

Conservation Area Appraisal



Altwood Road

May 2008

Planning Policy Manager
Royal Borough of Windsor and Maidenhead
Town Hall
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Maidenhead
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Foreword

By Councillor Mrs Alison Knight

Lead Member for Planning and Housing

The Borough Council has carried out a review of the Altwood Road Conservation Area, and produced this appraisal document which describes the important features and characteristics of the area, and will be used when any planning decisions are made that affect the area. The approach that we have used follows advice set out in English Heritage guidance, which follows on from more general guidance in Planning Policy Guidance Note 15.

An appraisal for Altwood Road was last produced in 1995, but it is now recommended in the guidance from English Heritage that these appraisals are reviewed every five years. This appraisal is part of a longer project to review all the existing Conservation Area appraisals in the Borough, and to complete appraisals for the Conservation Areas that do not presently have one.

This new appraisal updates and replaces the previous document and also includes a section setting out a Five Year Conservation Area Management Plan, which is intended to summarise the actions that the Council will take in the period to ensure that the character and appearance of the area is preserved or enhanced. The appraisal does not involve any alterations to the Conservation Area boundaries.

A draft version of this document was subject to a public consultation exercise during February and March 2008, and this final version contains some amendments made in response to comments received.

If you have any questions regarding any aspect of the Appraisal or Management Plan, please contact:

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Introduction

1 Introduction

What does Conservation Area designation mean?

1.1 A Conservation Area is an *area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance* (Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69). The responsibility for designating Conservation Areas lies with the Local Planning Authority.

1.2 The aim of Conservation Area designation is to protect the wider historic environment. Areas may be designated for their architecture, historic street layout, use of characteristic materials, style or landscaping. These individual elements are judged against local and regional criteria, rather than national. Above all, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are irreplaceable.

1.3 Local Authorities have a statutory duty to review all their Conservation Areas regularly. English Heritage recommends that each area is reviewed every five years.

1.4 Conservation Area Designation provides extra protection within Conservation Areas in the following ways:

- Local Authorities have general control over most complete demolition of buildings within Conservation Areas
- Local Authorities have extra control over minor development
- Special provision is made to protect trees within Conservation Areas
- When assessing planning applications, Local Authorities must pay careful attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.
- The Local Authority can include policies in the Local Plan and Local Development Framework to help preserve the special character or appearance of Conservation Area.

What is the purpose of Conservation Area Appraisals?

1.5 The aim of the Appraisal is to:

- Identify the *Special Architectural or Historic Interest* and the changing needs of the Conservation Area
- Define the Conservation Area boundaries
- Increase public awareness and involvement in the preservation and enhancement of the area
- Provide a framework for planning decisions
- Guide controlled and positive management of change within the Conservation Area, thus avoiding mediocrity of development

What is the status of this document?

1.6 A draft version of this document was published for public consultation during February and March 2008, and this process is summarised in Appendix 7. Following the consultation exercise the comments received have been considered and some amendments have been made. This final version of the appraisal has been approved for publication by the Lead Member for Planning and Housing, and endorsed by the Cabinet of the Royal Borough of Windsor and Maidenhead, for use to guide and inform all planning considerations and other council activities in the Conservation Area, on 22nd May 2008. The previous Conservation Area Appraisal published in 1995 is now superseded by this document.

1 Introduction

1.7 The contents of this appraisal and the associated maps and appendices are intended to highlight significant features but they should not be regarded as fully comprehensive and the omission of, or lack of reference to a particular building or feature should not be taken to imply that it is of no significance. This significance may only be fully identified at such time as a feature or building is subject to the rigorous assessment that an individual planning application necessitates.

1.8 Similarly, the controls that apply to elements vary and in some instances the items that have been identified as significant features cannot be fully protected by planning legislation. Further guidance on the controls that apply in conservation areas is given on the council's website www.rbwm.gov.uk or in the leaflet 'Conservation areas- what they are and what it means to live in one'. Copies of the leaflet, and initial advice on individual planning queries can be obtained by contacting the Council's Customer Service Centre either in person at the Town Hall Maidenhead, via the Council website, or by telephoning 01628 683 810.

Planning Policy Context

2 Planning Policy Context

2.1 The current Development Plan for the area consists of the following documents:

- Regional Planning Guidance for the South East (RPG 9) - which will remain in place until superseded by the Regional Spatial Strategy: the South East Plan (due to be adopted during 2008);
- The Berkshire Structure Plan 2001 – 2016 (adopted 2005);
- The Replacement Minerals Local Plan for Berkshire incorporating alterations (1997 & 2001);
- The Waste Local Plan for Berkshire (adopted 1998)
- The Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted June 2003).

2.2 Under the Planning and Compulsory Purchase Act 2004 all policies in adopted or approved local plans were 'saved' (i.e. remained operational) for a period of three years until 27 September 2007. The local authority could request that the policies be saved after this date. These however would need to be justified under the provisions set out by the protocol issued by the Department for Communities and Local Government during the summer of 2006. The policies which have been saved beyond September 2007 include several that are applicable to Conservation areas. These are set out at the end of this document. The policies from the Berkshire Structure Plan are saved until July 2008.

2.3 The Local Plan will be replaced with a new form of planning document called a Local Development Framework (LDF). Rather than being a single document the LDF will consist of a number of separate documents covering different subject areas. Further details about the Local Plan, the LDF and its constituent documents can be found on the Council's website, or by contacting the Council's Strategy and Plans Team.

Background

3 Background

3.1 Altwood Road Conservation Area was first designated on 23 January 1995 following proposals put forward in the consultation stages of the Borough Wide Local Plan in 1993. A Conservation Area Statement was produced in 1995. There have been no boundary amendments since that time and none are proposed in this document, which is an update and review of the original Conservation Area Statement. The original reasons for designation included the significance of the survival of evidence of a small hamlet of buildings from the 17th, 18th and 19th centuries situated at the edge of Maidenhead Thicket and separate from Maidenhead town. The importance of the mature gardens and significant trees to the character of the area was also identified.

