

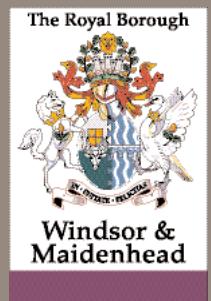
# Conservation Area Appraisal



## Windsor Town Centre

Adopted November 2009

Planning Policy Manager  
Royal Borough of Windsor and Maidenhead  
Town Hall  
St. Ives Road  
Maidenhead  
SL6 1RF



# Foreword

***By Councillor Mrs Alison Knight***

***Lead Member for Planning, Development and Property***

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

This is the first appraisal document to be produced for Windsor Town Centre and is part of a longer-term project to review all the existing Conservation Area Appraisals in the Borough, and to complete appraisals for Conservation Areas that do not presently have one.

The Windsor Town Centre Conservation Area Appraisal also includes 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 is not proposing any alterations to the existing Conservation Area boundaries.

A draft version of this document was subject to a public consultation exercise during July and August 2009, and this final version contains amendments made as a result of comments received.

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

[planning.policy@rbwm.gov.uk](mailto:planning.policy@rbwm.gov.uk)

Or

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SL6 1RF



## Foreword

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# Introduction

# 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 in the following ways:

- Local Authorities have general control over most complete demolition of buildings within Conservation Areas
- Local Authorities have extra control over minor development
- Special provision is made to protect trees within Conservation Areas
- When assessing planning applications, Local Authorities must pay careful attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area

1.5 The Local Authority can include policies in the Local Plan or Local Development Framework to help preserve the special character and appearance of Conservation Areas.

## What is the purpose of a Conservation Area Appraisal?

1.6 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?

1.7 This document has been produced by the Conservation team of the Council's Planning and Development Unit, in consultation with other Council officers. A draft version of the document was published for public consultation during July and August 2009, and this process is summarised in Appendix 7. This final version of the document was approved for publication by the Cabinet of the Royal Borough of Windsor and Maidenhead on Thursday 26th November 2009, taking into account the consultation responses, for use to guide and inform all planning considerations and other council activities in the Conservation Area.

1.8 This Conservation Area statement is not part of the Local Development Framework (see chapter 2) but has been prepared in the context of national, regional and local planning policy. Upon adoption it will be used to guide future planning decisions.

# Introduction

**1.9** 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.

**1.10** 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](http://www.rbwm.gov.uk) <<http://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 or 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 or within the Council offices in Windsor, via the Council website, or by telephoning 01628 683 810.

# Introduction

## Planning Policy Context

## Planning Policy Context

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

- Regional Spatial Strategy: The South East Plan May 2009
- 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, the Local Plan will be replaced with a new form of planning strategy called the Local Development Framework (LDF). Unlike the Local Plan, the LDF will consist of a number of documents which fit together. Until the LDF is established, relevant policies from the Local Plan have been saved and will continue to guide planning decisions. Several saved policies directly relate to Conservation Areas.

2.3 Further details about the Local Plan, and the progress made on the LDF, can be found on the Council's website, or by contacting the Council's Strategy and Plans Team.

## Background

## Background

3.1 Windsor Town Centre Conservation Area was originally designated in December 1969 and as such was one of the first Conservation Areas to be designated by the Borough. This highlights the significance and importance of the area not only within the Borough but on a national level. Between 1972 and 1980 there was a national designation of 'Outstanding Conservation Area'. Whilst this designation was in place, Windsor Town Centre Conservation Area was recognised within this designation from 1975.

3.2 The size and scope of the Conservation Area has been altered on several occasions in 1978, 1990 and 1991.

3.3 The 1969 Conservation Area defined three areas within Windsor for Conservation Area designation. The area covered was generally of the same layout as the existing Conservation Area but extended further, down King's Road, including Clarence Crescent and continuing along the river to Clewer.

3.4 The Conservation Area boundaries were amended in April 1978 following the Windsor Town Centre District Plan. At this time the boundaries were extended to include the lower part of Peascod Street, William Street and the western end of Victoria Street. It was felt that due to an increase in the number of listed buildings in the area, following a 1975 survey, that a greater area should be included, particularly to protect Peascod Street from excessive re-development. At this time Clewer village became a separate Conservation Area from Windsor itself.

3.5 In September 1990, both Inner Windsor Conservation Area and Trinity Place/Clarence Crescent Conservation Area were designated as independent Conservation Areas. At this time the boundaries of Windsor Town Centre Conservation Area were also re-assessed to take into account the new sub-division. From then, the three Conservation Areas have existed without amendment and include the majority of the town and across the river, Eton Conservation Area.

3.6 Although no Appraisal document has been created for the area, further controls have been imposed to protect the area, in the form of Advertisement guidance and additional planning controls. An Article 4 Direction under the General Permitted Development Orders was imposed on Windsor Town Centre in 1972. This direction requires that planning approval be obtained for the exterior painting of buildings within the area defined, in order to preserve and enhance the overall appearance of the buildings within the historic core of the town. Further details are included in appendix 4.

3.7 The Conservation Area has always been regarded as one of the most important within the Borough due largely to the historical importance of the area but also the area is the key retail centre within the area and a centre of commerce. This appraisal document will analyse the area and help to preserve and enhance this key location.

## Background

## Background

## Summary of Special Interest

## Summary of Special Interest

4.1 The special interest of the area is made up of seven principal factors.

- The ever dominating presence of the historic Windsor Castle gives the Conservation Area an international status as the home of the oldest inhabited Royal residence in the world. Windsor Castle is one of the official residences of Queen Elizabeth II. The Castle covers an area of 26 acres and contains a Royal Palace and an elaborate gothic Chapel. As well as the physical presence of the Castle dominating the area, it also generates pageantry and ceremonial activity which gives a very special character to the area.
- The development of the Conservation Area has been dictated by the topography and physical limitations of the Royal parks to the East and the Thames and Eton to the north. The Castle is perched on an outcrop rising above the Thames and the town has developed within this tight topography. Within this, the scale of the medieval town can still be appreciated and the medieval street pattern can still be read. Many medieval buildings remain, albeit with modern additions.
- The presence of the River Thames, separating Windsor from Eton, is a significant natural landmark with strong recreational links. The water frontage is an important environmental and recreational amenity benefit for residents and visitors alike.
- The Conservation Area has an extremely diverse mix of architectural styles from ancient monument to modern retail complex. There are many fine examples of both Georgian and Victorian architecture and some medieval timber frame buildings. The area also contains a great deal of 20th century development in the form of large scale office blocks and retail units. This diversity creates a visually stimulating area which compliments the history of the town.
- Windsor Town Centre immediately adjoins open land to the east and the Castle is visually dominant from most directions being built on a chalk outcrop. As such, views both into and within the Conservation Area are significant. The Castle dominates all vistas, however the mix of buildings surrounding the Castle provides an important backdrop.
- Windsor Town Centre is a major tourist attraction not just within the Borough but throughout the country. One of the UK's top 20 tourist attractions, Windsor Castle receives around 1.2 million visitors annually. As a result of the visitors Windsor has the facilities usually found in larger towns, including two railway stations, a theatre and several substantial hotels.
- The town centre is a retail hub for the Borough and contains the principal stores for the area. The town centre also has a strong commercial focus and large numbers commute to the area for employment purposes. This helps to create an independent identity from the Castle and illustrates the significance of the settlement within the Borough.

## Summary of Special Interest



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## Summary of Special Interest

## Location, Setting and Development of the Area

# Location, Setting and Development of the Area

## Location and Setting

5.1 The Royal Borough of Windsor and Maidenhead is a large borough, located around 20 miles west of London. The Borough is predominantly rural with two principal towns, Windsor and Maidenhead. There are a number of smaller towns and villages. The northern boundary of the Borough follows the path of the River Thames.

