

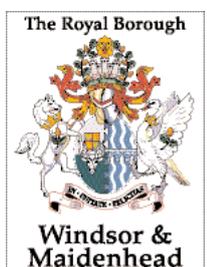
Conservation Area Appraisal



St. Mary's Church & Burycourt, White Waltham

May 2008

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

By Councillor Mrs Alison Knight

Lead Member for Planning and Housing

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

An appraisal for St Mary's Church and Burycourt, White Waltham was last produced in 1994, but it is now recommended in the guidance from English Heritage that these appraisals are reviewed every five years. This appraisal is part of a longer project to review all the existing Conservation Area appraisals in the Borough, and to complete appraisals for the Conservation Areas that do not presently have one.

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

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

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

Conservation and Design Team
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Or email planning.policy@RBWM.gov.uk



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Introduction

1 Introduction

What does Conservation Area designation mean?

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

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

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

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

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

What is the purpose of Conservation Area Appraisals?

1.5 The aim of the Appraisal is to:

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

What is the status of this document?

1.6 A draft version of this document was published for public consultation during February and March 2008, and this process is summarised in Appendix 7. Following the consultation exercise the comments received have been considered and some amendments have been made. This final version of the appraisal has been approved for publication by the Lead Member for Planning and Housing, and endorsed by the Cabinet of the Royal Borough of Windsor and Maidenhead, for use to guide and inform all planning considerations and other council activities in the Conservation Area, on 22nd May 2008. The previous Conservation Area Appraisal published in 1994 is now superseded by this document.

Introduction

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

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

Planning Policy Context

2 Planning Policy Context

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

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

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

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

Background

3 Background

3.1 St Mary's Church and Burycourt, White Waltham, Conservation Area was first designated on 13 June 1994, following proposals put forward in the consultation stages of the Borough-wide Local Plan study. A Conservation Area Statement was produced at that time, and this document is a review and update of that document. There have been no boundary amendments since 1994 and none are proposed in this document.

3.2 The original reasons for designation identified the importance of the grouping of cottages and farm buildings close to the church as a survival of the oldest part of the village. This is separated from the rest of the village by large tracts of agricultural land. The importance of the views from the south of the Conservation Area were also identified.

Summary of Special Interest

4 Summary of Special Interest

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

- **Topography and Location:** The Conservation Area is an isolated grouping of buildings either side of Church Hill, which rises to the south to give long views out from the Conservation Area to the north. The land to either side of Church Hill is open agricultural land, and the airfield to the north also contributes to the open setting.
- **Architectural Character:** The buildings in the area are distinctive in that their form reflects the fact that the majority have their origins in agricultural use. The church is a contrasting and equally distinctive building. Most of the buildings are constructed from red brick but the church and Burycourt barn contrast with their use of flint and weatherboarding, and are exceptional examples of the use of local materials.
- **Uses:** The Conservation Area has a mixture of uses, with several of the farm buildings now converted to residential use, but there is also some agricultural use, and light industrial activity on the Burycourt farm site. Activity associated with the church varies in relation to services, and can generate considerable amounts of traffic and parking.



Location, Setting and Development of the Area

5 Location, Setting and Development of the Area

Location and Setting

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

5.2 The small settlement of White Waltham lies to the south west of Maidenhead, close to the suburban areas of Woodlands Park and Cox Green. The Conservation Area is centred around the Church of St Mary on Church Hill, this is slightly separated from the main village which lies about ½ a mile to the west. To the north of the Conservation Area is White Waltham Airfield, a Second World War airfield now used as an active private airfield. Immediately opposite Burycourt is Grove Park business park. To the south of the Conservation Area is Waltham Place, a substantial country estate with extensive gardens and grounds.

Topography and Geology

5.3 The area rises from north to south up Church Hill with the Church sited in the higher part of the area. Because of the slope there are long views from the southern part of the area across the conservation area to the flatter land to the north that is occupied by White Waltham Airfield and agricultural land.

5.4 The area lies within an area that is categorised the detailed Borough Landscape Character Assessment (2004) as *Settled Farmed Sands and Clays*, with the area immediately to the north categorised as *Open Chalk Lowland*. The general characteristics of the landscape are identified as;

- Mosaic of historic rural villages, farmsteads and manor houses set within a diverse rural landscape
- Flat to gently undulating landform which is intermittently open and enclosed with some long distance views.
- Mixed farmland with small-medium arable fields and areas of permanent pasture
- Remnant woodland areas, farm woodlands and copses of ancient origin
- Hedgerows and hedgerow/trees
- Historic designed landscapes with mature parkland trees including exotic species
- Vernacular building forms with redbrick, timber frames and weatherboard details
- Brick boundary walls of manor estates
- Rough grazing/horsiculture near settlements
- M4 road motorway corridor and other trunk roads
- Rural lanes with grass verges, ditches and hedgerows
- Numerous footpaths and bridleways
- Fish ponds associated with farms and manor

5.5 Additionally specific features of the landscape of the Waltham area are identified as;

- Unspoilt , peaceful rural landscape with an intimate feel
- Smaller fields enclosed by mature hedgerows with hedgerow trees
- Church spires are landmarks in the landscape
- Exotic parkland trees
- Dense network of footpaths between village settlements.