Summary of Special Interest

4 Summary of Special Interest

4.1 The *special interest* of the Conservation Area is made up of three principal aspects:

- Location: The Conservation Area is the remnant of a formerly isolated hamlet set on the edge of Maidenhead Thicket to the west of Maidenhead
- Architectural Character: The area is characterised by a group of predominantly brick built houses dating from the early to mid 19th century.
- Trees and Gardens: The houses are set in mature gardens which contain a significant number of shrubs and trees.



Location, Setting and Development of the Area

5 Location, Setting and Development of the Area

Location and Setting

5.1 The Royal Borough of Windsor and Maidenhead is a large Borough, to the west of London. The Borough is predominantly rural, with two large towns, Windsor and Maidenhead, and a number of other smaller towns and villages. The northern boundary of the Borough follows the River Thames

5.2 Altwood Road is one of the main east west routes leading to the town centre and the Conservation Area is situated at the western end close to the extensive open land of Maidenhead Thicket. Residential areas extend to the north and south of the area.

Topography and Geology

5.3 Altwood Road lies above the river gravels on which Maidenhead itself is situated. The road runs along a level and then gradually slopes down as it goes eastwards towards the town and westwards into a man-made modern cutting before linking up to Cannon Lane.

History and Development

5.4 Altwood Road derives its name from an early settlement of Altwood which is likely to have embraced the area at the western end now referred to as Tittle Row. The origins of Tittle Row are uncertain, there is a suggestion that it may derive from the name of Thomas Little a land owner in the area in the 16th century although by 1817 the area was recorded as both Tittle-bag Row and Tickle back Row

5.5 It is believed that the name Altwood refers to a clearing within a Forest. In past times, Windsor Forest used to stretch across this area and the early settlement would have been surrounded by woodland similar to that surviving today in Maidenhead Thicket.

5.6 Reference to this area can be traced back to the early 13th Century when it was called "Altwoode". However, evidence of earlier occupation by the Romans has been uncovered through excavations in the locality (although not within the designated Conservation Area boundaries), which may relate to the Cox Green Roman Villa. Up until 1488, the Altwood area was in Royal ownership and it formed part of the marriage dowry of Queen Elizabeth, wife of Henry VII.

5.7 The main small settlement of the Tittle Row end of Altwood Road seems to have developed during the 19th century and this is reflected in the buildings surviving today, although some buildings do have earlier origins. The development may have been associated with the former Maidenhead Racecourse that was in existence between about 1750 – 1815 situated on the land between Tittle Row and Cox Green, or simply as a settlement at the edge of the Thicket.

5.8 As the maps in Appendix 1 show, from the late 19th century the area appears to have been relatively unchanged until about the 1950's since when infill and surrounding developments have merged this area into the built area of Maidenhead. From that time the immediate relationship of the area to the adjoining Thicket was also changed by the construction of the Maidenhead relief road (A423M) which introduced an impenetrable barrier, which is quite different to the situation at the start of the 20th C when the Thicket provided a soft buffer at the edge of the settlement

The General Character and Form of the Area

6 The General Character and Form of the Area

6.1 Most of the properties, in this part of Altwood Road, are detached or semi-detached, set back from the road with front gardens set behind low garden walls and hedges. Many of the properties on the north side of Altwood Road have old brick boundary walls on their rear boundaries to the public footpath which runs from the Thicket to connect to the Bath Road (A4), and can be seen to run between fields on the same route on the 1899 OS map of the area (see appendix 1).

6.2 This is now predominantly a residential area although Altwood Road is quite heavily trafficked, and the area particularly at the western end has regular traffic noise from the adjacent road (A404M). The road width and the presence of pavements and only limited areas of grass verge creates a suburban appearance that reinforces the importance and value of the garden areas and the tree and shrub cover to the visual quality of the area.

6.3 The Altwood Garage, currently vacant, is the exception in the otherwise residential area.



Special Features of the Area

7 Special Features of the Area

Listed Buildings

7.1 There are two Listed Buildings within the Conservation Area. The Old Thatch and The White House are both Grade II Listed and each good examples of the specific architecture and period they represent. The Old Thatch is a timber framed building dating from the 17thC or possibly earlier, and was once probably a pair of cottages and at some time an Inn or Alehouse. It has since become a single dwelling. The thatched roof is a prominent feature within the street scene, together with the large brick stack on the gable end of the building fronting onto Altwood Road.

7.2 In contrast, the White House is an example of a symmetrical 18thC building, however it too is of timber framed construction, but not designed to be visible. Unusually, for this area, the roof to this dwelling is a hipped mansard tiled roof the shape of which is reflected in the half hipped roof of the stable block within the grounds. Further details of both buildings are included in appendix 2.

Important Non Listed Buildings

7.3 The majority of buildings within the Conservation Area date from the 19thC and fall into two main types: Those from the early part of the century include Poplars and Lyncote, with fairly simple detailing and slate roofs, and Berry Cottage which is more in the local vernacular of brick and tile detailing of the late 18thC, although apparently dating from 1818.

7.4 The buildings from later in the century tend to be more decorative, particularly in the use of tiles and features such as barge boards and applied timber decoration. No's 1 and 2 Ye Gables, and Buckhurst/Holly Cottage are particularly distinctive.

7.5 In complete contrast from the relative formality of the 19thC buildings, The Old Smithy sits sideways onto the main road and is set back some distance. This single storey building was probably once a forge and is said to date back to the 16thC. Certainly it is likely that there has been a forge on this site for many years although the present building may not necessarily be as old as this. The forge was converted into a dwelling in 1920.

7.6 Moving in to the 20thC, the substantial detached houses of Netley and Lychway appear to date from around the 1920's, being shown for the first time on the 1931 Ordnance Survey map. Whilst these are of different appearance to the 19thC buildings they maintain several important characteristics of the Conservation Area, including the spacious plots, set back behind the boundary wall, and use of traditional materials.