5.2 The town of Windsor has a population of around 28,000. It is to the east of the Borough and is located immediately south of the river Thames. The M4 motorway and the industrial town of Slough are 3 miles to the north and the motorway provides close links to London. The town is almost entirely enclosed to the south and east by the Home and Great Parks, with the small settlement of Old Windsor the only immediate neighbouring development. Therefore, any modern expansion to the town has been west to Dedworth and Clewer.

5.3 The town is well served by rail links containing two stations. Windsor & Eton Central railway station has a shuttle service to Slough which is on the main western line from London Paddington. Windsor & Eton Riverside station operates a service to London Waterloo. Both stations were built in the 19th century, vying for the privilege of transporting Queen Victoria to and from Windsor.

5.4 Windsor Town Centre is directly south of the small town of Eton, separated by the River Thames and connected by Windsor Bridge. The road bridge between Windsor and Eton has been closed to vehicular traffic and this helps to create a self contained feel to the Town Centre. The river also effectively cuts off any northern expansion of the town.

## Topography, Geology and Landscape Setting

5.5 Windsor lies in the central part of the Thames Valley. The underlying geology is varied and includes chalk, Reading bed sands and London clay formations. The area is bordered to the south and east by farmed parkland, largely flat, low lying ground used for arable and pastoral land uses.

5.6 The medieval core of Windsor Town Centre is located adjacent to Windsor Castle on a prominent chalk outcrop directly south of the River Thames. This outcrop overlooks an open, flat floodplain. This medieval core is located between the western front of the castle and the river, and west and south of the castle.

5.7 The geology and topography contribute to the layout of the Conservation Area, with streets orientated to take account of the distinct landform. The town centre is built up on the gentle chalk slopes dropping away from the Castle area, partly on the flat riverside and partly on the lower lying Reading Beds.

## History and Development

5.8 The early history of the site on which the town is now built, and for the period before the building of the Castle, is largely unknown, although the site was almost certainly settled. The combination of a navigable river and the strategically placed hill point indicate the probability of the area being an area of human settlement from an early time. There is archaeological evidence to support this, which will feature later in this document.

5.9 The settlement we see today started and grew from Windsor Castle and the fortunes of the town were very much dependent on the Castle.

- **The Medieval Period**

5.10 In the 11th century Windsor was a large royal settlement, assessed in 1086 as the third largest town in Berkshire. However, this settlement was located about three miles from the existing town, at Old Windsor. During the early part of the 12th Century, King Henry I relocated the royal household up-stream to a recently built, wooden Norman fortress, described in the Domesday Book as Windsor Castle. The Castle became the centre for Court pageantry and with the relocation of the Royal circle, so too did the settlement of 'Old' Windsor move to 'New' Windsor throughout the 12th century. The first settlement was on the chalk outcrop immediately by the Castle gates, but soon expanded south and down towards the riverside.

5.11 From the 12th century onwards there is reference to a medieval suburb 'Underore', which developed on the banks of the Thames. The suburb was based around the quays and later a bridge built in the 13th century. Building materials for the developing town and Castle were stored here and the area was a focus of activity.

# Location, Setting and Development of the Area

**5.12** In the latter part of the 12th century, there began a programme of planning for the new town, which created key buildings such as the parish church, marketplace and a hospital. During this period, certain parts of the fortress were rebuilt in stone. At this time, it is thought the road layout still in existence today, began to emerge. A bridge was constructed at Windsor and was one of the first on the Thames. This contributed greatly to the growth of the town.

**5.13** In 1277, King Edward I gave Windsor the status of a Free Borough, which gave the town the right to hold its own Courts and other related privileges. This helped underpin the town as a significant settlement. Throughout the 13th and 14th centuries the town prospered due to the close association with the royal household. The Castle benefited from repeated investment from Monarchs throughout the Middle Ages and this brought an influx of trade and employment for the local population. Under Edward II in the latter 14th century, the Castle became the largest individual secular building project of the era, which created a great deal of jobs. This was however, the period of The Black Death, which reduced the town's population by 50% and created a labour shortage, thus Royal Orders were sent to other parts of the country to bring labourers to the town.

**5.14** Throughout the 15th century the Castle continued to flourish and became a popular pilgrimage destination. Pilgrims came to touch the royal shrine of the murdered Henry VI, founder of Eton College. The Pilgrims helped boost the economy, the number of inns increased to provide accommodation for these wealthy patrons. In the 15th century Edward IV began the rebuilding of St George's Chapel and this building activity again helped boost the town. King Henry VIII utilised the Castle for the home of the entire Court and contributed further to the building works. During the reign of Queen Elizabeth, there was a flurry of public works within Windsor, the streets leading to the Castle were paved in cobblestone and a number of new buildings were erected, including a Market House in 1592. This was later replaced by the existing Guildhall in the 17th century.

**5.15** By the 16th century a street pattern had been established. The medieval town was relatively small and grouped around the Market Place. Medieval Windsor was contained within Sheet Street to one end and Windsor Bridge to the other. Norden's survey in 1607 illustrates that the street pattern has altered little since this time with Peascod Street, Thames Street and High Street all clearly defined.

- **Tudor and Stuart periods**

**5.16** The early modern period formed a stark contrast to the medieval history of the town. Most accounts of Windsor in the 16th and 17th century cite poverty, badly made streets and sub-standard housing. Following the Reformation, Windsor fell into a period of decline. The Castle was regarded as old fashioned and shrines to the dead no longer received Pilgrimage. Indeed, following the Civil War, the Castle only escaped the fate of being dismantled by one vote in Parliament.

**5.17** During the English Civil War, despite the long history of co-dependence with the Castle, Windsor became the headquarters of the Parliamentarian Army. Following the Civil War, Windsor was a garrison town. In 1660 there were 300 soldiers quartered in inns and houses, this exacerbated the issues of over-crowding that the town suffered from.

**5.18** Charles II made Windsor Castle his summer residence and this did mark the sign of some rejuvenation. Around this period houses within Windsor were extensively rebuilt or re-faced. There was a move from medieval half-timber structures to brick. The new Guildhall was built in 1689 and was a symbol of the new, baroque age. Proposals were drawn up to improve the Castle and at this time the Long Walk was created.

- **Georgian and Victorian periods**

**5.19** By the reign of George I and II, the Castle had become virtually abandoned as a Royal residence, which in turn had implications on the town. Buildings began to encroach on the Castle boundaries and the structure itself fell into a state of poor repair.

**5.20** The accession of George III marked a period of renewed growth for the town. Buildings on Park Street were constructed as fine townhouses for nobility and remain as positive examples of Georgian architecture. A theatre was also created on the High Street in 1793. It was during the reign of King George IV between 1820–1830 that the Castle was to undergo its largest transformation and was completely altered under the supervision of Jeffrey Wyatville. The project took over 16 years but completely altered the Castle.

# Location, Setting and Development of the Area

**5.21** The living standards of many improved in Windsor during the Georgian era, however, by the 19th century, there were still large areas of poverty within the town. Windsor was still dependent on a medieval street pattern and overcrowding, disease and squalor were prevalent. Sanitation was an issue dominating Victorian Windsor and it is believed that Prince Albert himself died as a result of the town's poor drainage.

**5.22** The late 19th century marked perhaps the most substantial change in the development of the town, with Windsor Castle becoming Queen Victoria's permanent residence. At this time, the Queen strove to make the grounds of the Castle more private and the "Windsor Castle and Town Approaches Act" was passed by Parliament in 1848. This permitted the closing and re-routing of the old roads which previously ran through the park from Windsor to Datchet and Old Windsor. These changes allowed the Royal Family to undertake the enclosure of a large area of parkland to form the private Home Park with no public roads passing through it.

