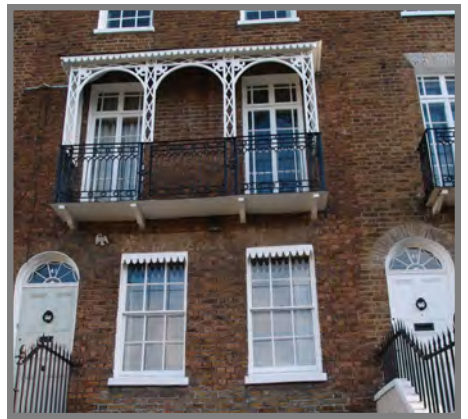


# Conservation Area Appraisal



## Inner Windsor

Adopted May 2015

Director of Development and Regeneration  
Royal Borough of Windsor and Maidenhead  
Town Hall  
St Ives Road  
Maidenhead



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# Foreword

## **FOREWORD**

By Councillor Mr Derek Wilson

Lead Member for Planning

The Borough Council has carried out an appraisal for the Trinity Place/ Clarence Crescent 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.

This is a revised appraisal document produced for Trinity Place/ Clarence Crescent 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 Trinity Place/ Clarence Crescent 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 February and March 2015, 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.maidenhead@rbwm.gov.uk](mailto:planning.maidenhead@rbwm.gov.uk)

or

Conservation and Design Team  
Development and Regeneration  
Royal Borough of Windsor and Maidenhead  
Town Hall  
St Ives Road  
Maidenhead  
SL6 1RF

A handwritten signature in blue ink, appearing to read 'Derek', with a horizontal line underneath it.

# 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. Historic England 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 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 conservation area appraisals?**

**1.6** The aim of the Appraisal is to:

- Identify the special architectural and historic Interest and the changing needs of the conservation area
- Clearly define the conservation area boundaries
- Increase public awareness and involvement in the preservation of the area
- Provide informed analysis of the area to guide planning decisions
- Guide controlled and positive change within the conservation area, thus avoiding mediocrity of development

### **What is the status of this document?**

**1.7** This document has been approved by the Lead Member for Planning And Development, the ward members for the area and the Director of Development and Regeneration following a 6-week consultation period. This endorsed document is for use to guide and inform all planning consideration and other council activities in the conservation area.

**1.8** The conservation area appraisal is adopted as supplementary planning guidance. As such, it forms a material consideration in future planning decisions.

**1.9** The contents of this appraisal and the associated maps and appendices are intended to highlight significance 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. Further advice can be obtained by contacting the Council's Customer Service Centre at the Town Hall Maidenhead, via the Council website, or by telephoning 01628 683 810.

# Planning policy context

## **PLANNING POLICY CONTEXT**

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

- The Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted June 2003) saved 25th September 2007;
- The Replacement Minerals Local Plan for Berkshire incorporating alterations (1997 & 2001) saved 24th September 2007;
- The Waste Local Plan for Berkshire (adopted 1998).

**2.2** The Council is in the process of reviewing the adopted Local Plan. Its replacement will contain an updated suite of policies relating to the historic environment and ensure that local policy remains up-to-date and relevant to inform decisions on planning applications. Further details about the new Borough Local Plan can be found on the Council's website or by contacting the Planning Policy Unit on [planning.policy@rbwm.gov.uk](mailto:planning.policy@rbwm.gov.uk) or 01628 796357.

## **BACKGROUND**

**3.1** Inner Windsor Conservation Area was originally designated on 10th September 1990 following an initial proposal in 1988. Part of the conservation area previously formed part of the Windsor Town Centre Conservation Area designated in 1969.

**3.2** The Conservation Area has not been altered since first designation and no alterations are proposed.



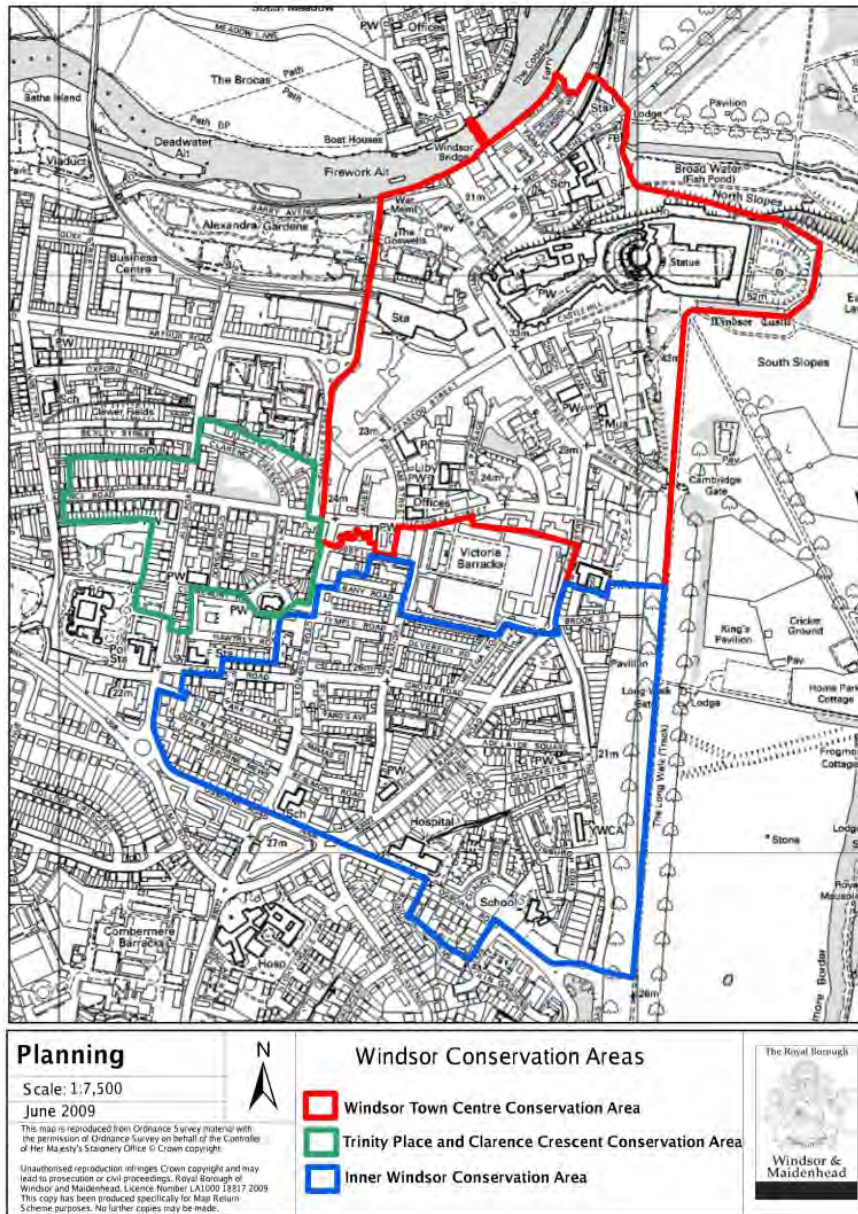
# Summary of special interest

## SUMMARY OF SPECIAL INTEREST

4.1 The special interest of the area is made up of three principle factors.

### Location and Development

4.2 The Inner Windsor conservation area is outside the likely prehistoric, Roman and mediaeval core of the town and, following new land ownership resulting from the Enclosure Act 1819, land was developed during the 19th century for housing to provide for an increasing population, supported by new rail travel.



Windsor Conservation Areas Map

### Architectural Character

4.3 There are a variety of styles within the area including restrained Georgian terrace dwellings, modest Victorian terraces and workers dwelling, newly wealthy middle class semi-detached houses and grand Victorian villas. There are also decorative Victorian shops and public houses, one elaborately tiled on the exterior.