5.6 The underlying geology is predominantly sands of the Reading Beds formation, with chalk immediately to the north.

Location, Setting and Development of the Area

History and Development

5.7 Reference to lands at Waltham can be traced back to AD 940 when King Edmund granted '30 hides at Wealdham' to the thegn Aelsige. This land was equivalent to 3600 acres and occupied parts of what are now White Waltham, Shottesbrook and Waltham St Lawrence. The land granted would have formed part of a large royal estate in the ancient forest of Windsor as indicated by the name's origins: 'Weald' (woodland) and 'ham' (enclosure).

5.8 By the time of the Domesday Survey the original estate of Wealdham had become subdivided and the area around the present church was granted by Edward the Confessor to the Abbot of Chertsey for the household supplies of the monks. The Domesday record includes reference to a small church.

5.9 By the 13th century the area had become known as White Waltham with the prefix White being assumed to derive from the fact that the area is on the edge of chalk. The land continued to be controlled by Chertsey Abbey although the original holding was being gradually split into smaller manors including in the 15th century, the manor of Windsors or Waltham Place immediately to the south of the present church.

5.10 After the dissolution, the Chertsey Estate was granted in 1537 to Thomas and Cecilia Weldon and became the Manor of Bury centred close to the Church.

5.11 Of the buildings that stand in the area today the Church has remnants of 12th and 13th century work but was substantially restored in the 19th century. The large barn at Burycourt is thought to date from the 15th century together with Little Tudors (No. 14) on Church Hill. The other farm buildings are 18th and 19th century in date.

5.12 Earlier this century the area comprised two groups of farm buildings on either side of Church Hill below the church, being farmed in association with the Shottesbrooke Estate. The connection with agriculture has declined in recent years and is reflected in the conversion of some of the agricultural buildings to houses. The maps in appendix 1 show the area in 1899 and 1931. These show that the form of the buildings in the area has changed very little over the last 100 years other than with some changes to the outbuildings within the farm sites, and the construction of New Lodge between 1919 and 1931.

Archaeology

5.13 White Waltham is mentioned in the Domesday Book and was clearly a focus for medieval settlement and agriculture – the remains of a Medieval field system and a hollow way are noted close to the church. There is significant potential for further archaeological remains throughout the Conservation Area.

The General Character and Form of the Area

6 The General Character and Form of the Area

6.1 The Conservation Area comprises a cluster of buildings to the north of St Mary's Church, which are bisected by Church Hill as it curves around the churchyard and rises to the south between grass banks and walls. Although the principal use of most of the buildings in the Conservation Area is now residential, domestic gardens are not immediately obvious being screened by hedges, walls and buildings where they occur. Several of the farm buildings and boundary walls immediately abut the road frontages, and a long range of buildings back onto the churchyard. The groups of buildings therefore continue to have an outward appearance of an agricultural complex set in countryside. Burycourt farmhouse is the only house that has a large garden area.

6.2 Very limited agricultural use is now made of the main Burycourt barn and the adjoining modern shed and farmyard but the corner outbuilding is now used as a small craft workshop. With the use being contained within the building, the activity has a very minimal impact on the appearance of the area other than from parking. The other use of the area is that associated with the Church. Obviously at the times of services this generates considerable amounts of traffic and parking but outside these times the churchyard is a very quiet area.

6.3 Waltham Road runs along the north edge of the Conservation Area and is busy both as a local route from the west into Maidenhead, and to serve the business areas of Grove Park immediately to the north of the Conservation Area.



Special Features of the Area

7 Special Features of the Area

Listed Buildings

7.1 The earliest and most visually dominant building is St. Mary's Church, a Grade II* Listed Building. It is dominated by the 19th century tower with a higher stair-turret which terminates in a circular section on the northern corner. The other dominant building is, in complete contrast, the barn to Burycourt, also Grade II* Listed. This weatherboarded six bay barn was probably formerly a tithe barn. Its road frontage is unbroken, except by doors, but on the western (farmyard elevation) it has two hipped midstreys and a horse engine house.

7.2 To the east of Church Hill against the churchyard wall are a group of cottages, and two houses formed from a former barn. All these properties are Grade II Listed. The central cottage, Little Tudor is the earliest building in the group dating from the 15th century with evidence of timber framing and a jettied north front. The buildings to either side are 18th century. On the west side of Church Hill, in addition to the main barn, is the 18th century farmhouse which faces the barn across the farmyard and is Listed Grade II.

7.3 There are also several small items of interest in the area which are listed. The Montolieu chest tomb and an 18th century headstone are Listed Grade II, as are the stocks and whipping post outside the churchyard. Further details of all the listed buildings are included in Appendix 2.

Important Non Listed Buildings

7.4 All of the principal buildings in the Conservation Area are listed, but there are a variety of lesser agricultural buildings, mostly 19th century, some now converted to residential use, that add to the overall character and appearance of the area by demonstrating the variety and range of buildings in a traditional farmstead. These buildings are described in more detail in Appendix 3.

Building Materials

7.5 There is a very limited palette of local materials used in the buildings in the Conservation Area, which gives the area great cohesion.