**5.23** The Queen had a tremendous influence on Windsor's development, as did Prince Albert, who became involved in a number of building activities in the town aimed at creating suitable accommodation for the poor. Being the Queen's permanent residence essentially made Windsor Castle the hub of the British Empire, with many European crowned heads of state visiting the Castle throughout her reign. The Victorian era witnessed the transformation of the town from a medieval settlement to a modern day town.

**5.24** The massive redevelopment resulted in the building of two railway stations, boosting the town's economy. However, redevelopment came at a cost, and much of the medieval fabric of the old town was at this time lost to make way for grander Victorian buildings and street patterns. At this time Victorian suburbs appeared and development was of a large scale.

- **Modern period**

**5.25** Throughout the 20th century, the town has witnessed redevelopment and grown to the extent visible today. In the inter war years, Peascod Street was widened, which resulted in the loss of some timber framed shops to the South. In the 1950's-1960's, issues of traffic congestion led to a circulation system where Windsor Town Centre was by-passed. Parts of Victorian Windsor were rebuilt and the town expanded with new residential areas to the west.

**5.26** In 1979, a major shopping complex known as King Edward Court was opened between Peascod Street and the newly built Ward Royal complex. This was on the site of the former Victorian 'slum'. Between 1950 and 1980 Windsor experienced its largest scale of non-domestic building and the medieval town was completely transformed. "New Windsor" was officially renamed "Windsor" in 1974.

## Archaeology

**5.27** There is documentary evidence for a settlement outside the walls of the castle at "New Windsor" from around 1110 AD, following the rebuilding of William's defensive motte and bailey by Henry I. As the castle's influence grew, so the town developed a market, fair, merchant guild and borough status. The current castle complex is designated a Scheduled Ancient Monument and comprises elements of rebuild over the centuries.

**5.28** The area around the south and west sides of the castle, comprising St Albans Street, High Street, Peascod Street, Thames Street, and River Street, forms the historic core of the medieval town, with the 12th century suburb of Underore fronting the Thames around River Street. Walls of 12th century date and a 13th century building were uncovered during excavation at Jennings Yard on the riverside, and the site shows continuous occupation from this time.

**5.29** There is high potential for complex and deeply stratified archaeological deposits throughout much of the Conservation Area. These may consist of remains of earlier buildings fronting the main thoroughfares, including outbuildings, wells, rubbish or cess pits, burgage plot boundaries and small-scale industrial activities. Recent excavations at 19-23 High Street have shown that even within buildings with basements, medieval and post-medieval deposits can survive at depth, and beneath these, prehistoric features show early exploitation of the Thames Valley, as seen elsewhere in the Borough. To the south of the Church of St John the Baptist, archaeological excavations revealed a typical sequence of artefacts dating from the 12th and 13th centuries, and two medieval burials. A small investigation at Black Horse Yard (Park Street) identified a ditch with medieval pottery, suggesting the medieval settlement may have been larger than previously thought.

## Location, Setting and Development of the Area

**5.30** Based on the results of these investigations, and the wealth of documentary evidence, it must be assumed that archaeological deposits survive in many locations and that any features or finds can provide important information evidence for the development of Windsor. Therefore redevelopment proposals within the Conservation Area would attract scrutiny and those involving groundworks would be likely to require archaeological mitigation, in line with national and local, planning policy.

## Location, Setting and Development of the Area

## The General Character and Form of the Area

## The General Character and Form of the Area

6.1 The physical arrangement of Windsor Town Centre is striking, with the Castle, river and town creating an unusual topography. The Castle dominates due to its situation and height. The main streets of Windsor Town Centre still echo the medieval layout. The settlement was originally focused around the Castle, market place, Parish Church and Guild Hall.

6.2 Windsor Town Centre is of an irregular plan and within a comparatively small area. The central node can be identified at the crossing of Thames Street and High Street with Peascod Street and Castle Hill. High Street is continued in the south-east direction as Park Street, which leads into the Home Park. Park Street has probably altered very little since the close of the 18th century. Sheet Street appears early in the history of the town and runs southwards from High Street. Peascod Street runs at right angles into High Street, opposite Castle Hill and is the first street to appear on the records (Pescroftestrete) in 1308.

6.3 Great and Home Parks act as a buffer to any eastern expansion of the Conservation Area. The Windsor Great Park comprises over 5,000 acres of the Surrey and Berkshire countryside stretching from Windsor Castle in the north to Ascot in the south. Trees are of huge significance within Windsor Great Park and the Oak Trees date back centuries. Windsor Great Park would have traditionally stretched much further to the south and west and was a royal hunting park. The Home and Great Parks are on the designated list of Historic Parks and Gardens and are significant open spaces surrounding the Conservation Area.

6.4 As Windsor Town Centre is an urban centre, open spaces within the Conservation Area are more restricted and tend to relate to churchyards, incidental street side areas and some private gardens. There are significant open spaces in Bachelor's Acre, an historic recreation space and the Goswells, a riverside area opening up views to the Castle.

6.5 The development of Windsor has always been influenced by the Castle and this institution still dominates both the physical aspect of the town and its main uses today. Thousands of tourists are drawn to the Castle and this has led the periphery streets which once served the King and Court, to now serve the visiting tourists in the form of gift shops, restaurants and cafes.

6.6 Windsor Town Centre is a busy retail centre with a large purpose built shopping complex in the form of King Edward Court and a main shopping hub in Peascod Street. That the Windsor Town Centre is both a centre for tourism and a centre for locals in the form of retail and commercial activity gives the Conservation Area a unique character.

6.7 The town has very distinctive day and night uses with many bars restaurants and several nightclubs serving the public at night. At the weekend Windsor Town Centre can be vibrant at night.

## Special Features of the Area

# Special Features of the Area

## Important Buildings

**7.1** As is to be expected due to the history and development of the area, there is a high density of listed buildings, particularly within the Castle area and along the High Street, where the majority of buildings are listed for their architectural or historic merit and/or for their value as a group. There are over 130 listed buildings and structures within the Conservation Area and as such only a brief summary of some of the buildings of particular note are mentioned here. For a full list of buildings of architectural or historic interest within the Conservation Area, refer to appendix 2 for information and illustrations.

**7.2** The earliest structure is of course Windsor Castle, a scheduled ancient monument and a Grade I listed building. The Castle dates back to William the Conqueror but the first stone buildings surviving today can be traced back to the time of Henry II between 1165 and 1179. The Castle has been continuously added to by succeeding monarchs with particular activity in the 14th century following the Order of the Garter and again in the reign of Charles II. The present view of the Castle is largely down to the 19th century mass alterations carried out by Wyatville giving the Castle a more grand scale and composition. Within the Castle complex sits St George's Chapel, one of the most architecturally significant buildings within the Conservation Area. Built between 1475 and 1511 it is regarded as one of the finest examples of English Gothic perpendicular architecture in the country.

**7.3** Unsurprisingly, the oldest buildings remaining within Windsor Town Centre are located near the Castle in the small medieval streets of Castle Hill, Church Street, Market Street and St Alban's Street. Here the largest collection of timber framed medieval structures remain, some dating back to the early 16th century. Most have been re-fronted in the 18th and 19th centuries. The houses in Church Street, which is opposite the Henry VIII Gateway of the Castle, are almost without exception of the latter part of the 17th or early 18th century.