7.7 Appendix 3 contains a more detailed description of the most significant of these buildings.

Building Materials

7.8 The properties in the Conservation Area are unified by their use of a fairly limited palette of materials, used in different ways that reflect the period of construction of the buildings.

Special Features of the Area

Building Materials		
<p>Brick</p> <p>The principal building material is the orange-red brick typical of this part of Berkshire</p>		
<p>Render</p> <p>The White House is covered with a white painted rough cast render, whilst Lyncote is faced in smooth render. Render is also found as a decorative detail in panels on some predominantly brick buildings including Redcot and the early 20th C houses Netley and Lychway</p>		
<p>Timber Frame</p> <p>The Old Thatch is the best example of traditional exposed timber framed construction, but there are also elements in The Old Smithy, and a more modern and decorative approach in Ye Gables and in Netley and Lychway.</p>		
<p>Roof Materials</p> <p>There is a mix of different roofing materials; slates, plain clay tiles (with and without decorative ridge tiles) and, in one instance, thatch which provide a contrast in colours and materials and reflect the evolution of the area</p>		

Special Features of the Area

<p>Building Materials</p>	
<p>Chalk and Flint</p> <p>Despite these being local materials, the only example of these materials are in remnants of the boundary wall between the rear of the houses on the north side of the road and the public footpath.</p>	

Architectural Details

7.9 The buildings in the area display a limited range of details, mostly from the 19th century.

<p>Architectural Details</p>		
<p>Windows</p> <p>Traditional windows in the area are made of timber, and are predominantly painted white. Both side hung casements and vertical sliding sashes are found. Some houses have decorative glazing patterns such as the ogee glazing bars in the sash windows in The White house and the leaded lights and lozenge shaped panes in Ye Gables.</p>		
<p>Doors</p> <p>Front doors are timber, usually painted and many are partially glazed. Entrance porches are generally open and vary in style from a simple flat hood on The White House, to lean to and gabled tiled roofs on the late 19th C houses.</p>		

Special Features of the Area

Architectural Details

Roofs and Chimneys

Both red clay tile and traditional welsh slate are found within the area. In terms of roofline, the slate roofs on the early 19th C houses tend to be shallower in their pitch. The later slate roofs and, the red clay tile roofs are steeper and on the later 19th C houses tend to have decorative details that include ornate ridge tiles, barge boards, and exposed rafter feet.

Roof shapes are simple with ridges parallel to the road and gabled, hipped and half hipped ends. There are a few examples of gables facing onto the road and there are no attic or dormer windows except in the White House.

Chimneys are a common functional feature within the area, they tend to be tall, brick built structures. Those on the late 19th C buildings are larger and more ornate than the earlier buildings.



Boundary walls

Walls are particularly significant on the northern side of Altwood Road. They are approximately 1.2m high, predominantly red brick, some painted brick with a variety of coping details including stone, and specially shaped bricks. The wall to Old Thatch is slightly higher and has a dentilled brick coping detail, whilst Holly Cottage and Buckhurst have gate piers with a stone coping. On the south side of the road the wall feature continues but with a



Special Features of the Area

Architectural Details		
variety of different materials including a narrow stone at Netley and Lychway.		
Building heights The buildings within the conservation area are predominantly two storey but with exceptions including the White House which has an attic storey, and the single storey Old Smithy.		

Trees



7.10 One of the most significant features in views along Altwood Road is the amount of mature trees acting as a back drop to the properties. Many of these trees are situated in the back gardens of the properties in Autumn Walk and Woodfield Drive immediately to the north of the Conservation Area. These trees together with those within the Altwood Road properties as garden planting and the hedges fronting onto the pavements soften the setting of the buildings and provide a link to the rural area of the Thicket immediately to the west. The general amount of tree screening particularly along the footpath at the rear of the properties on the northern side of Altwood Road provides a clear break between this area and the estate properties backing onto the Conservation Area to the north.

Special Features of the Area

7.11 Some notable individual trees are found in several gardens in the Conservation Area, in particular, in the grounds of The White House and The Old Thatch. The gardens to all the properties are relatively large and generally have mature front garden areas with substantial shrub planting.

Open Spaces

7.12 There are no significant open spaces within the Conservation Area other than the road itself but because the houses are generally set back within front gardens these soften the appearance of the road. The Thicket immediately to the west of the Conservation Area is a significant open space and recreation area and the footpath at the rear of the Conservation Area provides a route to the Thicket for residential areas further to the east.

Boundaries



7.13 The majority of the properties are characterised by front gardens set behind low garden walls and hedges. Whilst the walls vary in height and detail continuity is provided by the use of the local orange/red brick. Many of the properties on the north side of Altwood Road have brick boundary walls on their rear boundaries to the public footpath

Street Furniture

7.14 There is a very limited amount of street furniture and signs in the area. The road is lit by simple street lighting columns which are of a scale appropriate for a suburban area. There is a bus stop outside Fountain Cottage with a modern pole sign that would benefit from painting, and one on the opposite side with a stop sign fixed to a lamp column

Special Features of the Area

Paving and Surface Treatments



7.15 The road and pavements are surfaced in tarmac with concrete kerbs and gutter details. On the south side the pavement is scarred by a mismatched utilities trench. There are double yellow lines on sections of the road on both sides at the western end of the area. There are also yellow box markings for the two bus stops.

Important Views, Vistas and Landmarks



7.16 The most important view points are a series of views along the road, in particular the long views from the entrance points at the east and west end. Moving along the road there are a series of more limited views of individual and groups of buildings, and glimpses through to the trees along the footpath line on the north side.

Opportunities for Enhancement and Change

8 Opportunities for Enhancement and Change

Negative Areas

8.1 The Altwood Garage is the exception in the otherwise residential area. It is acknowledged that the appearance and potential use of this building does not make a positive contribution to the Conservation Area

Condition

8.2 The majority of the properties in the Conservation Area are well maintained residential properties set in attractive gardens.

Enhancement Opportunities



8.3 The areas that could benefit from enhancement mostly relate to property boundaries and include several areas of walls and fences in poor condition along the rear public footpath.

