

Character Areas

The Residential Areas	
<p>Building period</p>	<p>The properties in this area date predominantly from the latter part of the 19th C, but large parts have been built or redeveloped during the latter part of the 20th C.</p> 
<p>Plot size and form and relationship to road</p>	<p>The properties in this area form terraces or small groups and blocks of similar styling, rather than being individual buildings. Most follow a pattern of building close to the road frontage in a continuous terrace form. Some have small garden areas at the front. Later flatted development is more varied and includes blocks such as Atherton Court set within a landscaped space, others are built to the road frontages with contained private amenity areas. There are a series of connecting footpaths running between and to the rear of properties on the streets off the eastern side of the High Street, and the frontage of some properties is to a footpath. The roads are narrow.</p>   
<p>Building height</p>	<p>The properties in these areas are generally 2 storey, but there are exceptions in the more modern flat developments, which rise to 3 and occasionally 4 storeys.</p>  

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<p>Rooflines</p>	<p>Roof lines are generally composed of simple pitched roofs running parallel to the streets. There are some exceptions with flat roofs. The roofs are not generally broken by dormers, but the older houses have chimneys.</p>		
<p>Windows and doors</p>	<p>Windows and doors vary in style and materials. Many of the older buildings were originally constructed with timber sliding sash windows, but these have been replaced in many cases in upvc. Some of the more recent development have dark coloured timber or metal casement windows. Despite individual replacements, there is generally some consistency of style and colour within blocks of similarly styled buildings.</p>		
<p>Facing materials</p>	<p>Most of the buildings are constructed from brick, which is in varying colours, and in some instances painted, or finished in render. Roofs are slate and profiled and plain tiles, generally in the orange/brown range. In Tangier Lane there is a terrace of houses constructed from poured concrete which have a painted finish in a variety of pastel shades.</p>		
<p>Special features</p>	<p>The long terraces that form Brocas Terrace and Emlyns buildings, were originally designed with a garden frontage onto the Brocas, and originally had a small front verandah overlooking this space. The long lean-to roof along these elevations is still distinguishable despite many alterations. Many of the flats in this area have external balconies.</p>		

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<p>Boundaries</p>	<p>Most properties either front directly onto the street or are set back within small garden areas , some of which are enclosed with low fencing or informal planting.</p>		
<p>Street furniture and paving</p>	<p>Road surface and paving are predominantly tarmac edged with concrete kerbs, but some of the older streets retain stone kerbs. Street lighting on the west side of the High St is in the form of a variety of fairly utilitarian columns. To the east there are more decorative Victorian style lamp columns. there is a bus shelter on Brocas Street.</p>		
<p>Trees</p>	<p>Trees are limited to small garden trees around buildings. The open gardens to the west of Atherfton Court contains several specimen trees.</p>		
<p>Open spaces</p>	<p>There are no significant public open spaces within this area, but the garden areas around buildings are important in providing some green spaces within this area.</p>		

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<p>Parking</p>	<p>This area contains the Meadow Lane public car park, principally serving the High Street trade and visitors. The large number of houses in this area also generates a considerable demand for parking. The majority of the houses are not able to provide parking within the property and there is therefore on road parking, which is quite intrusive in the narrow streets. There are also several areas of garage courtyards, and private parking areas, including some in former garden areas, which are quite dominant in the immediate area.</p>		
<p>Landmarks</p>	<p>Throughout this area there are glimpses views available of Windsor Castle and the College Chapel.</p>		

Table 3

The River Frontage

8.9 The town has an important river frontage which reflects the importance of river traffic in the early development of the town with buildings still concentrated on either side of the bridging point. The river separates the towns of Windsor and Eton and the bridge and public promenades on the Windsor Bank give the Eton riverside high visibility. The area immediately to the east of the bridge used to be occupied by a timber yard, but was redeveloped with a large modern development of apartments in the 1990's, which has resulted in quite a change to the character and appearance of this section of the river frontage.

8.10 Further beyond this to the east the properties that extend to the riverside were redeveloped in the 1970's, and reduce to a more domestic scale. The eastern section of this river frontage is relatively private, being screened from the main river channel and opposite bank by the tree covered Cutler's Ait.

8.11 The area to the west of the bridge is much more visible from both the river and the Windsor riverside promenade. It is predominantly occupied by a series of boathouses, with floating rafts providing boat access to the river. The oldest boathouse is now converted to residential use, but the remaining buildings are characterful and are evidence of the history of the development of boat manufacture, repair and rowing in the town.

