

The Village of Burham

Housing Stock Survey

Prepared and Approved by Burham Parish Council

Dated: 31st January 2011

Contents

- 1. Introduction**
- 2. Housing Development in the Village**
- 3. Housing Stock Survey results**
- 4. Recommendations for future developments in the village**

1. Introduction

The village of Burham lies between the North Downs Area of outstanding natural beauty and the River Medway on the East Bank of the Medway Valley.

The village is mainly developed along Rochester Road, the principal through road connecting Burham with the neighbouring villages of Eccles and Wouldham.

Running in parallel to Rochester Road is Court Road, which branches off Rochester Road at the eastern end of the village and connects the main part of the village to Burham Court and Old St Mary's Church close to the river.

Bell Lane, Church Street and Scarborough form link roads between Rochester Road and Court Road.

2. Housing Development in the Village

The original housing in the village is characterised by terraced houses mainly built in the late 19th and early 20th centuries. This included houses in Rochester Road, Church Street, Baker Street and Bell Lane.

In the 1960's, two large housing developments were completed at either end of the village forming Whitehouse Crescent and Downsvie.

The older houses in Baker Street, Brisleys Row and New Road between Rochester Road and Church Street were redeveloped in the 1970's to form the St Mary's Walk and new Brisleys Row housing development.

Housing was provided along Court Road over an extended period from the 1940's up to recent times with the developments to Bell Lane and Haley's Place. In Bell Lane, senior citizen bungalows were built on Allotment Land as well as the initial Bell Crescent houses. Subsequently a Doctors Surgery and a new Village School were built in Bell Lane, and the Bell Crescent development extended.

In Rochester Road, the old Primary School site was cleared and a block of 7 terraced houses built. Similarly, in Bell Lane a block of 5 terraced houses were built on the site of the old Infants School gardens. The most recent development in Rochester Road was the building of 4 detached houses and 2 Semi-detached houses of the Brooker Bungalow site adjacent to the Fleur de Lys site.

3. Housing Stock Survey results

Road Name	Number of Properties	Flats	Terraced	Semi Detached	Detached
Baker Street	8		3	2	3
Bell Crescent	24			12	12
Bell Lane	25		13	9	3
Brisleys Row	14	8	6		
Church Street	74		51	18	5
Court Road	41	4	5	30	2
Downsview	64			64	
Haley's Place	8			8	
New Road	2		2		
Old Church Road	3		3		
Pilgrims Way	7		3		4
Rochester Road	166	3	101	32	30
St Mary's Walk	33	14	17	2	
Scarborough Lane	2				2
Whitehouse Crescent	53			53	
Total	524	29	204	230	61
Percentage of Total		6%	39%	44%	11%

The 61 detached properties include 16 bungalows, of which only 3 could be categorised as large family homes. Therefore the total number of larger detached family homes in Burham is less than 50.

4. Recommendations for future developments in the village

With limited opportunities for additional development in the village because of the important constraints applied quite correctly in this area, it is important that any housing development that are possible meet with the requirements of the housing needs in the village.

From the results of the Housing Stock Survey it is very apparent that there is not a good balance of housing accommodation in the village. The availability of terraced and semi-detached houses is both approximately 40% of the housing stock, whereas the larger detached family houses are less than 10% of the housing stock.

This creates a problem for Burham families that wish to move into a larger property, but stay in the village of their choice.

Therefore Burham Parish Council recommends that where possible the housing needs of the village of Burham would be best satisfied if any future development was aimed at providing larger family homes.