Burnham Park Hall has a number of attractive view back towards the High Street but is</p>



Analysis point	Burnham High Street
	<p>dominated by a very fine open space.</p> <p>At the west end of Lincoln Hatch Lane there is a mixture of large Edwardian villas and smaller vernacular cottages. Into Burnham Park around the Priory the overwhelming sense of open space is very apparent. The open space visually frames the High Street.</p>
<b>Built Form</b>	<p>The near continuous frontage of buildings within the High Street contributes to a sense of enclosure.</p> <p>Buildings of a relatively small or domestic scale which make an important contribution to the special character.</p> <p>The High Street with its linear collection of historic buildings dominate the area in terms of architectural and historic terms. Church Street is a visual foil to this.</p>
<b>Landscape Character &amp; Vegetation</b>	<p>The uneven gradient from north to south contributes to a sense of enclosure.</p> <p>Some notable trees in places along the</p>

<b>Analysis point</b>	<b>Burnham High Street</b>
	<p>High Street making a positive contribution to character and back of western side trees frames the area.</p> <p>Area at Church Street and Burnham Park visually dominated by landscape and open space.</p>
<b>Hard Landscape</b>	<p>The generally narrow width of the High Street and its slightly irregular alignment contributes to a sense of enclosure.</p> <p>Footpaths are generally of an irregular width, some wide, some narrow and is an attractive irregular feature.</p>
<b>Boundary Treatments</b>	<p>Most buildings sit at the edge of the pavement. Use of some formal low brick and railing enclosures.</p>
<b>Shopfronts</b>	<p>Many shopfronts utilize materials, and are of a scale and design which reflects small scale of buildings.</p> <p>There is no proliferation of signage.</p>





OS Licence (AC0000818832)

Analysis point	Huntercombe
<b>Built Form</b>	<p>Buildings of Burnham Abbey (apart from ruins of the old infirmary) grouped around a central cloister garth consisting of medieval east range and remains of the refectory, both have Tudor insertions. The rest are nineteenth and twentieth century additions.</p>
<b>Landscape Character &amp; Vegetation</b>	<p>Many fine specimen trees planted at Huntercombe Manor.</p> <p>The Conservation Area retains its rural setting within enclosed fields to the east and open fields dating from Saxon times to the west with development now occupying part of the north.</p>
<b>Hard Landscape</b>	<p>Huntercombe Lane South divides the Conservation Area into the northern area containing the Manor House and grounds with associated cottages and Huntercombe Manor Farm House; and the southern area containing Burnham Abbey and several other buildings, including Dovecote and Tithe Barn.</p>



<b>Analysis point</b>	<b>Huntercombe</b>
<b>Boundary Treatments</b>	A section of cob wall remains to the southeast which in the Middle Ages enclosed the Abbey precincts.

## **VISION Study**

### **Distinctive Qualities**

#### **High Street Historic Core**

- Intimate groupings of buildings and use of harmonious materials provides a strong village character.
- Mixture of predominantly retail and small business and some residential uses alongside public houses and restaurants makes a positive contribution to the special character of the Area.
- Architectural character and coherence provided by closely spaced buildings.
- Small and domestic scale of buildings makes an important contribution to the special character of the Conservation Area.
- Contrasting very fine open space of Burnham Park creates an attractive approach to the High Street.





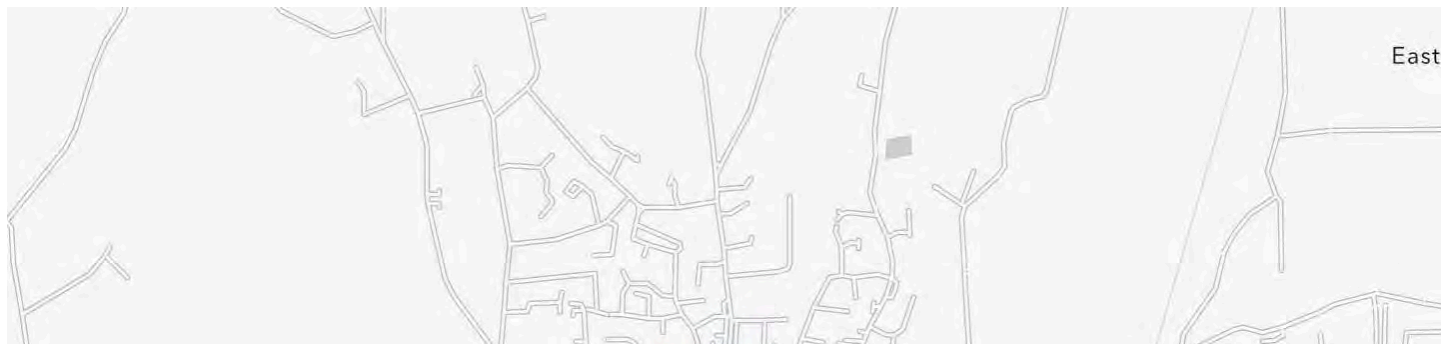


## Huntercombe Historic Core

- Burnham Abbey and other buildings, including the Dovecote and Tithe Barn forms an outstanding group of related medieval buildings.
- Rural setting within enclosed fields to the east and open fields dating from Saxon times to the west.



## Opportunities to Enhance



Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/...

500 m  Powered by Esri

## 1 63 High Street



including the hardstanding area on Summers Road

## 2 Behind 18 High Street





which currently consists of a builder's yard



**High Street**





Better traffic management to improve the experience of the High Street





Management of landscape and boundary treatments

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# Future Challenges

## High Street Historic Core

- Loss of special architectural and historic significance.
- Loss of commercial uses which contribute to the special character of the Conservation Area.
- Dominance of cars and heavy traffic and excess car parking on the street dominating the streetscape.
- Introduction of additional illuminated signs and incoherent shopfront designs.
- Continued introduction of bland architecture and unimaginative materials.
- Inconsistent and poorly maintained hard landscaping.





## Huntercombe Historic Core

- Loss of special architectural and historic significance.
- Buildings and structures falling into a state of disrepair.
- Loss of rural setting from additional urban sprawl.



## VISION Design Strategy



Conserve and enhance the essential building, plot form and architectural characteristics of the different parts of the Burnham and Huntercombe Conservation Areas.

Conserve and enhance other heritage assets (shown on Character Area maps) and their settings.

Conserve and enhance important views/vistas as identified in the [VISION Analysis](#).

Reinforce the distinctiveness at the High Street/Gore/Dropmore/Britwell Roads; High Street/Jennery Lane; and Burnham Park nodes and the important open green

space of St Peter's Churchyard as identified in as identified in the [ANALYSIS](#) and [VISION Analysis](#).

Reinforce the prominence of key landmarks as identified in the [ANALYSIS](#).

Conserve and enhance notable openings and carriageway features along the High Street.

Reinforce the positive contribution of street trees in the High Street, and the dominance of open space and landscape character at Church Street and Burnham Park.

Maintain the mix of predominantly retail, small businesses and some residential uses alongside public houses and restaurants in the High Street.

Conserve and enhance shopfronts along the High Street.

Conserve and enhance the rural setting of Huntercombe Conservation Area provided by enclosed fields to the east and open fields to the west.

Reinforce the positive contribution of many fine specimen trees, such as those planted at Huntercome Manor.

[Click here for Historic Core CODE](#)