# Summary of special interest

## Use

**4.4** The area is predominantly residential, and is inclusive of a variety of building sizes from modest cottages to grand detached villas. There are also some commercial uses, a handful of pubs and health services. The historical uses within the conservation area resulted from travel along historic routes such as inns, and later retail and other commercial units together with small workshops and public houses to serve the increasing population linked to the military presence in the town and those associated with the royal court.



# 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 in the county of Berkshire, located around 20 miles west of London. The Borough is predominantly rural with two large 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 32,000. It is to the East of the Borough and is located immediately south of the Thames. The M4 motorway is 3 miles to the north, which provides close links to London. The town is almost entirely surrounded to the south and east by Home Park and The Great Parks. Therefore, any expansion to the town has been eastwards forming an urban area known as Dedworth.

**5.3** The conservation area lies directly south of Windsor town centre, separated in part by Victoria Barracks and is bounded to the east by the Long Walk. The conservation area focuses largely on terraced rows of houses (some grand, some modest) including Sheet Street, King's Road, Alexandra Road, Helena Road, St Mark's Road and Queen's Road. It also includes the grand villas and their mews along Osborne Road and the workers dwellings at Prince Consort Cottages. St Leonard's Road commercial shopping street also provides important historical character in the area.

**5.4** The conservation area is approximately 3.85 hectares in size with around 1150 individual properties. There are over 1500 individual address points within the area.

### **Topography, Geology and Morphology**

**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 land falls to the south, away from the chalk outcrop at Windsor Castle and is largely surrounded to the south and east by farmed parkland, largely flat, low lying ground used for arable and pastoral land uses.

**5.6** The main roads within the area are Osborne Road, Frances Road and King's Road. Osborne Road is the main A road in the area that takes traffic through Windsor towards Old Windsor and Egham. Traffic travels through the Osborne Road gyratory and along Winkfield Road towards Legoland. Osborne Road sees large volumes of traffic throughout the day.

**5.7** The road pattern radiates out from medieval Windsor along the historical routes of King's Road and St Leonard's Road (formerly Sheet Street and Spital Street respectively). An organic grid layout has grown off these historical routes. The grandest dwellings sit along the important historical routes of Osborne Road and King's Road, and dwellings along Frances Road also display some interesting architectural detail and embellishment. The properties along these streets have wider street frontages and a grander scale. The smaller side streets and infilling grid layout have narrow plot widths.

### **History and Development**

**5.8** In 1800 Windsor still has the form of a mediaeval town clustered very tightly around the Castle. The Inner Windsor Conservation Area was partly open fields adjacent to the Royal Parks and Forest.

**5.9** The inner Windsor Conservation Area grew up in stages, and somewhat sporadically although originally along important historical routes. There are four key elements that influenced the development of the Conservation area, set out below.

**5.10** Firstly, in 1817 and 1819 the Enclosure Act awarded land and local families including the Keppel and Vansittart families were able to amass large areas within Windsor. Also, around this time, the court was re-establishing a presence at Windsor Castle through George III's (1760-1820) decision to bring up his family in Windsor and George IV's (1820-30) continuation of the revitalisation of the Castle by the extensive building works he commissioned.

**5.11** Land was then sold for development or developed by the landowner and resulted in the rest of the residential and commercial building in the area. Some of the earliest development were the prestigious terraces of Brunswick Terrace, Adelaide Terrace, York Place and Adelaide Square and they were occupied by people serving the Crown or drawn to Windsor by the presence of the Court.

## Location, setting and development of the area

**5.12** Towards the middle of the 19th century a further series of events coincided to bring more development and change to the area. In 1843 the Commissioners of Woods and Forests (the predecessors of the now Crown Estate Commissioners) bought land known as the Keppel Estate which was extensive in the area and included a number of fields on the west side of the Long Walk. The motive for the purchase is believed to have been increased the privacy of Windsor Castle.

**5.13** By 1852 land was being made available for development and new roads, Osborne, Alma and Frances Road, were planned to serve the development.

**5.14** These new roads being planned around the same time as changes to the road pattern through Home Park were taking place. These changes were in part as a result of the two rail lines planned to come to Windsor. Both required river crossings and a negotiation took place with the Commissioners of Woods and Forests to provide new road bridges to allow traffic from Datchet and Old Windsor along their present route, and for closure and demolition of the bridge that continued on to Park Street. Home Park and Frogmore Park were united and were closed to the public.

**5.15** Most development of the conservation area occurred after this work and is clearly seen on OS maps of 1890 and 1910. Each developer chose to construct different types of properties; some very grand villas such as along Osborne Road and some modest terraces such as Dagmar Road.

**5.16** St Leonard's Road, renamed from its earlier name of Spital Street, was an important route in an out of Windsor. Most remaining historical building along this road date from the 19th century with earlier buildings largely having been replaced. Two 17th century buildings remain and give an important clue to route's history.

**5.17** King's Road, formerly Sheet Street (the northern end is still named Sheet Street), was the other main southern road to and from Windsor. Historical development along it can be easily identified with late 18th and early 19th century townhouses on both sides of the road (and on historical OS mapping of 1860).

**5.18** Small groups and terraces from the early 19th century are also found along Grove Road and the philanthropic model cottages of Prince Consort Cottages.

**5.19** The poorest quality and smallest accommodation did not last out the 19th century, was knocked down and redeveloped for the enlarged barracks or replaced with new, better housing.

**5.20** Services such as shops and pubs and a school were also built to support the Victorian housing growth, and many of these can still be identified along streets and on street corners.

**5.21** Change within the 20th and 21st centuries has been much less dramatic than the previous 100 years. Infilling of plots can be seen and some larger developments have taken place introducing different road layouts, the principle ones being Lammas Court (a redevelopment of Lammas Avenue) and Edinburgh Gardens, and the new Long Walk Villas on Kings Road. The Princess Margaret Hospital, Queen Anne School and Kings Acre were development on previously undeveloped land. East Berkshire College and Upton School extensions have also been developed during this time.

### Archaeology

**5.22** The town of New Windsor developed following the building of the Castle in 1070 by William the Conqueror on the prominent chalk outcrop overlooking the River Thames. This prominent topographic location had probably been a preferred location for settlement and defence throughout prehistory and, unsurprisingly, some evidence has recently come to light close to the High Street of Bronze Age and Roman remains preceding the medieval town.

**5.23** Archaeological evidence for prehistoric and Roman activity within the Conservation Area is limited to a single silver Roman coin found on the allotments at Brook Street. Poorly provenanced finds are also noted from within the parish of Windsor and include a Neolithic (4,300 – 2,100 BC) flint knife, an Early Iron Age (800 – 500 BC) spearhead, and an Iron Age buckle but such items are likely to have been found closer to the gravel terraces of the River Thames, which were densely settled and farmed in the prehistoric and Roman periods, rather than elsewhere within the parish.

**5.24** The medieval town was tightly clustered around the castle. The southern extent of the medieval town, stretching along Peascod Street and Sheet Street, is unlikely to have extended as far south as the Inner Windsor Conservation Area. The Conservation Area therefore lay within open fields immediately to the south of the town

## Location, setting and development of the area

during the medieval period. Being in such close proximity to the town, the area may, however, have been used for orchards, allotments, paddocks and pens to service the town, although there is currently no archaeological evidence for such features within the Conservation Area.

**5.25** The planned suburban development within the Conservation Area in the early 19th century saw the establishment of most of the current street plan, albeit constrained by Windsor Great Park to the east, which is designated as a Grade I Registered Park and Garden. The development of this suburb of Windsor is of socio-historical interest but its buried archaeological interest and potential is limited.

**5.26** Overall, therefore, there is currently little known buried archaeological heritage within the Conservation Area. There is potential for evidence of medieval agricultural activity on the fringes of the medieval town and for early post-medieval development along St Leonards Road and Sheet Street/Kings Road. An exploratory archaeological evaluation in 2005 on St Leonards Road on the site of the East Berkshire College failed to identify any buried remains or finds. This is currently the only formal piece of archaeological investigation to have taken place within the Conservation Area.

