

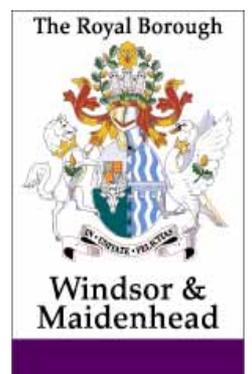
# CONSERVATION AREA STATEMENT

## COOKHAM HIGH STREET



Planning Policy Manager

November 2002



## CONSERVATION AREA STATEMENT

### COOKHAM HIGH STREET

Cookham High Street Conservation Area was originally designated in 1969 by Berkshire County Council. In 1991 the boundaries of the area were reviewed and enlarged to incorporate new areas. The boundaries have been further renewed and extended as part of the exercise of preparing the conservation area statement, and the boundary as shown on the map in this statement, together with the statement, were approved by the Borough Council at a meeting on 28/11/02. This decision was implemented on 09/12/02. The production of this statement is the result of a continuing exercise in which the Royal Borough of Windsor and Maidenhead intends to describe in writing the character and appearance of all the conservation areas within it. The statement will be used as an aid in guiding future planning decisions in the area.

The contents of the statement and the associated maps 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.

Similarly, the controls that apply to elements vary and in some instances the items which 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 in the leaflet "Conservation Areas – what they are and what it means to live in one" available from the Planning and Environment Directorate's offices, and advice on individual queries can be obtained from the Development Control Unit or Conservation Section of the Directorate.

In preparing this report, the authors have made use of the following publications which are gratefully acknowledged:

- Astill GG, (1978): Historic towns in Berkshire: an archaeological appraisal, Berkshire Archaeological Committee
- Bootle R and Bootle V, (1990): The Story of Cookham
- Darby, S, (1909): Chapters in the history of Cookham
- Gelling M, (1973): The Place-names of Berkshire Part 1
- Pevsner N, (1966): The Buildings of England – Berkshire, Penguin Books
- Over L and Tyrell C, (1994): The Royal Hundred of Cookham, Cliveden Press

- Robinson D (1979): Stanley Spencer: Visions from a Berkshire Village, Phaidon
- Robinson D (1990): Stanley Spencer, Phaidon
- Rocques Map 1761
- Victoria County History Berkshire 1923 (1973 reprint) Volume 3
- Department of Environment, (1987): List of Buildings of Special Architectural or Historic Interest – Parish of Cookham
- First Edition Ordnance Survey 1875
- Map of Cookham 1815 (Berkshire Record Office D/EX 53 P2)
- Map of Cookham Parish 1840 (Berkshire Record Office D/P 43/28/1B)
- Royal Borough of Windsor and Maidenhead Sites and Monuments Record
- Stanley Spencer Gallery “A guided walk around Stanley Spencer’s Cookham”

In most instances, dates attributed to particular buildings will be derived from one of these sources but in other instances dates will be based on the external features of a building. The authors acknowledge that in some circumstances additional information such as internal features may suggest a different age and in this respect the

dates in this document are not considered to be definitive.

Finally, special thanks must go to Mr Richard Hurley, Chairman of the Trustees of the Stanley Spencer Gallery, for providing the authors with the bulk of the information used throughout this statement in reference to Sir Stanley. This enabled the dedication of a specific section relating to his works in and around Cookham Conservation Area.

## 2.0 Historical Development

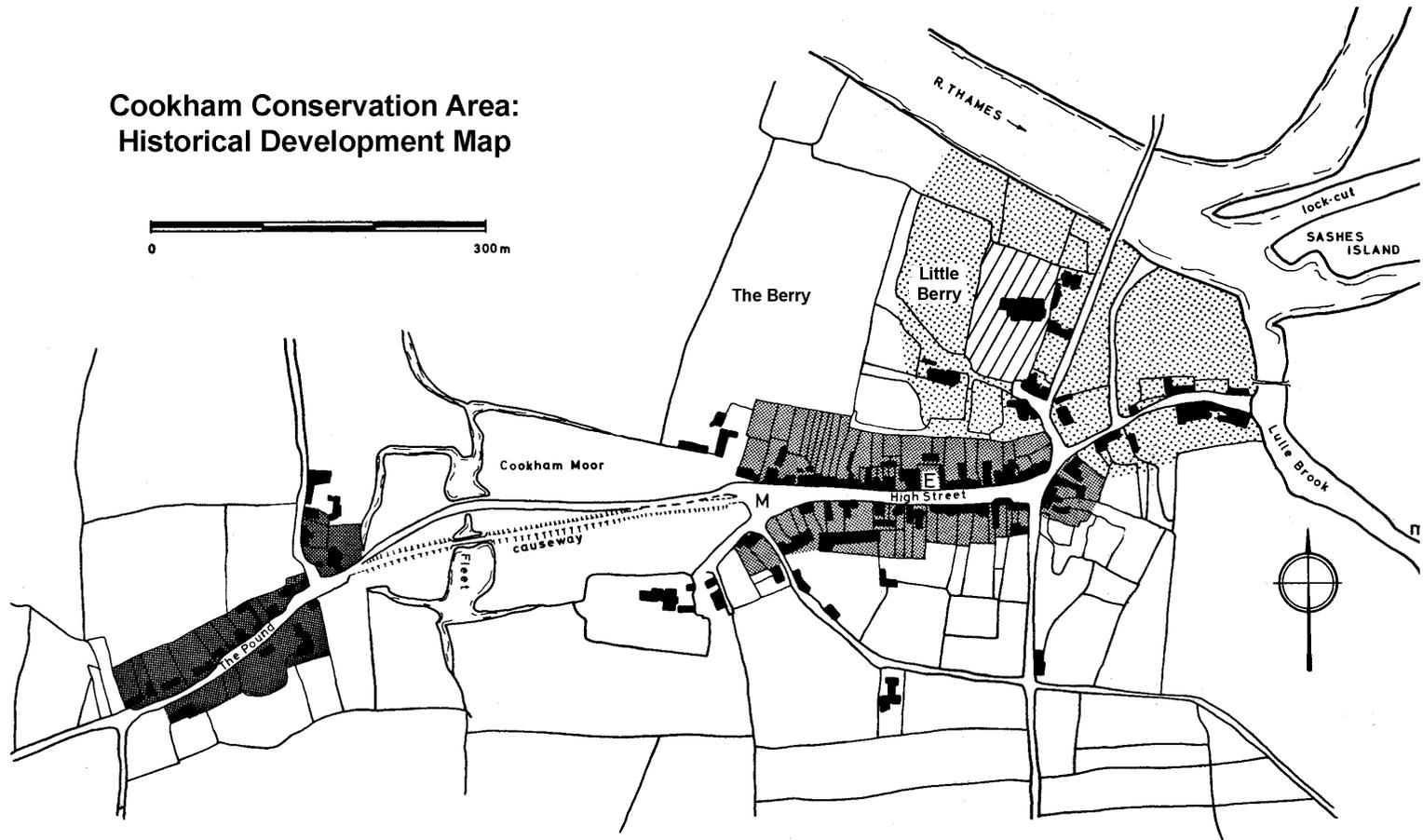
The map on page 3 shows the historical development of Cookham and is based on a map in Astill’s 1978 book “Historic Towns in Berkshire: An Archaeological Appraisal”.

The conservation area covers the core of the medieval and post medieval village either side of the Moor and up to the Thames Bridge. The extent of the built-up area has hardly changed since it was depicted on Rocques map of 1761 and the 1<sup>st</sup> edition OS map of 1875.

It is probable that the Roman road from Silchester to St Albans crossed the River Thames by bridge at Sashes Island, located 0.5km to the immediate north east of Cookham.