8.4 The public footpath surface is poor and muddy in places and would benefit from resurfacing and at the entrance from the Thicket the rather overgrown scrub is trapping litter and dead vegetation and appears rather neglected.

8.5 The entrance to the Conservation Area from the west would be enhanced if the views of Redcot could be opened up a little from behind the surrounding trees. The approach from the west has recently been opened up by the removal of a high leylandii hedge on the boundary of Turpins Green. The verge and boundary fence are now rather stark and open but the Council has recently planted three new Hornbeam trees in this verge which should help to provide a visual screen between the modern housing of Turpin Green and provide The White House opposite with a softer setting

Opportunities for Enhancement and Change

Sensitivity to Change

8.6 Altwood Road is an area that is sensitive to change, but for the most part the pressures for change in the area are fairly low. The special character in the area is very much defined by the spacious nature of the house plots. New build in garden plots and increased densities of housing could easily destroy the openness of the area, and the removal of prominent trees, hedges and boundary walls would also have a huge impact on the special character.

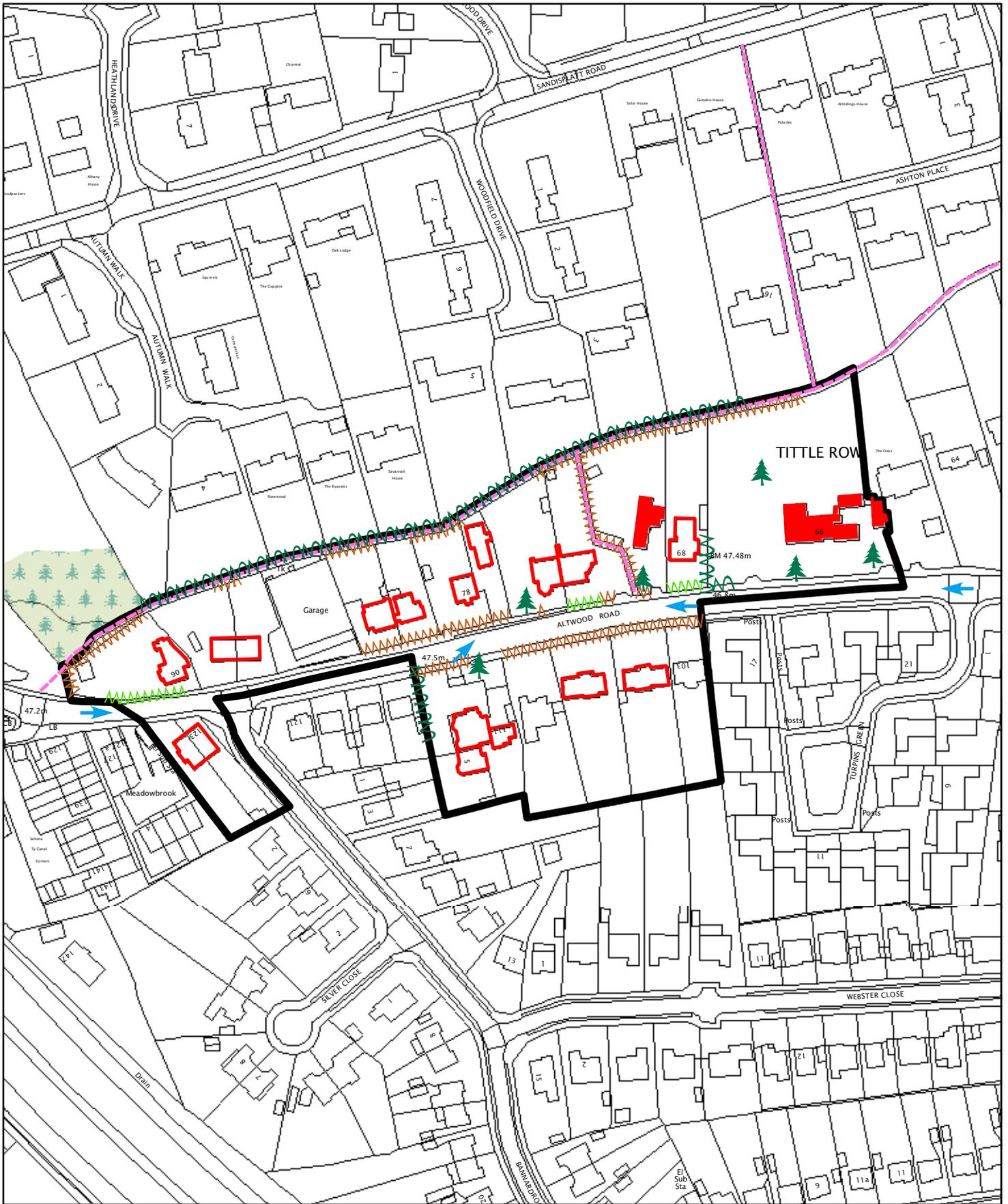
8.7 The erosion of the architectural detail of properties that is outside general planning control can result in significant change to the appearance of an area. Changes to Listed Buildings are controlled by legislation but on non listed buildings alterations such as the replacement of traditional style timber windows with UPVC double glazed units, altering roof materials or boundary treatments can result in significant changes.

8.8 The former Altwood Garage site is presently vacant, but with a recent planning approval for a change of use to a tile showroom. Any proposals for any new development, or uses must be appropriate for the residential character of the area, and previous appeal decisions on the site have highlighted a need to ensure that parking can be adequately accommodated.

8.9 The redevelopment of the former Depot site immediately to the east of the Conservation Area to provide a development of small cottage type accommodation has removed an inappropriate use from the area and now provides a more continuous street frontage linking the Conservation Area to Tittle Row Cottages to the west.