8.12 There are several recreational uses related to the river and adjacent open space. Restaurants overlook the river, rowing boats from the College and other boating activity take place on the river, and there is an extensive footpath network over the open land to the west of the town.



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The River Frontage				
Building period	Although the riverside area has a long history of development associated with river trade, the buildings presently within this area predominantly date from the late 19th C and 20th C.			
Plot size and form and relationship to road	The buildings have their main elevation to the river frontage, on wide but relatively shallow plots. The elevations to roads to the rear are more utilitarian and service areas.			
Building height	The buildings are predominantly 2 and 3 storey. The buildings are highest immediately adjacent to the bridge, reducing at the eastern and western edges.			

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<p>Rooflines</p>	<p>Rooflines are varied but include strong gable features, and the new Eton Riverside building includes domed roof structures.</p>		
<p>Windows and doors</p>	<p>Windows and doors overlooking the river are of varying styles related to building period but are typically large, for both functional reasons (eg boathouse doors), and also to exploit the river views.</p>	 	
<p>Facing materials</p>	<p>Most of the buildings in this area are constructed from brick, predominantly red, but there are also some rendered buildings. Roofs are clad in tile and slate.</p>		

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<p>Special features</p>	<p>Many of the riverside buildings have terraces and balconies overlooking the river, and riverside moorings.</p>		
<p>Boundaries</p>	<p>Properties are built close to the river, with predominantly hard landscaped edges to the river frontage, and low open railings or fences. Properties are built out to the road edge on the 'rear' elevations.</p>		
<p>Trees</p>	<p>Large trees are not significant within this area, but there is some planting and a garden area on the eastern side of the bridge and this does break up the building frontage.</p>		

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<p>Open spaces</p>	<p>The river creates an open space that separates Eton from Windsor and allows views between the two towns, and to the east and west along the length of the river. The small Riverside Piazza to the east of the High Street provides a publicly accessible open area that enables these views to be more generally available.</p>		
<p>Parking</p>	<p>The modern developments to either side of the bridge accommodate parking within the sites beneath the buildings. Cars are not therefore significant in this area, and moorings for boats predominate .</p>		
<p>Landmarks</p>	<p>The buildings on the riverside are themselves landmark buildings, and also benefit from important views to Windsor Castle.</p>		

Table 4

Character Areas

Opportunities for Enhancement and Change

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Condition

9.1 In general the properties in the Conservation Area are well maintained and in active use, but the intensity of use varies between the different character areas. The buildings in the Residential and College areas are intensively used with little evidence of vacant properties, whereas the High Street area does have some vacant shop units, and some of the buildings at the rear of the High Street frontage are empty or underused and showing signs of neglect and lack of maintenance. The shop fronts and signage are predominantly in good condition and very simply detailed.

9.2 The large modern office building in Eton Court is currently vacant, and boarded up waiting implementation of an approved scheme for conversion to flats. In its present condition it is disruptive to the appearance of this part of the Conservation Area.

9.3 The condition of the street furniture and paving at the southern end of the High Street is good, having been replaced in the last decade. Some of the paving areas within the College area are in poor condition with damaged slabs and some reinstatement in non-matching materials.

9.4 The areas of open space and trees within the Conservation Area, are generally well maintained. Most of the private garden areas are also well cared for and attractive, but some are showing signs of neglect, or have become dominated by car parking.

Sensitivity to Change

9.5 The retail and service activities in the High Street are predominantly independent traders, with many highly specialised outlets, which are dependent on the College and associated visitors as well as the local population to generate trade. The specialised nature of many of the outlets relies in part on the historic character and high quality of the environment, and also contributes to the character. The area is therefore very sensitive to issues such as shop signage and advertisements, and insensitive alterations could have a significant detrimental effect on the area. The vitality of the area is also dependent on maintaining high occupancy levels in the retail and service units.

9.6 Within the High Street with the presence of so many listed or locally significant buildings, there are unlikely to be many opportunities for new building but it is essential that any new buildings maintain the tight line of the High Street façade and that any back-land development respects the established scale and building and plot patterns, and preserves important views.