**7.4** On the High Street are two of the area's most important listed buildings, The Guild Hall and The Parish Church. The Guild Hall is of 17th century origin and designed by Sir Thomas Fitch. Unfortunately he died before the building was completed and Sir Christopher Wren oversaw the completion after two years. The property is listed Grade I. Constructed of brick and stone with an open area beneath and a later addition on the east of brick with stucco dressings. The Parish Church dates from 1820 and is on the site of an earlier church. The Church is a typical Gothic style of the period and constructed in stone. Both buildings dominate the streetscene.

**7.5** The majority of the shops in Thames Street and in High Street have 19th century or modern 20th century shop fronts inserted on the ground floor, but the superstructures of many are of the 18th century or even earlier. The majority of the buildings on High Street and Thames Street are listed for group value and form an important backdrop to the Castle. Peascod Street, the main shopping street, has some remaining examples of timber framing from the 16th century, although most have modern alterations.

**7.6** The Windsor Bridge is an important feature of the Conservation Area, erected in 1823, the bridge is of cast iron construction of 3 spans. The bridge joins Windsor and Eton and has attractive features such as cast iron lampposts.

**7.7** The layout of Park Street has altered very little since the 18th century and contains many listed buildings. Although some buildings are now early 20th century, the Street still contains excellent examples of Georgian architecture. The houses are principally of red brick with tiled roofs and some have Doric pilasters on either side of the entrance doorways supporting entablatures. It is considered a good example of a complete Georgian style street. Standing on the east side of Sheet Street, opposite Victoria Street, is Hadleigh House. It is an 18th-century building of red brick, roofed with slates, and three stories high with a basement and attics. The house stands back from the roadway behind a high brick wall with some fine ornamental entrance gates of wrought-iron.

**7.8** Finally, Windsor Town Centre has two railway stations, both of which are listed. The Great Western railway company constructed Windsor and Eton Central Station, originally built in 1850 and entirely rebuilt and remodelled with a new royal waiting-room in 1897. This is a large terminus station set behind the road line and the majority of the station is now converted to specialist retail use. Windsor Riverside railway station is in Datchet Road, and had a private entrance for the use of the royal family. This station was built in 1851 by Sir William Tite.

**7.9** Besides the listed buildings, there are also numerous buildings throughout the Conservation Area that are considered make a positive contribution to the character and appearance of the Conservation Area. A list of these buildings is found in appendix 3. This list is in no means exhaustive and it should be noted that a building may be considered of significance within the Conservation Area even if it is not included on this list.

# Special Features of the Area

## Building Materials and Architectural Details

**7.10** Due to the diverse nature of the Conservation Area there is a huge variation in built form and architecture evident. This is due to the evolution of the Conservation Area over time and the resulting differing styles created. These styles vary from 15th century timber framed residential properties to large, ornate Victorian public buildings and modern 20th century design. However, despite this variety, it is still possible to distinguish a palette of repeatedly used materials and architectural styles. To simplify the process, the recurring features of the area as a whole have been divided into age. This creates a record of development and illustrates which important materials and styles remain throughout the Conservation Area.



# Special Features of the Area

Pre 18 <sup>th</sup> Century	18 <sup>th</sup> Century – Early 19 <sup>th</sup> Century
Windows  Flush with, or even slightly protruding from, the outer surface of wall with all of the fixed frame visible.  Stone or timber mullions use to vertically split windows into 2 or 3 openings.  Openings are often small and can appear irregularly positioned in medieval buildings that have been re-fronted.  Any remaining original glazing will consist of small panes of imperfect, relatively thick glass.	<p>Large, relatively narrow vertically sliding sash windows are typical. Fixed part of the frames gradually receded back into the wall due to concerns over their vulnerability to fire.</p> <p>Earliest examples may have used oak, but most were constructed of imported softwood. All were painted.</p> <p>Sashes are commonly formed of multiple glass panes separated by narrow timber glazing bars. Earlier examples have wider bars to support earlier thicker and heavier glass.</p> <p>Openings are formally arranged, often showing a vertical hierarchy, and symmetry around a central vertical axis.</p> <p>Dormers are occasionally found, and these may be original or modern insertions.</p>
Roofs  Steeply pitched and often showing an uneven surface and undulating ridge.  Use of gable dormers, commonly flush with front elevation.  Often obscured by parapet walls of later re-fronting.  Clay peg tile covering is common, although atypical use of natural slate (a material introduced in the 18 <sup>th</sup> century) also evident.	<p>Use of mansard roofs, often behind parapet walls</p> <p>Clay peg tile to steeper slopes or slate covering to shallow pitched roofs.</p> <p>Chimneys are positioned with regard to the symmetry of the front elevation</p> <p>Cast lead or, later, iron rainwater goods.</p>
Doors  Medieval examples rarely found to survive.	<p>Classically styled door cases and simple, painted timber, panel doors.</p> <p>Door furniture mainly iron, then later brass.</p> <p>Separate glazed fanlights often found above the door opening.</p> <p>Iron railings leading to the main entrance, sometimes with shoe scrapers.</p> <p>Hinges are wrought iron strap type hung on iron pintles driven into the doorjamb.</p>

## Special Features of the Area

<b>Façading Materials</b>	<p>Timber frames are sometimes found exposed, and then with associated infill panels of wattle &amp; daub or, later, brick.</p> <p>Any exposed red brickwork that is occasionally found is typically of flatter, uneven, well-weathered, relatively soft clay, handmade bricks. Bonding patterns can be inconsistent, or even absent in earlier work, and usually constructed with deep lime mortar courses. Header and English bond predominated the earlier patterns.</p> <p>Most medieval buildings in the area have been clad with smooth render, roughcast or stucco, commonly as part of a later re-fronting scheme to 'modernise' the appearance.</p>	<p>Good quality red or yellow/brown facing brick often used for the front elevation.</p> <p>Facing brickwork supplemented by fine lime mortar pointing typical of this period (often 'ruled' or occasionally 'tuck' pointing).</p> <p>Use of rubbed brickwork (very soft, accurately fitted bricks with extremely fine pointing) for heads, arches and reveals to doors and windows.</p> <p>Smooth render or stucco also used.</p> <p>Ashlar stone facing applied to some of the more prestigious buildings.</p>
<b>Special Details</b>	<p>Timber framing (may or may not be visible).</p> <p>Use of jetty projections at first floor.</p> <p>Jetty not always obvious due to underbuilding / shopfronts.</p> <p>Often appear to be of a later date due to re-fronting.</p> <p>Commonly occupy narrow (burgeage) plots typical of the medieval period.</p>	<p>Use of classical features such as cornices, pilasters, pediments, architraves and segmental arches, in a repetitive way, providing a horizontal emphasis to the main front elevation.</p> <p>General emphasis on refined, elegant, symmetrical and well proportioned buildings.</p> <p>Decorative wrought and cast ironwork used for railings and balconies.</p>
<b>Early 19<sup>th</sup> Century – 20<sup>th</sup> Century</b>		<b>20<sup>th</sup> Century - Present</b>
<b>Windows</b>	<p>Typical style is vertical sliding sash. Each sash usually made up of fewer (2 or 4 per sash), but larger, panes than Georgian examples, but maintaining the fine glazing bars, often with a characteristic 'lamb's-tongue' profile.</p> <p>Majority are characterised by being set back into the window opening with the fixed frame now largely hidden behind the wall. This is in contrast to earlier Georgian windows that were set further forward towards the outer surface of the wall.</p>	<p>Windows characterised by large panes of perfectly flat glass set within timber or, more commonly, uPVC or metal frames (often powder coated). Steel 'Crittall' windows popular in the 1930's.</p> <p>Glazing is often in the form of double or triple glazed units.</p> <p>Opening mechanisms vary widely from reproduction vertical sliding sashes, vertically hung casements to tilt, twisting or sliding arrangements.</p>

