

CONSERVATION AREA STATEMENT

HOLYPORT

Planning Policy Manager

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1. Brief History

- 1.1 There is evidence of settlement in the Holyport area since Roman times. As in most areas, Saxon dwellings have not survived because they were made of perishable materials, however, one site excavated in Holyport in 1972 produced evidence for a group of dwellings that were preserved in peat and yielded wooden stakes and brushwood floors with grass marked pottery typical of that period. This site was dated by radio carbon to about AD 753.
- 1.2 The earliest reference to a settlement named 'Horipord' is in the 13th Century. The prefix "Hori" may be from "Horrig" meaning muddy which when combined with the suffix "port" suggests the existence of a "muddy market town" from early times, probably around the Greens. Since the settlement is situated close to a road recorded in Domesday times leading from Windsor to Reading, it is likely that it was an important trading centre. Further evidence of the settlement's importance is the fact that there were at least 7 manor houses in the vicinity of the village, probably providing residences for knights or men at arms associated with nearby Windsor Castle. The later "Holy" prefix may derive from the relationship of the settlement to a nearby ecclesiastical settlement at Canon Hill.
- 1.3 By the medieval period most of the land in Holyport was under the control of the St Philiberts manor which was situated in a compound at the northern end of Holyport Street. The only relics of its former existence and a subsequent mansion on the site are the dried up moat now located in the grounds of Lodge Farm to the north east of the Conservation Area.
- 1.4 Holyport Street, which led to the old mansion, was probably the main street in the medieval period, and is flanked by many early listed buildings. The village green has in the past been common pasture, and throughout history it has been used for many celebrations.

2. Topography and Street Patterns

- 2.1 The settlement of Holyport is situated in an area of flat agriculture land between the settlements of Windsor and Maidenhead. Abutting the eastern side of the village is an area of new residential development which is effectively part of the Maidenhead Urban Area. Directly to the north of the Conservation Area is the M4 motorway which traverses in an east to west direction. To the south is agricultural land with areas of ancient woodland which are remnants of Windsor Forest. In addition there are two linear settlements to the south, namely Moneyrow Green and Stud Green.
- 2.2 The Conservation Area is centred on the extensive L shaped village green which is bisected on its long arm by the Ascot Road and has its main core on the shorter 'arm' which is dissected by several smaller roads and access tracks. Several properties front onto this roughly

rectangular core area, these houses are of varying sizes which reflect a characteristic of much of the Conservation Area which is the mix of small cottage properties, and large houses in extensive grounds.

- 2.3 At its northern extremity the Conservation Area contains two working farm groups each set back from the Ascot road. Both are centred around listed buildings dating from the 14th Century (Moor Farm) and 17th Century (Cresswells Farm) and perpetuating the names of two of the medieval manors.
- 2.4 From the farms the Ascot Road continues southwards and is flanked on its western edge by a variety of small, predominantly single storey houses set back from the road edge behind hedges and fences. On the eastern side the road is bounded initially by a hedge and then by a high boundary wall.
- 2.5 Moving further to the centre of the village along Ascot Road, a modern development, Hearne Close is set back off the western side. The Ascot Road continues south west through the Conservation Area bounded by the wide verges of the Green which is itself bounded on the western edge by The Bourne channel. There is a small group of houses set in large grounds at the southern end of Ascot Road where it crosses Bourne bridge.
- 2.6 The other principal through road, running approximately north-south through the Conservation Area, is Holyport Road continuing as Money Row Green Road south of the Green. On its northern entry point into the Conservation Area it has on its north western side the modern development of Cadogan Close and Manor Way both of which are enclosed from the road by extensive boundary planting. There is a similarly verdant boundary on the south eastern side of Holyport Road provided by the extensive grounds of the Lyndon Manor complex. As the road continues south of the Green to Moneyrow Green it is bounded on the west by the walled gardens enclosing Long Chase and Chuffs and on the east by hedges.
- 2.7 Two smaller roads lie behind these main through roads. Firstly Holyport Street, probably the core street of the original settlement runs north from the central Green. It contains several timber-framed listed buildings the earliest dating from the 14th Century. This is the most densely built area of the Conservation Area with many of the properties on the eastern side fronting directly onto the street with those on the western side set back in small front gardens, bounded by walls and hedges. Holyport Street is now a cul-de-sac for traffic but at its northern extremity it continues to join Holyport Road along a track known as Blind Lane.
- 2.8 The other small lane is Langworthy Lane that lies to the south east of, and links into, Money Row Green and Holyport Road. This road and Peters Lane, Gays Lane and Primrose Lane that lead off it, have a more rural and enclosed character than the other roads in the Conservation Area. Langworthy Lane is bounded by properties set in extensive grounds and enclosed by well planted boundaries, and some high boundary walls.