# The general character and form of the area

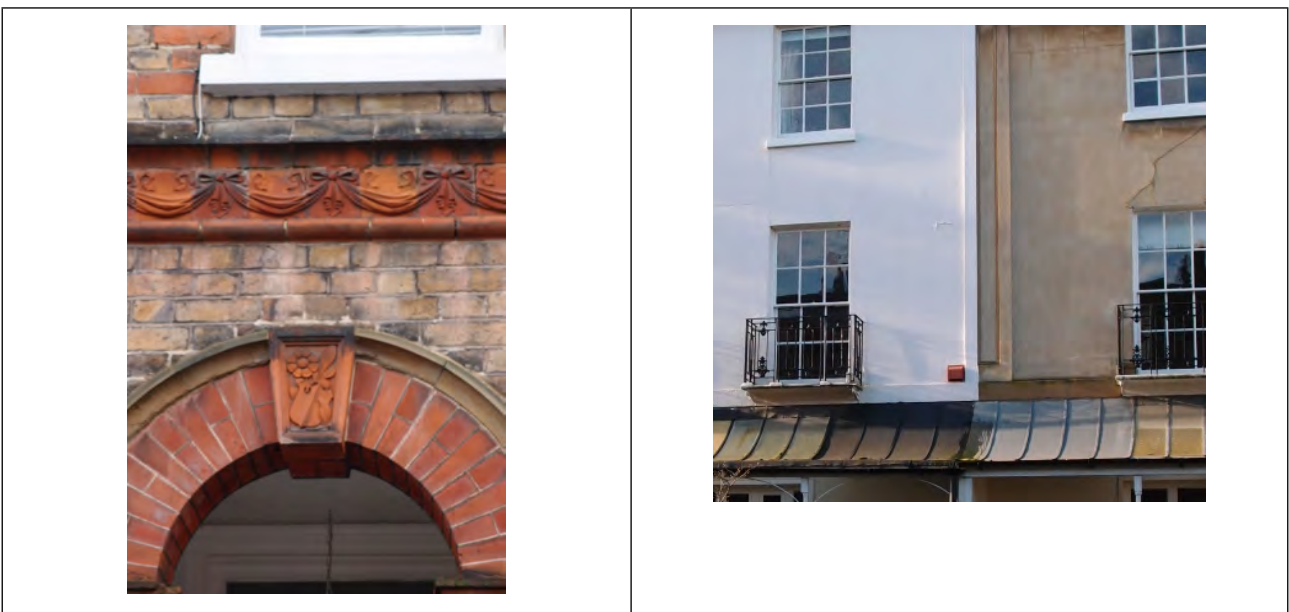
## THE GENERAL CHARACTER AND FORM OF THE AREA

**6.1** The Inner Windsor Conservation Area contains an interesting variety of different dwelling plan forms, illustrating the different amenities afforded to those of greater wealth and standing. The different building styles also illustrates the different aspirations for legacy that land owners and developers had. At one end of the scale are the large villas along Osborne Road, built in spacious plots, with large front and rear gardens, with mews to the rear. Frances Road comprises dwellings set back from the road, with modest front gardens, some semi-detached some short terraces of 3, with reasonable gardens to the rear. Kings Road includes Queen's Terrace, a grand row of dwellings the group of which is set back from the Road with its own driveway, creating a real sense of a grand arrival to a large house, but which was many houses together. Grove Road has a long terraced row of small dwellings built up to the pavement, but with small basements and modest rear yards/ gardens.



Two of the variety of dwelling types found within the conservation area - Brunswick Terrace built 1800s and Grove Road built in 1870s

**6.2** There is interesting variety in the architectural features within the conservation, some of which can be attributed to fashion and styles of the period (such as stucco walls), some to local materials (bricks both red and London stocks). Most of the roofing in the area appears to be Welsh slate. As was typical of properties throughout the 18th and 19th centuries vertical sliding sash windows were ubiquitous and some examples of original glazing remain.



## The general character and form of the area

Terracotta detail found throughout the conservation area and lime render on early 19th century homes

**6.3** Other important building types within the Inner Windsor Conservation Area include public houses and retail/ commercial buildings. St Leonard's Road boasts an impressive red brick and terracotta terrace of retail units with living accommodation above. There are numerous pubs, and the Prince Arthur opposite the corner of Grove Road and Helena Road is an attractive example of exterior glazed tiling. Many pubs have been lost or converted to residential or other uses.



The Windsor Trooper Pub, St Leonard's Road

**6.4** Front gardens are generally modest, with relatively little planting. Where it exists it is a welcome softening to the built up streets. Large trees are found only along major routes, designed to achieve a grandness to travelling along such roads.



Front gardens along Grove Road and tree-lined Osborne Road



# Special features of the area

## **SPECIAL FEATURES OF THE AREA**

### **Listed Buildings**

**7.1** There are 177 individual properties and features listed within the Inner Windsor Conservation Area that form 36 list entries.

**7.2** All listed buildings help explain the development of the area and are significant in terms of the overall development of the area as well as their architectural and historic value. Listed buildings representing the main historical phases of this area are included on the statutory list from early timber-framed buildings along St Leonards Road, Regency terraces on Kings Road, small late Georgian terraces along Grove Road and later model cottages of Prince Consort and the grand terraces of Queens Terrace.

**7.3** For a full list of buildings included on the List of Buildings of Special Architectural or Historic Interest within the conservation area refer to appendix B for information and illustrations. The list can also be viewed online at [www.historicengland.org.uk](http://www.historicengland.org.uk).

### **Important Non Listed Buildings**

**7.4** As the NPPF sets out, in addition to recognising Listed Buildings it is important to acknowledge any other buildings that make an important contribution to the character and appearance of the conservation area. Buildings selected as important are considered as making a positive impact on the area and as such should be maintained and conserved. In the Inner Windsor Conservation Area there are many important non-listed buildings of historical significance due to the age and development of the area.



**14 Alexandra Road/ 1 Albany Road corner terraced dwelling with highly decorative terracotta classical detailing - Prince Arthur pub displaying green glazed tiles and faience**

**7.5** The above is only a brief summary of the buildings considered significant to the conservation area. Refer to appendix C for other examples of buildings and illustrations.

### **Building Materials and Architectural Features**

**7.6** As the area developed over a period of 200 years the architectural styles, fashions and materials varied and this can be clearly seen. However, despite some variety, it is still possible to distinguish a palette of repeatedly used materials and architectural styles. To simplify identification, the recurring features have been divided into streets or clusters that typify a certain era. This creates a record of development and illustrates which important materials and styles remain throughout the Conservation Area and can be found within 'Character Areas' below.

### **Trees and Open Spaces**

**7.7** The most significant open space within the conservation area is the edge of the Long Walk and its avenue of trees forming the eastern boundary of the area. This provides accessible open space for walking.



## Special features of the area



The Long Walk looking south

**7.8** There is very little green space within the conservation area and greenery is mainly in the form of small front gardens and street trees. A play space along Osborne Road provides a vital public play facility within the local area. The playground at Upton House is also an important open space for play as it that at the Queen Anne school, albeit that they are private.



Osborne Road playground

### Street Furniture

**7.9** Street furniture such as lamp post are generally excellent, sympathetic modern units, finished in black that really enhance the setting of the historical building and help build the character and appearance of the Inner Windsor Conservation Area. Along main routes such as Kings Road larger yet sympathetic lighting has been installed. Osborne Road contains the largest, least sympathetic lighting although it does have a black finish. Some example of poor lamps can be found such as a 1980s concrete lamp along St Mark's Road near the modern fire station, but such examples are rare.