# Special Features of the Area

<p>'Horns' projecting downwards from the upper sash stiles were introduced during this period (1850's) to support the larger, heavier areas of glass now being manufactured.</p> <p>Sills are normally of stone or render (not timber).</p> <p>Some use of contrasting stone reveals and pointed window arches illustrates the Victorians taste for the Gothic architectural style.</p> <p>Windows continued to be predominantly constructed of imported softwood, which was always painted.</p>	<p>Roof styles vary from traditional pitched through to flat.</p> <p>Use of steel trusses and reinforced concrete enables 20th century roof spans to be much greater than earlier periods.</p>	<p>Wide range of materials used for roof coverings including slate (natural and synthetic), tiles (clay and concrete), powder coated steel/aluminium, zinc or built-up mineral felt for flat roofs.</p>	<p>Doors styles and materials again vary widely from (often poor) reproductions of earlier periods on residential properties to obviously modern units with large areas of perfectly flat glazing to commercial buildings.</p> <p>Materials include timber, uPVC or metal frames (often powder coated).</p>	<p>Red or yellow brown (London Stock) brickwork most commonly found, although some painted brick or rendered and painted facing also evident.</p> <p>Use of large areas of glass and steel for walling, especially for commercial properties.</p>
<p>Roofs</p> <p>Roofs typically characterised by steeply pitched gables, use of painted decorative timber boards (fretwork) to verges, and gables and the ornamentation of features such as ridge tiles, finials and hip irons.</p> <p>Slated pyramidal roofs found on some bay windows.</p> <p>Natural slate is the predominant covering, often complimented with clay or slate ridge or hip tiles.</p>	<p>Doors</p> <p>External doors most commonly of 4 or 6 panel construction using softwood, which traditionally would always have been painted.</p> <p>Typical door furniture found includes iron, or more commonly, brass doorknobs, letterboxes, and knobs, which may appear more ornately decorated than the more restrained Georgian fittings.</p>	<p>Doors styles and materials again vary widely from (often poor) reproductions of earlier periods on residential properties to obviously modern units with large areas of perfectly flat glazing to commercial buildings.</p> <p>Materials include timber, uPVC or metal frames (often powder coated).</p>	<p>Doors</p> <p>External doors most commonly of 4 or 6 panel construction using softwood, which traditionally would always have been painted.</p> <p>Typical door furniture found includes iron, or more commonly, brass doorknobs, letterboxes, and knobs, which may appear more ornately decorated than the more restrained Georgian fittings.</p>	<p>Doors</p> <p>External doors most commonly of 4 or 6 panel construction using softwood, which traditionally would always have been painted.</p> <p>Typical door furniture found includes iron, or more commonly, brass doorknobs, letterboxes, and knobs, which may appear more ornately decorated than the more restrained Georgian fittings.</p>
<p>Façading Materials</p> <p>Red or yellow brown (London Stock) brickwork most commonly found, although some painted brick or rendered and painted facing also frequently found.</p> <p>Use of rubbed brickwork (very soft, accurately fitted bricks with extremely fine pointing) for heads, arches and reveals to doors and windows.</p>	<p>Brickwork</p> <p>Red or yellow brown (London Stock) brickwork most commonly found, although some painted brick or rendered and painted facing also frequently found.</p> <p>Use of rubbed brickwork (very soft, accurately fitted bricks with extremely fine pointing) for heads, arches and reveals to doors and windows.</p>	<p>Brickwork</p> <p>Red or yellow brown (London Stock) brickwork most commonly found, although some painted brick or rendered and painted facing also frequently found.</p> <p>Use of rubbed brickwork (very soft, accurately fitted bricks with extremely fine pointing) for heads, arches and reveals to doors and windows.</p>	<p>Brickwork</p> <p>Red or yellow brown (London Stock) brickwork most commonly found, although some painted brick or rendered and painted facing also frequently found.</p> <p>Use of rubbed brickwork (very soft, accurately fitted bricks with extremely fine pointing) for heads, arches and reveals to doors and windows.</p>	<p>Brickwork</p> <p>Red or yellow brown (London Stock) brickwork most commonly found, although some painted brick or rendered and painted facing also frequently found.</p> <p>Use of rubbed brickwork (very soft, accurately fitted bricks with extremely fine pointing) for heads, arches and reveals to doors and windows.</p>

## Special Features of the Area

<p>'tuck pointing' on the finest work. Use of blackened pointing also evident – a practice adopted following the death of Prince Albert. Generally, pointing of this period is more subtle than the protruding and therefore visually intrusive, 'weatherstruck and cut' pointing commonly used today.</p>	<p>Coloured concrete used in place of stone for features such as window and door surrounds.</p> <p>The use of single or double storey bay windows on the front elevation became popular during this period. These were most commonly canted (straight front and angled sides) and, when rising the full height of the elevation, were sometimes covered with a 'gothic style' slated pyramidal roof.</p> <p>The windows are divided by stone or brick reveals. Decorative iron columns also found.</p> <p>Original rainwater goods would have been cast iron, traditionally painted with black paint ('Brunswick Black').</p> <p>Widespread availability of cheaper moulded bricks or 'specials' led to their use in creating richly ornamented front elevations, often in the, then popular, gothic style.</p> <p>Coloured bricks and/or glazed headers/stretcheres also used to create decorative patterns in walls such as diamond pattern diaper or chequer-work</p> <p>Terracotta or 'Coadé' stone sometimes used for rich ornamentation of architectural detail such as window/door dressings, gables or eaves.</p>
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# Special Features of the Area

## Important Views, Vistas and Landmarks

**7.11** The most significant view from within the Conservation Area is that of Windsor Castle, which has constant presence from all parts of the town centre and the views of the Castle are of national significance. Due to its location on a prominent chalk outcrop the Castle is widely visible from both within Windsor and in a much wider setting. There are significant views in to the Conservation Area from a great distance.

**7.12** Key views to the Castle within the Conservation Area are channelled along streets, due to the pattern of road layout. One of the most significant views is from Windsor and Eton Bridge, along Thames Street and up to the Castle. Another significant view is from lower Peascod Street towards the Castle. Views from the Castle itself are also significant and reflect the importance of maintaining a sympathetic roofscape.

**7.13** Views both to and from the river are of particular importance, from both within and outside the Conservation Area. From within, views over to the various boathouses and restaurants within Eton Conservation Area create an interesting visual mix. From outwith the Conservation Area, views of the river are often framed by the Castle in the background and are particularly significant. The setting of the River Thames and views of the river are fundamental.

**7.14** The open spaces of the Home and Great Park help to keep views to and from the east of the area open and unrestricted. The Long Walk provides uninterrupted views to the Castle and runs along the east boundary of the Conservation Area.

**7.15** Within the area, significant views are created by the key buildings, for example, the Guildhall and Guildhall Island compliment the Castle visually and create unusual views channelled down the narrow streets.

**7.16** The open spaces of Bachelors Acre and the Goswells help to maintain green views within a busy urban area, the Goswells are particularly significant in ensuring views to the Castle from the riverside are uninterrupted.



## Character Areas

## Character Areas

**8.1** In order to simplify the task of defining the distinct character and appearance of the Conservation Area, it is considered appropriate to divide the area into individual character zones, each containing their own unique characteristics.