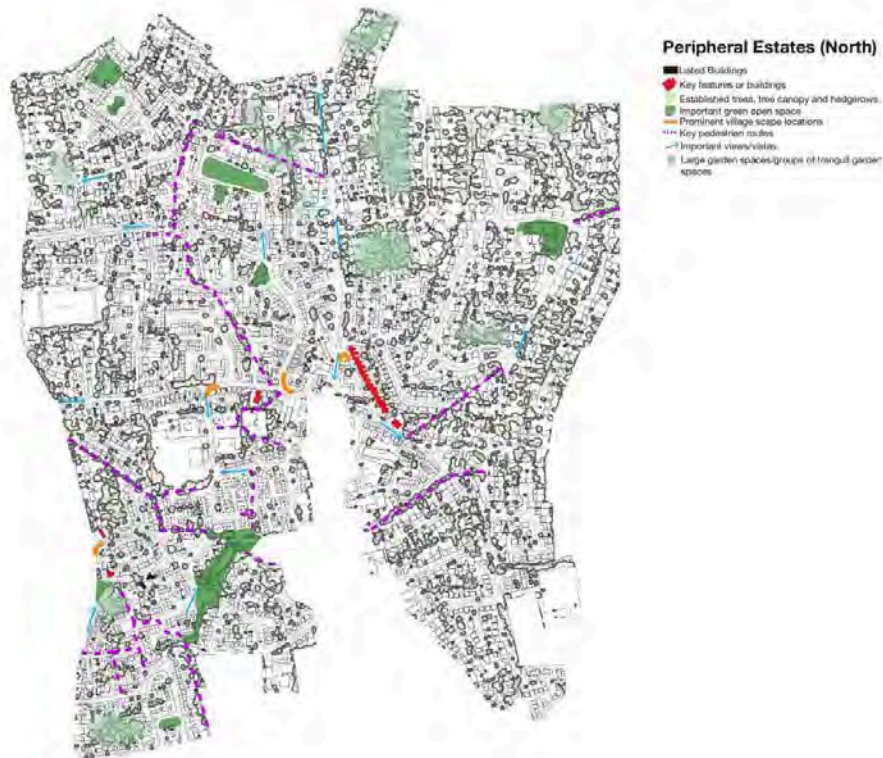


# **VISION Peripheral Estates**

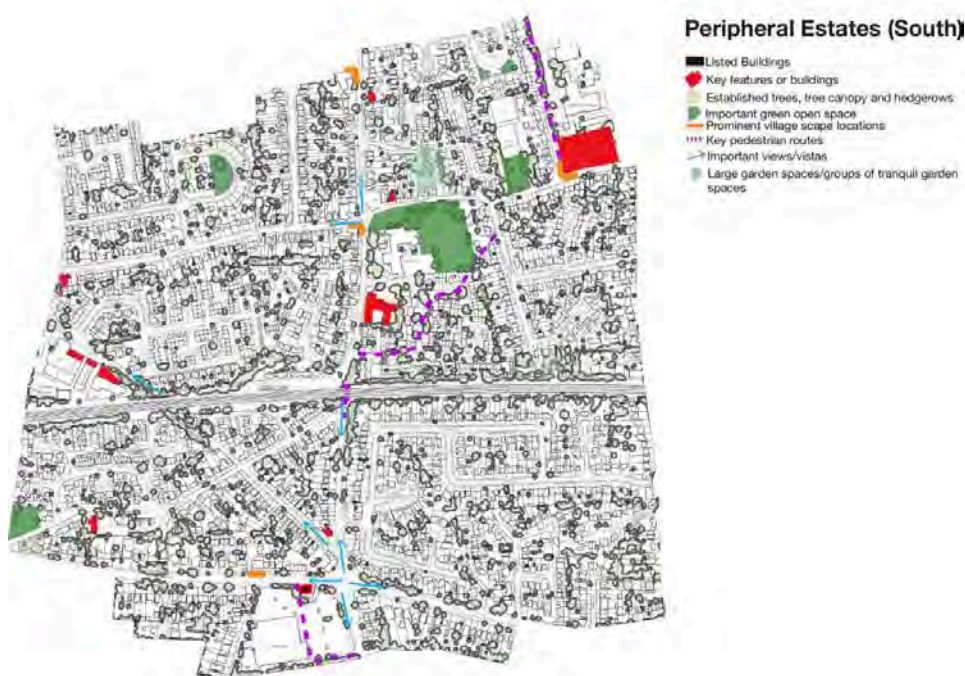
Burnham Peripheral Estates Character  
Area Analysis Study Design Strategy

**Burnham Parish Council**  
March 9, 2025

**VISION Analysis**

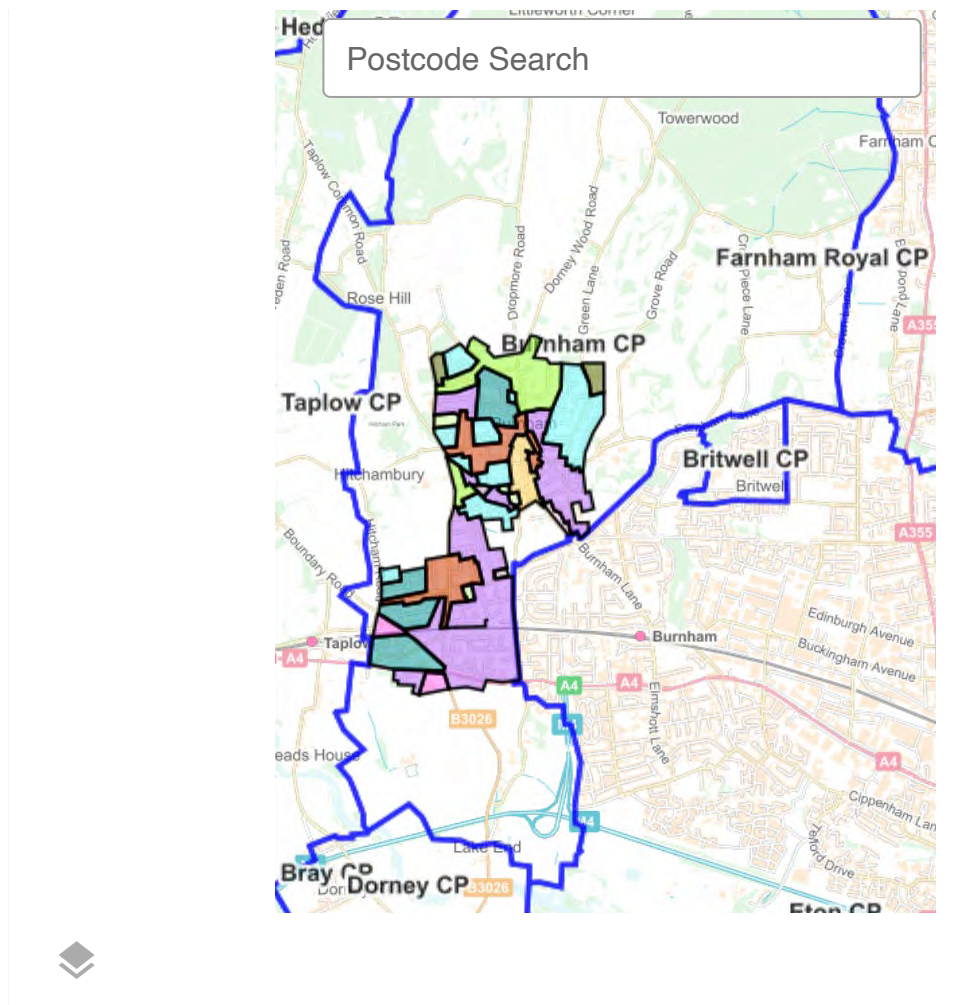


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Typologies (If using Safari, open live content  
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The Chiltern and South Buckinghamshire Townscape Study 2017 has been used as a starting point in identifying each typology. The content below therefore largely reflects the content of the Chiltern and South Buckinghamshire Townscape Study 2017.

Analysis point	Tightly Formed Centre	Town Centre Fringes
<b>Townscape</b>	<p>Buildings are aligned parallel to the road and generally set at the edge of the pavement.</p> <p>Plots are generally long and deep and there is vertical rhythm to the street frontage.</p> <p>Buildings are generally narrow fronted and form a continuous built-up frontage giving roads a sense of enclosure.</p> <p>Building lines are consistent.</p>	<p>Buildings generally placed parallel to the carriageway with some exceptions.</p> <p>Generally two storeys or two storeys with accommodation in the roof.</p> <p>Building line consistent in groups of buildings, otherwise staggered.</p> <p>Building spacing varies.</p> <p>Both Gore Road and Stomp/Eastfield Road are historic routes into the town centre with traditional houses along its length. A proportion of commercial uses along Stomp Road and Eastfield Road means it functions as a local shopping area.</p> <p>Both roads</p>



Analysis point	Tightly Formed Centre	Town Centre Fringes
		<p>characterized by closely spaced two storey Victorian housing set back behind small front gardens with formal boundary treatments.</p> <p>Secondary streets leading off these roads have the same pattern of development.</p>
<b>Built Form</b>	<p>Historic in character.</p> <p>Buildings are closer to the domestic scale and generally two storeys in height (sometimes with accommodation in the roof).</p> <p>Buildings are similar form with pitched roofs and very simple palettes of materials.</p> <p>Frontage predominantly continuous.</p>	<p>These roads are primarily dominated by two storey residential buildings of varying styles, ages and materials, interspersed with non residential uses mainly at Stomp/Eastfield Road.</p> <p>There are often groups of traditional terraced/detached housing denoting the historic nature of the roads. This includes Fairfield Road, Milner</p>

Analysis point	Tightly Formed Centre	Town Centre Fringes
		<p>Road and part of Eastfield Road and Gore Road which generally consist of pre-1946 homes with long gardens.</p> <p>Residential and commercial buildings similar in scale, generally 2 storeys high.</p>
<p><b>Landscape Character &amp; Vegetation</b></p>	<p>Roads are defined by buildings but where planting present contributes to the character.</p>	<p>Soft landscaping including grass verges, hedgerows and trees generally feature throughout the street scene with treed backdrops and long distance views towards the lush green open countryside (such as on Lent Rise Road and Eastfield Road) maintaining the village character.</p>
<p><b>Hard Landscape</b></p>	<p>Typically, roads with pavements on both</p>	<p>Typically, roads have pavements on both sides</p>