The exact location of the initial Saxon settlement is not known, but it may have been in the area formerly known as Little Berry and The Berry (Over and Tyrell: 1994: 41 & 42), fields to the west of the present churchyard, whose name could have come from the Old English *burh* meaning borough. Little Berry has also in more recent

# Cookham Conservation Area: Historical Development Map



- ▤ possible area of earlier settlement
- ▨ extent of medieval town
- extent of town c1700
- ▧ graveyard
- M ?site of market place
- m ?site of mill

E site of 1977 excavation

Based on Astill, 1978, p26

times been known as Bellrope Meadow and The Berry is now the area covered by Berries Road. Another possibility for the Saxon town is around the church between Lullebrook and Little Berry. An archaeological excavation at Riverdene north of the church in 1987 recovered some residual Saxon pottery, but no Saxon features were recorded.

A Minster church was established by the 8<sup>th</sup> century, which was recorded in 798 but may have been founded as early as 726. Aethelbad of Mercia granted it to the Archbishop of Canterbury. The original Minster is believed to have been destroyed by Vikings, being rebuilt to become the present day Holy Trinity Church.

The Burghal Hidage (c.918-941) a document which lists the fortified strongholds built by Alfred the Great against the Danes, mentions a fort at Sashes Island. This probably guarded the crossing point over the Thames, but today there are no visible remains. Cookham was granted to the king in 971, this gift probably including the entire settlement. The town remained in the ownership of the royalty throughout the entire medieval period and may have been the site of a royal palace. Thus by the end of the 10<sup>th</sup> century Cookham was a local religious focus and the centre of a royal estate.

The Domesday reports that there was a Minster church, again probably on the site of the present church. The present church has a 12<sup>th</sup> century nave, whilst the

chancel, north aisle and chapel date to the 13<sup>th</sup> century.

To the east of Cookham stood two mills. One appears to have been fed by the Odney stream and the other stood on the banks of the Lulle Brook, both streams feeding into the River Thames. Both mills appear to have been in use throughout the medieval period.

In 1225 Cookham is recorded as a borough, but the construction of the Maidenhead Bridge around 1280 resulted in a slow down of development within Cookham. The crossing of the Thames at Cookham at the current bridging point was by ferry until a bridge was constructed in 1839.

The layout of the settlement suggests that after the Norman Conquest the town expanded with a planned block of burgage plots which were long, narrow strips of land running at right angles from either side of the High Street. The medieval market was probably held either at the eastern end of the High Street at the junction of three roads or at the western end on the triangular space facing the Moor. There is little evidence of pressure on urban space through the subdivision of plots or the construction of cottages along their lengths and this probably reflects the gradual decline of Cookham as a local centre after the rise of Maidenhead.

The settlement along the Pound was located on slightly higher ground and was connected to the original settlement by a causeway and bridge across the Fleet Ditch. The oldest buildings here are the Old Farmhouse and Old Oak

Cottage which date from the 16<sup>th</sup> Century. Its name is taken from the parish stray animal pound that is shown on the 1875 OS map, located on the site now occupied by the old fire station, and is believed to date from at least the 13<sup>th</sup> century.

In the 19<sup>th</sup> century there was very little change to the basic layout of the settlement; other than the opening of the first Thames Bridge. School Lane was a narrow back lane between orchards and fields, apart from a few outbuildings and the National School. The common fields were enclosed in 1852, but Cookham's inhabitants had already won the right to retain their traditional field paths. The 1<sup>st</sup> Edition OS map of 1875 shows that a few large houses had been built on the meadows around the village edges, including The Elms (now Lullebrook Manor), The Grove and Moor Hall. The basic layout of the conservation area is essentially unchanged from that depicted on the 1<sup>st</sup> Edition OS, apart from more modern developments like Berries Road and housing infill along the length of School Lane, Terry's Lane and The Pound.

In the early 20<sup>th</sup> century the village developed into a riverside resort with an annual regatta that attracted large numbers of people. In terms of new buildings, parts of School Lane and Terry's Lane were developed and Moor Hall was subject to further extensions and together with Lullebrook Manor has introduced large commercial organisations into the village.

### 3.0 Archaeology

The original Saxon village and river crossing may have been located in the open space around the existing church. There is the potential that archaeological material of relevance may exist in this area, as demonstrated by the 1987 excavation at Riverdene.



The High Street lies within the historic core of Cookham. A small trench excavated within the High Street by the Maidenhead and District Archaeological and Historical Society in 1977 recovered pottery shards dating to the 12<sup>th</sup> Century. These deposits were found to be at depths between 1 metre and 60cm suggesting a high potential for further discoveries from within the area (Astill: 1978: 25). In a survey carried out in 1978 it was found that only 8% of properties on the High Street had basements thus promising a high survival rate for archaeology relating to the earlier history of the town.

It appears therefore that the land within the conservation area and its surroundings may have significant archaeological interest and proposals to undertake any development which entails disturbing the ground will require archaeological consideration to

ensure that the importance of the area is respected. Archaeological investigations may be required before planning applications can be determined.

#### **4.0 Topography and Street Patterns**

The conservation area covers the riverside settlement of Cookham village which is one of three settlements forming the parish of Cookham that have developed within the U-shaped bend the course of the Thames forms in this area.

The settlement is located within a low-lying area south of the river between two points of higher ground to the east and the west. The prevailing geology within the floodplain is of alluvium and gravel. The Cliveden escarpment sharply rises on a north/south axis to the east of Cookham immediately to the east of the river. Towards the west the land rises at a more gradual gradient as Cookham Dean is reached. To the north the Thames forms a natural barrier that has limited past expansion of the village and beyond this are the Chiltern Hills. To the south the prevailing landform is flat, open agricultural land. This separates it from the larger town of Maidenhead, located 4 miles to the south.

The main part of the conservation area is focused on the High Street which runs west from its junction with the A4094 (Sutton Road) which is the main road between Bourne End and Maidenhead, bridging the Thames at Cookham. The High Street continues across the open Moor and through the

Pound before heading out of the conservation area and into Cookham Rise. Expansion of the village has resulted in development along several roads that lead off from the High Street and Sutton Road. Whilst there are many built areas there are also many open spaces, mainly concentrated on the outer edges of the conservation area, with the exception of the Moor, which is fairly central. One of the main influences on the character and appearance of the conservation area is of course the River Thames to the north.

Pavements are present on either side of the High Street and for the most part the buildings front directly onto the pavement edge. Various access points punctuate the terraces, mainly leading to open spaces behind the buildings, possibly originally acting as gardens but with some now car parks. Several buildings have outbuildings at the rear reflecting former uses such as stables.

From the enclosed, dense High Street area the road passes out into the Moor with its raised causeway visible to the south and leading to the Pound via a bridge. Beyond this the vast Moor Hall is situated within its large grounds behind a low boundary wall.

The Pound is a narrow road enclosed by a series of walls. The majority of the buildings along the road, whilst slightly set back, are still very close to its edge adding to this feeling of enclosure. There are some punctuated gaps in the street scene either leading towards the rear of individual gardens or to small groups of houses. On the northern side of the road the wider

spacing of slightly smaller properties enables views of the countryside and the agricultural land behind the buildings. Towards the western edge of the Pound the space becomes less enclosed and some properties have small front gardens that are prominent in the street scene.



Terry's Lane leads northwards from the Pound. After the two corner buildings at the entrance to the road the rest of the buildings are set back with well maintained gardens enclosed by boundary walls. Poundfield Lane also leads to the north from the Pound along the western edge of the conservation area. This leads up to Englefield House and associated buildings which are set within a large garden and adjacent to agricultural land. Further north, Poundfield Lane and Terry's Lane both lead uphill and join to form a junction, from here Terry's Lane continues northward.

Berries Road is a private road leading northward from the Moor. Nearly all the buildings are of a reasonably large size and fairly evenly spaced out with large front gardens setting them back from the road. Many of the buildings are partially shielded by a variety of trees, shrubs and hedges especially those to the northern

end of Berries Road. No pavement is associated with the road giving it a rural appearance. Cookham House is located at the northernmost tip of Berries Road. This is a large modern complex, but still set back from the road and in a landscaped setting.