3. Chief Architectural Features

- 3.1 Holyport Conservation Area contains buildings dating from the 14th to the 20th Century. It therefore has a variety of building styles and materials reflecting the development of domestic architecture. The diversity is increased by the range of size of properties, from small terraced cottages to substantial mansions. Properties are predominantly 2 storey, although some single storey bungalows are present, and some of the larger houses have an attic storey.
- 3.2 The earliest properties, concentrated principally along Holyport Street and around the core of the Green, were originally timber framed, some now have a rendered finish which, if painted, is usually white or a shade of off white. Others have brick infill of the local orange red colour. Roofs are simple gabled or hipped in shape and are clad in hand made clay tiles of a similar orange/red hue. The use of the local orange/red brick colour is also reflected in the later, 18th and 19th century houses some of which continue with tiled roofs while slate is also present usually on roofs of shallower pitch.
- 3.3 Several of the large 19th century buildings in the Conservation Area have followed the more formal styling of that period and have always been rendered. These are now maintained in a muted range of coloured finishes.
- 3.4 The 20th century development in the village have introduced more variety into architectural style and the colour of brickwork and roof cladding in the area, but these two larger developments (Cadogan Close and Hearne Drive) have a limited variety within themselves that gives them an identify. The small development a Manor Way exhibits a very modern design and use of extensive areas of glass.
- 3.5 Throughout the Conservation Area, window and door styles vary with the type and period of the houses but the predominant construction material is timber, with casement and vertical sliding sash windows the typical styles.
- 3.6 Several of the larger houses are bounded by substantial boundary walls. These are significant local features where they follow the road boundary and again make extensive use of the characteristic local orange/red brick. The wall around the Lyndon Manor complex are particularly decorative in its coping detail whilst the walls of The Lodge are less ornate but particularly dominant because of their proximity to the road edge.

4. Important Buildings

- 4.1 Whilst the vast majority of buildings within the Conservation Area make a positive contribution to the appearance and character of the Conservation Area it is possible to identify certain specific buildings that are particularly important in the Conservation Area. The importance may be derived their historic associations, architectural interest technological innovation, etc, or a combination of factors.

- 4.2 The Conservation Area contains a number of listed buildings that are thus recognised as being of special architectural or historic interest when assessed against national criteria. The listed buildings include buildings that provide evidence of Hall Houses dated from as early as the 14th Century at Moor Farm and Hamble Cottage. There are also a substantial number of later timber framed buildings dating from the 15th and 16th Century including Ann Duels House, Coventry Cottage, Little Tudor, The George Public House and The Rails. Some timber framed buildings of these periods were refaced or refronted in subsequent centuries and both Gays House and Holyport House provide interesting examples of where probably a fairly modest timber framed property has been added to and extended to now provide a substantial house with a facade of a later period.
- 4.3 Several smaller red brick cottages of 18th and 19th centuries are also listed. These include four 18th Century cottages on the west side of Ascot Road and the early 19th Century terrace of Pamela Row that faces Ascot Road across the green. This is probably the most formal group of buildings in the Conservation Area but the cottages blend well into the overall Conservation Area setting by their continuation of the use of the predominant red brick and the softening effect of their small front gardens.
- 4.4 The listed buildings in the Conservation Area also include several buildings not originally designed for residential use. These include the 16th Century barn at Moor Farm (now converted to houses), the stables at Cresswells Farm, the small brewhouse next to the George Public House on the Green and the very unusual Real Tennis court Building, a very substantial late 19th Century building situated at the rear of The Lodge.
- 4.5 In addition to these listed buildings many other properties in the Conservation Area contribute to its character and appearance. Those include the substantial properties of Bournebridge House, Rawdon Hall and Chuff House which all demonstrate the late 18th early 19th Century formal architectural styling of a country house set within substantial grounds, and from an earlier period but altered in subsequent centuries, the red brick and part timber frame complex of Lyndon Manor which includes a converted barn. This is also set within extensive walled grounds.
- 4.6 The buildings that front onto the central core of the Green are of many different styles and periods but they combine to form a well established group of buildings, Plashers Mead, The Lodge and Pebbles Court are particularly distinctive in addition to the listed buildings in the area.
- 4.7 The properties in Holyport Street are much smaller and stand in smaller grounds but the street includes in addition to the listed buildings several 18th Century buildings, including Vor Cottage, Apple Tree and Rose Cottages, and several groups of Victorian Cottages.

At its southern end the street contains several slightly larger properties, of 18th and 19th Century and earlier origin including Green View, The Belgian Arms and Manor House. Although of different styles these properties blend to form an important entrance to the street.