# Special features of the area



A sympathetic lamppost on Dagmar Place

## Paving and Surface Treatments

**7.10** Throughout the conservation area kerbs are usually stone, either historical or modern high quality replacements. To further enhance, stone sett drainage gullies within the road add to the setting of the historical area. this achieves a balance between easy to maintain and repair tarmac road and footway surfaces and touches of heritage materials. Vehicular entrance thresholds to alleys or residential parking can be seen finished in stone setts, many having been installed to serve horse and carts utilising the entrances.



Stone sett entrance threshold on Grove Road and stone kerbs and stone sett gully

## Important Views And Vistas

**7.11** The Long Walk is not only a pleasant place for exercise but is important for a series of views - in its own right; in providing a foreground and viewing place for the Castle, and to the private sections of the Home Park where the Royal Mausoleum can be seen; and providing views back to the houses that are adjacent to the Park. The avenue of the Long Walk forms part of the area of the grade I listed Windsor Great Park on the national Register of Parks and Gardens of special historic interest.

## Special features of the area



Looking north up the driveway of the Long Walk

**7.12** Throughout the area there are a series of views of buildings and related greenery with the landmark buildings dominating. The occasional glimpse views of the Castle are particularly important.



Views of the castle from Osborne Road across Chaucer Close

# Character areas

## CHARACTER AREAS

**8.1** Inner Windsor has developed in pockets, along historical routes with infill development between these routes occurring during the 19th century. The architectural character of the buildings is due to the period in which they were built, the individual builder (or land owner) who developed the land and whether the road is a major or minor route.

**8.2** As such, the character of major and minor streets will be described, rather than character areas, together with specific street character where it is distinct, as it is considered a better way to accurately illustrate important character and features.

### Major Streets



**8.3** The more important streets that serve the area. Such as Clarence Road, Frances Road, and Kings Road contain larger properties with larger frontages and buildings set back from the road. Osborne Road contains very large detached and semi-detached villas in large garden plots both front and back, some with accommodation for horse and carriage to the rear, called a mews. These streets are wide and have a grand scale in terms of large trees and buildings and form the principle routes through the area. Between these roads the area has been in-filled with the smaller side streets.

**8.4** Many of the properties along the major streets are listed buildings. See Appendix B for further information.

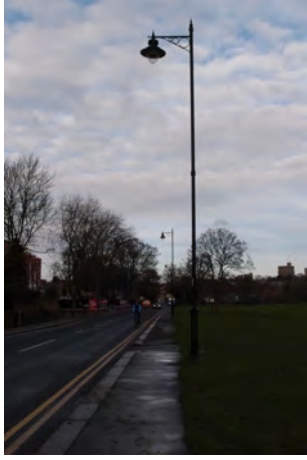









<p>Building period</p>	<p>Buildings along major street range from 1800s (Sheet Street/ Kings Rd) to mid-Victorian (Osborne Rd)</p>		
<p>Plot size and form and relationship to road</p>	<p>Major roads are wide and properties are set within larger plots with front gardens and larger rear gardens - detached dwellings often sit in very spacious plots. Dwellings face the road with grand front entrances, emphasised with iron work or large porches. Dwellings are grand terraces, high quality semi-detached or large detached villas.</p>		



# 8 Character areas

<p>Building height</p>	<p>Most dwellings along major roads are 3 storeys high with cellars</p>		
<p>Rooflines</p>	<p>Terraces have uniform roof lines, often concealed behind parapet walls - Queens Terrace has Jacobean gables and ornate chimneys</p>		
<p>Special features</p>	<p>Many dwellings are listed for their high quality architectural detailing, quality of materials and finishes such as cast iron railings, decorative brick and stone detailing</p>		
<p>Boundaries</p>	<p>Front boundaries are mainly brick walls some with cast iron or reproduction railings</p>		

# Character areas

<p>Street furniture and paving</p>	<p>Lighting along most major roads is high quality and sympathetic to the heritage of the area - many kerbs are stone - however thick double yellow lines detract in some areas</p>		
<p>Trees</p>	<p>Large specimen trees line many major routes</p>		
<p>Open spaces</p>	<p>Front gardens provide greenery however open space is found on the Long Walk and playground and green along Osborne Rd</p>		
<p>Parking</p>	<p>Earlier terraced dwellings do not have parking provision, however most Victorian villas have large front gardens where parking can be accommodated - Osborne Rd also has mews blocks to the north once providing horse and carriage accommodation</p>		
<p>Landmarks</p>	<p>Queens Terrace is a very ornate terraced row that is visible from the Long Walk - many trees provide landmarks</p>		









# 8 Character areas

<p>Use</p>	<p>The properties along major routes are largely residential with some commercial (retail) uses</p>		
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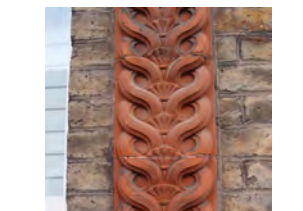








## Minor Streets

**8.5** The smaller side streets that largely in-filled between the principle routes has a more enclosed feeling. The are narrower with smaller properties and where they exist at all, small front gardens. The properties are laid out in terraced with each house having a narrow frontage, many with bay windows giving the street a high feel of safety as the potential for surveillance from properties is high. The scaling of the detail on properties is also small with fine detailed finishes that can be viewed by the passer by once close to the property. Where streets meet are nodes which often have shops, pubs or community uses such as a school or a church. Often these buildings are designed to wrap around the corner neatly.

**8.6** Throughout the area the small terraced houses although not individually significant give the area its character. Details include, arched entrances and door frames, decorative brickwork and curved window frames. The street, although developed within a small time period so have variety of design within them. The same materials are used giving the streets some uniformity and the variation in design elements creates interest. Some end terraced and corner houses have particularly elaborate detail, such as the terracotta work at the corner of Albany Road and Alexandra Road.


<p>Building period</p>	<p>Most dwellings along minor streets were constructed between the mid to late 19th century and the first world war - some rows such as Grove Rd are earlier (many very early terraces have been since demolished to make way for development or due to their poor quality)</p>		
<p>Plot size and form and relationship to road</p>	<p>Streets are narrower and plot sizes are modest to small, are terraced and face the street. Very small front gardens/ yards are characteristic with some siting hard up to the road. Access to the rear is either through the dwelling, rear alleyway access or passage ways between individual properties.</p>		
<p>Building height</p>	<p>Most are 2 storeys high.</p>		

# Character areas

<p>Rooflines</p>	<p>There are many terraced roofs, often with parapet divisions between dwellings. Chimneys sit along roof slopes and create rhythm.</p>		
<p>Special features</p>	<p>Whilst modest, many terraces display high quality small scale detailing that is visible when close to properties, such as terracotta tiles, decorative stone window and doors surrounds.</p>		
<p>Boundaries</p>	<p>Many dwellings have low height front walls, some with railings</p>		
<p>Street furniture and paving</p>	<p>Street lighting is generally high quality and sympathetic to the character of the conservation area - there is much good quality, sympathetic stone kerbing, stone sett gullies and stone sett vehicular thresholds</p>		
<p>Trees</p>	<p>There are very few trees along minor street, due to the limited space - some greenery is provided in front gardens and small potted plants</p>		
<p>Open spaces</p>	<p>There is no open space within minor streets - built form dominates</p>		



# 8 Character areas









<p>Parking</p>	<p>Parking is on street leading to very car dominated, modern streetscenes</p>		
<p>Landmarks</p>	<p>Due to the narrow streets views of landmarks are limited, however views of All Saints church and certain large trees provides landmark views</p>		
<p>Use</p>	<p>The area is predominantly residential with some associated services uses such as pubs and small corner shops</p>		

## Gloucester Place and Adelaide Square







**8.7** Gloucester Place and Adelaide Square are also slightly different from the conventional grid plan streets elsewhere in Inner Windsor, and their early 19th century houses indicates that they were constructed before the whole of the area became available for development. Gloucester Place is particularly unusual being a narrow land bounded by walls and paved within long stone setts and cobbled gutters. The houses are semi-detached pairs placed back to back with their sides facing the street, within large gardens. In contrast with this cul de sac, Adelaide Square has become integrated into the grid iron street pattern but its original layout was of buildings around a central space that was later filled with more houses to give the present layout. Adelaide Square is believed to have been developed, in part, by a Mr Thomas Turpin who insured the properties at the Sun Fire Office during the early and mid 19th century.