Building Materials		
<p>Brick</p> <p>The majority of the brickwork in the area is characteristic orange/red local brick. On the older buildings the bricks are soft hand made bricks and on several buildings these are used with dark headers to give a chequered appearance. Some of the farm buildings have alterations in harder bricks and the corner outbuilding is a machine made brick. Burycourt farmhouse is unusual in that it is constructed partly in blue bricks but with red</p>		

Special Features of the Area

<p>Building Materials</p>		
<p>dressings that match the earlier and more vernacular buildings. The brickwork is in traditional bonding patterns including a header bond on Burycourt, and on Little Tudors, a herringbone infill to the timber frame.</p>		
<p>Chalk and Flint</p> <p>The Church is an exceptional example of the use of the local materials of chalk and flint. It is built predominantly in flint with some stone and chalk dressing and some small areas of Berkshire chequered stone and flint work in the south gable end. Flint is also found on the boundary wall to Burycourt farmyard</p>		
<p>Weatherboarding</p> <p>The large barn and some areas of the outbuildings are clad in dark stained weatherboarding.</p>		
<p>Timber Frame</p> <p>Although timber frame construction is found in many of the buildings in the area, with the principal example being the Burycourt barn, the only example of exposed timber frame is on Little Tudors. Some is visible in the rear elevation to the churchyard, but the framing on the entrance elevation is more substantial</p>		

Special Features of the Area

<p>Building Materials</p>		
<p>Roof Materials</p> <p>Roofs are principally covered in handmade clay tiles. The corner outbuilding and the Old Barn garage are clad in smoother machine made tiles of the same colour.</p> <p>Burycourt Farmhouse and some of its outbuildings are clad in slate on shallower hipped shapes.</p>		

Architectural Details

7.6 The church has its own particular architectural features, but the other buildings in the area are very simple in their detailing, much of which derives from the original agricultural function of the buildings.

<p>Architectural Details</p>		
<p>Doors and windows</p> <p>On the domestic buildings windows are simple casements, some with leaded panes, on the earlier buildings, and vertical sliding sashes on Burycourt Farmhouse main elevation. On the converted agricultural buildings there are some simple dark stained windows and some which have been formed to maintain the form of ventilated openings in the original building.</p> <p>There are contrasting styles of doors with painted timber doors to the houses, and simpler dark boarded doors to the original farm buildings.</p>	 	 

Special Features of the Area

Architectural Details		
<p>Roofs</p> <p>Roofs are unified by their steep pitches and the predominant roof form has simple gabled ends. There are also some hipped ends and the Burycourt Barn has a half hipped detail.</p> <p>There is a significant difference between the original house roofs broken up with brick chimneys and clay pots, and the unbroken expanses of the agricultural building roofs. There are several rooflights on the churchyard side of Old Barn, but other than this the few rooflights in other converted buildings are very unobtrusive, and there are no dormer windows breaking the roof forms.</p>		
<p>Boundary walls</p> <p>There is a wall enclosing the Old Barn site and a similar but lower wall continues around part of the churchyard. On the Burycourt site there is a flint wall separating the farmhouse from the farmyard area</p>		
<p>Building Heights</p> <p>The Church is the dominant building in terms of height. The agricultural buildings vary in height but were originally mostly single volume spaces. The houses are two storey with no attic room windows.</p>		

Trees

7.7 The finest specimen trees are in the churchyard. Despite losing its top section a few years ago, the Wellingtonia remains an important feature close to the church tower. There are also several yew trees in the church grounds. The less formal boundary planting on the field edge on the eastern side of Church Hill below the cottages, provides an important introduction and boundary to the conservation area from the northern approach.

Special Features of the Area

7.8 Important screening/boundary trees are found on the north eastern corner of the churchyard, and on either side of the footpath along the south western edge of the area. Just outside the Conservation Area, the trees in the grounds of Waltham Place provide a backdrop to the area, particularly prominent in views from the north since the rising land gives them particular importance. The trees/shrubs on the southern boundary of the Grove Park adjacent to Waltham Road are important in screening this area from the Conservation Area on the road approaches.

Open Spaces



7.9 The juxtaposition of the main Burycourt barn, church and churchyard either side of Church Hill encloses an interesting space with open and gravelled verges on either side, unifying the building groups across the road. The churchyard itself is a tranquil open space particularly in its older section immediately around the church.

7.10 A less publicly accessible, but equally important open space is the central courtyard on the Burycourt farm group. This is visible in glimpse views from the adjoining roads and is a simple undivided space surfaced in grass and gravel. This provides an important setting and simple foil to the adjoining buildings.

7.11 A further important area of open land is the agricultural/orchard fields to the west and south of Burycourt. The rising land and footpath access give opportunities for quite extensive views across this land.

Boundaries

7.12 There are significant boundary walls in red brick particularly on the properties on the east side of the Church Hill, and in flint within the Burycourt site. On the east side of the road junction there is a length of metal park style railings that are now partly overgrown by the trees along this road edge. The boundaries on the west side include a well maintained low hedge around the farmyard, and wire fencing and intermittent hedge plants and brambles, as the Church Hill continues past the buildings. On the approach from the west along Waltham Road, the field is enclosed with a variety of metal fencing, with some intermittent hedging, and Burycourt Farmhouse is enclosed with timber fencing with some planting behind.

Special Features of the Area

Street Furniture



7.13 There are quite a number of signs at the junction of Church Hill with Waltham road, including both direction signs and chevron warning signs. These are quite intrusive in views along Waltham Road and detract from the rural character of the area, although clearly have a function in terms of road safety. Church Hill also has several utility poles and something of a network of overhead wires that cross the road to serve the various properties and detracts from the views of some.