9.7 In the residential areas off the High Street the character of many of the terraced buildings is derived from the unity of their features. On several of the terraced properties there has been considerable alteration of windows and doors, and many are now in upvc. However all the terraces still retain a strong degree of unity from the facing materials, and repeated details such as rooflines, window opening size and position, and chimneys. It is therefore important that these materials and repeated features are maintained.

9.8 Within the College area the character is wholly dependent on the continuing school activity. The area has evolved with the development of the College since the foundation in the 15th century, and has expanded considerably from the original core of buildings. It is likely that the College will continue to have new development requirements which will require careful consideration to preserve the many significant historic buildings and their settings.

9.9 The area as a whole is sensitive to the impact of traffic and parking. The 1996 Conservation Area Statement identified parking and traffic management as a particular concern and since that time there has been some reduction in traffic in the lower part of the High Street with the introduction of a one-way system. The High Street and narrow residential side streets remain vulnerable to the impact of traffic and parking and any changes that increase traffic levels or demand for parking in the town. In the College area the wider roads accommodate vehicles more easily, but the area at the junction of Slough Road with Common Lane and Keats Lane, which is the main road access to the town and a through route, is busy, with the traffic lights causing periodic congestion. This area is at the centre of the historic College buildings and also heavily used by pedestrians, and traffic and associated signage and controls detract from this environment.

9.10 A sizeable percentage of the Eton Conservation Area is located within the Environment Agency's designated floodplain and as such flood-proofing measures and flood resilient design are important factors to be taken into consideration. How buildings are designed to take account of both floodplain policy and also the

Opportunities for Enhancement and Change

surrounding conservation area will need careful consideration by developers. In particular, the incorporation of flood voids, raised floor levels and the effect this will have on ridge height, windows and doors will need to be accounted for.

9.11 The Eton Rowing Lake to the west of the Conservation Area is one of the venues for the 2012 Olympics, which will bring a considerable amount of visitors and activity to the area, which is likely to have an impact on the adjacent town, and as well as pressure of traffic etc, may present opportunities to enhance and promote the town, for longer term benefits.

Negative Areas

9.12 Whilst there are some neglected areas at the rear of some of the High Street properties, such as around the Church Hall in Sun Close, they are not in prominent locations, such that they are considered to detract from the special character of the area as a whole. Throughout the residential areas there are several areas of parking which have large areas of hard surfacing with little if any soft vegetation or screening. The parking area at the front of the New Inn in Eton Square, is particularly conspicuous and contrasts with the garden areas of the adjacent flats. Schemes that reduce or screen the parking in these areas could provide enhancement opportunities.

9.13 The main building that may be considered a negative element because of its bulk and appearance is the Atherton Court complex, which dominates the views at the rear of the High Street around Meadow Lane. These views are however well contained, and the design of the blocks with a flat roof ensures that they are largely screened by Emlyn's Buildings and Brocas Terrace in the long views from the river and Brocas.

Enhancement Opportunities

9.14 There are several areas within the Conservation Area that do not make a positive contribution to the appearance of the area, but equally do not detract from the appearance to the extent of being considered a negative area. There are relatively few buildings within the High Street area that fall within this category, but there may be more opportunity for replacement buildings within the Residential, Riverside and College areas, provided that any new buildings demonstrate a high design standard and maintain the important characteristics of the areas.

9.15 Many High Street buildings contain very good shopfronts. These need to be retained and related signage needs to be of traditional design and materials to complement this historic character. In a few cases, for example 7 High Street, unsympathetic modern shopfronts could be replaced with more traditionally detailed windows to restore the unity of the High Street.

9.16 The Conservation Area is characterised by the many small passages and lanes that run off and to the rear of the High Street properties. Many of these serve as access and servicing areas and several give opportunities for improvement in terms of screening storage areas and improving the surface material. Such areas include the road to the rear of Atherton Court, and the alley in front of the almshouses.

9.17 The area of land off Sun Close including the Church Hall, has a rundown appearance with areas of land being used for informal car parking. Parts of this area were formerly garden plots and many trees and shrubs survive, and maintain a screen to South Meadow. There is potential to improve the appearance of this area, but the retention of trees and screening, would be important for the views into the area, and the significance of the garden plots would also require investigation.

9.18 There are opportunities in the upper part of the High Street and in the College areas to improve the quality and condition of the paving surfaces. The lower part of the High Street has traditional Yorkstone paving whilst the areas to the north are a mixture of concrete slabs, and some areas of concrete and tarmac. Reinstating Yorkstone or similar traditional finishes to the remainder of the High Street and around the most important College buildings would represent a considerable enhancement of the area.