**8.2** The Conservation Area lies within the area analysed in the Royal Borough of Windsor and Maidenhead Townscape Assessment (2008), which provides an assessment of the character and composition of the built environment of the whole of the borough area that is outside the designated green belt. The analysis includes a factual description of the townscape of all settlements, defines generic townscape character types that occur throughout the borough, and identifies character areas within each settlement that fall within these generic types. Using this analysis the following character types are identified within the Conservation Area ; Historic Town Core, and Town Historic Fringes. Whilst the analysis of the character types in the Townscape Assessments has been used in reviewing the Conservation Area, and the guidance of that document can be considered together with this appraisal, for the purposes of dividing the Conservation Area into character zones, a slightly different approach has been taken to include a more detailed consideration of the historic development and functioning of the area, as well as the nature of the present buildings. This has resulted in the identification of six broad character areas;

- Castle and Perimeter, Royal Mews
- Historic Core and High Street
- Sheet Street and Park Street
- The Retail Core, including Windsor and Eton Central Station
- Bachelors Acre and Surrounds
- Riverside

## Character Areas

# Character Areas

## Castle and Perimeter, Royal Mews

8.3 The architectural and historical importance of the Castle is of national significance and the Castle has come to be seen as one of the key symbols of the Monarchy. The Castle is the largest inhabited castle in the world and the oldest in continuous occupation. A scheduled ancient monument, it is the largest Castle in England, in total covering around 13 acres. The castle's floor area is over 480,000 square feet.

8.4 Throughout the 900-year history of the Castle, the design has changed and evolved continually, however, the main features of the Castle structure itself remain in much the same position. The Castle complex is centred around the motte or artificial hill on which the first wooden castle was constructed by William the Conqueror. The Castle was later rebuilt in stone in the latter part of the 12th century, with the construction of the Round Tower and the first outer wall.

8.5 The Round Tower is now one of the most visually striking aspects of the Castle complex and divides the castle into two sections, or wards. St George's Chapel is located in the Lower Ward, whilst the private Royal Apartments and the more formal state rooms are found within the Upper Ward. This layout dates back to the medieval period.

8.6 St. George's Chapel, begun in 1475, is an example of Perpendicular Gothic style and has the appearance of a small scale Cathedral. The building is significant within the Castle complex as it marks a transition period for the architecture of the Castle. The Chapel is of a truly grand style and marks the change from building purely for fortification, to building for the purposes of design and style. This also symbolises the change of role from fortification to Royal Palace.

8.7 During the reign of George IV in the early part of the 19th century the Castle underwent transformation under the supervision of architect Jeffry Wyatville. Work commenced in 1824 and took twelve years to complete. In this period the Upper Ward was completely remodelled in a Gothic style with castellated battlements and the Castle was given a near symmetrical facade when viewed from the Long Walk. This was the first time the Castle complex was considered as one design, as opposed to a collection of structures in differing styles. The Round Tower was given a false upper storey and the dramatic tower seen today was created.

8.8 From this period there has been no major building work on the Castle until the late 20th century. Extensive alterations were carried out as a result of a fire which destroyed much of the Upper Ward in the 1990's. One-fifth of the floor space of the Castle was damaged and the restoration programme continued for over five years, revealing in its course many earlier features and creating some new interiors.

8.9 The Castle and the town have evolved together and yet the Castle remains very much an independent entity. This is due to the fact that the Castle differs hugely in character and form from the town itself. Topographically, the siting of the Castle on the top of the hill has lead the town to encircle beneath it and maintain a separate identity. The formality and large scale of the building varies from the small scale dwellings within the settlement, although the Mews buildings, being on a lesser scale, provide a transition between the area to the east of the Castle.

# Character Areas

<b>Castle and Perimeter. Royal Mews</b>	
Building Period	First built in stone from 12th century, developed constantly to 20th century. St George's Chapel was re-built in a distinct Gothic style. Much 17th century restoration under Charles II. Greatest developments to the Castle between 1820-1830 as the structure was completely transformed.
Plot size and form and relationship to Road	Due to its location on a chalk outcrop, the Castle occupies a large and dominant area of Windsor Town Centre. The scale of the Castle is obviously much larger than surrounding buildings and occupies a vast plot size within the Conservation Area and the town as a whole.
Building Height	The Castle dominates the skyline due to both its size and scale. Within the Castle complex, the Royal Mews appear visually more as part of the town than the Castle and differ in their rather more utilitarian design and lower building height.
Rooflines	The Round Tower dominates the skyline and is a significant landmark within the Castle complex.  The Curfew Tower is visibly dominant from Thames Street and the surrounding areas and is a distinctive design.

# Character Areas

Castle and Perimeter. Royal Mews	
Windows and doors	<p>The windows and doors within the the Castle complex differ from those found throughout the rest of the Conservation Area. Many of the windows were modified in the 19th century and have a gothicised appearance.</p> <p>There is an emphasis on fortification in the design of door and window openings and as such windows tend to be small scale and narrow, whereas doors are large and imposing.</p>   
Facing materials	<p>The Castle is of stone construction and this serves to emphasise the difference in character between the Castle complex and the town, where the majority of buildings are of a red brick construction.</p> <p>There is some evidence of timber framing within the Castle complex, with timber framed buildings in the Lower Ward.</p> 
Special features	<p>The Castle is home to many ceremonial events connected to the Royal household. The most common is the Changing of the Guard parade which occurs daily.</p>  

# Character Areas

<b>Castle and Perimeter. Royal Mews</b>	
Boundaries	The stone walls demarcating the Castle boundaries from the town are imposing and are a unifying feature for the entire complex. The Henry VII gateway is the public entrance to the Castle buildings and is a dominant structure.
Trees	The Castle complex contributes a number of important trees to the Conservation Area. There is considerable planting to the north of the Castle complex and provides important screening.
Open Space	<p>The immediate environs of the Castle, known as the Home Park, adjoin the northern edge of the more extensive Windsor Great Park. The avenue known as the Long Walk runs south from the Castle, at 3 miles long and 240 ft wide.</p> <p>Within the Castle complex there are significant areas of green open space which provide a visual contrast from the imposing stone buildings.</p>
Use	<p>The Castle is one of the principal official residences of the British monarch. Queen Elizabeth II spends many weekends of the year at the Castle, using it for both state ceremonies and private functions.</p> <p>The Castle is also a major tourist attraction and many tourist activities are centred around the Castle entrance.</p>

## Character Areas

# Character Areas

## Historic Core and High Street

8.10 The whole of this area is dominated by the presence of the Castle, with the High Street and Thames Street wrapping around the outer wall.

8.11 The High Street is an ancient route following the west side of the Castle. The east side of the High Street includes important civic buildings such as the Guild Hall and the Parish Church. The original 'New Windsor' settlement, now known as Guildhall Island, is in this area and is located adjacent to the Castle where a dense pattern of medieval alleys and buildings remain. Guildhall Island comprises four narrow, cobbled streets and is of a markedly different character from the rest of the town. The island is now a specialised tourist area of shops and restaurants.

8.12 One of the oldest streets of the town is Thames Street, from which a flight of steps, known as the Hundred Steps, leads into the Lower Ward of the Castle. There used to be housing on both sides of Thames Street, however, those on the side of the Castle walls were removed in the 19th century. The majority of buildings in Thames Street date from the 18th century or earlier but have been refronted and many now contain good examples of 19th and early 20th century shopfronts. Thames Street is continued as High Street and leads upward to the Castle Hill, the highest point of the town.

8.13 At its lowest point, Thames Street continues to Windsor and Eton Bridge and before this Bridge was closed to traffic was the main route from Windsor into Eton. The Bridge is now an important focal point.