7.14 Set against the outer wall of the Burycourt outbuilding is a Metropolitan Drinking Fountain and Cattle Trough Association, granite cattle trough which is disused and now used as a decorative planter. It is an interesting reminder of a period when animals were herded to market on foot, but its association with the location are unclear.

Paving and Surface Treatments

7.15 Church Hill is bounded on either side in the vicinity of the church by wide gravel areas edged with small stone setts. As it continues to rise past the church there are wide sloping grass verges with a variety of kerbs including small textured stone effect, and longer smooth modern concrete kerbs. There are a variety of wooden posts and reflective markers to either side to prevent traffic encroachment. Waltham Road is edged with a similar mixture of small stone and longer concrete kerbs with wide verges on either side, with a tarmac footpath inset within the verge on the north side. The footpath continues from the road junction across Church Hill as far as the church.

Important Views, Vistas and Landmarks

7.16 Because of the topography of the Conservation Area the longest views across the area are from the higher points to the south where from both the churchyard and public footpath there are views over the roofs of the Burycourt complex to the flatter land to the north, extending to include land as far as Ashley Hill.

7.17 Moving up Church Hill from the Waltham road junction there are a series of views of the church and churchyard including views of the tower over the converted barn, and as the road curves around, more extensive views of the west end. The Church tower is also a landmark seen for some distance in the approaches from White Waltham village to the west on the road and the footpath.

7.18 On a more intimate scale there are important glimpse views into the Burycourt farmyard from both Church Hill and Waltham Road. Unfortunately the modern agricultural building blocks more extensive views of the older buildings.

Opportunities for Enhancement and Change

8 Opportunities for Enhancement and Change

Negative Areas



8.1 The large agricultural building within the Burycourt farmyard detracts from the appearance of the more traditional buildings that surround the central area and prevents views of the group as a whole.

Condition

8.2 The properties and land within the Conservation Area are all well maintained and there is little need for action to be taken to repair buildings or boundary walls, but some of the field boundaries are quite open and formed simply from post and wire fencing, and the trees of the former orchard areas around Burycourt appear to be in decline.

8.3 The public footpath running along the south western boundary of the area has had its entrance steps reconstructed since the last Conservation Area appraisal was undertaken, and is now more easily accessed but the route of the path on the first elevated section could benefit from some clearance of fallen trees and general management.

Enhancement Opportunities

8.4 The main opportunities for enhancement of the Conservation Area would be by the removal of the modern agricultural building within the Burycourt complex, which would improve views into the site and to the surrounding buildings. Since the last appraisal the buildings of the former ML Aviation site immediately to the south of the area have been redeveloped and whilst the modern buildings are still of a different scale to the traditional buildings of the Conservation Area, they are less bulky than the building they replaced.

8.5 Most of the boundaries are well maintained walls and hedges but the fences to the western side of Church Hill above Burycourt, and to the west of Burycourt along Waltham Road, could be improved by more robust fencing or planting.

Sensitivity to Change

8.6 The Conservation Area was designated following the conversion of the majority of the former farm buildings to residential use, the sensitivity to potential change in character from changes of use is therefore limited. However there is likely to be a need to address the future use of the main Burycourt

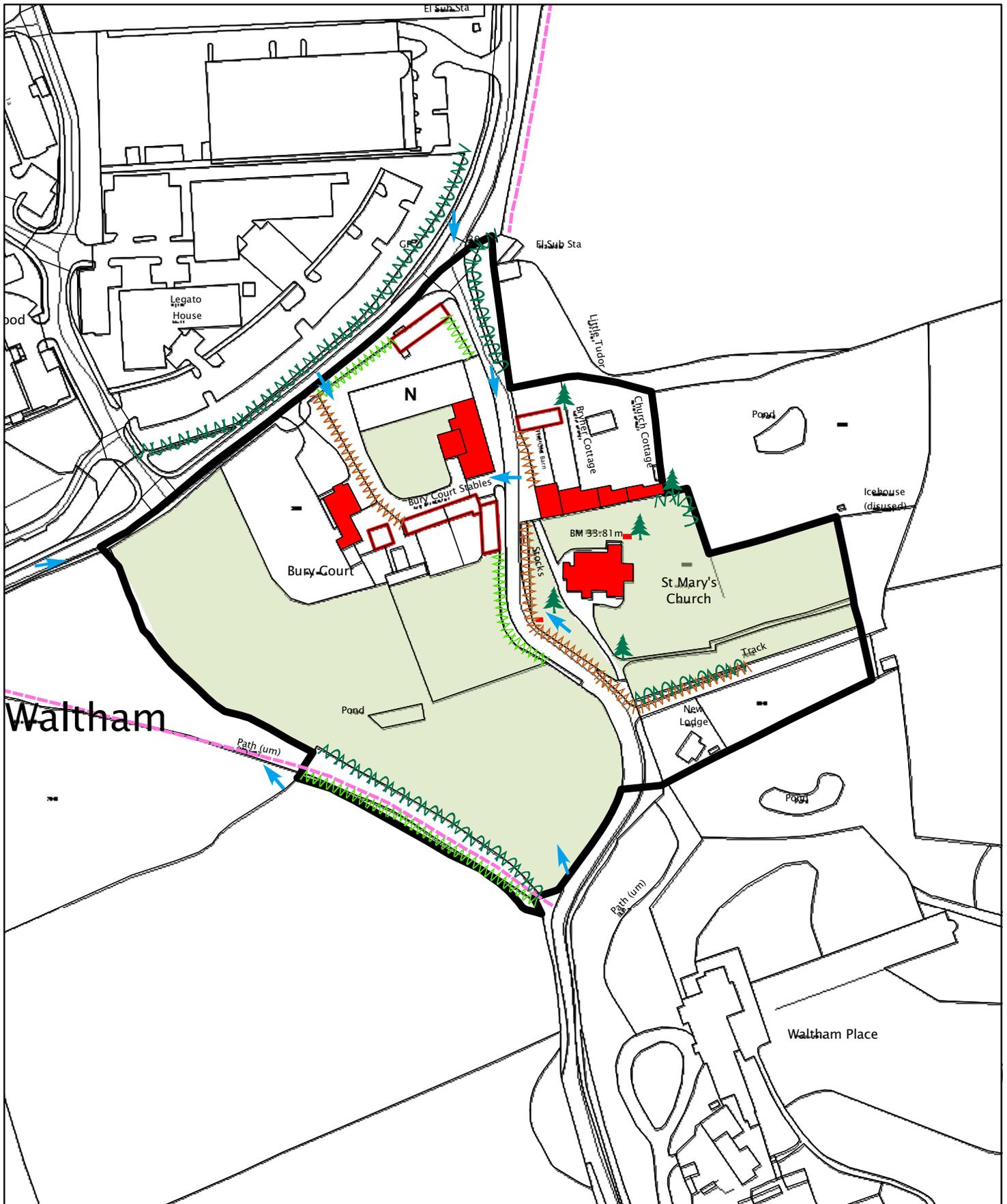
Opportunities for Enhancement and Change