Analysis point	Tightly Formed Centre	Town Centre Fringes
	<p>sides.</p> <p>Parking provided on street or in dedicated car parks.</p>	<p>with road markings.</p> <p>Parking generally provided on hard standing within plot with some exceptions where commercial and other uses are concentrated, and parking dominates the streetscene either off-road or along the street frontage.</p>
<b>Boundary Treatments</b>	<p>Normally no boundary treatment as most buildings direct at the edge of the pavement.</p>	<p>Residential boundary treatments vary with some consistency provided by soft landscaping boundary treatments throughout the streetscene and formal boundary treatments of the Victorian housing on historic routes.</p>

Open Plan Suburban	Formal Suburban	Suburban Road
<p>Medium sized, detached, semi-detached houses and short terraces with some two storey flat development with accommodation in the roof. Curved roads meander around open green spaces, grass verges and front gardens.</p> <p>Building lines are often slightly staggered and buildings may be set at an angle to the street.</p> <p>Generally quiet roads with little through traffic.</p> <p>Groups of houses form the focus of views within the development, although there are</p>	<p>Detached, semi-detached houses and short terraces with some three storey flat development.</p> <p>Road patterns are often very distinctive, forming ovals or crescents.</p> <p>Some particularly good examples of this type date back to the inter-war period and are laid out around an open green space or contain pockets of green space within the road space.</p> <p>Buildings are regularly spaced and are placed parallel to the roads with consistent building lines.</p>	<p>Predominantly Detached, semi-detached, and bungalows with some three storey flat development close to the A4 Bath Road.</p> <p>Traditional examples of these roads are straight and formally laid out.</p> <p>Regular building line and spacing between buildings.</p> <p>Buildings predominantly arranged parallel to the roads.</p> <p>Plots are regular and consistent with most boundaries perpendicular to the road.</p> <p>Car parking mainly</p>



Open Plan Suburban	Formal Suburban	Suburban Road
<p>few distinct landmarks.</p> <p>Car parking is provided on plot in the form of garages or drives. There is very little on street parking.</p> <p>There are some exceptions with a more uniform building line and traditional road with formal frontage boundary treatments such as Hazelhurst Road.</p>	<p>Uniform plot size and shapes.</p> <p>Car parking is generally provided on plot or in rear parking courts.</p>	<p>located on plots in front of houses or in groups with some on street parking.</p> <p>Garages located in line with or behind properties – they do not usually sit in front of properties.</p> <p>New development often formed around cul-de-sacs which are gently winding and have narrower roads and pavements.</p> <p>Building lines may be slightly staggered as exceptions to overall pattern but largely consistent with the character of the suburban road. Each cul-de-sac has its own characteristics.</p>
Distinct and consistent	Consistent architectural	Historically roads were homogeneous in

Open Plan Suburban	Formal Suburban	Suburban Road
<p>architectural style of buildings typical of the period.</p> <p>These tend to be two storey with a simple building form and have a consistent material palette - generally brick with timber boarding at upper levels. This is typical of the development of the 1960s and 70s.</p> <p>There are exceptions to this with some single storey or fully brick buildings along the Fairway and Hazelhurst Road.</p>	<p>approach.</p> <p>Buildings mainly one or two storeys with some three storey flatted development.</p> <p>Ridgelines are generally parallel to the road with few dormers and gables.</p> <p>There remains a group of pre-1946 homes backing onto the railway line at Fairview Road and a group of old cottages and bungalows in Taplow Road near the cross roads with Hag Hill Lane.</p>	<p>building style and or material but this has been eroded over time.</p> <p>General level of consistency still exists along individual roads, especially in more modern developments where originals remain.</p> <p>Simple building forms with pitched roofs.</p> <p>In some areas gables and dormers form a dominant characteristic.</p> <p>Building heights vary between 1 and 2 storeys, 1 storey normally has accommodation in the roof.</p>
<p>Soft landscaping is prominent in this</p>	<p>For layouts that are formed around an</p>	<p>Front gardens are typically planted.</p>



Open Plan Suburban	Formal Suburban	Suburban Road
<p data-bbox="108 253 512 674">type of development with buildings often set in well maintained grassland that integrates footpaths and ornamental planting.</p> <p data-bbox="108 757 512 1178">There is always an open landscaped buffer between the houses and the roads. These are generally grassed verges or lawns.</p> <p data-bbox="108 1261 512 1682">Little definition between private and public space with the exception of Hazelhurst road with formal frontage boundary treatments.</p> <p data-bbox="108 1765 512 2123">Open front gardens with lawns and ornamental planting that includes a large variety of well manicured,</p>	<p data-bbox="592 253 979 544">open space there is a strong relationship between this and the buildings that surround it.</p> <p data-bbox="592 627 979 864">Open spaces are mostly grassed with little planting or vegetation.</p> <p data-bbox="592 947 979 1115">Roads generally do not have formal planting.</p> <p data-bbox="592 1198 979 1682">Small pockets of green space or grass verges are sometimes integrated into the streetscape. These often contain trees and form local focal points.</p> <p data-bbox="592 1765 979 1933">Houses have medium sized, planted front gardens.</p>	<p data-bbox="1075 313 1479 604">Some roads have formal tree planting as an important part of the character of the street.</p> <p data-bbox="1075 687 1479 801">Houses rarely have a wooded backdrop.</p> <p data-bbox="1075 884 1479 1048">Redwood trees on the edge of football ground.</p>

Open Plan Suburban	Formal Suburban	Suburban Road
<p>contrasting species.</p> <p>Locations adjoining the northern open countryside benefit from a wooded backdrop which adds a distinctive landscape setting for the housing.</p>		
<p>Roads have pavements on both sides and few highway markings.</p>	<p>Roads are hard landscaped with pavements on both sides except where there are green open spaces.</p>	<p>Roads usually have pavements on both sides and busier roads have highway markings.</p>
<p>Little to no boundary treatments creating a sense of openness with the exception of Hazelhurst Road with formal low brick walls and substantial soft landscaping feature as common boundary treatments.</p>	<p>Boundary treatments vary but are largely consistent along individual roads.</p> <p>Hedges are the dominant boundary treatment.</p> <p>These are medium height allowing upper</p>	<p>Consistency in boundary treatments along individual roads, low in height allowing the building to be clearly visible from the road.</p>



Open Plan Suburban	Formal Suburban	Suburban Road
	storeys to be visible from the road	

Analysis Point	Green Suburban Road	Woodland Road
<b>Townscape</b>	<p>Large, predominantly detached houses set in large plots.</p> <p>Plots are typically regular in width and pattern.</p> <p>Roads are relatively quiet with little through traffic.</p> <p>Houses are generally arranged parallel to the roads with slightly staggered building line.</p> <p>Houses are set behind medium to large front gardens.</p> <p>Gaps between houses are fairly consistent and often contain planting such as trees and hedges.</p> <p>There is generally</p>	<p>Large, detached houses set within large plots.</p> <p>Long and gently winding roads are generally part of a connected block pattern. Roads are quiet with little through traffic.</p> <p>Homes typically set back well within their plots. Fairly regular pattern of plot width and length.</p> <p>Houses set amongst wooded landscape creating high sense of enclosure to the road.</p> <p>Houses generously spaces with room for vegetation between building and boundary.</p> <p>Houses informally arranged with no consistent alignment. More uniform building</p>



Analysis Point	Green Suburban Road	Woodland Road
	limited on-street parking in these areas.	lines on Kimbers Drive and along Wymers Wood Road.  Mature landscaping opposite Wymers Wood Road creates a soft edge to the village.
<b>Built Form</b>	<p>Along some roads the architectural style and materials is generally homogeneous.</p> <p>Simple building forms, generally 2 storeys, often one storey and inhabited roof space.</p> <p>Buildings and landscape are of equal importance in this character typology.</p>	<p>Built form subservient to landscape character.</p> <p>Individual architect designed homes of varied architectural styles, materials and detailing. Generally asymmetrical, informal architectural composition.</p> <p>Generally two storeys (sometimes upper storey partly or fully in roof space)</p> <p>Garages often separated from buildings, to the</p>

Analysis Point	Green Suburban Road	Woodland Road
<p><b>Landscape Character &amp; Vegetation</b></p>	<p>Roads have a green, leafy character due to mature landscape and hedgerows that line the road corridor.</p> <p>In most areas there is a green backdrop to houses due to planting in back gardens.</p> <p>Some areas have a mature woodland backdrop.</p> <p>Landscaping is well designed &amp; generally well maintained.</p> <p>Plots have medium to large front gardens with soft landscaping.</p> <p>Some roads contain formal tree planting along the edge of the road.</p>	<p>side or in front of the <del>Main house</del> woodland and hedges extremely important to character marking the edge of the built up area.</p> <p>Tall mature vegetation and trees in front gardens create privacy with most houses only glimpsed behind lush planting.</p> <p>Have a backdrop to surrounding rural woodland landscape.</p> <p>Northern part of Green Lane, no two buildings can be seen together.</p> <p>Landscape is semi-natural with buildings around existing trees and woodland.</p>



<b>Analysis Point</b>	<b>Green Suburban Road</b>	<b>Woodland Road</b>
<b>Hard Landscape</b>	Presence of pavements varies with some instances of pavement on only one side along Dropmore Road and sometimes no pavement at all along Poyle Lane and Pink Lane.	Roads either have no pavement or simple narrow pavement along one side of the road.  Very few highway markings.
<b>Boundary Treatments</b>	Well maintained hedgerows are the dominant boundary treatment generally not tall enough to hide buildings – first floor level normally visible from the road.	Tall well maintained hedgerows are the dominant boundary treatment. Buildings accessed by driveways, often surfaced in gravel.