Map of Main Features of Conservation Area

9 Map of Main Features of Conservation Area



Planning

Scale: 1:1,750

April 2008



Altwood Road Conservation Area

- Conservation Area
- Listed buildings
- Important Non Listed Buildings
- Important Tree Screen
- Important Walls
- Footpath
- Important Hedges and Garden Boundary Planting
- Important Green Spaces and Trees
- Important Green Spaces
- View Points
- Important Tree

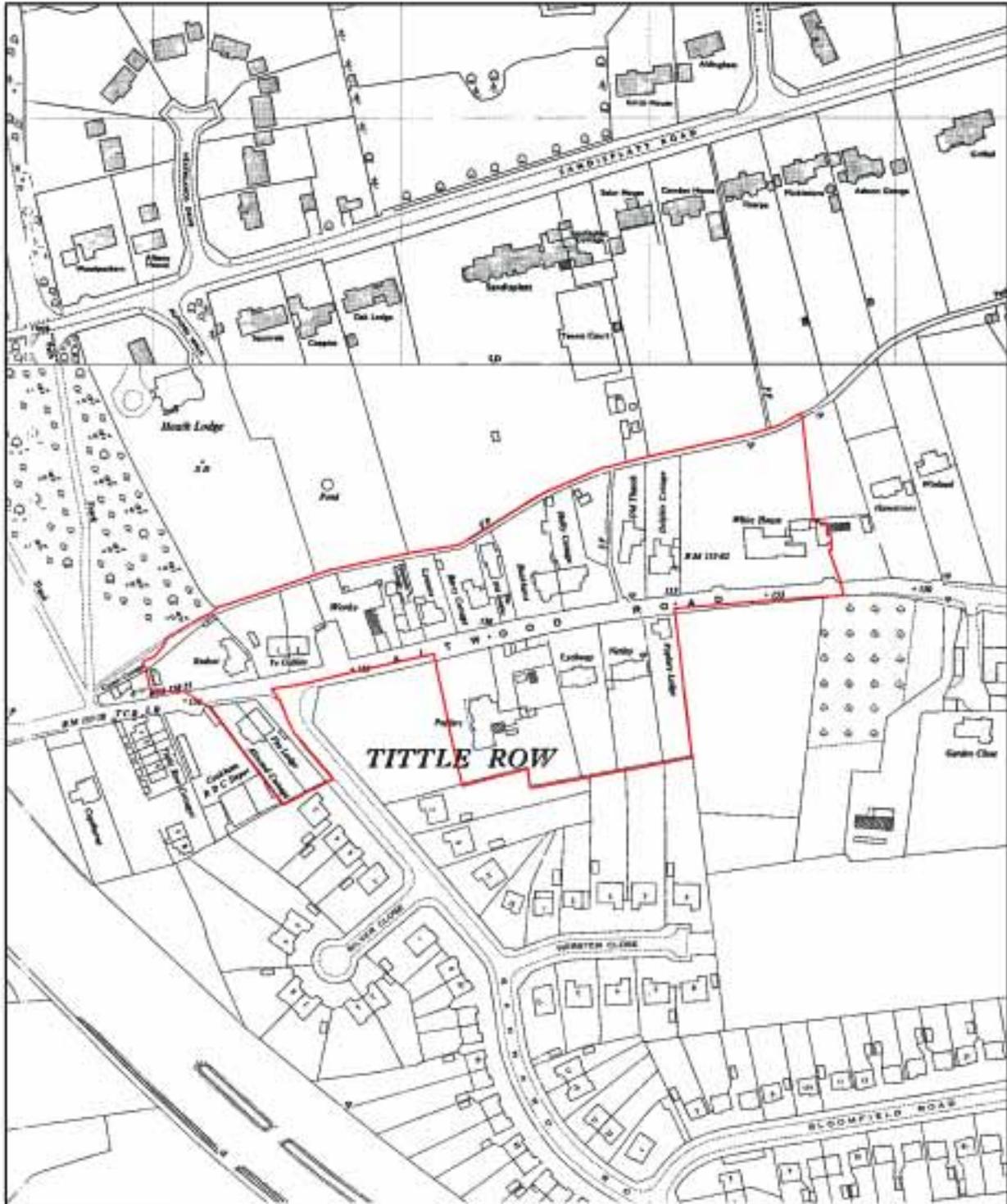
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Historic Maps of the Conservation Area