barn and farmyard given the limited use now made of this area for agriculture and it is essential that any new use maintains the existing character and appearance of this area, as well as preserving the special character of the barn structure.

8.7 The majority of the buildings in the area are listed and therefore the potential for changes to building features outside of planning control is very limited. The area is perhaps more vulnerable to the erosion of character by the intrusion of domestic activity into the outdoor areas. The siting of garden buildings, children's play equipment, and even the style of garden planting and fencing needs to be carefully considered to avoid it detracting from the setting of buildings, particularly those that are within an original agricultural setting, or visible across open fields.

Map of Main Features of Conservation Area

9 Map of Main Features of Conservation Area



Planning

Scale: 1:2,000

April 2008



St. Mary's Church & Burycourt, White Waltham Conservation Area

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

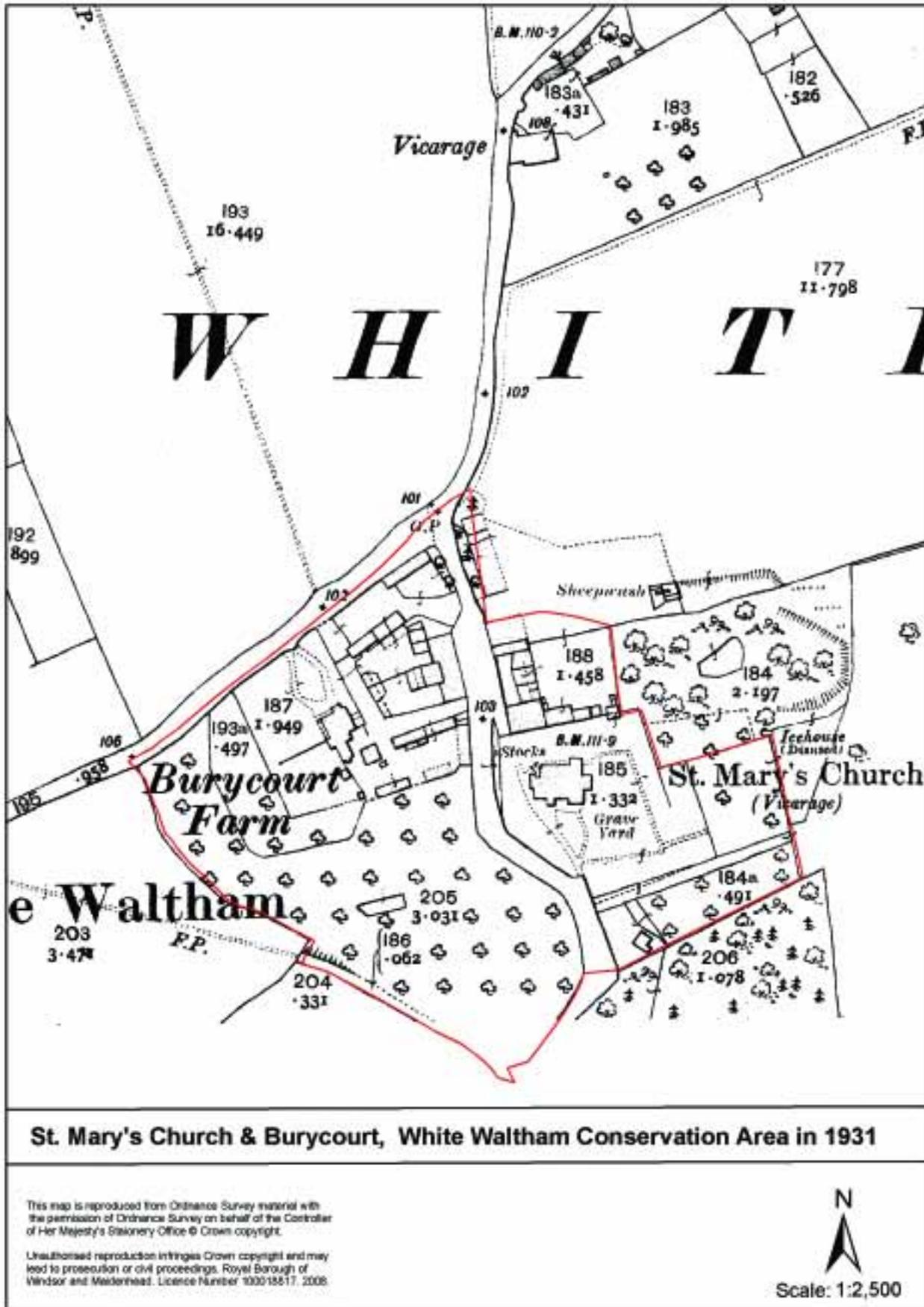
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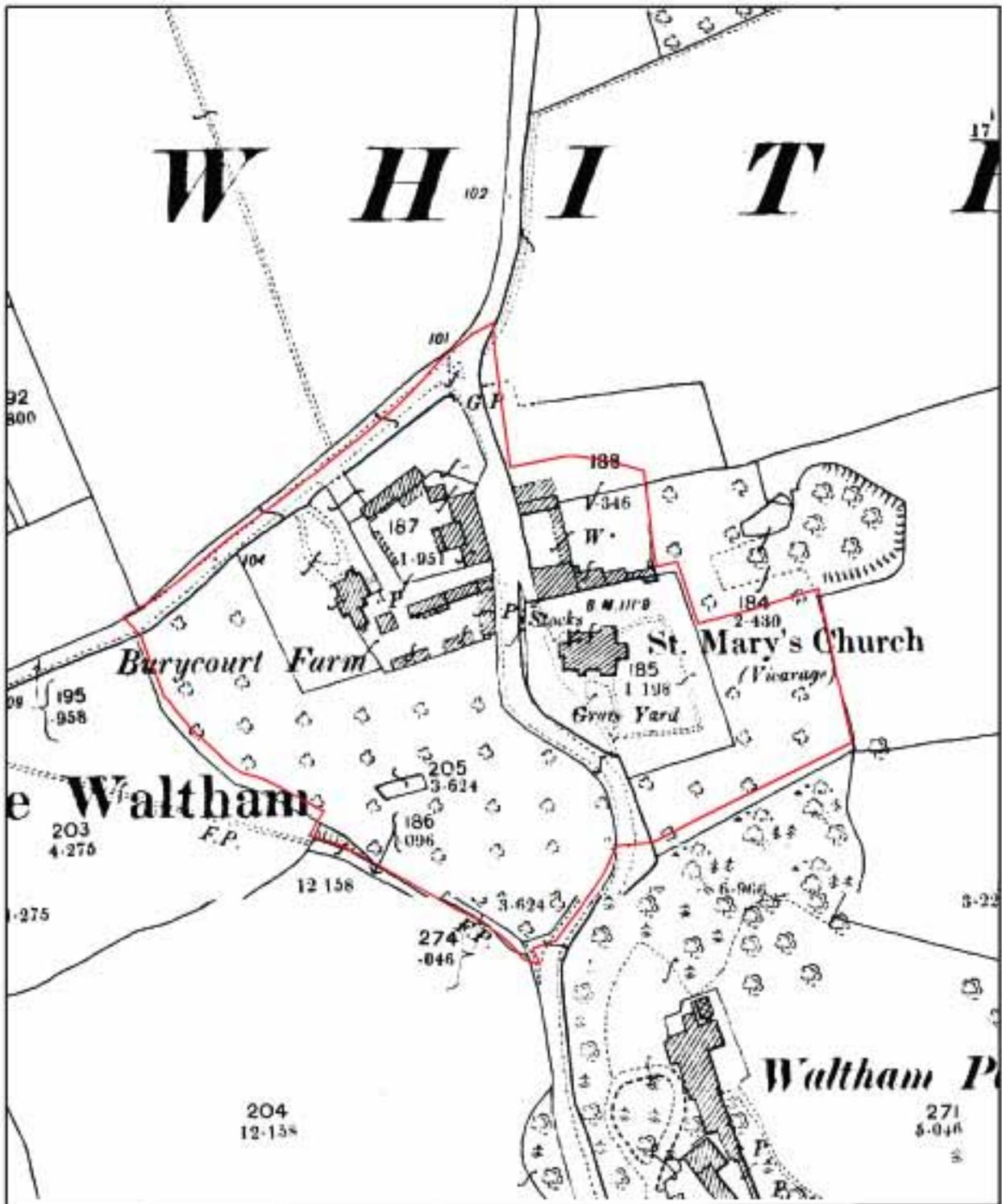


