

Historic Maps of the Conservation Area

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App 1 Historic Maps of the Conservation Area

Bibliography:

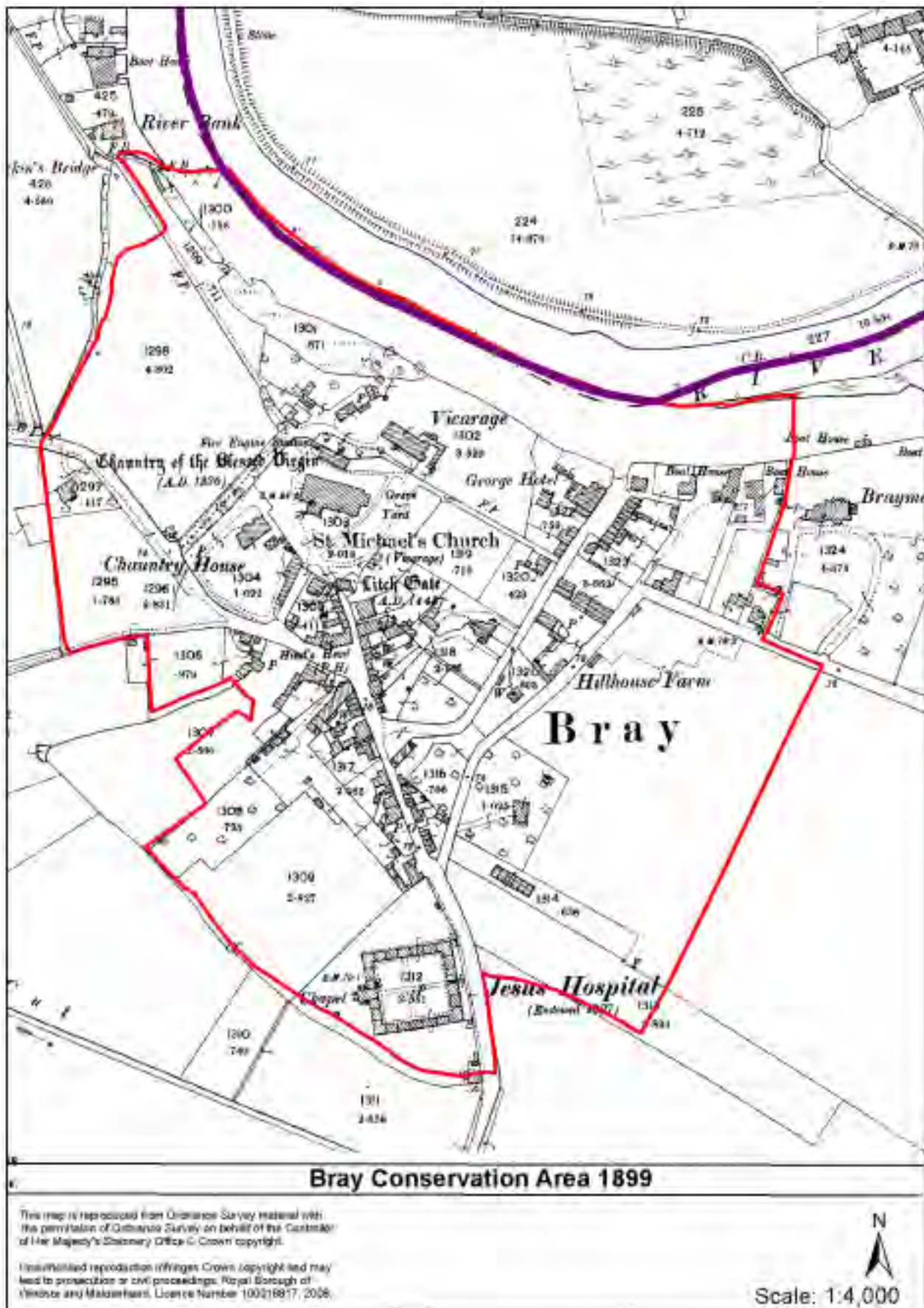
Rocques Map 1761

Map of Bray 1744 (Berkshire Record Office D/EPC/1)

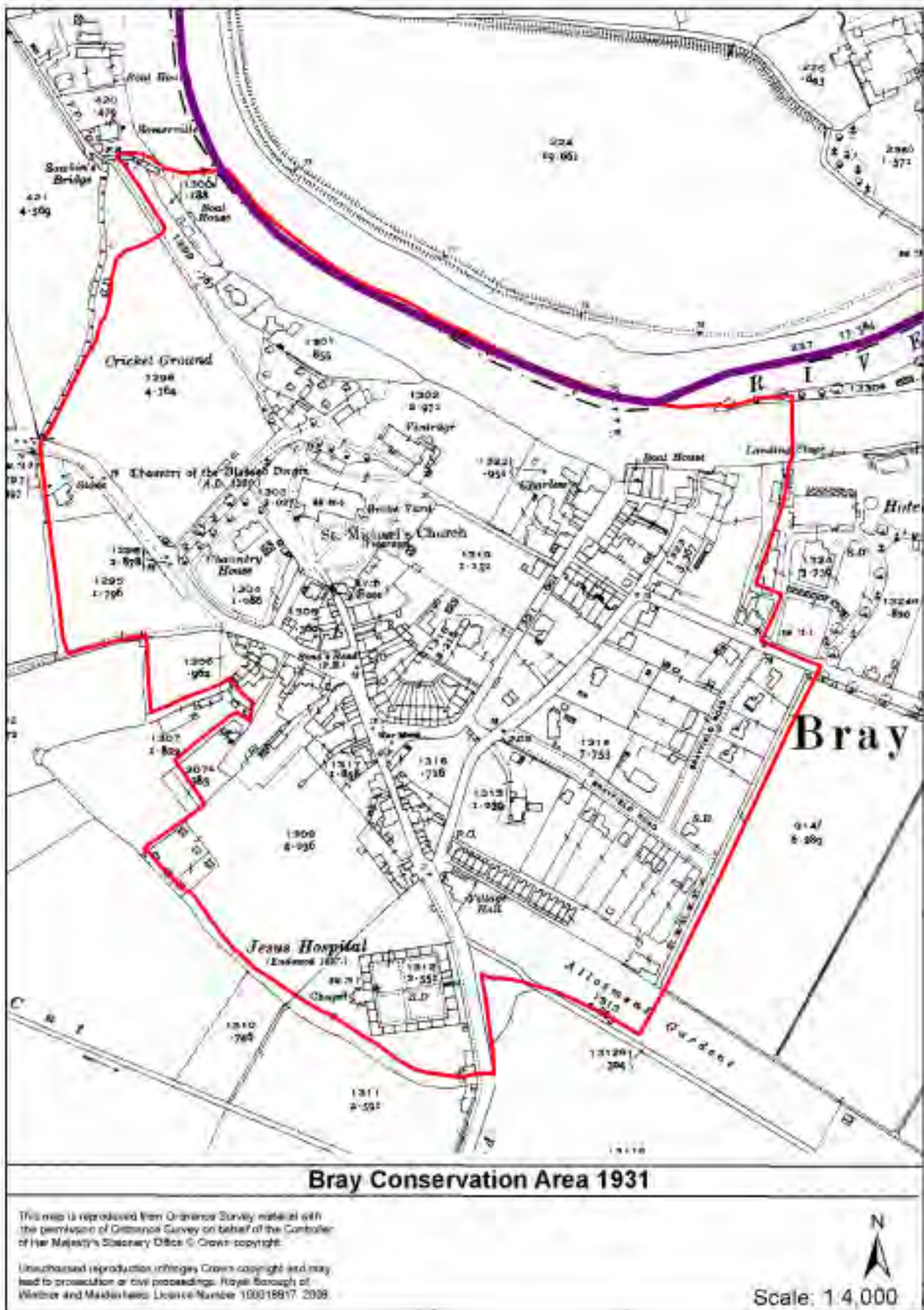
Map of Bray Parish 1821 (Berkshire Record Office D/EBK P4)