Vicarage Road is a cul-de-sac of more modern houses leading off Berries Road to the east. The buildings are of a medium density with front gardens.

The area between the High Street and School Lane is fairly densely built up and includes a group of buildings formerly associated with a brewery complex in the area. There is not a consistent pattern in the relationship of buildings and their gardens off the street. At the eastern end and on the south side of School Lane there are more modern properties of similar residential size with front gardens.

To the north of the High Street lies the Parish Church, its churchyard, and open land extending to the Thames. The area north east of the church is enclosed from Sutton Road by a small number of cottages. These are fairly widely spaced within gardens and this helps maintain the open feel of this part of the conservation area.

From Cookham Bridge it is possible to view parts of the layout of the conservation area in the context of the River Thames. To the west the Parish Church is prominent as it rises above the trees around it. Looking further to the west and to the east, the open nature of the conservation area can be seen as very few buildings actually front the

river, apart from some concentrated around the bridge.

Along Odney Lane there is a reasonably high density of buildings on either side of the lane including Lullebrook Manor. Impressive boundary walls front the lane with the buildings fronting onto gardens beyond.

Sutton Road leads into the conservation area from the south passing several relatively large houses to the east. Boundary walls are a prominent feature as are the large grounds surrounding the properties. To the west, the houses are more modern and set back from the road. Directly adjacent to the main junction to the High Street is a prominent group of townhouses, including Tarrystone House, forming one of the major visual focuses at the junction.

Many footpaths are located throughout the conservation area, with the Thames Path the principal route, since it is part of a larger network of paths in Berkshire. Other footpaths lead to and from the river and also into the surrounding countryside. Various footpaths link up to form a local network around the Marsh Meadow and Poundfield areas.



## **5.0 Chief Building Features and Materials**

The Conservation Area contains a variety of buildings dating from the Norman period through to the present time which are, in general, of fine quality. The different periods of architecture are characterised by different building styles and materials reflecting the various stages of the village's development. It is possible to view the originally Norman period church, the 14<sup>th</sup> century timber-framed Ovey's Farmhouse, the 16<sup>th</sup> century cottages of the High Street, the 18<sup>th</sup> century red-brick Tarrystone House as well as the Edwardian properties along Berries Road with their more modern counterparts. The variety is thus very rich in its nature.

There are a large number of listed buildings within the conservation area, and these are summarised in appendix 1 of this statement. Whilst these buildings do not represent all or even a majority of the buildings within the conservation area they

can be used as a representative sample of the older vernacular buildings of the village which can be subject to a further brief analysis. Looking at the table it can be seen that the vast majority of the listed buildings have at least a part brick construction and clay tile roofs. In comparison to this slate roofs are present on only a small proportion of the listed buildings. The historic nature of the conservation area is broadly reflected in the fact that just over half of these listed buildings have, at least in part, a structural timber frame.

Many examples of external timber framing are present within the conservation area. On other buildings such framing may be present, albeit no longer exposed externally as the frame has become encased in later brickwork. The oldest examples are likely to be Ovey's Farmhouse and Church Gate House which are both former medieval "Hall Houses", a reasonably rare building type. Many of the timber framed buildings now have their infill panels painted white giving a distinctive black and white style to the High Street in particular.

The majority of the later buildings are constructed from brick and the local orange/red brick predominates with some brickwork including blue vitreous bricks. Tarrystone House uses these bricks particularly decoratively. There are a few buildings constructed at least in part in yellow London stock bricks. These buildings date from the later 19<sup>th</sup> century or are alterations from this period when the range of available bricks became wider. Lullebrook

Manor is perhaps the best example of the introduction of this type of brick. Many brick buildings have been painted. Again the predominant colour is white which gives these buildings unity with the earlier timber framed buildings.

A further principal building material is flint, displayed in both its smooth knapped and rough unknapped forms. Elements of the former can be found within the fabric of the church and, most impressively, in the front gables of East and West Flint on the High Street. Throughout the conservation area unknapped flint can be found in abundance within the many boundary walls.

The majority of the buildings have fairly steeply pitched clay tile roofs with gabled ends. Some roofs are hipped, and where hips are found on adjoining properties, this gives a distinctive, almost pyramidal shape. Of course there are exceptions, including the flat roofs of Cookham House and Studio House, but these are in the minority. Slate is also found as a roof covering, predominantly on 19<sup>th</sup> century and later structures and on some outbuildings. It is likely that many of the older buildings in the conservation area were originally thatched, and this can still be identified by their particularly steep roof pitches, but the only property that is now roofed in this manner is Moor Thatch.

The roofs, particularly on the pre 19<sup>th</sup> century buildings are largely unbroken other than with chimney stacks on domestic properties. Dormers have been inserted into some of the roofs and are particularly features of the taller

buildings where small dormer windows serve the attic storey. These have various types of roof, with gabled, hipped and lead flat types all present. On some of the later and larger Victorian and Edwardian buildings there is a more complex roof pattern often including dormers in the original design.

Building heights vary so that some roof pitches are more prominent than others. The majority of buildings are of 2 storeys although still of slightly varying heights. For example on the High Street whilst most buildings are of two storeys a uniform roof ridge is not present due to factors such as roof type and height. The result is that ridge heights step slightly up or down as one looks along the terraces. Some taller buildings are present with the Kings Arms Hotel a good example of this, its 3 storeys making it one of the most prominent buildings on the High Street.

In the conservation area a large number of entrance doors are constructed from painted timber. Some are solid whilst others incorporate glazing elements. A variety of window types are present. Predominantly, they are constructed of painted timber with small panes and open either by vertical sliding sashes or side hung casements. The various window styles tend to reflect the period in which the buildings were constructed.

Many shop fronts are present in High Street. Most of the shops and restaurants operate from small premises and some only have a domestic scale window opening, on

others a larger shop window has been installed. In contrast, the pubs and hotels, many of which now operate as restaurants, retain small domestic style windows and doors. The overall effect in the High Street where commercial and residential properties intermix is of a predominantly solid built frontage punctuated with small window and door openings.

Where shopfronts are present they are of a traditional character employing materials such as painted timber and design features such as non-illuminated hanging signs and fascia boards. A few have blinds and canopies and in the summer hanging baskets are found outside many of these commercial buildings.

A variety of walls are present within the conservation area and all contribute to its overall character. Local traditional building materials such as flint, brick and lime mortar have been used in the construction of the walls and they provide important markers in terms of property boundaries. Some front the roads running through the village whilst others are set back to varying degrees. Visually and aesthetically some are very impressive in their own right; these and others also contribute to the overall character of the individual buildings that as a whole form the conservation area. The walls vary in terms of height, width, colour and texture and are particularly prominent where they are concentrated in The Pound to the west and also around the buildings to the east of the conservation area. The brick wall to the west of Lullebrook Manor featuring a

decorative dentilled coping course is listed in its own right.



A number of outbuildings are found in the areas to the rear of many properties, particularly those on the High Street. These yard areas would in the past have acted as stable blocks, workshops and storehouses and some now have similar ancillary functions. Some have been converted to residential use, as in Pocketts Yard. The materials and forms employed within such outbuildings are normally the same that have been used in the main buildings although usually on a smaller scale. In some instances such buildings are also constructed of more lightweight materials such as timber and felt, giving a more temporary feel to them.

The Edwardian buildings of Berries Road exhibit the red brick, tile and high chimney stacks found elsewhere in the conservation area, but in addition further elements such as tile hanging, painted render and decorative half timbering give a more elaborate character. These decorative features can also be found elsewhere in the conservation area in the larger late 19<sup>th</sup> and early 20<sup>th</sup> century buildings but are particularly concentrated within Berries Road.