App 1 Historic Maps of the Conservation Area



Altwood Road Conservation Area 1959

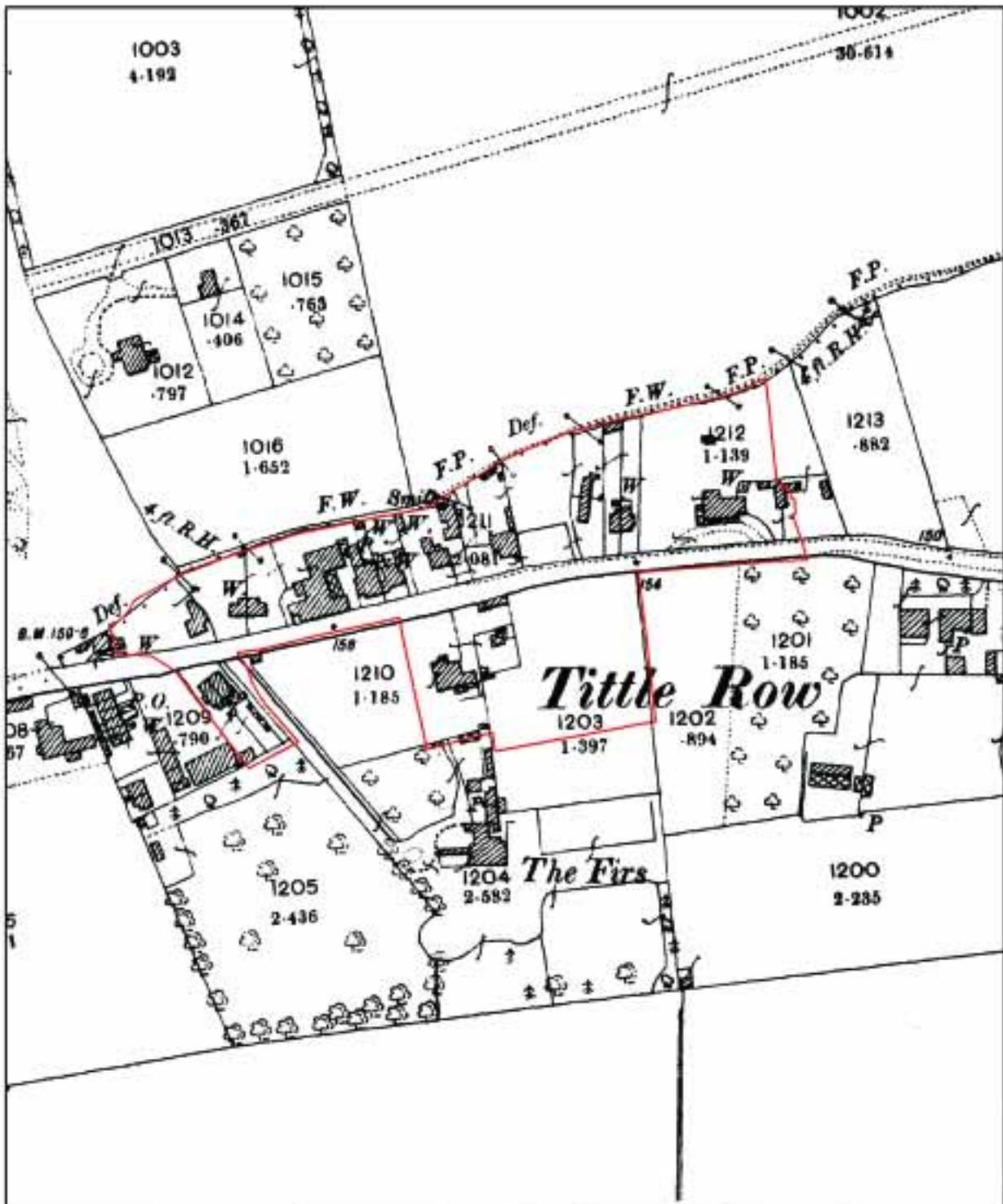
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Scale: 1:2,500

Historic Maps of the Conservation Area



Altwood Road Conservation Area 1899

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Scale: 1:2,500

Listed Buildings Descriptions and Images

App 2 Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
66 (The White House) Altwood Road	II	Late C18 modernised. 2 storeys and attic. Roughcast with parapet. Hipped mansard old tile roof. Flanking chimneys 3 dormers. 2 windows, 4 panes wide, flanking central window. 3 panes wide on 1st floor, all with ogee glazing pattern to top panes. 2 tall modern casements LH and centre ground floor. Modern door of 2 large and 2 small panels to RH in doorcase of fluted pilasters pairs of cut brackets and flat cornice hood. Door flanked by pair of single light windows. Modern extension to RH slightly set back, generally of similar design and with similar window glazing.	
70 (The Old Thatch) Altwood Road	II	C17 altered, originally pair houses, now one. 2 storeys, 8 bays, timber framed, painted brick infill, thatched roof hipped on north, gable on south. Old chimneys at end. Irregular modern leaded casements. 2 modern gabled dormers on west. Modern false timbered extension at right angles on north. Insurance plaque No 459083 to RH on west side. Interior has many original timbers exposed.	

The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1983, they may therefore include references to features that have changed since this time, and the descriptions may not coincide with individual property ownership. There are also references in some descriptions to certain sections or buildings being of no special interest. This reference has relevance in considering listed building issues, but there may be instances when such buildings are still considered and identified as being of local significance elsewhere in the appraisal.

Significant Non-Listed Buildings Descriptions and Images

App 3 Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Redcot	Brick built house from the mid 19thC, (or possibly earlier) with a later rear wing . The house has a clay tile roof with decorative ridge tiles and sliding sash windows with leaded panes.	
No's1 and 2 Ye Gables	A brick built pair of semi-detached cottages from the late 19thC with a handmade clay tile roof and distinctive decorative timber frame effect in the front gable ends. The cottages have an array of different forms of windows, timber frames with lozenge shaped casements and both square and diamond shaped leaded lights. Both properties have solid wooden planked doors, and several chimneys	
Fountain Cottage	Dating from mid 19thC. Red brick with a hipped slate roof with a two storey bay at the front and a regency style metal canopy over the ground floor windows. The house has timber sliding sash windows	
Lyncote	Lyncote is an example of an early 19thC building, with white rendered walls and a hipped slate roof typically symmetrical in style with multi-paned timber sash windows.	
Berry Cottage	Berry Cottage is constructed from red brick with a clay tile roof and a decorative dentilled eaves detail. Berry Cottage also has an interesting survival of a part flint and chalk wall forming the rear boundary to its garden. The house has timber casement windows , those on the ground floor project in small bays with a tiled lean to roof over them..	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
The Old Smithy	The Old Smithy, sits sideways onto the main road and is set back some distance. It has exposed timber frame in the gable end with white painted infill panels and a clay tile roof . The building was converted into a dwelling in 1920, and the bay window in the end gable is likely to date from this period	
Buckhurst and Holly Cottage	These are a pair of large late Victorian houses of red brick with a slate roof. These houses are ornamented with decorative barge boards on the gables, decorative eaves brackets and stone effect detailing around the windows and painted render on the lower part of the elevation	
Dolphin Cottage	A small house, mid- late 19thC , which appears on the 1899 OS map for the area to have been a pair of cottages. The brickwork has been painted which has covered some of the original decorative brick details such as window arches, but decorative elements such as the bracket eaves porch and exposed rafter ends and the variety of window styles are still evident. On the right hand side there is an enclosed porch with a painted timber door with decorative metal hinges, and a shield detail in the brickwork above	
Netley and Lytchway	Two substantial early 20thC houses constructed in brick with applied timber frame with infill of render and herringbone brick as decorative detail. The windows are leaded casements.	
Poplars, Compton Cottage and No5 Bannard Road	Originally a large mid Victorian House now separated into several separate houses. Its original main elevation was facing west and on this side there is a long metal roofed veranda. It has large paned timber sliding sash windows. The elevation to Altwood Road is primarily of what appears to be the plainer service areas of the original house. The boundary wall between Trigate and	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
	Lychways appears to be part of an original garden wall and is a reminder that this house was originally on a much larger plot.	
Firs Lodge and Altwood Cottage	Firs Lodge and Altwood Cottage are a pair of semi-detached houses, which display hipped slate roofs, red brick walls, tall brick chimneys, timber sash windows, and 4 panelled doors with glazed upper sections set back in recessed porches. They retain their original brick boundary wall which forms an important feature on the corner of Altwood Road and Bannard Road, and Firs Lodge also has a two storey bay on this side	

Description of Conservation Area Boundaries

App 4 Description of Conservation Area Boundaries

North

The conservation area runs along the back of the public footpath at the rear of the Altwood Road properties up to the east side of the rear boundary of White House.