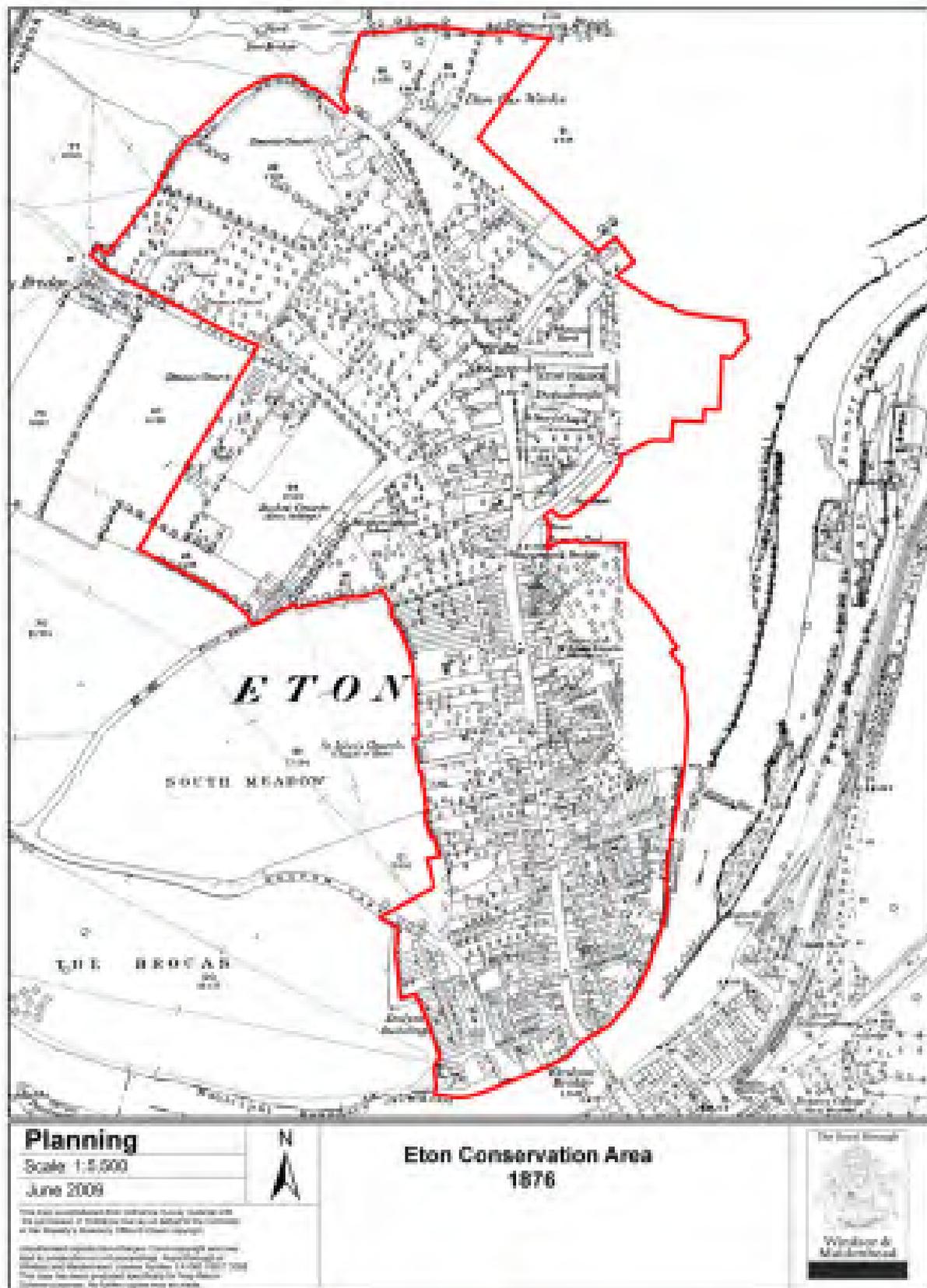
9.19 Within the residential areas there are opportunities for individual properties to reinstate original details of windows and doors to houses, particularly within terraces, and to reduce the impact of car parking within garden areas by adding planting, or improving surface treatments. The street lighting within parts of the Conservation Area is rather utilitarian in design and the Conservation Area could be enhanced with more traditional street lighting used throughout.