## 6.0 Important Buildings

Whilst the vast majority of buildings within the conservation area make a positive contribution to its character and appearance, one can identify certain specific buildings that play a particularly important role in contributing towards that character. Their importance may be derived from their historic associations, architectural interest, technological innovations or a combination of factors.

A brief look at the appendix 1 summary table shows that within the conservation area there are 41 separate entries on the Cookham Parish List of Buildings of Special Architectural or Historic Interest. As some of these entries refer to multiple properties overall they represent 50 individual properties. Three of the entries refer to grade 2\* listed buildings, the rest being grade 2 listed.

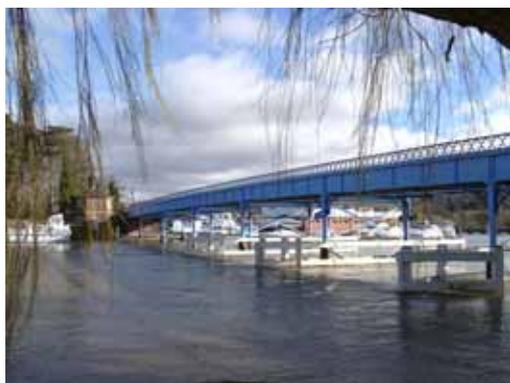
The oldest and most important of these listed buildings is **The Church of Holy Trinity**, which is a grade 2\* listed building with origins in the 12<sup>th</sup> century. Various additions and alterations occurred as the building evolved over time, with major restoration work taking place in both 1860 and the early 1990s. The flint that has been used in the construction of the church is a local traditional material used in other churches in the area as well as other structures in the village such as various boundary walls. Chalk is also used in its construction with the other main external building material being the rust-red plain clay tile roof, whilst the main entrance to the church is sheltered by an elaborately carved

timber porch. The west tower was added to the main building circa 1500, is of the same construction, and is mainly characterised by its embattled parapet and diagonal buttresses.

The churchyard contains a number of gravestones and monuments including a Memorial Stone dedicated to Sir Stanley Spencer. The churchyard and church appear in some of Spencer's paintings, little having changed in intervening years in terms of the appearance of the area

**Churchgate House** lies immediately to the east of the church. This initially dates from the late 14<sup>th</sup> century and was a hall house. It is a high quality vernacular building, using local materials and traditional methods. Its main features are its structural timber frame, front gable projection, and clay tile roof.

The cast-iron **Cookham Bridge**, originally a toll bridge, was erected in 1867, as indicated by an iron plate located on its western side. The plate reads: "PEASE HITCHINSON AND CO, 1867, Engineers and Iron Manufacturers, Skerne Iron Works, Darlington". The bridge underwent major restoration works in 2000.



**Lullebrook Manor** is a former large country house now serving as a conference centre and the "Odney Club" owned by the John Lewis Partnership. It dates from the mid 18<sup>th</sup> Century. The north elevation of the building facing Odney Lane is its rear and has been greatly altered by later extensions and alterations. The south elevation has also been altered but more appropriately with a symmetrical arrangement of two large full height bowed bays at either end of the centre part of the building, which itself bows out slightly. One interesting feature is the battlemented parapet located on this central section. The south elevation faces into the landscaped grounds of the manor which form one of the important garden spaces within the conservation area.

Moving south towards the High Street along Sutton Road is the Georgian town house, **Tarrystone House**. The list description of the building includes its iron gates, gate piers and the adjoining wall located to the north-east of the main building. This impressive red brick building fronts the main road at this nodal point in an imposing manner as it is not set back from it to any great degree. The main building has 5 bays and 2 storeys. The brickwork on the front elevation is particularly striking due to its decorative nature and the tuck-pointing employed in its mortar joints. The large front entrance adds to the interest of the building with features such as pilasters topped off with a large segmented pediment. Pilasters continue up the front facade at either side of the central bay of the building. It dates from the early 18<sup>th</sup> century and was

extended and altered in the 19<sup>th</sup> and 20<sup>th</sup> centuries

Tarrystone House forms a group with **Wisteria Cottage** and **East Gate**, both of which may be of a slightly earlier age than the former although they all share a broadly similar style and appearance. Both have iron front railings, pedimented door cases and sliding sash windows. East Gate has 3 small gabled dormers entirely within its front roof pitch.

One of the more curious features of the village is the **Tarrystone** located on the corner of Odney Lane. This has been moved around the vicinity during its lifetime, being placed in its present position by the Parish Council in 1936. Its initial use is thought to be as a boundary marker (along with 3 other similar stones known to exist in the area) for the lands of the Abbot of Cirencester. The stone also appears to have been associated with sporting events in the village after its use as a boundary marker.



**Ovey's Farmhouse**, a former Hall House, is one of the oldest buildings in Cookham, dating from the Late 14<sup>th</sup> Century. It is timber framed and set well back from the High Street in comparison with its counterparts, with its walled front

garden a further feature that is unusual in this part of the conservation area.

Several of the buildings fronting the High Street are listed. Some display timber framing and most have 2 storeys, a brick construction and pitched clay-tiled roofs. Most directly front either side of the road following it into and out of the road. An interesting group located near the Moor is **1-6 High Street** which are typical examples of the modest listed cottages present in Cookham. All the cottages are 2 storey but slight changes in ridge height and materials used indicate differing dates of construction and alteration.

The largest listed building on the High Street is the **Kings Arms Hotel**. It is at least of the late 17<sup>th</sup> century and imposes itself on the High Street as it towers over most of the surrounding buildings. The front roof pitch has gabled dormers inserted into it. The 18<sup>th</sup> century panelled entrance door fronting the High Street is central within the front elevation and has an ornate hood supported by carved brackets.

**Moor End** dates from the Mid 16<sup>th</sup> Century and is impressive in that it displays a large proportion of its timber frame. Also of special interest are its chimney stacks which flank each of its side elevations.

After passing through the Moor the first building to be seen on the northern side of the Pound is the **Old Farmhouse**, which dates to at the latest the late 16<sup>th</sup> century and a grade 2 listed building. The building has an L-shaped plan and much of its timber frame is

externally exposed. Its associated **granary** is also of interest, specifically because of its wooden shingled roof a material which, although rarely found in present times (mostly on church spires), was most likely much more widely used on a variety of buildings in the past.

**Pound Cottage** on Terry's Lane is a very pleasant small cottage located near the northern boundary of the conservation area. This is of a brick and tile construction and displays part of its roof structure as some of the timber framing of this is externally visible on the gable ends of the original building. It has an interesting detail in that dentills are present on the offset eaves of the building. Overall the building is of a vernacular type and is important as it represents this style amongst the more modern buildings that are present in this part of the conservation area.

Several of the non listed buildings fronting the High Street and the Pound have been identified as being of particular importance and are shown on the map at the end of this statement. The majority are typical of the vernacular type of building which is characteristic of the area. These relatively modest cottages employ traditional, local materials and methods of construction which embody the character of the area as a whole.

An example of such buildings outside of the High Street and the Pound are the two pairs of semi-detached red brick cottages that form **1-4 School Lane**. These feature very large and prominent chimney stacks centrally located within each shared front roof pitch.

The stacks appear to be disproportionate to the buildings themselves which are reasonably small. This difference in proportion is an interesting and striking feature within the street scene.



When considered with its array of extensions and outbuildings **Moor Hall** is by far the largest building in the conservation area. This was built in 1805 by a London merchant called William Skinner in order to be used as his retirement home. The most significant feature of the building, its large decorative brick chimneys, were added in 1889 during large extensions that were made to the original house. Even though the building dates from the early 19<sup>th</sup> century (thus strictly "Georgian") certain features, such as the false yet decorative half-timbering on the gable projections at the front entrance, make it more reminiscent of buildings of the Victorian period. So it is likely that the current look may owe more to the 1889 works rather than the original construction of 1805. Of course, there are now many more recent additions and alterations, but these have been in the main respectful of the main house which can still be identified within the extensions. One of the most striking outbuildings within the roofscape of the overall complex is the water tower, which with its

weathervane, perched on its uppermost point, is particularly distinctive from various points in the surrounding area.