<p>Building period</p>	<p>Gloucester Place was constructed in the early 1830s and Adelaide Square between 1830-45</p>		
<p>Plot size and form and relationship to road</p>	<p>Gloucester Place is a narrow street and dwellings are semi-detached but sit in large spacious plots. Interestingly, some dwellings are back to back with their neighbouring semi and thus face towards the side of their plots. Large front gardens create a feeling</p>		

# Character areas

	<p>of spaciousness around the dwellings. Adelaide Square is a narrow road originally with dwellings set around a garden square in the middle (since built on). Dwellings face the street (or pathway access) with modest front gardens and small gardens to the rear (the original design to appreciate the shared green square)</p>		
<p>Building height</p>	<p>2 storeys - modest height</p>		
<p>Rooflines</p>	<p>Simple roof lines, parapets along Adelaide Sq, with chimneys atop - the odd rooflight on a rear elevation can be glimpsed but little intervention generally ensures the original character is preserved</p>		
<p>Special features</p>	<p>Both streets offer modest, restrained detailing that typifies the late-Georgian approach to architecture</p>		
<p>Boundaries</p>	<p>Low height front walls boundaries run along Adelaide Square and 2m high walls along the entrance to Gloucester Place drop to 1m high walls in front of dwellings</p>		

# 8 Character areas

Street furniture and paving	Flag stone cart tracks and stone setts run the length of Gloucester Place providing appropriate setting to the historical buildings. Adelaide Square has some modern flag paving and stone sett gullies. Street lighting is modern 'heritage' lamp stands		
Trees/ open space	Gloucester Road has some modest trees that further add to the spacious feel of the plots. Although narrow, Adelaide Square contains numerous small trees that provides valuable softening to the terraces rows and sustains a feel of the green square around which the development was initially planned. Open space is limited in each area and confined to green and garden areas		
Parking	Adelaide Square has on street parking that does dominate the streetscene view. Gloucester Road has sufficient front garden sizes that off street parking is provided, yet often with sufficient room for greenery too which in part screens and in part softens this modern feature.		
Landmarks	There are no landmarks are such within these areas		
Use	Both areas are residential		

## Prince Consort Cottages







**8.8** Taken from The Windsor Local History Group's publication 'Windlesora' no. 8 of 1989 by G Baxendale:

**8.9** The cottages were built under the direction of Albert, Prince Consort, in 1855. In about 1850 The Prince Consort had founded the Windsor Royal Association to promote improvements in housing locally. An area of land was bought adjacent to Victoria Barracks and Henry Roberts RSA was invited to plan the new estate and to incorporate the Prince Consort's design ideas from the model cottages. The Estate was to become one of the earliest model housing schemes, with many unique features. The blocks of houses used experimental hollow bricks, intended to reduce condensation and dampness, although the use of hollow bricks was later abandoned in favour of standard red bricks. Another feature was the minimal use of wood to reduce the fire risk.





# Character areas

**8.10** The cottages are arranged around a quadrangle, that once housed a wash block in the centre (now demolished).

Building period	The properties were completed in 1855	
Plot size and form and relationship to road	The plots are a combination of terraced cottages with small front and rear gardens and maisonette blocks with shared gardens. The dwellings predominantly sit around a green space that once also accommodated a wash block	
Building height	Low height 2 storey cottages with low eaves	
Rooflines	Pitched, slate roofs with chimneys that appear as a group of cottages (rather than a terraces row)	
Special features	The large red bricks, their cottages style and green space are unique features of the workers dwellings designed by Henry Roberts	
Boundaries	Properties now have 1m high wooden picket fences along front boundaries and gardens are well tended	
Street furniture and paving	Street lighting appears to be original cast iron lamp stands that are low height. Surfaces are modern asphalt	



## Character areas

Trees/ Landmarks/ Open space	<p>One main Willow tree sits within the central open space and is a visual focal point Open spaces</p> <p>The central grassed area within the village provides important green open space within the otherwise built up urban area</p>	
Parking	<p>Parking is provided, well separated and screen by a hedge</p>	
Use	<p>The buildings are all in residential use</p>	

# Character areas



# Opportunities for enhancement and change

## OPPORTUNITIES FOR ENHANCEMENT

### Condition

**9.1** The area is generally well maintained and well preserved in terms of its character and appearance. Uniformity of detail in terraced rows is generally in tact particularly as seen from the front, as are the individual features and detailing on some streets. Small sympathetic street surface details are in tact such as stone kerbs, stone sett drainage gullies along roads and vehicular crossing points over footways are formed of setts and these help to retain hints of historical character.

### Negative areas

**9.2** Some incremental changes to properties, such as some uPVC windows, re-roofing in concrete tiles rather than Welsh slates in a terraced row are gradually diluting some strong features of the historical buildings' character. Removal of external features such as tiled entrance paths, historical front doors and alterations to front boundary walls are also noted as causing harm to the historical character and appearance of the area.



Example of a upvc window



Example of unsympathetic concrete tiles and modern roof lights

**9.3** Whilst there are good examples of 20th and 21st century development some infill development is poorly detailed which appears incongruous.

**9.4** Some retail frontages have less sympathetic shopfront designs and advertisements than may be expected in a conservation area.



## Opportunities for enhancement and change



Less historically sympathetic shopfronts

**9.5** There are some areas of visual clutter within the public realm along St Leonards Road where multiple telecoms cabinets, bins, parking ticket machines and signs are clustered together. Whilst some grouping of necessary items can help avoid unsympathetic items being spread throughout the area considerable harm can be caused through messy and cluttered streets.

**9.6** The removal of front gardens to create parking (where there is sufficient space) reduces a green and leafy streetscene. Many areas within the Inner Windsor Conservation Area do not have sufficient space for gardens or parking to the front of dwellings.

**9.7** The rear elevations of individual buildings and terraced rows may also be visible from public vantage points and some are especially visible, such as Brunswick Terrace visible from The Long Walk. Care must be taken when considering planning applications that will alter the uniformity of rear terraced elevations and all roofscapes.

### Enhancement Opportunities

**9.8** The continued use of stone for kerbs, stone sett gullies and vehicular footway crossovers would continue to create a sympathetic public realm.

**9.9** Enhancement to street furniture within the conservation area would further serve to improve the public realm and the character and appearance of the conservation area.

**9.10** Where a shopfront is proposed for renewal the opportunity should be taken to achieve a sympathetic scheme that is in accordance with relevant guidance.

**9.11** Seek to avoid clutter along footways by only locating new items where absolutely necessary and removing items where they are obsolete. Careful consideration should be taken of what else is nearby when siting new items to avoid cluttering.

### Sensitivity to Change

**9.12** Important uniformity in terraced rows and streets or similar semi-detached properties add greatly to the character of the Inner Windsor Conservation Area. Therefore, modification to features which make-up the uniform appearance or illustrate individual, artistic and decorative detail, such as windows, roofing, dormer windows, boundary treatments, tile work and terracotta represent the area's greatest sensitivity to change. Unsympathetic changes rather than lack of maintenance drives the issues above.

**9.13** As there are relatively few listed buildings many small changes that can be made to a building under permitted development could be effected without any planning control. There is potential for permitted development to cause significant harm to the character and appearance of the Inner Windsor Conservation Area.