First Edition Ordnance Survey 1899 and 1931 (featured)

Historic Maps of the Conservation Area



Historic Maps of the Conservation Area





Listed Buildings Descriptions and Images

Listed Buildings Descriptions and Images

App 2 Listed Buildings Descriptions and Images

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. Some of the longer descriptions have been summarised, full descriptions can be obtained by contacting the Conservation team.

Name	Grade	Description	Photo
<p>Jesus Hospital, including Chaplain's House, the Almshouses and the Chapel.</p> <p>Upper Bray Road</p>	I	<p>Almshouses, Chaplain's house and Chapel. Dated 1627, altered C20. Founded by William Goddard, and under the care of the Worshipful Company of Fishmongers. Brick, in English bond, with stone dressings. Large quadrangular plan with chapel in the centre of the west side and Chaplain's house to the left of the main entrance-way through, which has a meeting room over. One storey, Chaplain's house is 2 storeys. Almshouses: all one storey. North and south sides of the quadrangle are identical. Each 5 bays. Chimneys are placed diagonally on plan having 6 chimneys with coupled shafts on large rectangular bases, and clay pots on each side. Stone window openings with chamfered mullions; metal casements with diamond panes, of 2-lights. (summarised)</p>	
<p>Church of St Michael.</p> <p>Church Lane (north, off)</p>	II*	<p>Large Parish church. Dates from C13, altered and partly rebuilt C15, extensively restored 1857-1862 by T. H. Wyatt. Flint with stone dressings, originally of chalk; steeply pitched, tiled gable roofs. South tower, nave, north and south aisles, chancel, north and south chapels. The roofs are C19; the nave has a plain braced collar roof of 6 bays; the chancel has an arched braced collar roof of 4 bays. (summarised)</p>	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Group of 4 Chest Tombs, approximately 6 metres north east of north chapel, Church of St Michael Church Lane (north, off)	II	Group of 4 chest tombs, late C18 and early C19. Stone. The southernmost tomb, nearest the church, is a memorial to the Pile family 1787-1857. The second tomb is a memorial to the Millard family. The third tomb is a memorial to the Newell family; the inscriptions are covered with ivy. (summarised)	
Group of 5 gravestones approximately 4 metres south east of south chapel of Church of St Michael, Church Lane (north, off)	II	5 gravestones. Headstones, bodystones and footstones of 5 graves. 2 of C18 and 3 of early C19. Headstones shaped and carved, but eroded. The first headstone, nearest the church, has an hourglass over the inscription, the second headstone has a gadrooned urn on scrolls and paterae above a moulded oval inscription tablet. (summarised)	
Adams chest tomb, approximately 7 metres north of the middle of north aisle of Church St Michael Church Lane (north, off)	II	Chest tomb. C18. Memorial to the Adams family. Stone. Plain base, formerly railed. 2 plain steps to moulded plinth. Inset corner balusters; moulded side and end inscription panels. Moulded cornice, flat top. Inscription commemorates Edward Adams, d.1751, and other members of his family. (summarised)	
St Michael's Hall (formerly listed as the Chantry Chapel) Church Lane (north, off)	II	Chantry chapel of St Mary the Virgin, now church meeting rooms. Probably dates from late C13, altered early C17, restored C19. Flint with old tile gabled roof. Long rectangular plan. One storey. Small ridge chimney with clay pots. 2-stage angled buttresses at each corner. Set between the western doorway and the window is a sculptured stone with the figure of a bull. Interior: divided into 2 rooms of unequal size, when the building was turned into a schoolhouse in the early C17, by a brick chimney stack with 2 fireplaces back to back. wooden barrel roof. (summarised)	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
<p>Chantry House (formerly listed as Chantry House Hotel)</p> <p>Bray Road</p>	II	<p>Large house, now hotel. Mid C18, extended late C19, altered late C20. Brick, tile hipped roof, slate gabled roof on extension. Rectangular, central staircase plan with extension on south west 3 storeys, one-storey extension. 2 large chimneys with clay pots. Entrance (north west) front: symmetrical, 3 bays. Rendered plinth; strings at cill level; moulded brick dentil cornice; plain parapet. Sash windows with glazing bars. 2 large full-height splayed bay windows with 3 windows at each floor. Centre section one bay, windows on first and second floors with gauged brick arches. Central entrance door is 6 panel, moulded. (summarised)</p>	
<p>Dormer Cottage (formerly listed as part of Lych Gate Cottage, Yew Tree Cottage, No. 3 Lych Gate, Dormer Cottage, Cottage to Hinds Head Hotel)</p> <p>Church Lane</p>	II	<p>Mid C17, altered C19 and C20. Timber framed partly encased in painted brick. Old tile roof, adjoining nos. 3 and 4 (Yew Tree Cottage) on right and Hinds Head Cottage on left (both listed separately) respectively. Rectangular plan of 2 framed bays. 2 storeys. Ridge chimney cut down. Timber frame exposed on first floor, underbuilt in brick. C19 3-light casement windows, ground floor with cambered heads. Planked entrance door between ground-floor windows, in moulded architrave frame.</p>	