Built in 1936 **Studio House** is located on School Lane. This is a low-key flat roofed brick built structure and is a good example of a building displaying elements of a modernist/minimalist style. The materials employed in the construction are of a good quality giving it integrity within the context of its more traditionally built counterparts. Due to the building's small size and low key nature it is not overbearing in its context so adds to the variety of building types present and thus the general interest of the conservation area. As with most minimalist buildings in isolation it also acts as an interesting contrast to the other buildings in close vicinity.

The first stage of the **Holy Trinity School** was built in 1858. The brick buildings feature high roof pitches, and have some decorative windows, the surrounds of which are patterned with intermittent bands of blue and red brick in the form of a gothic arch. The darker blue brick can be seen elsewhere within the red brick that makes up the bulk of the buildings. Whilst several more recent extensions have been added to the school, it is still possible to make out these original elements.

The non-listed buildings of the former brewery complex now serve as residential properties. Of particular note are the series of four cottages running at right angles from School Lane. The buildings have a historical association with the village as part of the brewery

which was founded in the 17<sup>th</sup> century. In the context of School Lane they add variety due to their layout which projects from the road rather than fronting onto it. Both their front and rear elevations are thus prominent from the street. One interesting feature is a brick arch on the western side of the buildings which does not appear to lead anywhere. Presumably this feature was once connected to a wall of some sort.

Several Edwardian properties can be found on Berries Road. They are generally large within substantial grounds and remain unaltered in terms of their exterior elevations. Their high quality design and construction make a significant contribution to the conservation area. Two specific semi-detached properties, **The Berries** and **Chestnuts** are of a particularly fine quality. These form one of the few significant buildings in the conservation area that has a natural slate roof and redbrick (on the front elevation) construction. The properties feature particularly striking decorative features on the main roof ridge as well as various secondary gable end roofs. The vertical emphasis of the windows reflects the form of the properties themselves, which are quite narrow yet have a tall, 3 storey height. The dual front entrances feature attractive stone arches with keystone details. The matching front bay windows are two storeys in height, and also feature stone detailing including small columns as window surrounds and balustrades on the uppermost sections.

Associated with the causeway across the Moor is the redbrick

**Fleet Bridge**, part of which features in the foreground of the 1937 Spencer painting “Cookham Moor”. The bridge takes the causeway over a stream and an inscription on it reads “This Bridge was present by Mrs Balfour Allan as a thank offering for many happy years residence in Cookham and in affectionate remembrance of her husband – Edward Kay – for he loved the place”. Until replaced by the adjacent road, this was the link between the two parts of the village.

The **Stanley Spencer Gallery** is a former Methodist Chapel located prominently on the main entrance to the High Street. The most interesting features of the building are the gothic arch windows that face Sutton Road and the large entrance porch leading into the gallery from the High Street. The building is obviously a focal point for the history of and activity within the village.



**Rowborough** is located on the northern side of Terry’s Lane. It is an Edwardian period building, being of similar architectural style to its contemporaries located on Berries Road. The building is large, being 3 storeys in height, and its primary building materials are red brick and clay tile. It is partially screened from view within

the conservation area by trees and shrubs in its grounds but is still a fairly dominant building given its location on high land overlooking Marsh Meadow.

A prominent building located on an approach into Cookham on Sutton Road is **The Old Ship**. This building possibly dates from the 17<sup>th</sup> Century and is of a fine quality. Its old tile clay roof and red brick construction typify the prevalent building materials of the conservation area.

## 7.0 Trees and Open Spaces

Various types of open space (both publicly accessible and private) can be identified within the conservation area and these spaces are vital in providing a setting and context for the buildings present within it. Cookham, despite its proximity to Maidenhead, still maintains the character of a rural settlement, which is reflected by the number of open spaces within and surrounding the village. The prevailing character of these areas changes between seasons. On bright summer days views are clear and striking with the open areas prominent in linking the various urban elements of the village and the countryside beyond. In contrast during the winter low-lying, gathering mist can reduce the prominent views yet also adds a new dimension to the overall character in visually separating the urban spaces and surrounding countryside, thus giving the settlement a much more enclosed feel.

The most central open space within the conservation area is The Moor. It is National Trust land and its

greatest contribution to the character and appearance of the conservation area is the way in which it separates and forms a contrast between the developed High Street and Pound areas. Its western and eastern boundaries also provide a natural setting for the entrances into these areas as well as features such as the war memorial at the entrance to the High Street. The Moor is split in two by the road linking the High Street and the Pound. A raised causeway acting as a footpath leads across its southern half reasonably parallel with the road. The causeway passes over Fleet Bridge, set over a stream and pond known as Fleet Ditch. The western end of the northern half of the Moor serves as a car park. This area is gravelled and simply set aside for this use, and thus retains the prevailing open, rural character of the area.

The northern boundary of the Moor is defined by a belt of native trees and shrubs, including Ash, Lime, Poplar and Hawthorn. Whilst the growth of these is fairly dense, it is possible to view the large, flat open area of Marsh Meadow from which footpaths lead to the Thames and Cockmarsh, another piece of National Trust land. Part of the southern boundary is fronted by Moor Hall, thus views beyond here are limited. Past Moor Hall however and around Fleet Ditch as it leads to the south it is possible to enjoy further views into the flat agricultural land located to the south of Cookham. The remaining tree cover, which enhances the rural feel of this area, is restricted to field and property boundaries and the margins of ditches and ponds.

The Moor, as National Trust land, is managed in a way which is sensitive to nature conservation. This is particularly so around areas such as the watercourses running through it.



It is possible to take a footpath from the Moor, through Marsh Meadow, to the southern bank of the River Thames. The river forms the northern boundary of the conservation area and a riverside towing path (Thames Path) runs along the south bank of the Thames. The southern bank is thus relatively undeveloped in comparison to the rest of the village. The riverside path opens out and stretches back further into the core of the village as part of the tree-lined Bellrope Meadow adjacent to the Thames Path and this provides a link to the riverside from the eastern end of the village via the open churchyard. The river is a point of activity within the conservation area as people enjoy both sporting and leisure activities both on and close to it. Mooring berths are present near the sailing club to the west. The setting and nature of the riverside within the conservation area is reminiscent of the entire stretch of the Thames in this area but due to its direct association within the village, the local character of the riverside here

is of a more formal type with grass being more regularly mown.

At the western end of the conservation area the open spaces to the north and west of the Pound are predominantly agricultural in nature. This land is a series of fenced off fields, in the main treeless, and developed in an agricultural manner. Tree-lined lanes can be found on the edges of the fields and smaller paths run through them. As with the other open areas of the village they provide an important contrast to the built areas of the village and help enforce the semi-rural nature of the settlement edge, and provide viewpoints of the village beyond.

The area beyond the eastern edge of the conservation area, i.e. past the grounds of Lullebrook Manor, is a good example of open space associated with the conservation area that is managed in a non-intensive manner. Here Odney Common stretches off from the grounds of Lullebrook Manor with the Lulle Brook running through it before rejoining the Thames at Formosa Place. Various trees and bushes grow intermittently throughout this whole area amongst a variety of tall and densely grown grasses. It is popular for walking as the Thames Path passes through it. Farther afield the Cliveden reach of the Thames with its heavily wooded slopes forms a natural visual barrier that encloses the local area.