**9.14** The degree of change under permitted development rights will be monitored.

# Map of main features of the conservation area



# Appendices



# Historic maps of the conservation area

## HISTORIC MAPS OF THE CONSERVATION AREA

**A.1** This map is protected by copyright and should not be re-produced without the necessary permission from RBWM (copyright: Landmark Solutions).

**A.2** Map of 1870s



**A.3** Map of 1910

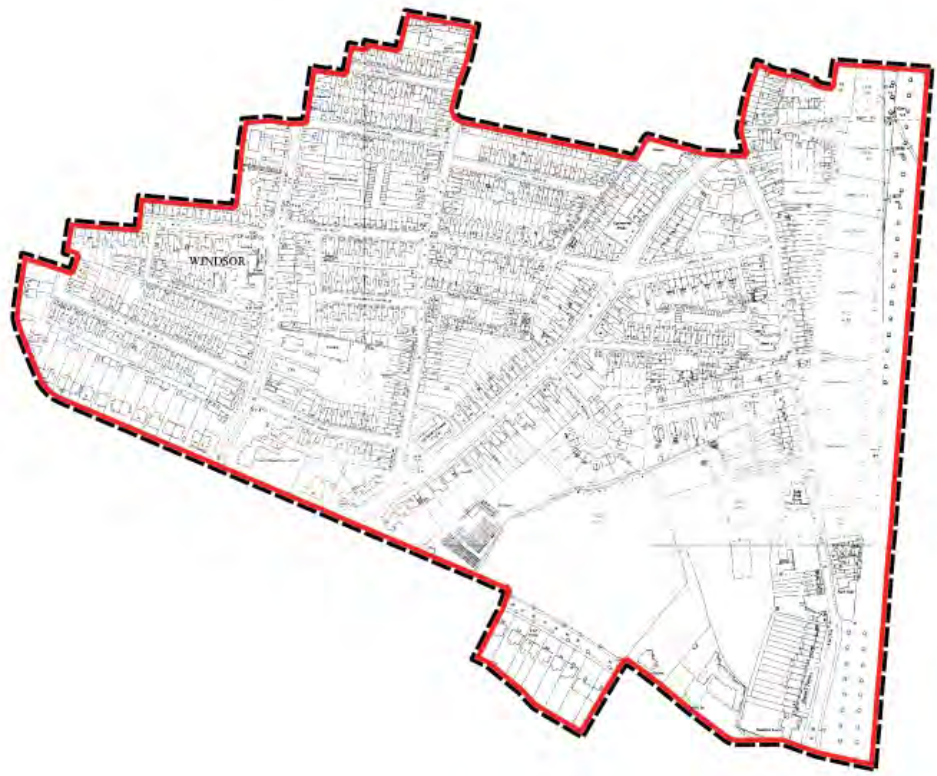


# Historic maps of the conservation area

A.4 Map of 1930



A.5 Map of 1950









## Listed buildings - descriptions and images






### B.1 LISTED BUILDINGS - DESCRIPTION AND IMAGES

**B.2** The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1975, they may therefore include reference to features that have changed since that time, and the descriptions may not coincide with individual property ownership. There are also references in some descriptions to certain sections of building being of no special interest. This reference has relevance in considering listed building issues, but there may be instances when such buildings are still considered and identified as being of local significance elsewhere in the appraisal. Some of the longer descriptions have been summarised, full descriptions can be obtained on the English Heritage website [www.historicengland.org.uk](http://www.historicengland.org.uk) or by contacting the Conservation Team at RBWM.

### B.3 IMAGES AND FULL LIST TO FOLLOW FOR CABINET DOCUMENT PUBLISHING




Name	Grade	Description	Photo
51-71 York Place	II	Early C19 buff brick terrace of 3 storey houses. Stucco plat band over ground floor supporting pilasters flanking each front on upper floors. Stepped moulding of pilaster caps continued as cornice, parapet with coping. Slate roofs. The end pairs of houses break forward slightly. No pilaster between Nos 55-57 and 65-67. One window each, recessed sashes glazing bars intact, flat gauged arches Doors of 4 flush panels with radial glazed semi-circular fanlights. Nos 51 to 71(odd) York Place form a group.	
1 Kings Road	II	Circa 1800-20 narrow corner block. 2 storeys painted brick. Steep slate mansard attic. Plain shallow band below parapet with stone coping. One window, glazing bar sash to King's Road; blind inset curved corner; 3 windows, glazing bars intact and 2 dormers to north return. 2 ground floor windows. Slightly altered early C19 shop front to corner. 2 light thin mullioned windows with shaped heads, divided by pilasters. Round headed side lights flank bowed corner door - panelled and glazed with marginal glazed rectangular fanlight. House door included in pilaster frame, on north return - 3 panels and similar fanlight. Modern facing to fascia board.	
29-37 Brunswick Terrace	II	Circa 1800 2 storey row. London stock brick, parapet with stone coping, slate roof. Each house has one window, glazing bar sashes with flat gauged arches, and one 4, 5 or 6 panelled door with a small radiating and wreathed fanlight over. Nos 29 to 81 (odd) form a group.	
Brunswick Terrace, 39-63 Kings Road	II	A terrace of 13 houses. Circa 1800, 3 storeys and basements, London stock brick with yellow brick gauged flat window arches; parapet with stone coping and slate roofs. Each house has 2 windows, glazing bar sashes and 1st floor French casements, marginal glazed with top lights, giving on to Gothic pattern cast iron balcony. 4 paned basement window. 5 panel door to left hand with small, semi-circular, radiating and wreathed fanlight over - steps up. The majority of houses have wood lattice verandahs over balconies with triple arches and panel standards of diamond lattice, leaded tent roofs with scalloped	

## Listed buildings - descriptions and images





Name	Grade	Description	Photo
		eaves. Some of the houses retain original cast iron spear head railings returned up steps. Nos 29 to 81 (odd) form a group.	
65-79 Brunswick Terrace	II	Circa 1800 similar row. 3 storeys London stock brick, parapet with stone coping. Each house has 2 windows to upper floors, one on ground floor - glazing bar sashes, flat yellow gauged brick arches. 5 panel doors with semi-circular radiating and wreathed fanlights. The houses have small front gardens and dwarf brick walls with stone copings. Nos 29 to 81 (odd) form a group.	
81 Brunswick Terrace	II	Circa 1800 similar to preceding but projecting onto pavement line. 3 storeys stock brick, parapet with stone coping, hipped slate roof. 2 windows, glazing bar sashes, to upper floors. House door survives, ground floor otherwise modern with bow window inserted. Nos 29 to 81 (odd) form a group.	
24 Kings Road (Pickets Road)	II	Early C19 2 storey stucco faced villa set back from road with flank on Grove Road. Band between storeys with panelled quoin pilasters to 1st floor. 3 window garden front, glazing bar sashes 1st floor and marginal glazed French casements ground floor with tent roof verandah. Hipped slate roof with eaves cornice. Return flank to Grove Road of 4 windows with central panelled pilaster to 1st floor. 3 sashes ground floor and shallow canted bay with lead tent roof.	
26-34 Kings Road	II	Circa 1830-40. Nos 26 to 30 are of 3 storeys stucco faced with hipped slate roof. Each front flanked by panelled pilaster strips rising from 1st floor sill band. 2 windows each, glazing bar sashes, cast iron balconettes 1st floor - marginal glazed French casements ground floor with tent roof verandahs. Nos 32 and 34 are of 2 storeys. No 32 roughcast, 2 windows with louvred shutters 1st floor and canted bay ground floor with leaded tent roof - leaded tent roof wood trellis porch. No 34 has one window only 1st floor and similar canted bay to ground floor. Trellis porch to side. Hipped slate roof to this pair. Nos 26 to 34 (even) Brunswick Terrace forms a group.	
The Royal Adelaide	II	Circa 1830 late Regency classical. 3 storeys stucco faced. Cornice and swept curved parapet. 4 windows, glazing bar sashes in architrave surrounds with cambered heads. The outer windows of main block curved to inset rounded corners, with pediments, French casements giving onto 1st floor Gothic pattern	