<p>Hinds Head Cottage (formerly listed as part of Lych Gate Cottage, Yew Tree Cottage, No. 3 Lych Gate, Dormer Cottage, Cottage to Hinds Head Hotel)</p> <p>Church Lane</p>	II	<p>2 cottages, new part of Hinds Head Hotel, (listed separately). C18, altered C20. Painted brick, old tile roof, adjoining Dormer Cottage on right and Hinds Head Hotel on left. East front: symmetrical 3 bays. Black painted plinth, dentilled eaves. Three, 2-light, C20 leaded casements on first floor inserted in original frames. One C20 single-light top-hung window on second floor in centre, between 2 planked entrance doors, that on left with small cambered hood. (summarised)</p>	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Lych Gate (formerly listed as Lych Gate, St Michael's Cottage) Church Lane	II*	Gate-house, probably a chantry-house with lych gate under. Early C15, altered early C20. Timber frame, part render, part brick infill. Old tile gabled roof. Rectangular plan of 4 framed bays with east wing (listed separately) forming an L-plan. Jettied front and back; passage through under with lych gate on north. 2 storeys. One tall early C20 chimney on west wall with clay pot. Diamond-leaded casement windows. Wooden lych gate and fence with middle rail and flat plain balusters. Interior: good quality timber frame exposed with redundant crown post roof trusses and arched windbraces, chamfered. (summarised)	
Lych Gate Cottage (formerly listed as part of Lych Gate Cottage, Yew Tree Cottage No. 3 Lych Gate, Dormer Cottage, Cottage to Hinds Head Hotel) Church Lane	II	Small cottage. Late C17, altered C19 and C20. Painted render, old tile roof, hipped on right, adjoining nos. 3 and 4 (Yew Tree). Cottage on left, (listed separately). Rectangular 2-cell plan with extension at rear. One storey. East front: black plinth. Two, 2-light C19 casement windows with C20 plain entrance door between.	
Nos. 3 and 4 (Yew Tree Cottage) (formerly listed as part of Lych Gate Cottage, Yew Tree Cottage, No. 3 Lych Gate, Dormer Cottage, Cottage to Hinds Head Hotel) Church Lane	II	2 cottages. C18, altered C20. Painted brick, old tile roof gabled on right, adjoining Dormer Cottage on left, (listed separately). Rectangular plan; 2 storeys. Chimney on left of front roof slam. East front: symmetrical 3 bays. Black painted plinth, dentilled eaves. 3-light casement windows with cambered heads. 2 windows on first floor, centre blocked. 2 windows on ground floor with 2 planked doors between, with cambered beads.	
St Michael's Cottage and iron railings (formerly listed as part of Lych Gate St Michael's Cottage) Church Lane	II	Part of lych gate, (listed separately) now separate cottage. Late C16, mostly re-built early C19. Brick, with a queen post roof truss visible in east gable. Old tile gabled roof. Rectangular plan adjoining lych gate on west. 2 storeys and one-storey extension on south. Ridge chimney of 3 diamond shafts on weathered rectangular base and offset heads; clay pots. Entrance now in	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
		internal angle on south C19 spear-headed iron railings on small brick plinth wall, adjoining on east with gate in return section.	
Hind Head Hotel Church Lane (west side)	II	Hall house, now public house and restaurant. Late C15, altered C18, C19 and late C20. Timber frame encased in painted brick, old tile gabled roof. U-plan; former hall of 2 or 3 framed bays with crosswing of 3 framed bays on west and a 4 framed bay crosswing on east which was formerly jettied on south and east. 2 storeys and 2 storeys with attic. Tall chimney with clay pots on left. Interior: timber frame visible on first floor of good quality and large sections. Redundant crown post roof with clasped side purlins and large curved arch and windbraces. Hinds Head Hotel occupies a prominent corner site in the centre of the village. The C20 flat roof extension adjoining on the left is of no special interest.	
Linum Cottage Ferry Road (south east side)	II	Small house. Late C18, altered C20. Painted brick, old tile gabled roof. Rectangular plan. 2 storeys. Chimneys at each end on roof. Sash windows with glazing bars, segmental heads and shutters. Symmetrical front of 3 bays. Pedimented door case with fluted pilasters. 6 panel door, top 2 panels glazed.	
Vicarage Cottage Ferry Road (north side)	II	Probably former hall house, now small house. Early C16, altered C17, altered and extended late C20. Timber frame encased in painted render and roughcast. Old tile gabled roof. Rectangular plan of 2 framed bays with 2 framed bay cross-wings on north-east; extension on south-west. 2 storeys. C17 chimney with clay pots, to right of centre on ridge. Early C20 leaded casement windows.	



Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Oldfield View, 1 and 2 High Street (east side)	II	2 cottages. C18, altered C19 and C20. Red brick with some vitreous headers, old tile gabled roof adjoining the Ringers Public House on the right, listed separately (22/15). Rectangular plan. 2 storeys, 3 bays. 2 ridge chimneys with offset heads and clay pots. C19 casement windows. 3 windows first floor and ground floor with cambered heads. 2 plank entrance doors, the door to No. 1 has a cambered head.	
Shottery High Street (east side)	II	Hall house, now cottage. Late C15, altered C19 and extended late C20. Timber frame with painted brick infill, partly underbuilt in painted brick. Old tile gabled roof, adjoining Stuart Cottage on left, (listed separately). Rectangular plan of 3 framed bays with C20 extension at rear. 2 storeys. Entrance door now on gable end in C20 gabled porch. Interior: good timber frame exposed, with large section joists, large posts and curved braces. Principal beams are chamfered.	
Stuart Cottage, Shottery High Street (east side)	II	Probably hall house, now cottage. Late C15, altered C19, extended mid C20. Timber frame with painted brick infill, partly underbuilt in painted brick. Old tile gabled roof, adjoining Shottery on right, (listed separately). T-plan of one framed bay x 2 framed bay crosswing. 2 storeys. Interior: large section plain floor joists with chamfered principal beam in crosswing.	
The Old Dutch House High Street (east side)	II	Cottage, now house. Late C16, altered and extended mid C20. Timber frame with painted brick infill, old tile gabled roof. Long rectangular plan with extensions at rear. One and a half storeys. Tall chimney with clay pot on roof slope facing war memorial. Interior: very much altered, with little of the older building visible.	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
The Ringers Public House (now the Fat Duck) High Street (east side)	II	Cottage, now public house. Late C16, altered early C19 and C20. Timber framed encased in brick, part tile hanging. Old tile gabled roof adjoining Nos. 1 and 2 Oldfield Cottages on the left, (listed separately). Rectangular plan with later extensions at rear. 2 storeys, 5 bays. Centre ridge chimney with offset head and clay pots. Interior: some timber frame visible.	
War memorial, outside The Old Dutch House High Street (east side)	II	First World War memorial. Circa 1920. Portland stone. Large square pedestal on stepped base, supporting tall octagonal shaft with a Latin cross on top. The sides of the pedestal are inscribed with the names of those killed in the War.	
Bray Newsagent's and Post Office High Street (west side)	II	House, now newsagent, shop and post office. Late C18, altered late C19. Painted brick, slate gabled roof. Rectangular plan. 2 storeys. Chimney on each gable. Road (east) front: 4 bays. Sash windows with glazing bars; gauged brick arches on first floor. 3 shop windows on ground floor with moulded beading on frames. Entrance door in mind bay, with doorcase, panelled pilasters; plain hood on console brackets. 6-panel door with top two panels glazed.	
Rickhams High Street (west side)	II	House. Mid and late C18, altered C20. Painted brick, part timber frame with brick infill. Old tile hipped roof. Rectangular plan of 3 cells, with 2 framed bay part at rear; large single cell extension on right projecting forward to road. 2 storeys. Chimney with offset head on each side of main part, tall chimney on rear extension. Ground floor has large C20 enclosed entrance porch with flat roof, 3-light casement window and C20 entrance door. Right hand	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
		section, symmetrical, 2 bays. Windows in reveals. Garage door in right hand bay.	
The Crown Public House High Street (west side)	II	Mid C16, altered C17, C19 and C20. Part timber frame encased in painted brick, part painted brick. Old tile gabled roof. Originally rectangular plan of 2 framed bays, now U-plan with pent roof at rear. 2 storeys. 4 chimneys with offset beads and clay pots. C19 and C20 casement windows, most with glazing bars. Interior: some timber frame exposed on first floor. Much false framing on ground floor.	
North Point and Wytch House, (formerly listed as Charian. Wytch House) Old Mill Lane (north side, off)	II	Large house beside the River Thames, now 2 houses. 1920 by M H Baillie Scott and Beresford, in the Tudor style. Timber frame with painted render infill. Old tile hipped roof. L-plan with 3 hipped projections on south. 2 storeys and attics.	

Significant Non-Listed Buildings Descriptions and Images

Significant Non-Listed Buildings Descriptions and Images

App 3 Significant Non-Listed Buildings Descriptions and Images

Area A

<p>Corner Cottage Church Lane</p>	<p>Early 19th century, altered 20th century. White painted brick construction with painted black exposed timber and black casement windows. L shape with clay tile roof.</p>	
<p>Lych Cottages / The Cottage Church Lane</p>	<p>Terraced cottages. 18th century with 20th century alterations. Timber frame construction with brick infill and tile roofs. The Cottage has been considerably altered.</p>	
<p>Red Tiles (formerly Chantry Lodge) Church Lane</p>	<p>Built 1882, altered 1971. Replaced two older properties. Pitched clay tile roof and large sliding sash windows. L shape with large bay windows. White painted brick construction with tile cladding to upper floor of the property. Decorative black painted timber to bay window elevation.</p>	
<p>Bettoney Vere (1-6) Ferry Road</p>	<p>Built in 1906 by T.J. Digby. Row of six terraced houses. Brick construction with applied black painted timber. Painted doors and white timber casement windows with leaded lights, which remain universally intact.</p>	
<p>Braydene End / One Braydene Ferry Road</p>	<p>Built 1898. Semi detached houses in an H shaped layout, formerly a detached dwelling, subdivided in the 1930's. Brick construction with white render. Red tile gable roof with large bay windows. Dormer windows feature, cut above the eaves line. Variety of hipped roofs utilised.</p>	


Significant Non-Listed Buildings Descriptions and Images

<p>Ferry End Ferry Road</p>	<p>Built 1904 by T.J Digby. Row of terraced houses of differing internal layouts. White painted brickwork with applied black painted timber for decorative effect. Visually dominating in the streetscape.</p>	
<p>Ferryside nos1,2 and 3, Willow Cottage, Saks Waterside Cottages, Jasmine Cottage, Rose Cottage Ferry Road</p>	<p>Possibly pre-18th century, terraced cottages. Traditional tiled roof and brick construction with painted render in a variety of colours. Traditional vertical sliding sash windows and timber doors predominant, although inappropriate replacements have appeared. Horizontal sliding sash windows feature on Ferryside. Small, open porches feature, some of which have been infilled.</p>	
<p>Hill House Ferry Road</p>	<p>18th century, extensively altered 20th century. Brick construction painted white. Distinctive double pitch slate roof. Black painted timber windows with black painted shutters. Leaded light panes. Tall white painted brick chimneys.</p>	
<p>The Waterside Ferry Road</p>	<p>19th century. Originally a private house. Brick construction with tile roof. Painted white. Wooden sash windows. Decorative tiling features on side elevation.</p>	
<p>Aleyn House/ Delaople High Street</p>	<p>Both properties were constructed by a local family, the Woodhouses. Aleyn House, named after Simon Aleyn, former Vicar of Bray was the former dairy and built 1890. Delapole, built 1900. Red brick construction with tall brick built chimneys. Hipped roof with welsh slates. Sliding sash windows and attractive cast ironwork to property boundary of Aleyn House. The properties have a porch to the front, also with a slate pitched roof.</p>	