Within the conservation area there are garden areas which range from small front and rear gardens to more extensive and formal gardens. Two gardens of particular note are located at and associated

with the listed buildings Englefield House and Lullebrook Manor, enhancing them and forming unified architectural set pieces within the conservation area. The gardens are attractive in their own right but, due to their greater prominence, have a wider impact on the character and appearance of the conservation area than these individual buildings do themselves. Both of these gardens are recorded in the paintings of Sir Stanley Spencer.

The principal trees within the garden of Englefield House are tall and tower above the dense clusters of all others. They are extremely prominent within the views into and out of the conservation area due to their location on rising grounds. Of particular prominence are the Cedars and the Wellingtonia as well as native trees, including Oak, which can be seen from many points within the conservation area including the Moor.

The formal garden of Lullebrook Manor is possibly less prominent within the overall conservation area than that of Englefield House but it can be viewed from Mill Lane and is also enjoyed by the many people who stay at the Manor throughout the year. As with the garden of Englefield House, a number of large formal trees are present, including Cedar, Lime, Wellingtonia and Beech, along with various well maintained formal shrubs that mark out parts of the garden. To the south of this formal garden, but directly associated with it, is an area of parkland which contains many mature specimen trees.



The conservation area also contains several other mature gardens originally associated with large houses, some of which are now subdivided and whose established planting and substantial trees make a positive contribution to the area. These important features are particularly significant in the area to the south of the Pound, around Moor Hall and also The Grove.

Some garden areas are also present behind the buildings on the High Street. These are important as historically relevant features of the conservation area and also in providing green areas within the most urban part of the conservation area. The area of trees and grassland associated with car parking to the Kings Arms Hotel is a good example of this. Also on the High Street, the front boundary of Ovey's Farm provides a contrasting area of greenery. Here the branches of a line of pollarded Lime trees reach out into the High Street, breaking up the built form of the properties running adjacent to the High Street and giving it a pleasant, leafy feel.

The abundance of trees and hedges leading up Berries Road forms an important view looking northwards along the road. Trees are also significant around the

churchyard area, and provide an appropriate context for the church.

## 8.0 Important Views

Because of the topography of the conservation area and its immediate surrounding land there are long views into and across it from the areas of higher land. In particular there are views from the Poundfield area to the village centre and to Cliveden woodlands further to the east. The large open expanse of the Moor allows views in the reverse direction to these higher points with the buildings surrounding the Moor in the foreground. The publicly accessible areas of Marsh Meadow and Odney Common also provide opportunities for views into and across the conservation area and these and the other surrounding open spaces are significant in views when entering or leaving the area, providing a clear edge to the village. On the western entrance to the village there are views across the West Field and Riding School (the open fields west of Poundfield) to Englefield on higher land.

Throughout the conservation area there are glimpse views between buildings and vegetation to the surrounding countryside and views of garden spaces and buildings in garden settings. Enclosed views along roads lined with buildings and walls are also significant, for example, along School Lane from the War Memorial.

Due to its location to the rear of the High Street the church is not significant in views from this area. The limited glimpse views of it from Sutton Road and Odney Lane area are therefore particularly important,

together with the views from the river and bridge. The views of the village from here are another significant feature of the conservation area.

## **9.0 Sir Stanley Spencer and Cookham**

Cookham has been made famous world wide by the paintings of Sir Stanley Spencer (1881-1959). The internationally acclaimed artist set many of his paintings within the village and several of these sites are recognisable and little changed. The house where Sir Stanley was born and where he lived until just after the First World War is Fernlea in the middle of Cookham High Street.



There is no doubt that Spencer was one of the great artists of the twentieth century and this was acknowledged by the British Council when it organised a major retrospective of his work in the USA (Washington, San Francisco) and in Mexico City in 1997/1998. Another major retrospective was mounted by the Tate Gallery in 2001. A BBC Omnibus film set in Cookham was shown in 2001 to coincide with the opening of the Tate exhibition.

Interest in the work of Sir Stanley Spencer has been growing and this

is confirmed by the rising number of visitors to the Stanley Spencer Gallery which in 2001 was just short of 18,000, 10% of whom came from overseas. This flow of visitors brings considerable benefits to the local community especially to the shops and restaurants.

The Stanley Spencer Gallery was set up in 1962 two years after the artist's death. Setting the gallery in the old Methodist Chapel is significant because Stanley Spencer attended services there with his mother as a young boy. He also had an ambition to have his paintings hung in a "Church House"; the gallery has achieved that ambition.

The fact that many of his important paintings were set in Cookham is extremely significant for the purposes of this statement. The scenes and settings painted have both artistic and historic relevance and thus should be preserved and enhanced as part of the conservation area. Due to the international focus on Sir Stanley this is not solely of significance to Cookham in isolation, but is an issue of interest to a much wider audience.

Spencer painted scenes from many points within the conservation area, some of which also featured the residents of the village. Specific areas of interest can be identified within these paintings. The church and churchyard, the river, the High Street, the Pound, the Moor and the gardens of Englefield House and Lullebrook Manor as well as the surrounding countryside were all subjects of his paintings. A comprehensive list of such

paintings is included with this statement as appendix 2. The conservation area map highlights the general areas of a selection of important views within and around the conservation area that appear in his paintings.

In **Cookham Moor** (1937) Spencer depicted the causeway and entrance to the High Street in the context of the surrounding Moor in the foreground and the Cliveden escarpment in the distance. Little has changed in the intervening years since the work was completed as it is possible to identify the war memorial, causeway, part of Fleet Bridge as well as many of the properties at the entrance to the High Street and School Lane.

**Poundfield** (1935) successfully encapsulates the historic and present prevailing character of the village, as a small settlement within its wooded, rural context. All predominant features of the painting can still be seen today including the buildings of the village, the Cedar within the formal garden of Englefield House and even the gentle slope that runs downhill towards the floodplain area in which the village is set. In 1991 the Secretary of State made clear that he felt the area as an amenity should be valued for its Spencer connection as well as in its own right.

**Gardens in the Pound, Cookham** (1936) shows how even smaller, humbler gardens have the potential to enhance a village area. The painting looks eastward showing the small front gardens of some of the buildings fronting the north side of the Pound. Bright red flowers

are laid out in formal patterns and are partitioned by the wrought iron railings that unfortunately are no longer present today. The background shows some of the prominent flint and brick walls typical of this part of the conservation area.

In one of Spencer's earlier painting **Swan Upping at Cookham** (1915-1919), an annual tradition of the village is depicted. Part of the riverside of the village is shown and Cookham Bridge can be seen in the background.

**The Magnolia Tree** (1938) shows Marsh Meadow as viewed from Berries Road. The open space is shown almost identical to as it is now, with Rowborough clearly visible past Marsh Meadow, on the higher ground in the upper left corner of the painting.

**Terry's Lane** (1932) appears to have been painted from the junction of Terry's Lane and Poundfield Lane. The beginning of the latter can be seen in the bottom right hand corner of the painting. The Poundfield area is shown, along with Englefield Garden and some of the buildings of The Pound.

**Cookham on Thames** (1937) shows a view including the flat, open Marsh Meadow. The Thames, Cookham Bridge and the Parish Church can all be clearly seen, as can Cliveden in the far distance. It appears to have been painted from the higher ground to the west of Marsh Meadow, the current location of the golf course. Although parts of the area depicted now have more trees and the northern end of Berries Road has

been developed, the essential features of the painting remain visible today.

**Rowborough** (1934), presumably painted from and showing the garden of the building of the same name, looks northwards to The Thames. Buildings on the northern side of the river can be seen as well as a small section of Marsh Meadow in the upper right corner of the painting.

The background of **The Scarecrow** (1934) shows several existing older buildings of Berries Road as they can be seen today, along with the flat southern end of Marsh Meadow.

**Cookham from Englefield** (1948) is dominated by the large Cedar tree of the garden of Englefield. Some building of the western end of the High Street, past the Moor, can also be seen. This garden, whilst already within the conservation area, is a very important feature of the Poundfield area as a whole, and is a key feature of other wider painting of the area, such as "Poundfield" and "Terry's Lane".