Opportunities for Enhancement and Change

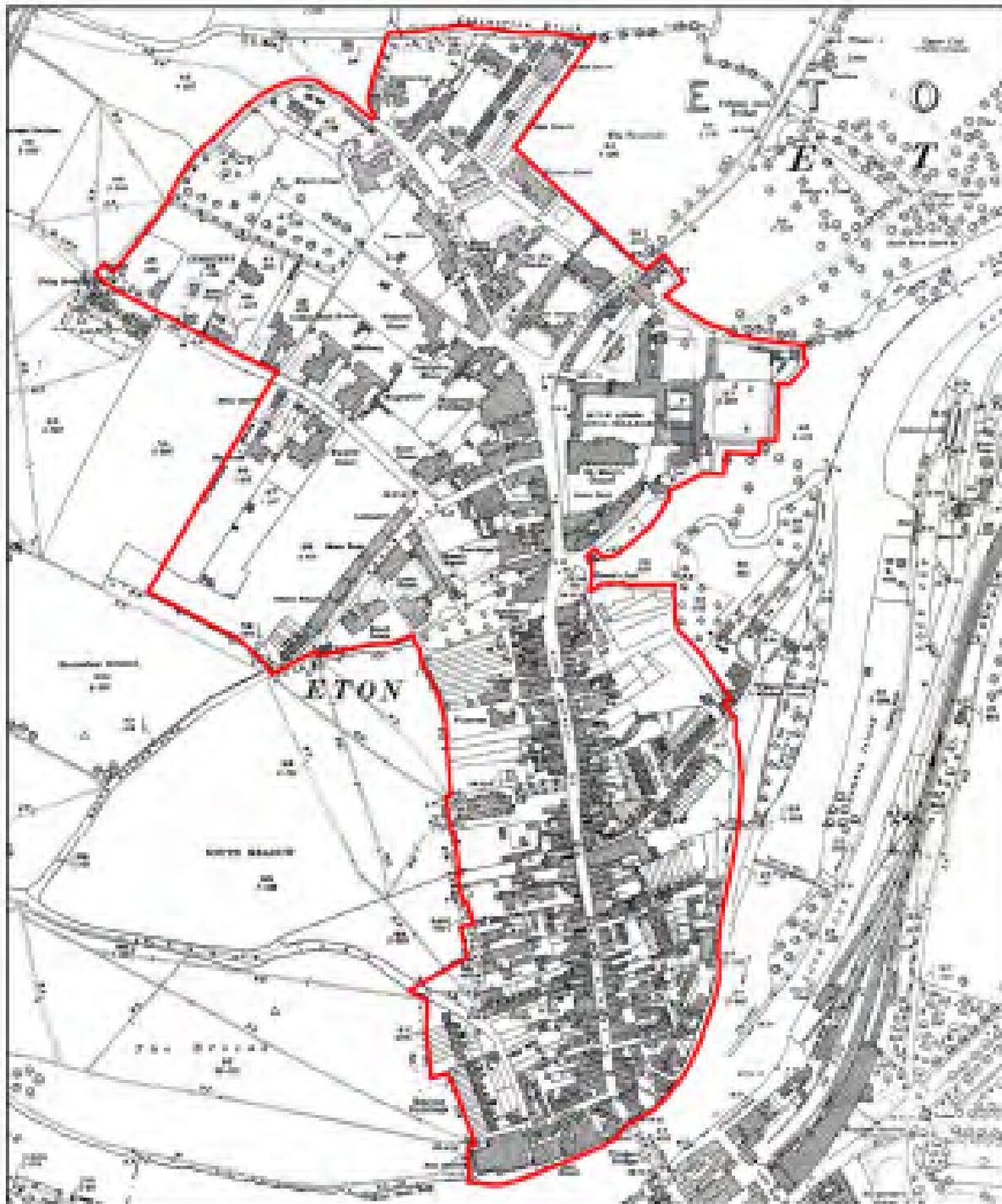
9.20 The character of the Conservation Area in general would benefit from measures to reduce traffic. The College area in particular suffers from through traffic and any scheme to reduce this would improve the environment and might provide opportunities to reduce traffic signage and clutter.