<b>Apartments</b>	<b>Park Edge</b>
<p>Three storey buildings in a network of spaces.</p> <p>Interspersed with detached and semi-detached properties and terraces.</p>	<p>Buildings face on to strong hedge/tree line of Burnham Park.</p> <p>Consists mainly of detached houses with some small scale two storey or two storey with</p>

Apartments	Park Edge
	<p>accommodation in the roof apartments.</p> <p>Buildings are closely spaced and building lines are slightly staggered.</p> <p>Few properties with front gardens, with most opting for a front drive.</p>
Typically simple in form with brick as the dominant material.	<p>Brick and white render are frequently used.</p> <p>The majority of buildings are two storey although there are example of one two storey with accommodation in the roof building.</p>
Wide open green spaces with some mature tree and hedgerow planting.	<p>Views from the houses onto Burnham Park are in most places blocked by a thick line of hedges and trees.</p> <p>The tall hedges and trees give the road a strong sense of enclosure.</p>
Roads are hard landscaped with pavements on both sides.	There is a pavement all the way down Windsor Lane on the



<b>Apartments</b>	<b>Park Edge</b>
On-street parking and parking courts.	Burnham Park side of the road.
<p>Threshold space between buildings between apartments and the public realm is generally landscaped strips of grass or planting between buildings and roads.</p> <p>Boundary treatment a mixture of soft and hard (brick wall) landscaping.</p>	Boundary treatments consist of a variety of low walls and hedges.

**Out of Town Commercial**

Sainsburys as an out of town supermarket follow the typical format of a large simple single storey building within a sizeable car park with no frontages to neighbouring streets. Some planting provided around borders of the site however the car park dominates. A small wall surrounds perimeter of the site clearly defining edge to public highway.



Marshgate Trading Estate consist of predominantly low rise buildings with simple shapes and materials. Own network of streets with spaces dominated by hard landscaping and wide streets and parking areas for goods vehicles and parking. Located adjacent to residential areas. Frontage with Hitcham Road uses tall fencing, open frontage on part of Taplow Road with mature hedgerows elsewhere.





# VISION Study

## Distinctive Qualities

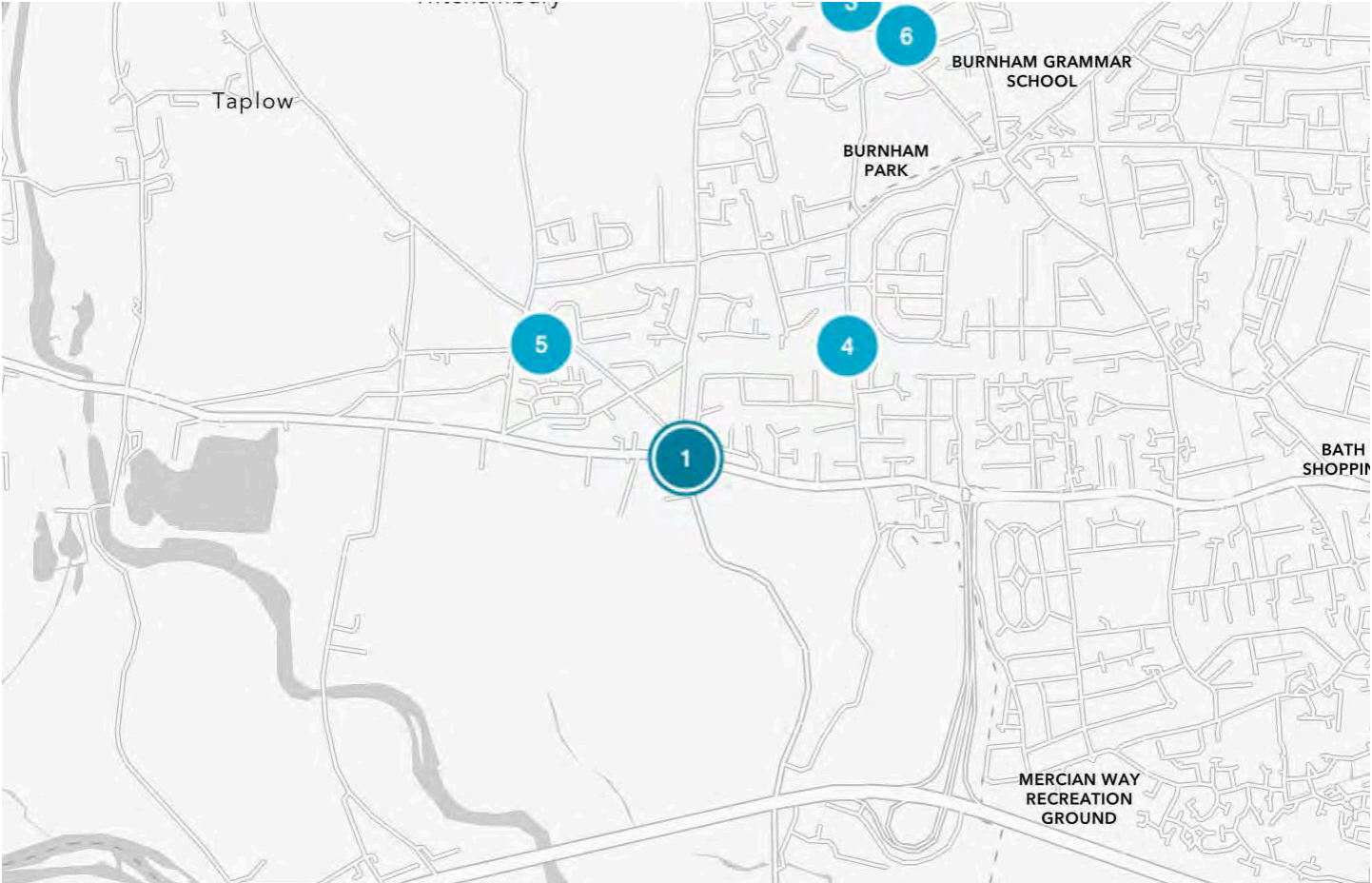
- The Peripheral Estates to the north and south of the High Street Historic Core feature a wide variety of typologies featuring higher density Suburban Roads and Town Centre Fringes to the south. There remains consistency throughout many Suburban Roads as well as a number of groups of traditional pre-1946 buildings, mainly along historic routes into the High Street, contributing to the village character of Burnham.
- The north has more instances of lower density development with larger gardens. The edges feature Green Suburban, Open Plan and Woodland Roads which lead into the Open Countryside. The green landscape character of these areas provides a soft edge to the village.
- Most areas feature an openness with low walls and green planting. Gated roads are limited, as are properties enclosed by high walls and gates.







# Opportunities to Enhance







is under increasing pressure from infill developments signalling a need for a coherent character respecting the edge of village location. The roundabout at Lent Rise/Bath Road can also benefit from public realm improvements as an important arrival point into Burnham.





There are a number of garages within the Peripheral Estates which may become undersused in the future.

3

### **Summer Road Car Park**



has been underused for some time now.

4

**53 Huntercombe Lane North**





could offer a redevelopment opportunity if circumstances change.

5

## Marshgate Industrial Estate





currently has many vaulable businesses operating on site. This could change in the future.

6

**Britannia Foundry**





contributes to the local economy of Burnham. Its site-specific requirements to continue to operate successfully could change in the future.





There are a number of community uses in this location using a large amount of space. There is an opportunity for new development to facilitate upgrading of community facilities in this location.

**8 7 Gore Road**





could offer a redevelopment opportunity if circumstances change.

9

Telephone Exchange



offers an opportunity for redevelopment if no longer needed.

10

**Corner of Dropmore and Fairfield Road**





offers an opportunity for redevelopment if circumstances change in an important location as an arrival point into the historic core of the village.

11

## The Fairway



'Left over' green space could be utilised better.

OS Licence (AC0000818832)

## **Future Challenges**

- Loss of settlement identity due to proximity to Slough.
- Most recent development introduces three storey development with accommodation in the roof and a layout that adopts an urban character rather than reflecting the suburban character of Burnham and respecting its origins as a rural village.
- Variety of infill development along Gore Road and Stomp/Eastfield Road of many ages worsening an inconsistent cluttered appearance.
- Inappropriate infill development and boundary treatments disturbing the uniform open character of the street at Open Plan Suburban locations or the consistent character of individual roads in Formal Suburban locations.