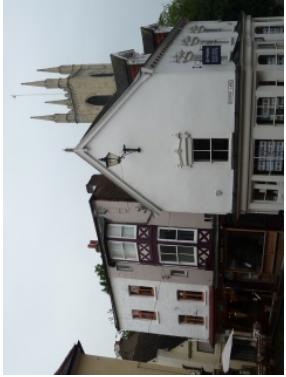
8.14 The continuous facades of Thames Street help to create a feeling of containment around the Castle perimeter. The area is demarcated by small passageways between the buildings. The facades on to Thames Street have great architectural variety. Curfew Yard is an informal space to the rear of the listed buildings of Thames Street created in the 1970's. The development retained the ancient footways.

8.15 This area is considered one of the most significant within the Conservation Area. It is the ceremonial route for state events and ceremonies such as the Changing of the Guard follow the High Street. As such the area is under continual pressure to be well maintained. The vast majority of buildings within this area are listed, however there are extra controls in place such as an Article 4 direction on external painting and advertisement controls (see appendix 4).

8.16 The area has been the subject of a 'facelift scheme' since 1961, overseen by the Borough but initially instigated by the Civic Trust. The first facelift scheme removed the high walls which had been constructed around the Castle and opened up the entire area. A distinct colour palette introduced for the buildings has evolved over time, but is still used to guide current colour schemes (see appendix 4).

8.17 The area has a strong link with its setting, the Castle being a constant landmark.

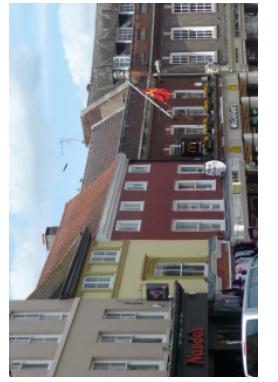
# Character Areas

<b>Historic Core and High Street</b>	<p>Building period From the formation of the town as a medieval settlement, the area around the Castle has constantly evolved and as such, there is a huge variety in building age, from 15th century to present day development.</p> <p>The majority of the buildings within Guildhall Island date from the medieval period with some modern infill.</p> <p>Thames Street is a mixture of 18th and 19th century or earlier properties, however the vast majority were re-faced in the 19th century. High Street is a mix of Georgian and Victorian architecture.</p>   	

# Character Areas

			
<b>Historic Core and High Street</b>	<p><b>Plot size and form and relationship to road</b></p> <p>Guildhall Island contains the small plots of a former market area that have been gradually consolidated. This is reflected in the layout and width of the streets which are very narrow and have an unplanned feel. The buildings front directly on to the narrow roads and there is a sense of enclosure and separation within the Island.</p> <p>This is in contrast with the High Street which has much larger, burgage plots remaining. The plots to the west side of the High Street remain deep, however much of this backland has been developed.</p> <p>The Guild Hall projects forward on the High Street and is a dominant building. Conversely, the Churchyard is equally as dominant by being set back from the High Street and providing a break in the built facade.</p> <p>The buildings tend to be contained within the long thin burgage plots on both Thames Street and High Street, however, the plots are much larger opposite the Castle Hill area reflecting the importance and prestige of the buildings in this location.</p> <p>Thames Street properties front directly on to the pavement and the continuous facade serves to envelope the Castle complex, which occupies the huge plot opposite.</p>		

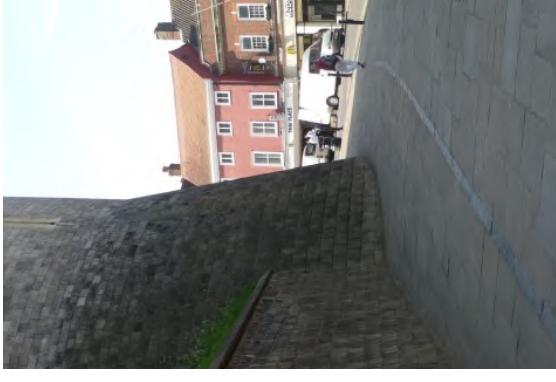
# Character Areas

<b>Historic Core and High Street</b>		
Building height	<p>The majority of the buildings along High Street and Thames Street are three storey, although often varying in scale.</p> <p>There are some four and five storey buildings which stand out as dominant landmarks, such as the Harte and Garter Hotel. Any remaining medieval buildings are much lower in height and scale.</p> <p>The buildings within Guildhall Island are again predominantly three storey but are smaller in scale and have a more intimate feel than the grander buildings of Thames Street and High Street.</p>	 
Rooflines	<p>The roofscape along Thames Street is varied and visually diverse. High Street is more uniform in appearance. Many of the roofs are not visible from ground level due to the frequent use of parapet walls. Behind these parapets tends to be largely old clay tile roofs of simple pitch construction or some mansard roofs. Slate roofs are also evident.</p> <p>Some rooflines are visible above the parapet, particularly in Thames Street, due to the manner in which the street drops down to the river level, and here steep pitch, old tile roofs are evident. Many feature dormer windows such as the King and Castle public house. Tall brick chimneys are also visually evident on many properties. There are some unusual roof shapes such as the Dutch gable on Castle Hill.</p>	  

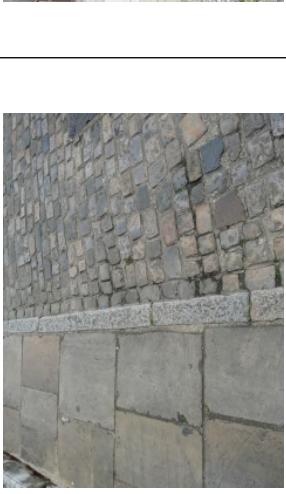
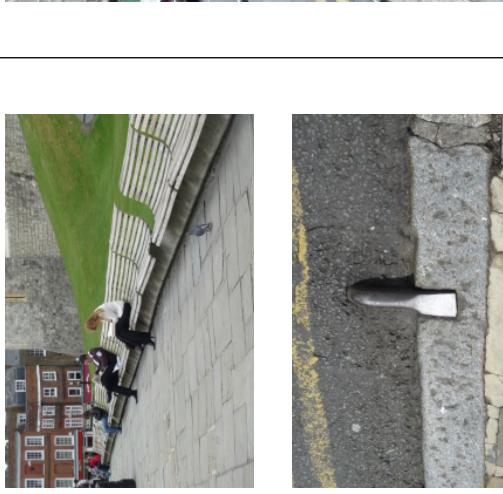
# Character Areas

<b>Historic Core and High Street</b>	
Windows and doors	<p>The predominant style of window is vertical sliding sash in principal elevations or smaller casement windows to upper floors. The windows are predominantly of timber construction and painted white.</p> <p>At ground floor level, the majority of buildings have shop front insertions or are traditional hotel or restaurant entrances. These vary in style and appearance, however there are several good examples of traditional shopfronts with original stallrisers and fascias remaining. The shopfronts in this area all fall under zone one of the Shopfront Guidance (see appendix 4).</p> <p>A feature of the grander buildings of High Street and Thames Street is small cast iron balconies. The former Caleys store range has several examples of this.</p>  
Facing materials	<p>The predominant facing material is brick, in particular red brick often with decorative features. Any remaining timber framed buildings are now either brick fronted or rendered.</p> <p>Many buildings within the area are painted and this is a distinctive characteristic. The Facelift scheme created a palette of colours and the repainting of buildings is controlled under Article 4 direction. In particular the buildings within Guildhall Island are painted a variety of diverse colours.</p>   

# Character Areas

<b>Historic Core and High Street</b>	<p>Special features</p> <p>There are constant reminders throughout the area of the close connection with Royalty and the Castle, not least the imposing Castle building itself which dominates the streetscape.</p> <p>The area is home to ceremonial events and the many statues and monuments throughout the area reinforce the intertwined history of the Castle and the town.</p> <p>The Lutyens George V memorial at the foot of Thames Street is a simple composition which does not detract from the importance of the Castle and surrounding buildings and yet still offers a focal point.</p>	  
Boundaries	<p>Most properties front directly on to the pavement and as such there is little in the way of formal boundary demarcation.</p> <p>The most notable exception is the Parish Church, which is set back from the road and has a high boundary wall and utilises greenery as a boundary aid.</p>	 