Significant Non-Listed Buildings Descriptions and Images

<p>Flagpole House (formerly Chantry Cottage) High Street</p>	<p>Of 14th century origin, extended in the 19th and 20th centuries. Distinctive brick and flint construction. Pitched roof with clay tiles. Casement windows with diamond lattice.</p>	
<p>Green Shutters High Street</p>	<p>Former coach house and stables of Red Tiles. 19th century, considerably altered 1971.</p>	
<p>Hanover House / Hanover Cottage High Street</p>	<p>19th century red brick construction. Formerly one property. 20th century alterations. Slate low pitch roof. Sliding sash timber windows. Forms a group visually with Aley House and Delapole.</p>	
<p>Quoin House (formerly Sarah's cottage) High Street</p>	<p>19th century. Both property and boundary wall constructed in the same distinct red brick as used in the Brunel Maidenhead Bridge. The current name of the property demonstrates the distinct cornerstones, painted white. Steep pitch gable roof with two flues, white painted chimney.</p>	
<p>Sunflower Cottages High Street</p>	<p>18th century. Brick construction, subsequently painted a cream hue. Extended 20th century. Welsh slate gabled roof. Timber bevelled windows with small frames.</p>	





Significant Non-Listed Buildings Descriptions and Images

<p>Hill House Cottages Old Mill Lane</p>	<p>18th century. Two semi-detached cottages. Brick construction. Tile roof, both painted and unpainted brick. White casement timber windows still present in some elevations. Hung tiles feature for decorative purposes.</p>	
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Area B

Name	Description	Photo
<p>Aldwick Cottage, Aldwick Lodge, The Haven, Maryland, Thames Cottage, Millwrights, Picket Post, Brook Cottage, Chesnut Cottage, Lorien Brayfield Road</p>	<p>20th century dwellings of various sizes and ages. Predominantly white render with applied black timber detailing. Casement timber windows predominantly, however, some UPVC substitutes have begun to appear. Aldwick Cottage and Lodge feature diamond leaded light windows. Tile roofs with varying pitches in asymmetrical styles.</p>	 
<p>Brayfield Cottage, Briar Cottage, Far End, White Cottage, Dovemead (originally Dove Lodge) Cleeve (originally Degresely) Brayfield Road</p>	<p>Built by T. J Digby 20th century. Brick construction with steep tiled roofs. White render finish, some with applied black painted timber. Largely original windows remain some with leaded lights. Most white timber casements. White Cottage features gabled dormers. Asymmetrical buildings featuring various formations of gabled roofs.</p>	
<p>Careless Corner Brayfield Road</p>	<p>Early 20th century. White render brickwork with applied black timber detailing. Features dormer windows.</p>	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
The Homestead (1-4) Brayfield Road	Early 20th century. Brick construction with steep tiled roofs. Painted white with black timber detailing. Prominent tall brick chimneys a feature. A gabled porch runs the length of the front elevation. Large dormer windows cut into the eaves are prominent.	
Village Hall (originally Bray memorial hall) Ferry Road	Designed by West Neve as a monument to those who had died in the First World War. Brick construction with white roughcast render. The building features a distinct clock tower with a modern turret.	
Caldesi In Campagna (formerly the Albion PH) Old Mill Lane	19th century. Brick construction painted white. Tall timber sliding sash windows. Low pitch slate roof. Distinctive quoins.	
The Terrace	Late 19th century/ early 20th century concrete and brick built dwellings, in three sections. The Terrace was constructed using local materials, gravel from the river contributed to the walls and timber for the windows was a local hardwood.	

Area C

Name	Description	Photo
Berkeleys	19th century, originally attached to Tudor House, separated 1950's. Low pitch welsh slate roof. White render. Sliding sash windows.	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Little Basing	Built 1920. To build the property, river dredging was removed and re-used as a building product. Altered 1970's. Painted pink.	
Tudor House	Former vicarage, 17th century. Timber frame construction with brick infill. Tile hipped roof.	

Description of Conservation Area Boundaries

Description of Conservation Area Boundaries

App 4 Description of Conservation Area Boundaries

North- The boundary begins at the north partition of Riverside, running along the centre of the line of the Thames, in a south-eastern direction, from Riverside, past the Waterside restaurant and quayside and along the Thames to the eastern garden boundary of Wytch House. At this point the boundary turns at a 90 degree angle east.

East- From the eastern bounds of Wytch House, the boundary runs south, before extending at a 90 degree angle east to include the rear perimeters of Caldesi in Campagna restaurant. The boundary then turns at 90 degree once more, skimming the eastern boundary of Caldesi in Campagna. Crossing over, the boundary turns 90 degrees once more travelling further east along the top of Brayfield Road and the rear garden of Lorien. At the north east boundary of Lorien the boundary once again turns 90 degrees and travels in a south-western direction following the line of the rear gardens of Brayfield Road. The boundary continues and cuts through the centre of the allotment gardens before turning 90 degrees at the northern boundary of the Hanover Mead complex.