- Reduced landscape character from the introduction of hard landscaped front gardens, hard boundary treatments and closely spaced buildings, excessive bulk within buildings disrupting the established building rhythm in Green Suburban Roads.
- Irregular building lines and visible differences between two halves of a semi-detached house in Suburban Roads.
- Increased pressure on parking for local shops and Lent Rise School at Coulson Way, around Eastfield Road and Milner Road, and around the Football Grounds.
- Retaining important open spaces including green spaces central to the Formal Suburban locations.
- Large areas of car parking along street frontages in areas of commercial activity or on front gardens with substantial hardstanding dominating at Town Centre Fringes.
- Introduction of homogeneity failing to contribute to diversity of architecture, hard surfaced front gardens, 2 storey buildings with large area of additional accommodation in roof, high, hard boundary treatments, buildings too close together or too near boundaries, symmetrical, formal design of new homes on Woodland Roads.
- Introduction of building heights higher than 3 storeys, or 3 storeys with roof accommodation, appear out of scale with the surroundings.
- Buildings that do not face Burnham Park and loss of woodland at Park Edges.
- Continued loss of bungalows.
- Damage to significant trees, such as the redwoods at the southern boundary of the football ground or those serving a purpose of transitioning from the built-up area into the open countryside.
- Children's play facilities limited at Maypole Road estate.
- Intensification of the proliferation of access points onto the A4 Bath Road which use gated access with insufficient space to pull off or across the road.
- Overdevelopment from large and incongruous extensions.



## VISION Design Strategy







Maintain and reinforce the pattern of the existing historic townscape character within Tightly Formed Centres.





Maintain and reinforce the townscape character and scale of traditional development within the Town Centre Fringe.



Maintain and reinforce the uniform character within Open Plan Suburban.





Maintain and reinforce the consistent character within individual roads in Formal Suburban.





Maintain the general mix and form of buildings and plots allowing for some personalisation in style in Suburban Roads.



Maintain the scale, siting, and overall form of buildings and plots of equal importance to the landscape character allowing for individuality in style in Green Suburban Roads.





Maintain the scale, siting, and overall form of buildings and plots subservient to the landscape character allowing for individuality in style in Woodland Roads.



Maintain the overall townscape character of Burnham within  
Apartment typologies using existing built and natural  
landscaping to reduce the impact of three storey blocks.





Gentle densification respecting the village character of Burnham with changes to the existing character at Out of town commercial typologies and along the A4 Bath Road.





Maintain the prominence of key landmarks as noted in the ANALYSIS.





Maintain and reinforce the permeability between different parts of the village by providing connections to key pedestrian routes.



Maintain the prominence of soft landscaping and trees in the streetscape and as treed backdrops.





Maintain and enhance important views/vistas as noted in the VISION Analysis.





Conserve and enhance heritage assets and their settings as shown in the VISION Analysis.

[Click here for Peripheral Estates CODES](#)



# **VISION Open Countryside**

Burnham Open Countryside Character  
Area Analysis Study Design Strategy

**Burnham Parish Council**  
**March 9, 2025**

**VISION Analysis**



Postcode Search



Landscape Character Areas (Typologies (If using Safari,  
open live content in a new tab) OS Licence (AC0000818832)

## VISION Study

The text below has been extracted from the South  
Buckinghamshire Landscape Character Assessment 2017.

### Burnham Undulating Farmland

#### Distinctive Qualities

- Undulating, transitional lowland topography gently rising between the Thames floodplain in the south and the higher wooded terrace to the north.
- The area is predominately open arable cultivation in the north and rough grazing and paddocks in the south. Field sizes vary, and are generally larger where arable land use prevails. Several golf courses intersperse field systems.

- A strong network of hedgerows with trees delineates field boundaries and roadside edges often providing dense and irregular wooded backdrops. Oak trees are characteristic of the area.
- Settlement is relatively sparse comprising linearly spread settlement along roads and individual scattered farmsteads and isolated properties dispersed throughout.
- Fields are a mix of pre 18th century co-axial enclosure, pre 18th – 18th century irregular enclosure and some 20th – 21st century enclosure.
- Important archaeological features include Palaeolithic deposits, several crop mark enclosures, a long barrow, and Iron Age settlements.
- Registered parkland occurs at Hitcham Manor and Grenville Court contributes to the character of the area. There is a notable viewpoint from the footpath 56 over the Thames flood plain.
- An intimate and calm landscape with little movement, despite the close proximity to Slough. Overall a strong rural character.
- Varying degrees of enclosure contrasting between enclosed rural roads, dense woodland edges and open, expansive fields. Extensive long views are afforded towards the south from higher ground.
- The regular rolling landscape, extensive hedgerows and wooded field boundaries creates an organised and rhythmic landscape.

### **Opportunities to Enhance**

- East Burnham Industrial site off Crown Lane

### **Future Challenges**

Retaining or enhancing:

- The strong hedgerow and tree network, which provides visual unity and an important wildlife corridor. Specifically oak trees.
- Wooded field boundaries and small pockets of woodland, which provide enclosure and ecological interest.



- The peaceful and tranquil nature and sense of rural naturalness, despite the close proximity to Slough.
- Open and uninterrupted long views over fields, specifically towards the south.
- The relatively small scale, low density of settlement, which would be vulnerable to further expansion and over development.
- The visual unity of the landscape, and organised, well balanced nature.
- The parkland estates and manors such as, Hitcham Manor and Grenville Court.
- The remaining pre 18th century co-axial fields and irregular enclosures, which provide a visible reminder of the historic use of land.



## **Burnham Beeches Wooded Terrace**

### **Distinctive Qualities**

- An undulating terrace landform, formed on river terrace deposits, and gently rising from the south to the north, forming the higher ground in between the surrounding landscape types.
- Small to medium fields dominated by paddocks, often irregular in shape, as result of early woodland clearance, with smaller more recent, geometric field subdivisions.
- Dominated by woodland cover, with significant blocks of ancient woodland scattered throughout. Burnham Beeches, providing a significant, ecological, historical, cultural and recreational area. Much of the woodland has developed on former common land and thus has established more recently within the 20th century.
- Fields confined by a tall, dense network of hedgerows and trees, and often bounded by woodland blocks. Wooden post and wire fencing used to partition fields further.
- Settlement is low density and highly dispersed, typically individual large properties or small hamlets located in the south, and isolated farmsteads scattered throughout then north. Settlement sits nestled within the landscape, often surrounded by woodland.
- High ecological importance, with extensive woodland cover, heathland, wood- pasture and veteran trees, a rich network of hedgerows and scrubby road side verges. Numerous nationally recognised areas of ecological importance.
- Registered parks and gardens, particularly in the south west, add to the character of the area, and demonstrate important social and cultural significance.  
Namely, Dropmore Park, Nashdom and Dorney Wood House.
- Limited views as a result of dense woodland cover, and restricted by winding rural roads, which create a sense of interest and intrigue. Views largely contained within character area, and limited inter-visibility with adjacent landscapes. The exception is long views west across the River Thames and the Wye Valley from the high cliffs at Cliveden Park. There are two notable view points, from



footpaths 4 and 56 towards Maidenhead and the Thames flood plain respectively.

- A tranquil landscape, with a strong sense of enclosure and intimacy. Well balanced and harmonised by woodland cover.
- Recreational opportunities, including a network of footpaths and bridleways, nature reserves (e.g. Burnham Beeches), and historic parks and gardens.

### **Opportunities to Enhance**

- Burnham Beeches Mitigation Strategy

### **Future Challenges**

Retaining or enhancing:

- Assart field pattern, which is important in providing time depth and contributing to the small and intimate scale of the landscape.
- Remnants of wood-pasture and heathland, which provide biodiversity value, and provide historical and cultural connections.
- Veteran trees / ancient pollards.
- Dense, mature woodland, and its visual, ecological and amenity value, for example Burnham Beeches. Woodlands of ancient origin are particularly important habitats.
- The strong sense of tranquillity and intimacy, associated with low settlement and quiet roads.
- Registered parks and gardens, including Dropmore Park, Nasdom and Dorney Wood House.
- Sense of enclosure resulting from the dense woodland and undulating landform.
- Dominance of woodland and paddocks, and their recreational and ecological uses.
- Low level of dispersed settlement, vulnerable to infill.



## Dorney Floodplain

### Distinctive Qualities

- A flat, low lying floodplain, with very slight local topographic variation, underlain predominately with alluvium, and supporting free draining, loamy soils.
- Large open arable cultivation, with smaller field enclosures of rough grazing and some pasture in the north and south.
- A network of rivers, ponds and streams, with the River Thames running along the western and southern boundary and the Jubilee River meandering through the centre of the character area. Scattered ponds are located along the course of these two rivers.
- Low hedgerows commonly define fields, with scattered or clumped trees along these boundaries. Trees are often associated with watercourses. Isolated trees and small pockets of woodland are widely dispersed, and overall woodland cover is sparse.
- The only settlement in this character area in Burnham parish is Huntercombe and some dispersed linear settlements.