# Character Areas

			
<b>Historic Core and High Street</b>	<p>Street furniture and paving</p> <p>There is a great deal of street furniture in the area, largely due to tourism demands. All street furniture tends to use the palette of black and white with information signage, bins and bollards all in keeping. There is much public seating in the area, particularly skimming the Castle walls.</p> <p>The street surfaces are all of a sympathetic nature and Yorkstone has been re-introduced in lower Thames Street and around the Castle walls. Granite kerbs have been largely retained throughout the area. The roads in the area are all tarmac.</p>	<p>There is a surviving area of historic paving around the Guildhall and the Guildhall Island area utilises Denner Hill sets and stone pavements. This helps to give the area a feeling of contrast from the rest of the town.</p> <p>There is further traditional street furniture in the form of post boxes, including the George V commemorative post box at the end of the High Street. Hoops in the side of the kerbs on the eastern side of the pavement of Thames Street, formerly used to tie up carriage and prevent them slipping down the hill are an interesting feature.</p>	

# Character Areas

<b>Historic Core and High Street</b>	<p>Trees</p> <p>A Norway Maple, planted by the Queen Mother in the 1970's is one of many dominant trees within the Parish Church grounds, which is the area where the most planting is found.</p> <p>There are a number of mature trees surrounding the Castle Walls and trees have been used to enclose the Lutyens memorial at the foot of Thames Street. There is some planting towards the Windsor and Eton Bridge, which helps to give this area an added interest.</p>  	 
	<p>Open spaces</p> <p>Church Street Gardens within Guildhall Island provide a small, yet fundamental public open space within the area. The gardens are the smallest public open space in Windsor and stand on the site of former cottages which were destroyed in the 1800's.</p> <p>The Lutyens memorial provides a small yet significant public open space at the foot of Thames Street.</p> <p>The green areas surrounding the Castle offer the most significant open space within the area and soften the imposing nature of the Castle walls.</p> <p>The area generally lacks private, rear garden open space as the area is largely built up.</p>	

# Character Areas

<b>Historic Core and High Street</b>	
Traffic and Parking	<p>The majority of the traffic in the area is through traffic and can at peak times become busy, although traffic calming methods and management regimes do serve to limit the level of through traffic.</p> <p>Parking is heavily restricted in the area and largely only relates to deliveries. Most parking is catered for outwith this central area.</p>
Landmarks	<p>The Castle is the major landmark within the area, the scale and size of the structure ever prominent. The statue of Queen Victoria on Castle Hill is a significant landmark, visually dominant throughout the area and also marks a subtle boundary between town and Castle.</p> <p>The River is a significant landmark to the north of the area and provides important views both in and out of the Conservation Area.</p> <p>The Windsor and Eton Bridge is a significant landmark. It is likely that the first bridge on this site was built around the 1100s. The current Bridge was constructed in 1824. The bridge has three arches, each comprising seven cast iron segments, and supported by two granite piers. In 2002 the bridge was refurbished, using Yorkstone and providing seating areas. The bridge remains for pedestrian use only and is a significant spot for views of both the river and Windsor Castle.</p> <p>The Guildhall is a distinctive local landmark due to the unique style of the building and also its position on the High Street.</p>

# Character Areas

<b>Historic Core and High Street</b>	<p>The majority of the buildings within this area are used for hospitality or retail uses and traditionally were used for the same purposes.</p> <p>There has been some change of use, Thames Street traditionally contained the retail core of the town, which has now moved to Peascod Street. Large units such as Boots occupied properties in Thames Street. However, now the area is much more geared for tourism and the large majority of buildings are now concerned with the hospitality industry.</p> <p>High Street used to contain Caleys department store which is now being redeveloped to provide a hotel and shopping uses.</p>	   

## Character Areas

## 8 Character Areas

### Sheet Street and Park Street

**8.18** This area is comprised of two main streets within the Conservation Area and is defined by the dominance of 18th century architecture. The buildings are arranged on the original primary road network of the town and is constrained by Windsor Home Park to the east.

**8.19** Park St was originally the main route from Windsor to Staines, this route was terminated in the 19th century during Queen Victoria's plans to make the Royal grounds more private. Until this time, the street was strategically placed on the main route from the Castle to London and as such was traditionally a prime spot for Coaching Inns. Park Street was known as a respectable address and following the closing off of the street, became more so due to the proximity to the Castle and Home Park. Defined by two to three storey brick townhouses, terraced or semi detached, Park Street tapers down towards its narrowest point at Cambridge Gate and this provides a visual focus towards the entrance point to the Home Park. The street is also on the ceremonial route for state occasions which helps to maintain the high status of the area.

**8.20** Sheet Street, which appears early in the history of the town, runs southwards from High Street and is continued as King's Road. There is far more architectural diversity on Sheet Street than Park Street with modern office development, 19th century buildings and some remaining Georgian buildings.



# Character Areas

<b>Sheet Street and Park Street</b>	
Building period	<p>Park Sheet and Sheet Street contain some fine examples of 18th century domestic architecture, reflected through the large number of listed buildings in this area. Park Street particularly demonstrates largely Georgian architecture with some 20th century facsimiles.</p> <p>Sheet Street has altered more largely overtime and now contains a mixture of Georgian, Victorian and modern 20th century architecture.</p>  
Plot size and form and relationship to road	<p>The majority of properties front directly onto the road, or are set back behind small, mostly hard surfaced areas, thus creating a tight urban form. Long, narrow plot sizes are tightly packed together with garden areas to the rear. On the south side of Park Street plot arrangements vary beginning with small depths at the corner of Sheet Street to much longer plots along 7-11 Park Street.</p> <p>The pattern of development throughout the area is small groups of terraced housing of similar style as opposed to individual buildings. Properties such as Hadleigh House are the exception to this.</p> <p>Black Horse Yard has medieval origins and occupies a large plot to the rear of Park Street, however most plots have retained rear garden areas. The North side of Park Street backs on to the Royal Mews and so plots are shorter.</p> <p>Most of the original rear plots to the remaining Sheet Street properties have been truncated and many are now used for car parking. Modern development has occurred in the rear of plots such as the creation of the surgery. Modern commercial sites in Sheet Street dominate larger plots, for example the Council offices.</p>   

# Character Areas

			
<b>Sheet Street and Park Street</b>	<p><b>Building height</b></p> <p>In Park Street three or four storeys dominate, although the properties are of differing scale along the street creating visual contrasts. Many of the properties have part basement floors and raised ground floor entrances which helps to add to the diversity of building height. The Public House is two storeys and noticeably lower in height and scale.</p> <p>In Sheet Street there is a variety of heights rising from two storey small-scale buildings to large 4 storey Georgian dwellings. There is an informality of heights and forms on the remaining 18th century buildings.</p>	<p><b>Rooflines</b></p> <p>The rooflines on both streets are varied. In Park Street however, there is a dominance of steep pitches with clay tiles and pitched dormers. Mansard roofs are found on properties such as 4 and 5 Park Street partly hidden behind parapet walls.</p> <p>Sheet Street has a great variety with low pitch slate roofs, mansard roofs and modern flat roofs all prevalent. The west of Sheet Street is dominated by steep pitch slate roofs and dormer insertions. The Thames Court complex has unusual modern rooflines utilising lead and a series of flat and varied roof pitches. Hadleigh House features a slate mansard roof behind a brick parapet.</p>	