## Listed buildings - descriptions and images

Name	Grade	Description	Photo
Hotel, 46 Kings Road		cast iron balcony. Doorway and adjacent right hand ground floor window flanked by pilasters with modified water leaf capitals. Cornices over ground floor windows. Set back extension to north with moulded cornice and blocking course - 1st floor window with balconette. 4 bay south return, broad segmental pedimented doorway with water leaf capped pilasters. The Royal Adelaide Hotel and Nos 48 to 52 (even) form a group.	
48 Kings Road	II	Corner site balancing Royal Adelaide Hotel and of the same date circa 1830. 3 storeys stucco faced. One window to road, one to rounded inset corner and 4 to return, 2 blind on upper floors. Parapet coping. Glazing bar sashes in architrave surrounds with cambered heads. Gothic pattern cast iron balcony to 1st floor extending to 1st bay on north return and set above fascia of former corner shop, modern windows now inserted. North return has 5 panel door in fluted reveal, small consoles support archivolt arch over large radial glazed fanlight. The Royal Adelaide Hotel and Nos Nos 48 to 52 form a group.	
50 & 52 Kings Road	II	Circa 1830-40 pair. 3 storeys stucco faced with dividing and flanking pilasters with Greek key incised panels. Hipped slate roof, flat eaves on moulded bed. One window each, glazing bar sashes to upper floors; ground floor has slate roofed canted bay windows with marginal glazed French casements to front. Stock brick side elevations of 3 windows, glazing bars intact - 2 panel doors with reeded doorheads and semi-circular fanlights. The Royal Adelaide Hotel and Nos 48 to 52 (even) form a group.	
58 – 72 Kings Road	II	Symmetrical terrace of 8 houses dated 1831. 3 storeys, faced in Roman cement, the rear elevations of stock brick. Moulded cornice and blocking course. Low hipped slate roof. 1st floor sill band. Nos 64 and 66 form a central feature with horizontal grooving to ground floor struck into window and door arches. The upper floors have Ionic paired flanking and dividing pilasters supporting entablature and pediment dated in tympanum. Nos 64 and 66 have 4 segmental headed windows on both upper floors and 2 arched windows flanking central arched panel on ground floor. Common 1st floor cast iron balcony. Doors in outer corners with arched radiating fanlights over. The remaining houses have 2 flat arched windows to upper floors and one segmental headed ground floor window. Round headed doorways with 4 panel doors and radiating fanlights. Glazing bar sashes except 1st floor French casements to Nos 64-66. All ground floor windows have marginal glazing.	

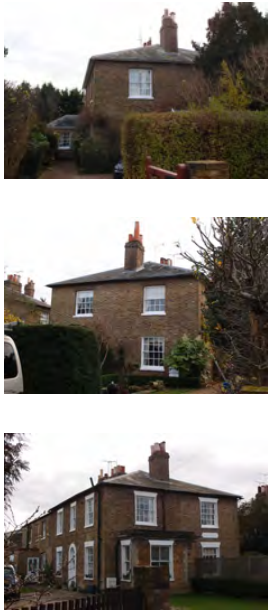




## Listed buildings - descriptions and images

Name	Grade	Description	Photo
100-110 Kings Road	II	Circa 1850-60 slightly Gothicised terrace 3 storeys and basements, red brick with some grey headers. Centre pair with crow stepped stone capped gables, flanked by projecting pairs with linked straight gables. Paired and tripled sashes, cambered arches, chamfered reveals stucco keys and corner blocks. Pointed. arched similar patterned doorways with flights of steps. Included for group interest. Nos 100 to 110 (even) Albert Terrace, Nos 1 to 9 (consec) Queen's Terrace, the gate Terrace. The gate piers and forecourt wall of Queen's Terrace form a group with Hamilton Lodge.	
Queen's Terrace 1-9 Kings Road	II	Bold Jacobean design - terrace of 3 storey houses set back with forecourt. Teulon architect, exhibited at the Royal Academy 1849. Red brick, gault header diaper work and yellow brick dressings. Dutch gabled fronts with gabled dormers and porches. Spike ball finials to gables. End and centre houses project. 2 and 3 light mullioned transomed casements with diamond/honeycomb glazing pattern, some with drip moulds. Central 2 storey canted mullioned bay window, rectangular ground floor bay windows to intervening houses. Round headed doorways with block voussoir arches. Nos 100 to 110(even) Albert Terrace, Nos 1 to 9 (consec) Queen's Terrace, the gate piers and forecourt wall of Queen's Terrace form group with Hamilton Lodge.	
Hamilton Lodge, Kings Road	II	Circa 1860-70 Gothic large red brick house with sandstone dressings. Asymmetrical, 3 and 2 storeys. Left hand break with slate roof carried down over canted ground floor bay with stone facing. Large 3 light ground floor window to centre, stone faced, with pierced quatre foil balcony. Stone dressed gabled porch to left hand with ogee arched entrance. Shaped stone window heads and colonnetted windows to right hand. hipped gable and straight gable ends. Group interest. Nos 100 to 110 (even) Albert Terrace, Nos 1 to 9 (consec) Queen's Terrace, the gate piers and forecourt wall of Queen's Terrace form a group with Hamilton Lodge.]	
1-29 Adelaide Square	II	Circa 1835-40. Two storey London stock brick terrace, symmetrical design with 2nd houses from each end (Nos 3, 15 and 27) projecting and pedimented. Shallow frieze, moulded cornice and blocking course all of stucco. Concealed slate roof. Each house has 2 windows on 1st floor and one on ground floor. 1st floor recessed glazing bar sashes with flat gauged yellow brick arches. Ground floor windows round headed with radiating and concentric glazing. 4 panel doors with recessed 1/4, fluted, reveal columns bearing thin, moulded and modillioned cornice across heads with radial swagged semi-circular fanlights over. Nos 1 to 29(odd) form a group with Nos 4 and 6 and 18 to 32 (even).	

## Listed buildings - descriptions and images






Name	Grade	Description	Photo
22-32 Adelaide Square	II	Circa 1835-40. Similar design to Nos 1 to 29 (odd) without pediments. The row is set at right angles to the road, 2 storeys stock brick. Shallow frieze, moulded cornice and blocking course all of stucco. 2 windows each 1st floor, one on ground floor, glazing bars intact to sashes. The ground floor sashes are round headed. Similar doorways to Nos 1 to 29 (odd) except for the fanlights which have central double circle enriched with rosettes and interlaced scrolls at the side. Nos 1 to 29 (odd) Nos 4 and 6 and Nos 18 to 32 (even) form a group.	
18-20 Adelaide Square	II	Circa 1835-40 pairs. 2 storeys stock brick. Hipped slate roof, gutter eaves. 3 windows symmetrical to each front. Stucco revealed glazing bar sashes, flat gauged arches on 1st floor, round headed on ground floor in architrave surrounds. on ground floor in architrave surrounds. No 18 has later C19 gabled brick porch with side lights to 4 panel door. No 20 has similar doorway to those of Nos 1 to 29. Nos 1 to 29 (odd) form a group with Nos 4 and 6 and 18 to 32 (even).	
4 & 6 Adelaide Square	II	Circa 1835-40 pairs. 2 storeys stucco faced with plat band over ground floor which has horizontal grooving, thin bed mould to frieze, moulded cornice and blocking course. Entrance bay of No 4 very slightly recessed. One window to No 4, two to No 6, glazing bar sashes in stucco moulded arch have surrounds with keys - round headed to ground floor of No 4 and later pilastered canted bay on ground floor of No 6. No 4 has similar doorway to those of Nos 1 to 29 (odd). No 6 has a 4 panel door with semi-circular radial glazed fanlight and archivolt arch over on consoles. Nos 1 to 29 (odd) form a group with Nos 4 and 6 and 18 to 32 (even).	
3-8 Gloucester Place	II	Three pairs of circa 1830-40 small cottage/villas. 2 storeys stock brick. Low hipped slate roofs. One window each to front, recessed glazing bar sashes, flat gauged arches. 3 windows symmetrical to central doorway on long sides. Doors of 3 fielded panels with radial glazed semi-circular fanlights. No 5 altered late C19 by extension of one bay with scallop tile hung 1st floor and elaborate fretwork surround and blind box to 1st floor window. No 3 to 16 (consec) form a group.	  