- A mixture of 19th century enclosure and parliamentary enclosure (18th -19th century), with some interspersed 18th century fields.
- Numerous historic and archaeological features, including Burnham Abbey, a Medieval Tudor manor and fishponds, several Bronze Age, Iron Age, Mesolithic, and Neolithic cropmarks, and Grade II listed medieval historic parkland.
- The area is cut by the M4 and A4, which forms a prominent feature in the landscape, and has a strong visual and audible impact on the area. Elsewhere roads are small and winding.
- The low lying, flat and open landscape allows for long views and panoramic vistas particularly towards Slough, and also to higher ground in the north and south.
- Varying levels of movement within this landscape, with pockets of tranquillity and calm, away from busy roads and settlement.

### **Opportunities to enhance**

Walters Court and neighbouring buildings on Bath Road

### **Future Challenges**

Retaining or enhancing:

- River courses, ponds and lakes, and the associated habitat and wildlife value.
- Occasional long views and panoramic vistas.
- Hedgerow field boundaries and scattered trees.
- The public rights of way access, particularly along the Thames path and Jubilee River.
- The flat landscape and the limited woodland, accentuates the visual sensitivity of the landscape.
- The historic character of settlements.
- Historic elements, such as Archaeological Burnham Abbey, Bronze Age, Iron Age, Mesolithic, and Neolithic cropmarks, and large areas of Palaeolithic deposits, which are visible reminder of the historic use of land.
- Historic parkland.



## VISION Design Strategy







### **Burnham Undulating Lowland**

Maintain Burnham Undulating Lowland as a peaceful landscape of mixed farmland and wooded field boundaries with a rural and enclosed character.

### **Burnham Beeches Wooded Terrace**

Maintain Burnham Beeches Wooded Terrace as a peaceful, natural landscape mosaic of wood-pasture, heathland, woodland, paddocks and historic parkland with an intimate and enclosed character.

### **Dorney Floodplain**

Maintain important watercourses of ecological and recreational value and pockets of tranquility away from overt human influence and conserve and enhance elements of historic interest.





### **Burnham Undulating Lowland & Burnham Beeches Wooded Terrace**

Retain the network of dense hedgerows, hedgerow trees and infield trees. Consider replanting hedgerows which have been lost.

### **Dorney Floodplain**

Retain and restore hedgerows.





### **Burnham Undulating Lowland**

Retain small areas of woodland which provide enclosure in the landscape and form an important landscape pattern and feature, and invaluable biodiversity benefit.

### **Burnham Beeches Wooded Terrace**

Retain wood-pasture, heathland and ancient woodland parcels.

### **Dorney Floodplain**

Retain watercourses.





**Burnham Undulating Lowland, Burnham Beeches Wooded Terrace & Dorney Floodplain**

Maintain the essentially undeveloped character with limited settlement development and road widening.





**Burnham Undulating Lowland, Burnham Beeches Wooded Terrace & Dorney Floodplain**

Maintain open views across fields, and avoid introducing large scale elements (such as pylons and masts) which would disrupt important views and legible landscape character.





**Burnham Undulating Lowland, Burnham Beeches Wooded  
Terrace & Dorney Floodplain**

Conserve and enhance historic parkland and estates and other  
historic elements such as archaeological features.





### **Burnham Undulating Lowland**

Conserve the historic field patterns (pre 18th century irregular and co-axial enclosures) and avoid further division or expansion.

### **Burnham Beeches Wooded Terrace**

Conserve early enclosures (assart patterns), field and woodland patterns associated with asserts.

### **Dorney Floodplain**

Conserve the historic low lying open character.

[Click here for the Open Countryside CODE](#)



# CODE Historic Core

## Burnham Design Code Historic Core Character Area

Burnham Parish Council  
March 9, 2025

The following set of codes applies to development proposals within the Historic Core Character Area.

### Built Form

#### Historic Core (High Street and Huntercombe)

*Development proposals **MUST** demonstrate they have understood the grain and evolution of the relevant Conservation Area in their building form and orientation, their layout, and their relationship with the street, lane or alleyway as recorded in the relevant Conservation Area Appraisal and in the relevant VISION Analysis and Study.*

*Burnham Design Code: HCB.1.1*



Development proposals **MUST** only consist of up to two storey buildings of a domestic scale. This can include accommodation in the roof. An exception to this is only if the building is replacing a three storey building or infilling a site immediately adjoining one or more three storey buildings, in which case the building may also be three storeys in height. The exception will only apply if the new scheme respects the character and appearance of the Character Area.

***Burnham Design Code: HCB.2.1***

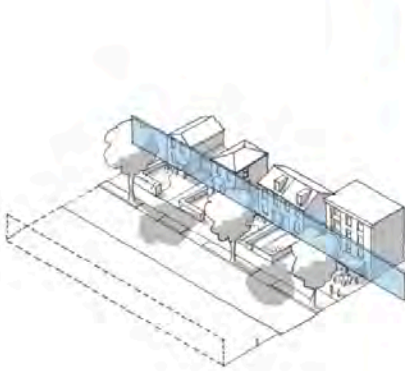
## **Historic Core**

Development proposals **SHOULD** continue the near continuous frontage of buildings but **MUST** avoid the filling of notable openings and views through to the back of buildings.

***Burnham Design Code: HCB.1.2***

Development proposals **SHOULD** continue the pattern of buildings set at the edge of the pavement. Where this is not possible, spaces in front of buildings **MUST** be well-designed and attractive.

***Burnham Design Code: HCB.1.3***



Code application	HCB.1.1	HCB.1.2	HCB.1.3	HCB.2.1
Extensions	✓	✓	✓	✓
Conversions	✓			
Redevelopment	✓	✓	✓	✓
Plot subdivision	✓	✓	✓	✓
New buildings in village	✓	✓	✓	✓
New buildings adjacent village				

Built Form Historic Core Design Code relationship to development type

## Identity

### Historic Core (High Street and Huntercombe)

*Development proposals **MUST** use traditional building materials informed by the local vernacular.*

***Burnham Design Code: HCI.1.1***

### Huntercombe Historic Core

*Huntercombe is not a sustainable location to support the subdivision of plots or exception sites for new C2 or C3 uses.*

***Burnham Design Code: HCI.1.2***





Code application	HCI.1.1	HCI.1.2
Extensions	✓	
Conversions	✓	
Redevelopment	✓	
Plot subdivision	✓	✓
New buildings in village	✓	✓
New buildings adjacent village		✓

## High Street Historic Core

*Development proposals for shopfront designs **MUST** include traditional designs and detailing and avoid additional illumination, shutters and canopies/awnings. Security measures are appropriate where they do not harm the character and appearance of the Conservation Area.*

Preferences should be given to schemes that involve paint finished and handwritten signage. Corporate styles can be inappropriate, and designs should be individually tailored to respect the character of the town and the special interest of the listed building.

### ***Burnham Design Code: HCI.2.1***

*Development proposals incorporating new windows **MUST** reflect the proportions of the existing building and **SHOULD** avoid the use of flat roof dormers.*

### ***Burnham Design Code: HCI.2.2***

Development proposals **SHOULD** use varied roof heights (up to two storey) and forms to enrich the townscape.

**Burnham Design Code: HCI.2.3**

Development proposals **MUST** avoid the use of balconies on frontage façades.

**Burnham Design Code: HCI.2.4**



Code application	HCI.2.1	HCI.2.2	HCI.2.3	HCI.2.4
Extensions		✓	✓	✓
Conversions	✓			
Redevelopment		✓	✓	✓
Plot subdivision		✓	✓	✓
New buildings in village		✓	✓	✓
New buildings adjacent village				

Identity Historic Core Design Code relationship to development type


## Uses

### Historic Core (High Street and Huntercombe)

Development proposals **MUST** be for C2 or C3 uses only unless in established E/F1/F2/Sui Generis public house use which should be retained or re-provided as per relevant development plan policies. New Class E/F1/F2/Sui Generis public house uses **COULD** also be provided within the High Street.



### *Burnham Design Code HCU. 1-3.1*



Code application	HCU.1-3.1.
Extensions	
Conversions	✓
Redevelopment	✓
Plot subdivision	✓
New buildings in village	✓
New buildings adjacent village	

Uses Historic Core Design Code relationship to development type

[See also Parish Wide CODE](#)



# CODE Peripheral Estates

## Burnham Design Code Peripheral Estates Character Area

Burnham Parish Council  
March 9, 2025

The following set of codes applies to development proposals within the Peripheral Estates Character Area.

### Movement

*Development proposals **SHOULD** make provision for a mix of on and off street parking in the Tightly Formed Centre, Formal Suburban and Suburban Road Typologies. Off street parking in the Formal Suburban and Suburban Typologies **COULD** include off-street parking through garages and drives within plots.*

*Burnham Design Code: PEM.3.1*




Development proposals **SHOULD** make provision for off street parking within plots in the Town Centre Fringes, Open Plan Suburban, Green Suburban Road, and Woodland Road Typologies.

**Burnham Design Code: PEM.3.2**

Development proposals **SHOULD** make provision for off street parking using well-landscaped parking courts in the Apartments typology.