East

The boundary follows the property line to the east side of White House.

South

The boundary runs along the centre of the road in front of White House to its western edge before running south along the eastern edge of North Gables, before turning and running along the rear of North Gables, Netley, Lychway, Trigate, Compton Cottage and 5 Bannard Road before turning and following the rear boundary of 1 and 3 Bannard Road continuing north along the side boundary of Poplars. The boundary then returns along the front of Cedar Garth, Chatsworth, Castle Corner and Woodthrope before turning south to follow the side boundary of Firs Lodge along Bannard Road, and then follows the rear boundary of Firs Lodge and Altwood Cottage

West

The boundary runs north along the side boundary of Altwood Cottage to the junction with Altwood Road, crosses the road enclosing Redcot and runs around the side and rear of Redcot to meet the Public Footpath.

Bibliography

App 5 Bibliography

In preparing this report, the authors have made use of the following publications and sources which are gratefully acknowledged, together with Council's records of planning applications.

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App 6 Consultation Process

A combined public consultation exercise was carried out for the Conservation Areas of Altwood Road, Beenham's Heath, Burchetts Green, Littlewick Green, Pinkneys Green and Burycourt and St Mary's White Waltham during February and March 2008.

A Draft Conservation Area Appraisal, including a Management Plan, was produced for each area and made available for public comment from 15th February 2008 until Monday 17 March.

Residents and any business properties within the Conservation Area were notified by letter, including a detailed map, of the consultation process and the availability of the draft documents. Adjacent major property or landowners were also notified in writing together with the utility companies operating in the area. There was also an internal consultation process within the authority with relevant council officers.

Full copies of the Appraisal Documents were sent to relevant Cabinet Members, Ward Councillors, Parish Councils, schools, churches, local amenity bodies, English Heritage and the National Trust (in respect of those conservation areas that abut NT land).

The draft documents were made available on the Council's website from Friday 15th February. Full copies of the documents were deposited at Maidenhead Public Library, Maidenhead Town Hall and Cox Green Library.

A public drop in session was held on Thursday 28th February 2008 in Littlewick Green Village Hall, between 4pm and 8pm to which residents of all six Conservation Areas were invited. The purpose of this drop in was to provide the public with further information in an exhibition style display. Copies of the Appraisal documents were available for public viewing and members of the Conservation team were present to answer any queries and record any comments made.

Following the close of the consultation exercise, all comments received were recorded and duly considered, and amendments proposed for approval by the Council's Lead Member for Planning and Housing. Details of the responses received and amendments made are summarised in a separate document entitled *Summary of Consultation Exercise, Responses and Proposed Amendments April 2008* available from the Planning Policy Unit.

Consultation Process

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan

1 The overall aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of the Conservation Area. The designation of a Conservation Area is not intended to prevent any new development taking place within the area. However the overall purpose of the appraisal and this related Management Plan is to inform and manage planning decisions, and other actions that the Council takes within the Conservation Area, and to suggest actions that could contribute to the enhancement of the area both by the Council and other stakeholders.

Objective	Purpose of objective	Action	Timescale
Objective 1	Provide information for the local community	<ol style="list-style-type: none"> 1. Publish Conservation Area Appraisal 2. Provide supporting information and guidance primarily via council web site 	2008 and ongoing
Objective 2	Improve the quality and amenity value of the public realm in the Conservation Area	<ol style="list-style-type: none"> 1. Highway maintenance/Street scene work programme should recognise CA locations 2. Traditional materials and details should be maintained 	2008-2013
Objective 3	Preserve and enhance features and details that contribute to the character and appearance of the area	<ol style="list-style-type: none"> 1. Encourage appropriate repair and maintenance with advice to property owners 2. Ensure maintenance of features and details in determination of any related planning or LBC applications 	2008-2013
Objective 4	Monitor planning applications to ensure proposals preserve or where possible enhance character or appearance of the Conservation Area	<ol style="list-style-type: none"> 1. Conservation Team to review and where appropriate make comments to Development Control Team on all applications affecting the Conservation Area. 2. New development should use good quality materials appropriate to the CA in accord with Local Plan policies 	2008-2013
Objective 5	Monitor Unauthorised works	<ol style="list-style-type: none"> 1. Planning Enforcement Team take action regarding unauthorised works to buildings or land in the conservation area in accordance with Council's Enforcement Policy. 	2008-2013
Objective 6	Retain important trees and encourage planting of appropriate new trees and hedges	<ol style="list-style-type: none"> 1. All trees benefit from protection within the Conservation Area. Tree officers will make Tree Preservation Orders where appropriate to prevent inappropriate works. 2. Encourage appropriate new landscaping either in isolation or as part of any new planning proposals 	2008-2013

Five Year Conservation Area Management Plan

Objective	Purpose of objective	Action	Timescale
Objective 7	Monitor loss/gain and changes to the Conservation Area, and seek feedback from local community	1. Carry out five yearly review	2013
Objective 8	Review Conservation Area boundaries	1. Review, at next review of Conservation Area, and after adoption of Historic Environment proposals of LDF, which will review CA designation criteria across the Borough	2013
Objective 9	Promote good quality new development in particular in relation to any new development or uses on the Altwood Garage Site	1. Provide pre application advice in accordance with Council protocol 2. Encourage prospective developers to carry out local consultations, prior to formulation of proposals and to provide Site context and Design analysis and justification as part of application submission	2008-2013