Historic Maps of the Conservation Area

App 1 Historic Maps of the Conservation Area



Historic Maps of the Conservation Area



St. Mary's Church & Burycourt, White Waltham Conservation Area in 1899

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Scale: 1:2,500

Listed Buildings Descriptions and Images

App 2 Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Headstone, approx 10 metres south-west of south aisle of Church of St. Mary, Church Hill	II	Headstone. Late C18. Stone. Scrolled head with carved urn flanked by seraphim. Memorial to Laura Grant d.1787	
Church of St. Mary, Church Hill	II*	<p>Parish church. C12, C13, C14; heavily restored in 1868. Mostly flint, some chequered stone and flint; part chalk and stone dressings. Tile roofs. West Tower; nave with north and south aisles and south porch; north transept, now used as an organ chamber and vestry; south transept; chancel. Tower: 3 stages. Weathered plinth, string with bolection moulding; moulded cornice on small shaped brackets to parapet. Circular stair turret, projecting on the north-west corner, rising just above tower with conical tile roof and broken finial. The bottom stage has a C19, 3-light traceried window on the west face, with pointed, moulded head, enriched with dog-tooth ornament. The ringing stage has a lancet window on 3 faces, recessed within a cusped inner opening with cusped and pointed outer arched opening. The bell chamber has a clock face and a 2-light cusped louvred opening with pointed, moulded arched head enriched with dog-tooth ornament on 3 faces. <u>Nave: North aisle:</u> west end, C13, with a 2-light lancet window, restored and a quatrefoil over. North wall: three C19, 2-light coupled trefoiled windows. Clasp buttress on north-west corner. <u>South Aisle:</u> south wall. Three, C19 2-light coupled trefoiled</p>	 

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
		<p>windows. Between the second and third windows from the east, is a gabled porch with a doorway having outer jambs with attached shafts, crowned by reset C12 scalloped capitals, much decayed; on the left end is a C19 lancet, and on the west wall a small C13 pointed window; to the left of the window a C19 door within a pointed arched opening of 2 orders with hood-mould enriched with dog-tooth ornament. <u>North transept:</u> reset C13 window of chalk has 2 lancet lights with circular light over. Two C19 lancet windows in the east wall. <u>South transept:</u> east wall; 2 windows. The window on the right is C14, with 2 trefoiled lights with a quatrefoil under a pointed head, with moulded labels. The window on the left is C13, with 2 lancets. South wall: chequered stone and flint with a C19, 3-light cusped window with reticulated traceried head and C14 jambs. Carved in this wall are numerous C17 and C18 graffiti in the form of names and initials; there are 2 sun-dials similarly carved. A small C19 plank door in pointed arched opening on west return. <u>Chancel:</u> East wall: Three chalk C13 lancet windows with a circular light over the centre one; chamfered jambs with rebates for shutters; much restored. (Interior description omitted)</p>	
16 (Church Cottage) (formerly listed as No 16 Church Cottages), Church Hill.	II	<p>Cottage. C18 with C20 alterations. Brick with some black headers, old tile gabled roof. Rectangular plan adjoining Little Tudors, listed separately (9/33), 2 storey, 3 bays with early C20 extension in similar style on left. Ridge chimney. <u>West front:</u> C20 diamond-leded metal casement windows. C20 central gabled porch with plain door. Included for group value.</p>	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
14 (Little Tudors) (formerly listed Nos. 14 and 15 Church Cottages), Church Hill	II	Cottage, now house. Mid C15 altered C18, and late C20. Timber frame, brick infill. Herring-bone on ground floor. Old tile gabled roof. Rectangular plan of 4 framed bays, jettied in north; adjoining no. 16 Church Cottage listed separately (9/32) and Bryher and Old Barn Cottage listed separately (9/34). 2 storeys. Ridge chimney. C20 diamond-lead casement windows. <u>North front</u> : 3 bays. Brick plinth under sole plate. Close studding on ground floor, very large principal jetty beams. 2 windows to left of entrance door which is in original position; one window on right of door. Door is old and may be original, with wide studded planks and strap hinges; moulded door frame chamfered with plain stops. <u>Interior</u> : 2 frames of roof truss visible on each gable on first floor and on ground floor at west end; long tension braces. The timber frame and roof were heightened, probably in C18.	
Bryher Cottage and The Old Barn Cottage (formerly listed as Barn abutting Church Cottages on West), Church Hill.	II	Barn, now 2 houses. C18, altered late C20. Brick with dark headers, old tile gabled roof. Rectangular plan. 2 storeys. C20 casement windows. <u>Left-hand section</u> (Bryher Cottage): two 3-light windows on first floor; lean-to extension on left of ground floor; recessed plank entrance door and a 3-light window on right. <u>Right-hand section</u> (the Old Barn Cottage): former midstrey on left; weatherboarded with a 3-light window in gable, and a 4-light window below. On the right of the roof carried down over former aisle with glazed garden door. The entrance is on the gable facing the road within a large diagonal-boarded panel and with a 3-light window on right and two, 2-light windows above. On the rear, facing the church (q.v.) there are ventilation slots, now blocked, and a date panel with the inscription "W.P.". There are no windows on this front. 1749 I.T.	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Burycourt Farmhouse, Church Hill	II	<p>Farmhouse, now house. Early C18, extended early C19, altered C20. Part blue brick header bond with red brick dressings, part red brick in Flemish bond. Hipped slate roofs. Rectangular plan with rectangular extension on north-west. 2 storeys. 2 chimneys with clay pots. Mostly slash windows with glazing bars, some with gauged brick arches. <u>North west front</u>: former entrance front. 3 bays. Mid C19 canted bay on left; central entrance door of 6 panels, top 4 panels later glazed; semi-circular fanlight with radiating glazing bars. Pair of French casement doors on right under 2 bay verandah. Verandah returns 4 bays on south-west front and has a swept metal roof, decorative slender iron supports and cusped pelmets. This front has 2 windows on first floor and a similar pair of French casement doors under verandah.</p>	
Barn to north east of Burycourt Farmhouse, Church Hill.	II*	<p>Large threshing barn, probably former tithe Barn. C15 or earlier, extended mid C19. Timber frame, weatherboarded; large, steeply-pitched old tile half-hipped roof. Brick plinth. Rectangular plan of 6 framed bays with 2 hipped midstreys with aisles either side on the west; the right-hand midstey has a dovecote in the gable. Also on the west, in front of the middle 2 bays is a horse-engine house with a double-hipped roof of corrugated iron, and a square plan of 2:2 framed bays and a queen strut roof. <u>Interior</u>: the barn has a complete timber frame of large square-section members of fine quality. Curved queen strut roof; clasped purlins and long straight braces. The posts have no jowls and each post has a diagonal slot 6 inches wide near the top, on the south side, which may indicate a form of earlier passing brace.</p>	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Stocks and Whipping post, Church Hill	II	Stocks and whipping post. Originally late C15, re-built 1979. Wooden stocks for 2 offenders, metal arm holders on whipping post with padlock and chain. Covered by C20 wide gable plank roof on 2 oak posts braced to wall plate. Enclosed by railings with spiked bars and small padlocked gate in north corner. A complete example. The stocks were re-built in 1979 following vandalism.	
Montolieu chest tomb approx 2 metres from north vestry of Church of St. Mary, Church Hill.	II	Chest tomb. Late C18. Stone. Moulded plinth and top; fluted pilasters at corners. Oval incised inscription panels both sides. Memorial to Louisa Charlotte Montolieu d. 1793.	