South- The allotments mark the south-east boundary of the Conservation Area and from here the boundary travels west along the Village Hall carpark, cutting 90 degrees south at the Hanover Mead boundary to run south and include the Jesus Hospital boundaries and the south of the High Street. The boundary turns at a 90 degree angle north west including the green space to the west of the High Street to the rear of the Crown. It travels to include the rear boundaries of the High Street properties, cutting at 90 degrees northwards at the rear gardens of Opec House. The boundary turns north west at the rear of Junipers before turning 90 degrees north east to incase the rear garden of Junipers. The rear boundaries of Alleyn House and Delapole are followed, before cutting 90 degrees west to include the rear boundaries of the properties on The Causeway. The boundary travels north by the pumping station before turning 90 degrees west embracing the southern boundary of Bray Green.

West- The western boundary follows the boundary to Bray Green in a northwards direction. The boundary skims the western edge of the Orchard, before turning at a slight angle north east, crossing Bray Road and travelling north east to include the Cricket Ground. The boundary cuts to the rear of the Maidenhead and Bray sports club before curving at 90 degrees to follow part of Vicarage Walk, where the northern boundary is met.

Bibliography

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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Consultation Process

Consultation Process

App 6 Consultation Process

A public consultation exercise was carried out for Bray Village Conservation Area during September and October 2008.

A Draft Conservation Area Appraisal, including a Management Plan, was produced and made available for public comment during this period.

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, local amenity bodies and English Heritage.

The draft documents were made available on the Council's website from Monday 29th September. Full copies of the documents were deposited at Maidenhead Public Library and Maidenhead Town Hall.

A public drop in session was held in Bray Village Hall on Wednesday 8th October, between 5.30pm and 8.30pm, to which local residents 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 Development. Details of the responses received and amendments made are summarised in a separate document entitled *Summary of Consultation Exercise, Responses and Proposed Amendments October 2008*, available from the Planning Policy Unit.

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan

Five Year Management Proposals for Bray Village Conservation Area

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	<ul style="list-style-type: none"> · Publish Conservation Area Appraisal · 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	<ul style="list-style-type: none"> · Highway maintenance/Street scene work programme should recognise Conservation Area locations · Traditional materials and details should be maintained and where desirable, re-instated · Review traffic signs in the area, and seek opportunities to reduce clutter and intrusion, with a particular focus on High Street signage. · Monitor condition of access paths and public rights of way throughout the Conservation Area. · Parking management should respect Conservation Area locations with sympathetic schemes. 	2008-2013
Objective 3	Preserve and enhance features and details that contribute to the character and appearance of the area Control issue of loss of original features beginning to harm character of the Conservation area.	<ul style="list-style-type: none"> · Encourage appropriate repair and maintenance with advice to property owners · Ensure maintenance of features and details in determination of any related planning or Listed Building Consent applications · An Article 4(2) Direction was served on 04/02/09 to help prevent further piecemeal erosion of key architectural details through Permitted Development Rights. 	2008-2013

Five Year Conservation Area Management Plan

Objective	Purpose of objective	Action	Timescale
Objective 4	Monitor planning applications to ensure proposals preserve or where possible enhance character and appearance of the conservation area	<ul style="list-style-type: none"> · Conservation Team to review and where appropriate make comments to Development Control Team on all applications affecting the Conservation Area. · New development should use good quality materials appropriate to the CA in accord with Local Plan policy CA2. 	2008-2013
Objective 5	Monitor Unauthorised works	<ul style="list-style-type: none"> · 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	<ul style="list-style-type: none"> · All trees benefit from protection within the Conservation Area. Arboricultural officers will make tree preservation orders where appropriate to prevent inappropriate works. · Encourage appropriate new landscaping either in isolation or as part of any new planning proposals. 	2008-2013
Objective 7	Monitor loss/gain and changes to the Conservation area, and seek feedback from local community	<ul style="list-style-type: none"> · Carry out five yearly review 	2013
Objective 8	Review Conservation Area boundaries	<ul style="list-style-type: none"> · To be considered at next review of Conservation Area, following adoption of Historic Environment proposals of Local Development Framework which will review CA designation criteria across the Borough. 	2013

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 attention to the desirability of preserving or enhancing the character or appearance of an 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

Five Year Conservation Area Management Plan

POLICY CA1

THE BOROUGH COUNCIL WILL REQUIRE:

- 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;
- 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.

Guidelines on development affecting Conservation Areas

POLICY CA2

IN RESPECT OF CONSERVATION AREAS THE BOROUGH COUNCIL WILL:

- REQUIRE THAT ANY DEVELOPMENT WILL ENHANCE OR PRESERVE THE CHARACTER OR APPEARANCE OF THE AREA;
- REQUIRE THE RETENTION OF ANY BUILDING AND THE PROTECTION OF VIEWS THAT CONTRIBUTE TO THE DISTINCTIVE CHARACTER OF THE CONSERVATION AREA;
- 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;
- NOT PERMIT THE USE OF INAPPROPRIATE SYNTHETIC MATERIALS AND REQUIRE THE USE OF TRADITIONAL MATERIALS FOR WINDOWS, DOORS, SHOPFRONTS, CANOPIES, FASCIAS AND RAINWATER GOODS;
- 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;
- 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;
- REQUIRE THE RETENTION OF ALL SIGNIFICANT WALLS, FENCES AND HEDGES.

Car parking in Conservation Areas

POLICY CA6

THE BOROUGH COUNCIL WILL:

- EXPECT ANY NEW CAR PARKING PROVISION WITHIN CONSERVATION AREAS TO BE SENSITIVELY DESIGNED AND INCORPORATE APPROPRIATE HARD AND SOFT LANDSCAPING;

Five Year Conservation Area Management Plan

- NOT PERMIT THE CONVERSION OF FRONT GARDEN AREAS TO CAR PARKING;
- SEEK IMPROVEMENTS TO EXISTING CAR PARKING ARRANGEMENTS THROUGH REVISED LAYOUTS AND LANDSCAPING.

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.

Five Year Conservation Area Management Plan

Additional Planning Controls

1 Additional Planning Controls

Additional Planning Controls

Even in Conservation Areas many alterations to houses are 'permitted development' and do not require planning permission. Consequently many small scale alterations to windows, doors, roofs, boundary walls etc do not require permission. Individually many of these changes are fairly minor but added together they begin to have a marked effect on the appearance of conservation areas. This can create an issue where the character and appearance of the Conservation Area is threatened by a series of small scale changes which cumulatively have a large scale effect.