**Burnham Design Code: PEM.3.3**



Code application	PEM.3.1	PEM.3.2	PEM3.3
Extensions			
Conversions			
Redevelopment	✓	✓	✓
Plot subdivision	✓	✓	✓
New buildings in village	✓	✓	✓
New buildings adjacent village	✓	✓	✓

Movement Peripheral Estates Design  
Code relationship to development type

## Built Form

Development proposals **MUST** maintain similar building forms with narrow frontages in the Tightly Formed Centre typology.


**Burnham Design Code: PEB.1.1**

Development proposals **MUST** include relatively simple building forms with pitched roofs in the Suburban Road typology. This **COULD** include gables and dormers.

***Burnham Design Code: PEB.1.2***

Development proposals **SHOULD** stay within the range of existing building forms recorded in the relevant VISION Analysis in the Town Centre Fringes, Open Plan Suburban, Formal Suburban, Green Suburban Road, Woodland Road, Apartments and Park Edge typologies.

***Burnham Design Code: PEB.1.3***



Code application	PEB.1.1	PEB.1.2	PEB.1.3
Extensions	✓	✓	✓
Conversions			
Redevelopment	✓	✓	✓
Plot subdivision	✓	✓	✓
New buildings in village	✓	✓	✓
New buildings adjacent village	✓	✓	✓

Development proposals **SHOULD** maintain consistent building lines and predominantly continuous built-up frontage in the Tightly Formed Centre typology.

***Burnham Design Code: PEB.2.1***



Development proposals **SHOULD** maintain groups of consistent building lines in the Town Centre Fringes, Formal Suburban and Suburban Road typologies.

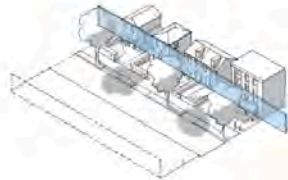
***Burnham Design Code: PEB.2.2***

Development proposals **SHOULD** maintain or create a consistent building line the Formal Suburban typology.

***Burnham Design Code: PEB.2.3***

Development proposals **SHOULD** stay within the range of building lines recorded in the relevant VISION Analysis in the Open Plan Suburban, Green Suburban Road, Woodland Road, Apartments and Park Edge typologies.

***Burnham Design Code: PEB.2.4***



Code application	PEB.2.1	PEB.2.2	PEB.2.3	PEB.2.4
Extensions	✓	✓	✓	✓
Conversions				
Redevelopment	✓	✓	✓	✓
Plot subdivision	✓	✓	✓	✓
New buildings in village	✓	✓	✓	✓
New buildings adjacent village	✓	✓	✓	✓

Development proposals **SHOULD** generally provide long and deep plots creating a vertical

*rhythm to the street frontage in the Tightly Formed Centre typology.*

***Burnham Design Code: PEB.2.5***

*Development proposals **SHOULD** maintain the pattern of buildings aligned parallel to the road and generally set at the edge of the pavement/carraigeway in the Tightly Formed Centre typology.*

***Burnham Design Code: PEB.2.6***

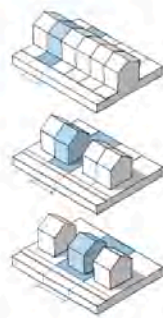
*Development proposals **SHOULD** maintain the pattern of buildings placed parallel to the road in the Town Centre Fringes, Suburban Road, Green Suburban Road and Formal Suburban typologies.*

***Burnham Design Code: PEB.2.7***

*Development proposals **MUST** follow the pattern of buildings set well back from the road in the Green Suburban Road and Woodland Road typologies.*

***Burnham Design Code: PEB.2.8***





Code application	PEB.2.5	PEB.2.6	PEB.2.7	PEB.2.8
Extensions	✓	✓	✓	✓
Conversions				
Redevelopment	✓	✓	✓	✓
Plot subdivision	✓	✓	✓	✓
New buildings in village	✓	✓	✓	✓
New buildings adjacent village	✓	✓	✓	✓

Development proposals **SHOULD** maintain the pattern of closely spaced two storey Victorian housing set back behind small front gardens with formal boundary treatments along Gore Road and part of Stomp/Eastfield Road in the Town Centre Fringes typology.

**Burnham Design Code: PEB.2.9**

Development proposals **SHOULD** stay within the range of building patterns recorded in the relevant VISION Analysis in the Open Plan Suburban, Apartments and Park Edge typologies.

**Burnham Design Code: PEB.2.10**

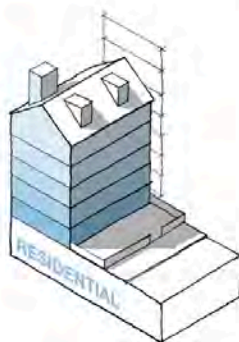
Development proposals **MUST** only consist of up to two storey buildings closer of the domestic scale in the Tightly Formed Centre, Town Centre Fringes, Open Plan Suburban, Formal Suburban, Green Suburban Roads and Woodland Roads, Suburban Roads typology, Open Plan Suburban and Formal Suburban typologies. This can include accommodation in the roof. An exception to this is

only if the building is replacing a three storey building or infilling a site immediately adjoining one or more three storey buildings, in which case the building may also be three storeys in height.

**Burnham Design Code: PEB.2.11**

Development proposals **MUST** consist of buildings no higher than three storeys complimented by open green spaces and mature trees which separate buildings in the Apartments typology.

**Burnham Design Code: PEB.2.12**



Code application	PEB.2.9	PEB.2.10	PEB.2.11	PEB.2.12
Extensions	✓	✓	✓	✓
Conversions				
Redevelopment	✓	✓	✓	✓
Plot subdivision	✓	✓	✓	✓
New buildings in village	✓	✓	✓	✓
New buildings adjacent village	✓	✓	✓	✓

## Identity

Development proposals making provision for policy compliant C2 or C3 uses on land adjacent to Burnham village **MUST** maintain the village envelope identified as edges in the ANALYSIS and reflect the existing VISION Analysis range of the townscape, built form, landscape character &



vegetation, hard landscape and boundary treatments of the Woodland or Green Suburban Road typologies.

***Burnham Design Code: PEI.1.1***

Redevelopment proposals **MUST** stay within and reflect the existing VISION Analysis range of the townscape, built form, landscape character & vegetation, hard landscape and boundary treatments of the typology the site lies within. See Codes PEI.1.2 and PEI.1.3 for exceptions.

***Burnham Design Code: PEI.1.2***

Redevelopment proposals at Marshgate Trading Estate **MUST** stay within and reflect the VISION Analysis range of the townscape, built form, landscape character & vegetation, hard landscape and boundary treatments of the Formal Suburban typology.

***Burnham Design Code: PEI.1.3***

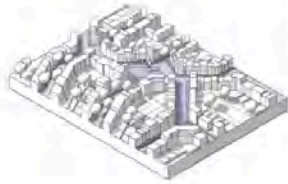
Redevelopment proposals along the A4 Bath Road **MUST** stay within and reflect the analysis range for gentle densification in Burnham, as set out below.

***Burnham Design Code: PEI.1.4***

Analysis point	Gentle densification in Burnham
<b>Townscape</b>	<p>Two or three storey buildings set back from the road with soft landscaping lining the street scene. Open frontages include attractive green spaces.</p> <p>Buildings are predominantly arranged parallel to the road. Where this is not the case the number of access points onto the A4 has been limited.</p> <p>Treed backdrops provide a defensible village edge.</p> <p>Village character distinct from Slough retained.</p> <p>Sufficient on-site parking is provided on plots in front of houses or in groups but are well-landscaped, or in garages in line with or behind buildings.</p> <p>Building line consistent in groups of buildings, otherwise staggered.</p>
<b>Built Form</b>	<p>Building generally use a material palette that is consistent with the surrounding buildings.</p> <p>Simple building forms with pitched or</p>



<b>Analysis point</b>	<b>Gentle densification in Burnham</b>
	<p data-bbox="675 253 1331 353">mansard roofs; avoiding gables and dormers.</p> <p data-bbox="675 443 1394 544">Building heights vary between two and three storeys.</p>
<b>Landscape Character &amp; Vegetation</b>	<p data-bbox="675 663 1331 707">Front gardens are typically planted.</p> <p data-bbox="675 786 1406 954">Roads have green space buffer either as open green frontages or soft landscaping.</p> <p data-bbox="675 1037 1345 1137">Open space requirements have been met.</p>
<b>Hard Landscape</b>	<p data-bbox="675 1267 1326 1368">Roads maintain pavements on both sides.</p>
<b>Boundary treatments</b>	<p data-bbox="675 1498 1386 1599">Well-maintained hedgerows and trees are the dominant boundary treatment.</p> <p data-bbox="675 1682 1294 1783">Open frontages are attractive and green.</p>



Code application	PEI.1.1	PEI.1.2	PEI.1.3	PEI.1.4
Extensions				
Conversions				
Redevelopment		✓	✓	✓
Plot subdivision				
New buildings in village				
New buildings adjacent village	✓			

Identity Peripheral Estates Design Code relationship to development type

Development proposals **MUST** use a very simple palette of materials currently found in the Tightly Formed Centres typology.