- 4.8 In Langworthy Lane in addition to Gays House and the Lyndon Manor complex the other buildings of local importance include the Victorian terrace including Gaymead Cottage, and Primrose Farmhouse.
- 4.9 The Conservation Area contains an unusual group of 20th Century houses in Manor Way. The single storey flat roofed, predominant glass structures were constructed in the 1960's to the design of the architect Peter Foggo. They are now attracting national interest as an example of this architect's domestic architecture and whilst they are atypical in material and design to the overall Conservation Area they are now well established features within it and their low level and extensive planting of the site enables this site to appear as a relatively open area in views from the Green.
- 4.10 The Conservation Area also contains some distinctive structures that are local landmarks. These include the water tower which is prominent in many views into and across the northern end of the Conservation Area and the war memorial shelter and adjacent telephone box at the southern end of Holyport Street.

5. Trees and Open Spaces

- 5.1 The village green is the dominant feature of this Conservation Area. Although dissected into separate areas of open space by the network of roads passing through the village, the low key natural granite kerb provides a soft edging and absence of intrusive traffic signs or lighting, enable these open spaces to merge to provide a spacious centre to the Conservation Area. Significant trees on the Green include an oak and horse chestnut. A line of willows next to the pond in front of the Belgian Arms Public House creates a more intimate area of open space. Significant trees viewed from the Green include those in the grounds of Long Chase on Moneyrow Green Road, Little Tudor, Ascot Road, and an collection of conifers in Plashers Mead. As the Ascot Road enters into the Conservation Area from the south, it is flanked by long stretches of open space on either side. These areas are defined by mature hedge lines and are slightly less formal in character than the central core green area. They provide a long open approach into the village from the south.
- 5.2 The other important open space in the Conservation Area forms part of the Cadogan Close residential development, this contributes to its spacious character and reflects the form of the older core of the Conservation Area. This open space benefits from a number of small trees.
- 5.3 Another important area of relatively open land are the grounds of Holyport Lodge and the agricultural land to the north which provide an open rural character to the northern end of Holyport Street.

5.4 That part of the Conservation Area to the east of the Green has a less spacious and more intimate character, due to the heavy concentration of trees. Langworthy Lane itself is well treed and there are also notable specimens within the extensive grounds of the large properties situated on either side of the road.

6. Uses

6.1 The predominant use of properties in the Conservation Area is residential. The only commercial buildings in the Conservation Area are the two public houses, the George and Belgian Arms, and the Real Tennis Club in the grounds of Holyport Lodge. A number of retail premises on the Ascot Road have been vacated in the last decade, and Holyport Lodge is now used as a residential nursing home. With regards the two farm complexes in the north of the Conservation Area, both are in active use, but Moor Farm has witnessed various conversions for residential use.

6.2 The two through roads through the Conservation Area are fairly heavily used by traffic, particularly the Ascot Road which links Maidenhead to Ascot and Bracknell. Langworthy Lane is mainly used as an access road to the properties on it, as does Holyport Street but the latter does suffer from on street parking problems due to the presence of several small houses without parking facilities.

7. Relationship to Countryside and Important Views

7.1 The Green is the visual focus of the settlement. Some of the most important views in the Conservation Area are actually inwards from the various residential areas towards the Green and there are clear views between the open spaces which make up the Green. The spacing of the properties around the Green does however permit views out across the surrounding agricultural land. In particular there are long views from the Green over the grounds of The Lodge to the open land to the north, including the distinctive Water Tower. There are also views to the west across the agricultural land towards Cresswells Farm and glimpse views between properties often terminated by trees in other properties.

7.2 On a more intimate scale there are a series of views as one moves north along Holyport Street before it opens out with wider views across open land at its northern end.

8. Enhancement Opportunities

8.1 The top end of Holyport Street is used by traffic as a turning head to the no through road and is consequently pitted and in a poor condition generally. A small brick structure to one side also requires attention. Some resurfacing and curbing detail appropriate to a rural area would be beneficial. Some of the boundary walls throughout the Conservation Area are suffering from lack of maintenance. Since these are important features of the Conservation Area their repair is important.

9. Boundaries

9.1 North - The boundary follows field lines to the north of agricultural buildings at Moor Farm and Cresswells Farm.

East - The boundary runs along the rear edge of land to the north of Holyport Lodge, to the head of Holyport Street and continues along Blind Lane, and then along a section of Langworthy Lane which runs in a north/south direction.

South - Here the boundary runs along the rear boundaries of large properties on the southern side of Langworthy Lane and to the south of the Green. The boundary follows the hedgeline which defines the rear boundary of a field adjacent to Ascot Road.

West - The boundary follows the various field and garden lines from the properties fronting onto Ascot Road in the south of the Conservation Area, up to Cresswells Farm in the north.