**Marsh Meadows** (1943), on the far right hand side of the painting Fleet Bridge can be seen as part of the causeway on the Moor. It thus appears that the painting looks from Marsh Meadow (shown in the foreground) across to The Moor.

These are of course just a very brief selection of some of the most significant paintings in terms of recording the character and appearance of the conservation area. But this does not mean to say that the others are considered

less important, appendix 2 can be referenced for a fuller list.

## 10.0 Uses

The vast majority of properties in the Conservation Area are in residential use but there are also commercial premises. These are principally concentrated along the High Street where there are several small shops, together with local services such as garages. The shops no longer provide traditional village services but have developed to provide an often changing range of specialist uses that draw people from a wide local area and also serve visitors. There are also a wide range of restaurants and public houses.

Community facilities are limited to the church and adjacent parish centre, and the village school. The Stanley Spencer Gallery provides exhibitions of the artists work throughout the year and attracts a large number of visitors. The fire station on Berries Road serves Cookham and the wider area when called upon.

There are two major commercial organisations in Cookham. Moor Hall is a training and conference centre for the Institute of Marketing, and Lullebrook Manor and adjacent properties form the John Lewis Partnership Odney Club providing training and recreational facilities.

Cookham attracts many visitors, from both the local area and from further afield to enjoy both the village and its Spencer association and as an access point for the river. The open spaces of the area appear to be very popular for walking and the village can be used

as a base for various day-walks around the surrounding countryside.

A steady flow of traffic is usual through the Pound and the High Street and the car park at the Moor helps facilitate the visitors and whilst generally not being too overbearing on the rural character of the area it is very heavily used at weekends. Other areas within the village provide car parking, such as directly on the High Street and behind the buildings fronting it. The one way system operated on Cookham Bridge usually ensures that a queue of cars is present waiting to cross it.

The village is also an important stopping point for river traffic and the riverside area and walks along it are an attraction/amenity in their own right.

### **11.0 Potential for enhancement**

The Old Anchor public house (formerly the Gate) is currently vacant and this and its car park area give a neglected appearance at the entrance to the conservation area. The car park area to the rear detracts from the more rural nature of the area and some views of the Englefield land and Poundfield. Some sort of soft landscaping may improve this area and could be part of any future development of this currently vacant site. (In July 2002 permission was granted on appeal for the demolition of The Old Anchor and its redevelopment for 7 flats. The terms of that permission include requirements for landscaping details to be further approved.) On the western edge of this site the appearance of West

Field could be improved by better maintenance of the grassland

In the area directly north of Lullebrook Manor, Odney Lane is used for car parking and sometimes as a loading bay area servicing the Odney Club. This area is essentially a public highway leading to and from Odney Common and Lulle Brook. Creating clutter and blocking this highway in this manner is thus detrimental to the public enjoyment of the conservation area and this situation could be resolved with the creation of more appropriate service access to Lullebrook Manor.

The character and appearance of the village derive heavily from the use of a limited range of traditional materials and buildings styles and features. To ensure the quality of the conservation area is maintained these materials and details should be maintained. Features such as bulky roof dormers or uPVC windows and doors will only dilute the character of the area and are thus not appropriate within it. The use of plastic types of shop-fronts and signs should also be avoided as they will have a similar detrimental effect on the area. Traditional materials and designs such as painted timber and hanging signs should be employed. Some buildings within the area have already employed features such as uPVC windows and any future reinstatement of appropriately styled timber windows in traditional buildings would enhance the appearance of the conservation area.

One of the important features of the conservation area is the variety of

boundary walls within it. These require special consideration when they are repaired including the use of traditional lime mortar, since hard cement mortar may actually accelerate problems such as water damage to the structure.

In general terms the pavements throughout the conservation area need to be maintained and kept clear of things such as cars and rubbish bins, which can be hazards as well as visually intrusive. Any traditional paving materials, or any traditional item of street furniture, should be retained and repaired when needed and any new materials should respect the character of the area.

## **12.0 Boundaries**

### North

The boundary follows the southern bank of the Thames from the west side of the landing stage that is part of the Cookham Reach sailing club, to Cookham Bridge where it extends across the river to include that part of the bridge that lies within the Borough boundary and then returns to follow the bank to the east side of the Lulle Brook where it leads away from the main river.

### East

The boundary follows the eastern bank of Lulle Brook until it reaches the third footbridge from the Thames that leads across Lulle Brook from Odney Common to the gardens at the rear of the Odney Club. Here the boundary crosses this bridge. The boundary then runs west across the grounds of Lullebrook Manor on the line of

planting dividing the formal gardens from the parkland to the south including within the conservation area a group of outbuildings. The boundary continues west along a path line towards a junction of several paths within the grounds of the manor.

From here the boundary turns south along a path line along the eastern property boundaries of St Georges Lodge and Lodene Greys. It continues south along the eastern side wall of The Orchards to its junction with Mill Lane.

### South

The boundary turns west along the north side of Mill Lane before passing directly over Sutton Road. It then follows the western edge of this road northwards before turning 90 degrees west along the rear boundaries of Walnut Tree Cottage, Lindworth and Quineys and the south western corner of the rear garden of the Kings Arms before the boundary continues southward along the eastern boundary of Owlscot, crosses School Lane and follows the eastern boundary of Holy Trinity Primary School before turning at a right angle and heading westward to the south of the outbuildings at the rear of the school.

Leading westward the boundary crosses the private access to the west of the school before turning 90 degrees north until the southern property boundary of Rose Cottage is reached. Here the southern property boundaries of Rose Cottage, Cherry Trees, Rosemary and Hedgeways are followed before the boundary turns to continue south west along the rear

of Mead Cottage to meet the footpath to the east of Moor Hall Complex. The boundary turns south along the footpath until it reaches the southern boundary of Moor Hall which then forms the conservation area boundary as it continues to lead westward to Fleet Ditch. The boundary then crosses the ditch and continues west along an open timber fence before turning south along the eastern property boundaries of Freshfields and Norton Cottage. The southern and western boundaries of Norton Cottage are then followed before the boundary turns west and north to encompass the access road of these properties. The boundary then turns west to follow the southern property boundary of Little Morton before turning along this properties western boundary. Once the southern boundary of Homestead is reached the boundary follows this westward along with those of Regency Cottage, Pound House and West Lodge until the eastern edge of Maidenhead Road is reached.

### West

The boundary heads north along the eastern edge of Maidenhead Road, crosses the Pound and

continues west along the northern side of Station Hill as far as the nursery school site where the boundary turns north and then west and north again along and including the hedge line of the field known as Riding School. The boundary then turns west along the southern boundary of the open field to its abutment with the railway line where it turns north to follow the outer side of the field hedge line along the railway to the northern edge of the field before running east and then north east along the outer side of the field boundary to its junction with Poundfield Lane. From this point the boundary continues north along the centre of Poundfield Lane to its junction with Terry's Lane where it turns north along the centre of the road to the point where it meets footpath no 41 on the north side of Rowborough, where it turns to follow the centre of the footpath east to its junction with footpath no 36 where it turns north along the centre line of the path to its junction with footpath no 40 where it runs east along the centre line of the footpath to its junction with Berries Road where it turns north along the centre of the road to the river bank.

## Appendix 1- Summary of Listed Buildings

The following information is taken mainly from the Cookham Parish List of Buildings of Special Architectural or Historic Interest published by the Department of the Environment in 1987.

The type given is usually the current type/use of the building. But where it has been felt significant previous types/uses have been mentioned. For example, various former cottages now have commercial uses such as restaurants or shops.

The approximate date given is that of the suspected initial construction of the building in question, but of course significant additions and alterations may have occurred after this date. For example, the initial construction of the Church of Holy Trinity is given as the 12<sup>th</sup> Century, but the West Tower is thought to have been added around AD 1500.