**Burnham Design Code: PEI.2.1**

Development proposals **MUST** use a material palette that is consistent with the surrounding buildings in the Open Plan Suburban typology.

**Burnham Design Code: PEI.2.2**

Development proposals **SHOULD** use a range of materials recorded in the relevant VISION Analysis in the Town Centre Fringes, Formal Suburban, Suburban Road, Green Suburban Road, Woodland Road, Apartments and Park Edge typologies.

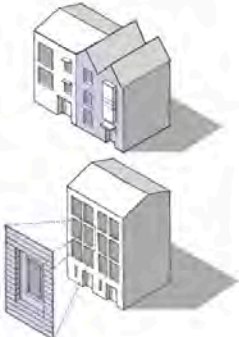
**Burnham Design Code: PEI.2.3**

Development proposals **MUST** use boundary treatments of a height that allows the



upper storeys to be visible from the road in the Formal Suburban, Suburban Roads and Park Edge typologies. Boundary treatments **SHOULD** include predominantly soft landscaping treatments.

**Burnham Design Code: PEI.2.4**



Code application	PEI.2.1	PEI.2.2	PEI.2.3	PEI.2.4
Extensions	✓	✓	✓	✓
Conversions				
Redevelopment	✓	✓	✓	✓
Plot subdivision	✓	✓	✓	✓
New buildings in village	✓	✓	✓	✓
New buildings adjacent village	✓	✓	✓	✓

Development proposals **MUST** provide a landscape buffer between buildings and the road in the form of grass verges and/or front gardens in landscaping schemes in the Open Plan Suburban typology.


**Burnham Design Code: PEI.2.5**

Development proposals in close proximity to the northern open countryside **MUST** maintain the rural character through their wooded backdrop, soft landscaping and use of hedgerows for boundary treatment in their landscaping schemes in Open Plan Suburban, Green Suburban Roads and Woodland Road typologies.

*Burnham Design Code: PEI.2.6*

Development proposals **MUST** include the provision of soft landscaping including grass verges, hedgerows and trees in their landscaping schemes to maintain the village character of the streetscene in the Town Centre Fringes typology.

*Burnham Design Code: PEI.2.7*



Code application	PEI.2.5	PEI.2.6	PEI.2.7
Extensions			
Conversions			
Redevelopment	✓	✓	✓
Plot subdivision	✓	✓	✓
New buildings in village	✓	✓	✓
New buildings adjacent village	✓	✓	✓


**Uses**

Development proposals **MUST** be for C2 or C3 uses only unless in established E/F1/F2/Sui Generis public house use which should be retained or re-provided as per relevant development plan policies. In this respect the non-selective secondary school on Stomp Road is considered to be an established F1 use. New Class E/F1/F2/Sui Generis public house uses **COULD** also be provided along Stomp and



*Eastfield Roads. New Class F2 uses **COULD** also be provided elsewhere.*

***Burnham Design Code PEU. 1-3.1***



Code application	PEU.1-3.1.
Extensions	
Conversions	✓
Redevelopment	✓
Plot subdivision	✓
New buildings in village	✓
New buildings adjacent village	✓

Uses Peripheral Estates Design Code relationship to development type

[See also Parish Wide CODE](#)



# CODE Open Countryside

## Burnham Design Code Open Countryside Character Area

Burnham Parish Council  
March 9, 2025

The following set of codes applies to development proposals within the Open Countryside Character Area.

### Identity

*Development proposals making provision for policy compliant C3 uses **SHOULD** use one or more of the existing Peripheral Estates typologies (excluding Out of Town Commercial typology) to guide the design of their schemes and only introduce new typologies not currently seen in Burnham if there is a clear reason to do so. In any case development proposals **MUST** remain*



*subservient to the landscape in making final choices on the design of schemes.*

***Burnham Design Code: OCI.1.1***

*The open countryside is not a sustainable location which can support the partial or complete redevelopment of previously developed or grey belt land for new C2 or C3 uses without necessary improvements to local or national infrastructure.*

***Burnham Design Code: OCI.1.2***

*Development proposals comprising replacement buildings **SHOULD** not exceed more than 20% of the floorspace of the original building\*. Where the existing building has a floorspace greater than 20% the size of the original building, as a result of earlier extensions, the floorspace of any replacement building should not exceed the floorspace of the existing building.*

***Burnham Design Code: OCI.1.3***

*Development proposals comprising extensions **SHOULD** not exceed more than 30% of the floorspace of the original building\*. For example if the original building had a floorspace of 120m<sup>2</sup> then the code will not be complied with if extensions take the total floorspace of the building(s) over 156m<sup>2</sup>.\*\**

## Burnham Design Code: OCI.1.4

*\* The original building is defined as that which existed as at 1 July 1948, or as subsequently originally constructed. The floorspace of the original building will be taken as comprising the main building, and any outbuildings or structures which existed on 1 July 1948 and which were situated within 5 metres of the main building.*

*\*\* Any extensions, outbuildings or other structures which have been constructed since 1 July 1948 will not be treated as part of the original building and, if sited within 5 metres of the dwelling, will count towards the calculation of the floorspace of extensions.*



Code application	OCI.1.1	OCI.1.2	OCI.1.3	OCI.1.4
Extensions				✓
Conversions	✓			
Redevelopment		✓	✓	
Plot subdivision				
New buildings in village				
New buildings adjacent village				

[See also Parish Wide CODE](#)





# CODE Parish wide

## Burnham Design Code Parish wide

**Burnham Parish Council**


**March 9, 2025**

The following set of codes applies to development proposals within the parish of Burnham.

### **Nature**

*Development proposals **SHOULD** make provision for the planting of oak trees as part of landscaping schemes.*

***Burnham Design Code: PWN.3.1***

	Code application	PWN.3.1.
	Extensions	
	Conversions	
	Redevelopment	✓
	Plot subdivision	✓
	New buildings in village	✓
	New buildings adjacent village	✓

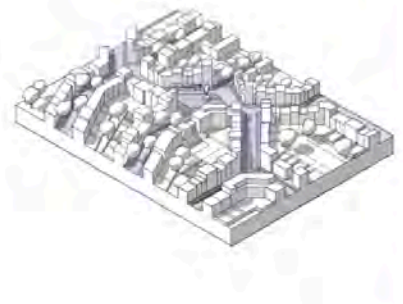
## Identity

Development proposals **SHOULD** reinforce important views/vistas when making final decisions about the location and orientation of new buildings within the plot.

**Burnham Design Code: PWI.1.1**

Development proposals **SHOULD** retain as much existing mature boundary planting as possible as possible in their landscaping an access schemes.

**Burnham Design Code: PWI.1.2**

	Code application	PWI.1.1	PWI.1.2
	Extensions	✓	
	Conversions		
	Redevelopment	✓	✓
	Plot subdivision	✓	✓
	New buildings in village	✓	✓
	New buildings adjacent village	✓	✓

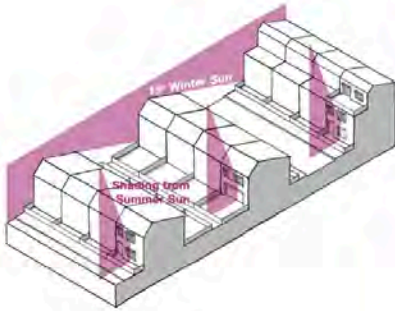
Identity Design Code relationship to development type



## Resources

*Development proposals that maximise their potential to meet the Passivhaus or equivalent standard with a space heating demand of less than 15kwh/m<sup>2</sup>/year **COULD** use terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the Character Area and typology within which the proposals is located providing it can be demonstrated that the scheme will not have a significant harmful effect on the Character Area.*

### ***Burnham Design Code PWR.1.1***



Code application	PWR.1.1
Extensions	✓
Conversions	
Redevelopment	✓
Plot subdivision	✓
New buildings in village	✓
New buildings adjacent village	✓

Resources Design Code relationship to development type

## Lifespan

*Development proposals **MUST** provide a clear plan for the management and maintenance of assets and space. The Design Code recognises the role of Burnham Parish Council in the long-term*

management of community buildings, land and other assets used by the local community and visitors. Applicants **COULD** engage with the Parish Council at an appropriate stage enabling discussions to feed into the process of negotiating eligible S106 funding and long-term management schemes of community buildings, land and other assets. The starting point for negotiations will be favourable where development proposals make open space provision over and above requirements.

#### ***Burnham Design Code PWL.1.1***

Applicants

**COULD** engage with the Parish Council in pre-application discussions which may include facilitation of community engagement.

#### ***Burnham Design Code PWL.1.2***



Code application	PWL.1.1	PWL.1.22.2.
Extensions		✓
Conversions		✓
Redevelopment	✓	✓
Plot subdivision	✓	✓
New buildings in village	✓	✓
New buildings adjacent village	✓	✓

Lifespan Design Code relationship to development type