2 In addition to the specific actions set out above, the Council will continue to make decisions on planning issues within the statutory requirement of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which gives a requirement to 'pay special attention to the desirability of preserving or enhancing the character or appearance of that area.' More detailed government guidance is included in Planning Policy Guidance note 15; Planning and the Historic Environment. At a local level there is the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating alterations Adopted June 2003). Under the Planning and Compulsory Purchase Act 2004 all policies in adopted or approved local plans were 'saved' (i.e. remained operational) for a period of three years until 27 September 2007. The local authority could request that the policies be saved after this date. These however would need to be justified under the provisions set out by the protocol issued by the Department for Communities and Local Government during the summer of 2006. The policies which have been saved beyond September 2007 include several that are applicable to Conservation Areas. These are set out below:

Saved policies from Royal Borough of Windsor and Maidenhead Local Plan (Incorporating alterations Adopted June 2003).

Development in Conservation Areas

POLICY CA1

THE BOROUGH COUNCIL WILL REQUIRE:

1. ***APPLICATIONS FOR NEW BUILDINGS IN THE CONSERVATION AREAS ARE TO BE SUBMITTED WITH FULL DETAILS SHOWING PROPOSED LANDSCAPING, MATERIALS AND ADVERTISEMENTS AND OTHER RELEVANT INFORMATION SO THAT THE FULL IMPACT OF THE PROPOSAL CAN BE ASSESSED INCLUDING ACCESS ARRANGEMENTS;***
2. ***APPLICATIONS FOR CONSERVATION AREA CONSENT FOR DEMOLITION ARE TO BE ACCOMPANIED BY DETAILS FOR THE REPLACEMENT DEVELOPMENT SCHEME AND WILL, WHERE APPROPRIATE, CONTROL THE TIMING OF DEMOLITION BY CONDITION.***

Five Year Conservation Area Management Plan

Guidelines on development affecting Conservation Areas

POLICY CA2

IN RESPECT OF CONSERVATION AREAS THE BOROUGH COUNCIL WILL:

1. *REQUIRE THAT ANY DEVELOPMENT WILL ENHANCE OR PRESERVE THE CHARACTER OR APPEARANCE OF THE AREA;*
2. *REQUIRE THE RETENTION OF ANY BUILDING AND THE PROTECTION OF VIEWS THAT CONTRIBUTE TO THE DISTINCTIVE CHARACTER OF THE CONSERVATION AREA;*
3. *REQUIRE PROPOSALS FOR NEW BUILDINGS AND EXTENSIONS OR ALTERATIONS TO EXISTING BUILDINGS TO BE OF A HIGH DESIGN STANDARD WHICH IS SYMPATHETIC IN TERMS OF SITING, PROPORTION, SCALE, FORM, HEIGHT, MATERIALS AND DETAILING TO ADJACENT BUILDINGS AND THE CHARACTER OF THE AREA IN GENERAL;*
4. *NOT PERMIT THE USE OF INAPPROPRIATE SYNTHETIC MATERIALS AND REQUIRE THE USE OF TRADITIONAL MATERIALS FOR WINDOWS, DOORS, SHOPFRONTS, CANOPIES, FASCIAS AND RAINWATER GOODS;*
5. *REQUIRE CHANGES OF USE TO BE SYMPATHETIC TO THE CHARACTER OF BOTH THE BUILDING AND THE OVERALL CONSERVATION AREA AND NOT TO LEAD TO AN UNDESIRABLE INTENSIFICATION OF ACTIVITIES IN THE AREA;*
6. *NOT GRANT PERMISSION FOR DEVELOPMENT ON SITES WHICH FORM IMPORTANT OPEN SPACES WITHIN THE CONSERVATION AREA OR SITES WHICH BY THEIR OPENNESS FORM PART OF THE ESSENTIAL CHARACTER OF THE CONSERVATION AREA;*
7. *REQUIRE THE RETENTION OF ALL SIGNIFICANT WALLS, FENCES AND HEDGES.*

Car parking in Conservation Areas

POLICY CA6

THE BOROUGH COUNCIL WILL:

1. *EXPECT ANY NEW CAR PARKING PROVISION WITHIN CONSERVATION AREAS TO BE SENSITIVELY DESIGNED AND INCORPORATE APPROPRIATE HARD AND SOFT LANDSCAPING;*
2. *NOT PERMIT THE CONVERSION OF FRONT GARDEN AREAS TO CAR PARKING;*
3. *SEEK IMPROVEMENTS TO EXISTING CAR PARKING ARRANGEMENTS THROUGH REVISED LAYOUTS AND LANDSCAPING.*

3 The Local Plan will, over time, be replaced with a new form of planning document called a Local Development Framework (LDF). Rather than being a single document the LDF will consist of a number of separate documents covering different subject areas. Further details about the Local Plan, the LDF and its constituent documents can be found on the Council's website, or by contacting the Council's Strategy and Plans Team.



If you would like help understanding this document or would like to receive the document in a different format then please ask an English speaking person to telephone 01628 798888

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਲਿਖਤ ਸਮਝਣ ਲਈ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ ਜਾਂ ਇਸਨੂੰ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗ੍ਰੇਜ਼ੀ ਸੋਲਣ ਵਾਲੇ ਨੂੰ 01628 798888 ਤੇ ਫ਼ੋਨ ਕਰਨ ਲਈ ਕਰੋ। (Punjabi)

اگر آپ کو اس دستاویز کو سمجھنے کیلئے مدد درکار ہو یا آپ یہ دستاویز کسی اور شکل میں حاصل کرنا چاہیں تو براہ مہربانی کسی انگریزی بولنے والے شخص کو 01628 798888 پر ٹیلیفون کرنے کیلئے کہیں۔
(Urdu)