The materials given are the main structural components of the buildings, i.e. the walls and the roofs.

Name	Grade	Type	Approx Date	Materials Used
Church of Holy Trinity	2*	Church	12 <sup>th</sup> Century	Chalk, Flint, Clay Tile, Timber
Church Gate House	2*	Hall House	Late 14 <sup>th</sup> Century	Timber Frame, Painted Brick Infill, Clay Tile
Tarrystone House	2*	Town House	Early 18 <sup>th</sup> Century	Slate, wrought iron railings, Red-brick
The Tarrystone	2	Landmark	Pre AD 1507	Sarsen stone
Cookham Bridge	2	River Bridge	1867	Cast iron, Wooden rail
The Harvester (formerly The Ferry)	2	Public House	Early 17 <sup>th</sup> Century	Timber frame, painted brick infill, clay tile
Lullebrook Manor	2	Large House	Mid 18 <sup>th</sup> Century	Brick, Clay Tile
Wall to west of Lullebrook Manor	2	Garden Wall	18 <sup>th</sup> Century	Brick
Lullebrook	2	Small House	Late 18 <sup>th</sup> Century	Painted Brick, Tile
Englefield	2	House	Late 18 <sup>th</sup> Century	Brick, Slate
The Brewhouse	2	House	Late 15 <sup>th</sup> Century	Part Timber Frame, Brick Infill, Clay Tile
Church Gate Cottage	2	Small house	Late 18 <sup>th</sup> Century	Painted roughcast, Brick, Clay tile
Parish Centre (Former Vicarage)	2	Vicarage	Mid 18 <sup>th</sup> Century	Brick, Tile

The Old Apothecary	2	Small House	18 <sup>th</sup> Century	Painted Brick, Clay Tile, Timber Framing (Shown Internally)
Bel and Dragon	2	Public House	Late 15 <sup>th</sup> Century	Timber Frame, Painted Brick, Clay Tile
Seconds Out (formerly Jasmin Tours)	2	House	Mid 18 <sup>th</sup> Century	Painted Brick, Clay Tile
Vine Cottage and Worcester Cottage	2	Unified House	Early 17 <sup>th</sup> /Late 18 <sup>th</sup> Century	Timber Frame, Painted Brick, Clay Tile
Stratford Wine Shippers (formerly The Old Butchers Shop)	2	Unified House	Early 17 <sup>th</sup> Century	Timber Frame, Part Painted Brick, Clay Tile
Ovey's Farmhouse	2	Former Hall House	Late 14 <sup>th</sup> Century	Timber Frame, Painted Brick Infill, Clay Tile
Malik's Tandoori Restaurant (formerly Royal Exchange)	2	Restaurant	Late 16 <sup>th</sup> Century	Timber Frame, Brick, Clay Tile
Nos 1-6 High Street	2	6 Cottages	16 <sup>th</sup> Century	Timber Frame, Painted Render and Brick Infill, Clay Tile
The Maltings	2	Cottage/ House	Mid 16 <sup>th</sup> Century	Timber Frame, Painted Brick, Clay Tile
The Forge Restaurant	2	Cottage/ Restaurant	16 <sup>th</sup> Century	Timber Frame, Painted Brick, Clay Tile
Moorings, Coombe End Cottage, Coombe Cottage	2	3 Cottages	Early/Mid 17 <sup>th</sup> Century	Timber Frame, Painted Brick, Clay Tile
Jewellery Workshop of Cookham (formerly Minitiques and Andre Garet)	2	Small House	Late 18 <sup>th</sup> / Early 19 <sup>th</sup> Century	Brick, Clay Tile
Worboys (formerly Fiorini)	2	Cottage/ Shop	Late 17 <sup>th</sup> Century	Timber Roof Frame, Painted Brick, Clay Tile
King's Arms Hotel	2	Hotel/ Bar	Late 17 <sup>th</sup> Century	Painted Brick, Clay Tile
K6 Telephone Kiosk	2	Phone-Box	20 <sup>th</sup> Century	Cast Iron
16 High Street (The Little Shop)	2	Shop	17 <sup>th</sup> Century	Timber frame, Painted Brick Infill, Natural Slate

The Marlow Donkey	2	Shop	16 <sup>th</sup> century	Timber Frame, painted Brick Infill, Clay Tile
Goddans, Tarrystone and Bel Cottage	2	3 Small Houses	Late 18 <sup>th</sup> Century	Brick, Clay Tile
Pound Cottage	2	Small House	Early 18 <sup>th</sup> Century	Brick, Clay Tile
Wiggs Cottage	2	Small House	Late 18 <sup>th</sup> Century	Brick, Clay Tile
Moor End	2	Cottage /House	Mid 16 <sup>th</sup> Century	Timber Frame, Brick Infill, Clay Tile
Old Farmhouse	2	House	Late 16 <sup>th</sup> Century	Timber Frame, Painted Brick, Clay Tile
Granary at Old Farmhouse	2	Granary	Late 16 <sup>th</sup> / Early 17 <sup>th</sup> Century	Timber Frame, Painted Brick Infill, Timber Shingled Roof
Old Timbers	2	Cottage/ Byre/ House	17 <sup>th</sup> Century	Timber Frame, Painted Brick, Clay Tile
Old Oak Cottage	2	Cottage	Late 16 <sup>th</sup> Century	Timber Frame, Painted Brick, Clay Tile
Haydens Cottage	2	House	Early 18 <sup>th</sup> Century	Brick, Clay Tile
Wisteria Cottage	2	House	Late 17 <sup>th</sup> Century	Brick, Clay Tile
Eastgate	2	Large House	17 <sup>th</sup> Century	Brick, Clay Tile

## **Appendix 2 - Paintings by Sir Stanley Spencer set in Cookham and within the Conservation Area**

### **River Setting**

The Bridge  
View from Cookham Bridge  
Turks Boatyard  
Boat Builders Yard  
The Wharf, Cookham  
Upper Reach, Cookham  
Swan Upping  
By the River  
Separating Fighting Swans  
Cookham on Thames  
Rowborough

### **Cookham Regatta Series (Christ Preaching)**

Christ Preaching at Cookham Regatta  
Dinner on the Hotel Lawn  
Ferry Hotel Lawn  
Conversation Between Punts  
Girls Listening  
Listening from Punts  
Punts by the River  
Punts Meeting

### **Cookham High Street**

The Farm Gate  
The Tarrystone  
Cookham High Street  
Lindworth 8 paintings set in and around the house  
Christ Carrying the Cross  
Christ Entering Jerusalem  
The Crucifixion  
The Betrayal  
Villagers and Saints  
Sarah Tubb and the Heavenly Visitors  
Dustman or Lovers  
Blacksmith's Yard  
Neighbours

### **Set around the War Memorial**

A Village in Heaven  
Unveiling Cookham War Memorial  
The Jubilee Tree  
The Village Lovers

## **Church and Churchyard**

Resurrection Cookham Churchyard  
In Church  
Roy (drawing)  
The Angel  
Cookham Church, Whitsun

## **The Moor and Marsh Meadow**

Cookham Moor Posts  
Cookham Moor  
Cows at Cookham  
Adoration of the Old Men  
Love on the Moor  
The Magnolia Tree  
The Scarcrow  
Marsh Meadows

## **Poundfield**

Englefield House  
Wisteria at Englefield  
Cookham from Englefield  
Englefield Garden Looking Towards Hedsor  
Lilac and Clematis at Englefield  
The Scarecrow  
Poundfield  
Gardens in the Pound  
Terry's Lane

## **Miscellaneous Locations**

Girls Returning from Bathe	Odney Lane
The Baptism	Odney Pool
The Magnolia Tree	Odney Club
Villas at Cookham	School Lane
The Last Supper	School Lane
The Brew House	School Lane