To ensure that any alterations made are in keeping with the character and appearance of the area, an Article 4(2) Direction of the Town and Country Planning (GPDO) 1995 came into force on the 5th February 2009 for many of the properties within Bray Conservation Area.

Bray Village Conservation Area

Bray retains a strong village character and is an historic Thames-side village. The Conservation Area boasts architecture of varied style and proportion, reflecting the growth of the village from mediaeval times. There is a local vernacular evident with the repeated use of traditional materials and building constructions, the black and white colour palette is a defining characteristic of the area.

Bray was designated a Conservation Area in 1968 and was one of the first to be designated in the Borough. Since the original designation, alterations to houses have taken place, many of which are out of character with the Conservation Area. Although they are minor alterations in themselves and have not required planning permission, cumulatively these works may have a detrimental effect on the character and appearance of the Conservation Area.

1.1 What is an Article 4 and what does it do?

The aim of an Article 4(2) Direction is to preserve and enhance the character and appearance of the Conservation Area and the historic environment for the benefit of the community as a whole, by requiring that certain types of development are subject to additional planning controls.

The Council can introduce controls known as 'Article 4 Directions' where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened. Thus, the controls are usually, but not solely, applied to Conservation Areas. These powers come under Article 4 of the Town and Country Planning General Permitted Development Order (GPDO) 1995.

The effect of such a Direction is to remove permitted development rights, thereby necessitating a planning application to be made. So far as decision making is concerned, whilst there are no special planning policy considerations applicable when an Article 4 Direction is in force, proposals would be considered against the normal Conservation Area policies with a presumption that proposals should preserve or enhance the character or appearance of an area. The purpose of an Article 4 Direction is therefore not to stop development from happening at all but to control development as may be appropriate.

In cases where development was commenced before the coming into effect of an Article 4 Direction, normal GPDO 'permitted development' rights apply and planning permission will not be required.

There is no right of appeal against the making of an article 4(2) direction, however it is possible to claim compensation from the Local Planning Authority if planning permission is refused following an application that was only required as a result of an Article 4(2) direction. However, it should be noted payment of compensation will not be appropriate in all circumstances.

Additional Planning Controls

What properties will be affected?

The direction will cover many of residential properties within the Conservation Area. The direction excludes listed buildings and commercial properties, both of which already have more restrictive planning controls applying.

Certain modern developments within the Conservation Area have also been excluded, as it is not felt necessary to control permitted development rights in these instances. This direction only includes properties which front a highway or are considered prominent in the Conservation Area and of these properties, it is only the elevations facing a highway or open space, which would be controlled. The properties identified are considered to be either in themselves or in a locality of a particularly high quality and make a positive contribution to the Conservation Area.

The new controls cover the following properties:

- Brayfield Road: Aldwick Cottage (front elevation), Aldwick Lodge (front elevation), Appleton Lodge (front elevation), Arcadian Cottage, (front elevation), Barnacle Lodge (front and east side elevation), Brayfield Cottage (front elevation), Briar Cottage (front elevation), Brook Cottage (front elevation), Careless Corner (front and south side elevation) Chestnut Cottage (front elevation), Cleeve (front elevation), Dove Lodge (front elevation), Far End (front and north elevation), Lorien (front elevation), Mulberry Cottage (front elevation), Southernwood (front elevation), Spring Cottage (front elevation), The Haven (front elevation), The Homestead 1-4 (front elevation), White Cottage (front elevation)
- Church Lane: Malthouse Cottage (front elevation), Oakleigh Cottage (front elevation), The Cottage (front elevation)
- Ferry Road: Bettoney Vere Nos 1-6 (front, east and west side elevations), Braydene End (front elevation), Ferry End Nos 1-12 (front elevations), Ferryside Nos 1-4 (front elevation), Hill House (front elevation), Jasmine Cottage, (front elevation), One Braydene (front elevation), River Cottage (front elevation), Rose Cottage (front elevation), Tansy Cottage (front elevation), Waterside Cottages Nos 1-3 (front elevation), Willow Cottage (front elevation)
- High Street: Aleyn House (front elevation), Bray House (front elevation), Delapole (front elevation), Flagpole House (front elevation), Hanover Cottage (front elevation), Hanover House (front elevation), Jasmine Cottage (front elevation), Old Corner Cottage (front elevation), Quoin House (front elevation), Sunflower Cottages Nos 1-4 (front elevation), The Orchard (front elevation)
- Old Mill Lane: Braimel (front elevation), Holly Cottage (front elevation), Hill House Cottages 1&2 (front elevation), Linkswood (front elevation), Maryland (front and north elevation), Millwright (front elevation), Picket Post (front elevation), Twoways Cottage (front elevation)
- The Causeway: Causeway Cottage (front elevation) Westering (front elevation)
- The Terrace: Nos 1-18 (front, east and west side elevations)

What works will now require planning permission?

The following works will require planning permission:

Where such works front onto a highway or open space:

- The enlargement, improvement or other alteration of a house, including the installation of replacement windows and doors

Additional Planning Controls

- The installation, alteration or replacement of a satellite dish or antenna.
- Any alterations to the roof of a house, including the installation of roof lights and the replacement of tiles, slates etc.
- The construction of a porch outside an external door.
- The erection, construction or alteration (including demolition) of a gate, fence, wall or other means of enclosure.
- The painting of an exterior of the house (excluding windows and doors), for example the painting of previously un-painted areas of brickwork or the alteration in colour from existing painted brickwork.
- The provision of hard surfacing, for example to provide off street parking, in a front garden area.
- The formation and construction of a means of access to a highway.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys

The above controls are in addition to the standard planning controls applicable to all Conservation Areas.

What work is not affected?