Historic Maps of the Conservation Area

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Planning	N	Eton Conservation Area 1932	The Royal Borough of Windsor & Maidenhead
Scale: 1:5,500			
June 2009			Windsor & Maidenhead
<small>This map is reproduced from the Eton Conservation Area Appraisal, which is a publication of the Royal Borough of Windsor & Maidenhead. It is not a planning document and should not be used for planning purposes. The map is reproduced from the Eton Conservation Area Appraisal, which is a publication of the Royal Borough of Windsor & Maidenhead. It is not a planning document and should not be used for planning purposes.</small>			

Historic Maps of the Conservation Area

Listed Buildings Descriptions and Images

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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
ETON COLLEGE	I	An outstanding group of buildings surrounding 2 courtyards. Mainly red brick with stone dressings, chapel ashlar. 1441-6: most of School Yard and Green Court, including College Hall (restored 1858) and buttery, Lower School, Headmaster's chambers, etc; also Provost's house and kitchen. 1449-59: Chapel (restored 1847, '52 and '76) containing C15 wall paintings. Master of Works: Roger Keys. Modern fan vault. 1514-20: Lupton's tower and chapel, Election Hall. 1689-91: Upper School, headmaster's room and school office. Architect: ? Sir Christopher Wren. L.H. 4-window section destroyed by bomb, now rebuilt. 1714: Brewhouse and bakehouse. 1726-9: Library and South arcade. 1758-66: 2nd storey of Green Court, drawing room wing of Provost's house.	
THE MEMORIAL BUILDINGS, ETON COLLEGE (Formerly listed as The School Hall and Library)	II	Erected 1905-8 as a Boer War Memorial. Red brick with stone dressings and quoins, the ground floor wholly stone, rusticated. Consists of 2 buildings. The south building has a rectangular front with a large Ionic doorway. Wide stone pilasters above flank a single round-headed window. The outer portions are flanked by pilasters rusticated in stone and brick. Stone balustraded parapet with solid centre portion. The north building is octagonal surmounted by a leaden dome with cupola over. Each wall contains a round-headed window flanked by narrow pilasters. Stepped parapet over surmounted by urns. The 2 buildings contain the Library and the School Hall. Architect: L K Hall.	
STATUE OF HENRY VI, ETON COLLEGE	II*	Bronze statue on stone pedestal. Sculptor: Francis Bird, 1718	
THE NEW SCHOOLS, ETON COLLEGE	II	1861-3 Henry Woodyer, Architect, extended in 1876. Arcade on ground floor of stone obtusely-pointed arches. Above red brick with diaper pattern of grey headers. Castellated parapet. Windows of 2 tiers of 4 lights each with trefoil-headed lights,	

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Name	Grade	Description	Photo
FRONT COURT RAILINGS AND SIDE COURT RAILINGS, THE NEW SCHOOLS, ETON COLLEGE	II	Wrought iron railings, later C19, designed with the New Schools. Tall with twisted shafts, decorative heads, panels, gates and overthrows.	
BARNES POOL Eton School Stores (South Building)	II	C18. Red brick. 3 storeys, 1 double-hung sash in reveal with sill and rubbed flat arch. Ground floor: early C19 shop window bay, 4-panel door, 2 panels flush, fanlight, continuous entablature over shop and door. Parapet, hipped old tile roof. Glazing bars to shop window.	
ETON BALDWIN'S SHORE Barnespool Bridge	II	Road bridge over Barne's Pool. Dated 1883; designed by A.M. Fowler, engineer. Wide single-span bridge taking the High Street over Barne's Pool [now drained]; the carriageway is supported on transverse fish-belly iron girders separated by diagonal braces; iron lattice girder parapets and granite terminal piers with ornate cast-iron lamp standards; the abutments are of brick with granite quoins. SOURCE: Buildings of England, p.319.	
BARNES POOL Gulliver's and Gulliver's End (Formerly listed as Gullivers, High Street)	II	C18 house. Red brick. 2 storeys, 3:1 double-hung sashes in reveals with sills and rubbed flat arches. Slight right hand projection with elliptical carriage arch. Band and parapet, old tile roof. Yard has 2 hooded doorways, 1 with brackets, 1 with 6 fielded panel door. Gulliver's and Gulliver's End, St Christopher's, Old St Christopher's, Hodgson's House, Premises occupied by Alden and Blackwell and Carter House form a group.	