The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1989, they may therefore include references to features that have changed since this time, and the descriptions may not coincide with individual property ownership. There are also references in some descriptions to certain sections or buildings being of no special interest. This reference has relevance in considering listed building issues, but there may be instances when such buildings are still considered and identified as being of local significance elsewhere in the appraisal.

Significant Non-Listed Buildings and Images

App 3 Significant Non-Listed Buildings and Images

Name	Description	Photo
Garage building to Old Barn	Originally an agricultural building, probably 19th C, now converted to provide garages. The building is of red brick with an asymmetric rppf covered in smooth clay tiles. There are boarded garage doors on the north side with timber lintels.	
Converted outbuildings on Burycourt site	A range of brick stables and weatherboarded farm buildings now converted to residential use. The stables are two storeys, and the outbuildings single storey. The buildings maintain the appearance of agricultural buildings on the farmyard aspect but have some more domestic style windows added on the south side.	
Granary at Burycourt Farmhouse	A small granary building situated within the grounds of the farmhouse. It has a pyramid shaped slate roof, and is weatherboarded.	
Corner outbuilding/workshop at Burycourt	A single storey range with a smooth machine made tile roof. The building is brick faced on the road elevations and weatherboarded on the farmyard side.	

Description of Conservation Area Boundaries

App 4 Description of Conservation Area Boundaries

Description of Conservation Area boundaries

North – Runs along the southern edge of Waltham Road from the western edge of the field boundary along the Burycourt Farm curtilage to the eastern edge of the belt of hedgerow trees on the east side of Church Hill.

East – Runs along the eastern edge of the belt of hedgerow trees on church Hill, around the houses on Church Hill and the eastern edge of the Churchyard and garden to New Lodge.

South – Runs along the southern side of the garden to New Lodge and northern boundary of Waltham Place to and along Church Hill to the entrance to the footpath.

West – Runs on the western edge of the belt of trees enclosing the public footpath to the first field boundary and then continues along the field boundary to Waltham Road.

Bibliography

App 5 Bibliography

Bibliography and acknowledgements

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

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App 6 Consultation Process

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

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

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

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

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

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

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

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan

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

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

Five Year Conservation Area Management Plan

Objective	Purpose of objective	Action	Timescale
Objective 7	Monitor loss/gain and changes to the Conservation Area, and seek feedback from local community	1. Carry out five yearly review	2013
Objective 8	Review Conservation Area boundaries	1. Review, at next review of Conservation Area, and after adoption of Historic Environment proposals of LDF, which will review CA designation criteria across the Borough	2013
Objective 9	Ensure Maintenance of the barn structure and if necessary consider future use of Burycourt Barn	<ol style="list-style-type: none"> 1. Approach owners in respect of maintenance of listed barn and carry out 'Buildings at Risk' survey the listed with a view to ensuring implementation of essential maintenance. 2. Provide pre application advice in accordance with Council protocol with regard to any proposals for change of use 3. Encourage any prospective developers to carry out local consultations, prior to formulation of proposals and to provide Building analysis and Site context and Design analysis and justification as part of application submission 	2008-2013

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

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

Development in Conservation Areas

POLICY CA1

THE BOROUGH COUNCIL WILL REQUIRE:

Five Year Conservation Area Management Plan

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

Guidelines on development affecting Conservation Areas

POLICY CA2

IN RESPECT OF CONSERVATION AREAS THE BOROUGH COUNCIL WILL:

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

Car parking in Conservation Areas

POLICY CA6

THE BOROUGH COUNCIL WILL:

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

Five Year Conservation Area Management Plan

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

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



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

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

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