- Any work which has already taken place
- Repairs or general maintenance
- Exact 'like for like' replacement of original features, such as windows
- Any work to businesses or flats

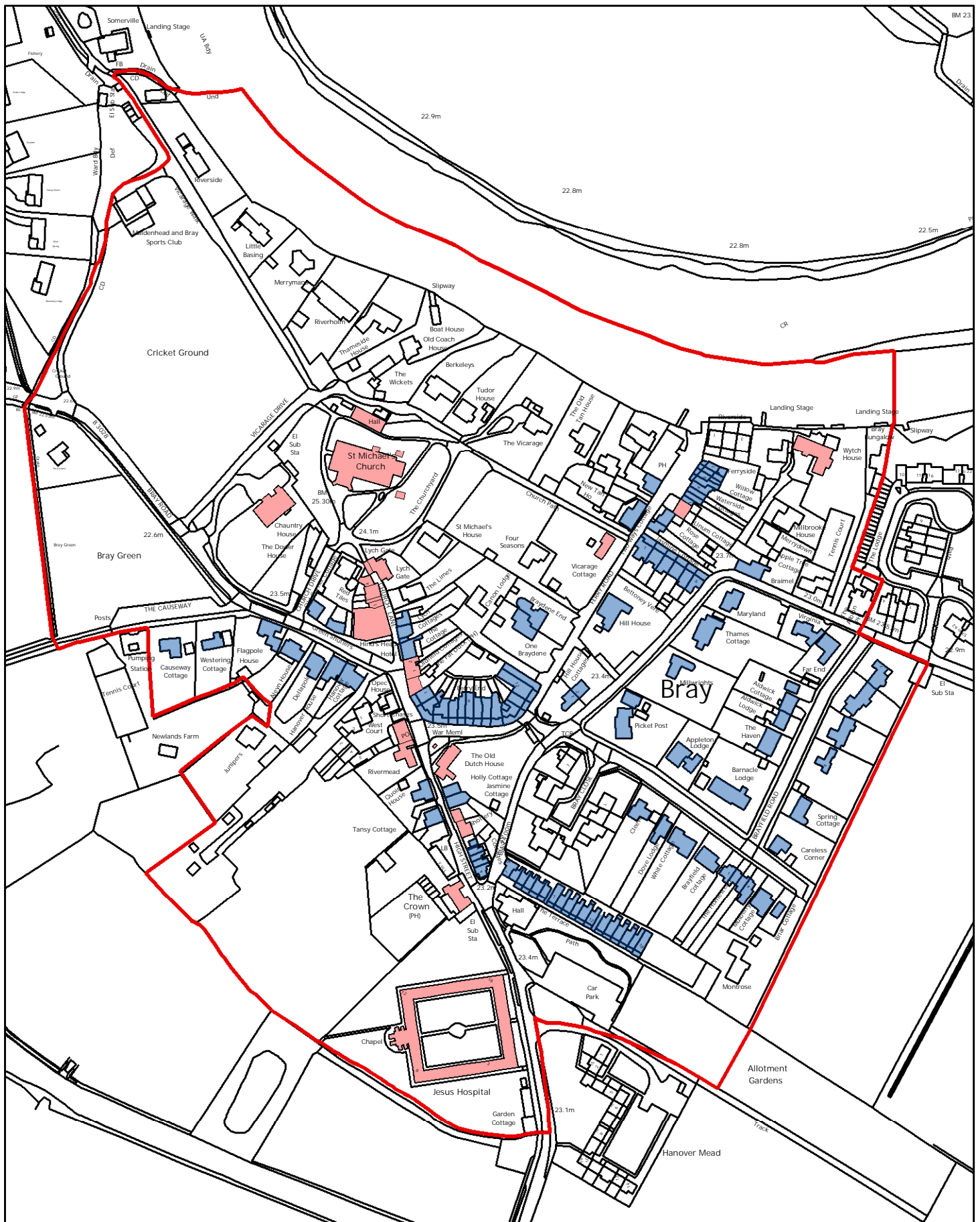
The above controls are designed to help protect and enhance the character and appearance of the area and as such maintain the value of individual properties. There will be no fee required for an application which is necessary only as a result of these proposals.

Good practice guidelines

- Windows and doors- If replacement is required on the street frontage, replacement windows must aim to match the original, for example the size of the frame, mullion and transom, the glazing bars, opening methods etc. There will be a presumption against UPVC windows and double-glazing unless this can be demonstrated to comply with the above requirements. Retention of original doors is always preferred, if the door to be replaced is not original, a similar design to that of the original is preferred. These details are particularly important where there is uniformity of details between buildings forming a terrace.
- Painting / rendering- Rendering of previously un-rendered brickwork, cladding and the painting of unpainted original brickwork will not be considered acceptable. There is an established black and white colour palette prevalent on many of the buildings, particularly the early 20th century buildings, within the article 4(2) designated areas and there will be a presumption to retain this feature. Neutral colour schemes will be advised upon and on the 20th century black and white properties there will be a presumption to retain this palette.
- Roof lights and satellite dishes- Velux roof lights and satellite dishes will not be considered acceptable on street facing roof slopes or front elevations.

Additional Planning Controls

- Roofing materials- Where the original material is slate, the re-roofing should be carried out in an original slate to match. Any patterns in original roof slates should be re-created. Where the original material was clay tile, depending on the age of the building, handmade or machine made red tile is preferred. Decorative ridge tiles should be retained and re-used.
- Front gardens and boundaries- Walls, fences and front garden trees and mature planting should be retained wherever possible. New hardstanding for cars will not be permitted in front garden areas. Front gardens are often an important feature of the Conservation Area and should be retained. Reinstatement of walls or fences to match original details will be encouraged.
- Chimneys- Chimneys are distinctive features of a roofline and can be part of a common detailing on properties in a terrace. Removal of chimneys, unless they are modern additions and unrelated to the main building form, are unlikely to be approved.
- Porches- Where smaller, open porches exist on older properties, there will be a presumption to maintain this feature. On many of the 19th/20th century properties, front porches are a significant feature and any alterations to these porches will require the use of sympathetic materials and design.



Planning

Scale: 1:3,000

February 2009



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Bray Article 4 (2) Direction

- Conservation Area
- Listed buildings
- Buildings included within Article 4(2) Bray

The Royal Borough



Windsor & Maidenhead