## Listed buildings - descriptions and images






Name	Grade	Description	Photo
9-14 Gloucester Place	II	Similar circa 1830 sequence of 3 pairs of cottage/villas. 2 storeys stock brick with hipped slate roofs. One window each to front, 3 symmetrical with door to sides. Glazing bar sashes, panelled doors with semi-circular fanlights. No 14 has rectangular bay projecting from ground floor: stock brick with stone quoins, bed mould to frieze, cornice and blocking course - one window. Plain stable wing to rear. No 3 to 16 (consec) form a group.	
15 & 16 Gloucester Place	II	More closely related in style to the nearby Adelaide Terrace. 2 storey, small, Roman cement faced pair circa 1831-5. Cornice and blocking raised in shallow and blocking raised in shallow pedimental form. 3 window front, centre blind, recessed glazing bar sashes. Paired doorways, round arched and recessed for one order, pilasters flanking, bed mould to frieze and cornice over. Doors of 6 fielded panels with radial glazed semi-circular fanlights. Nos 3 to 16 (consec) form a group.	
All Saints Church, Frances Road	II	1862-4 by Sir Arthur Blomfield. Red brick with blue brick banding. Aisles, chancel and lofty clerestorey. No tower. Large plate tracery west window. Pointed trefoil lancets and plate tracery. Large east window with geometrical tracery. Interior spacious, nave arcades have round piers with decorated shaft rings. Red, yellow and blue brick polychromy.	
25 Frances Road	II	25 Frances Road has been designated in Grade II for the following principal reasons: * A substantially intact and decorative late C19 house in the Domestic Revival style. * An unusual plan for a modest detached house responding to its triangular plot. * Evidence for the quality of craftsmanship and use of materials in both the exterior and interior finishes.	
49-55, 56 & 57 Prince Consort Cottages, Alexandra Road	II	Circa 1850-60 symmetrical buff brick block behind eastern range of cottages on green. Stuccoed or rendered chimneys. Frieze and fluted band to cornice capping. Diamond stamped quoins. Bullnose edge to flat window arches. Renewed glazed bar sashes. Main block of 6 windows has 4 window centre break and there are short recessed wings of 2 windows. Nos 1 to 56 (consec) Prince Consort Cottages form a group.	




## Listed buildings - descriptions and images

Name	Grade	Description	Photo
1-48 Prince Consort Cottages, Alexandra Road	II	Completed 1855. Architect Henry Roberts for the Royal Windsor Society in consultation with Prince Albert. Group of small simple gabled red brick cottages ranged around a green. 2 storeys either with 1st floor in gabled attic or with gabled dormers. Slate roofs. Chamfered openings for 2 light casements, 3 light on ground floor. The cottages are grouped in pairs or threes. Nos 7 to 14 as one block with 2 gabled breaks flanking recessed centre with external stair to 1st floor gallery. No 31 and 33 on opposite side of green have much steeper gables. The one storey and attic pairs, with gabled dormers, have toothed brick eaves. Nos 1 to 56 (consec) Prince Consort Cottages form a group.	
58 & 60 Grove Road	II	Circa 1830-40 part of terrace but altered and stuccoed with large pilastered shop front of later C19 date. 2 storeys, stone capped parapet, full width panel below. 4 windows, no glazing bars - in between right hand 2 in a panel with relief of a corn sheaf, motto "Peace and Plenty". Shop has plate glass lights, thin mullions, pilastered doorway and carriageway to left hand; flanking round headed panelled caps to fascia. Included for group interest. Nos 56 to 96 (even) form a group).	
56 (The Crispin Pub), Grove Road	II	Circa 1830-40 terminal house of terrace. 2 storeys stucco faced, double fronted. Flanking Tuscan pilasters rising from plinth up to bed mould of frieze - moulded cornice capping to parapet, returned to gable end. 4 windows 1st floor, recessed glazing bar sashes. Ground floor has canted bay window with pent slate roof, to right hand. Round headed window next to round headed doorway with fanlight and tripartite window to left hand. Nos 56 to 96 (even) form a group.	
62-96 Grove Road	II	Circa 1830-40 main part of terrace of small 2 storey and basement houses. Stock brick. Parapet fronts with stone copings. Nos 66-68 and Nos 82-84 break forward slightly. 2 windows each 1st floor, flat gauged arches, and one window each ground floor with deeper arch. Most retain glazing bar sashes, thin stone sills. Doors of 4 flush panels with moulded door heads and semi-circular fanlights of radial swag pattern - stone surrounds with spaced blocking. Paired with linked blocking to projecting pairs. Nos 56 to 96 (even) form a group.	
85 St Leonards Road (85 St Leonard's Street)	II	Built as projecting terminal house of otherwise much mutilated circa 1830 terrace 3 storeys stucco faced, 1st and 2nd floor sill bands carried into and across broad segmental arched recess through ground and 1st floors. Thin string to 2nd floor. Moulded cornice and blocking course. One window each floor, no glazing bars - the 1st floor window as French casement giving onto cast iron balcony of geometric pattern. Doorway to right hand with segmental arch	

## Listed buildings - descriptions and images

Name	Grade	Description	Photo
		and impost bands. Door of 4 flush panels, partly glazed, fanlight leaded linked oval pattern. Set back 2 storey one window bay with parapet swept up to main house.	
76 & 78 Osborne Road	II	Circa 1850 tall pair of 3 storeys, attic and basement, stock brick, No 78 rendered. Set back one window entrance bays. Frieze and cornice stuccoed, brackets to that of No 78. Tripartite arched corniced dormers. 2 windows 2nd floor, archivolt arches. Pilastered tripartite 1st floor windows, centre break with segmental pediment. Tripartite pilastered bows to ground floor with bombe cast iron balconies. Cornice returned and broken forward over projecting porches. Included for group interest. Nos	
80 & 82 Osborne Road	II	Circa 1850 pair of 2 storeys and attic, stock brick. Hipped slate roof. Vermiculated quoins. Attic windows break through eaves and stucco frieze. Tripartite 1st floor windows in stucco architraves. Large but shallow rectangular bays on ground floor with tripartite windows. Doric column side porches with round headed windows over. Included for group interest. Nos 76 to 86(even) form group.	
84 & 86 Osborne Road	II	Circa 1850 similar detached villas of 2 storeys stock brick with red brick quoins. Hipped slate roofs with flat bracketed eaves. 3 windows to each, outer ones tripartite, central sash window in slight break. Doric columned stucco porches. Moulded stucco 1st floor string course and frieze. Included for group interest. Nos 76 to 86 (even) form a group.	
65 St Leonards Road (Merry Wives of Windsor)	II	C17 timber framed building considerably altered. Probably had overhang. 2 storeys plastered painted facing, no framing exposed. Ground floor built out with public house front circa 1900. Steep pitch old tile roof. Alterations in early C19 with insertion of 3 flush architrave framed sash windows to 1st floor, tripartite with glazing bars. 2 gabled casement dormers. Public house front: pilasters, cornice and parapet swept up to pedimental gabled over centre. Round archivolt arched pilastered doorways, broader to centre. Beams boxed within except for centre ceiling beam.	
54 St Leonards	II	Circa 1760-80 2 storey stucco faced house, set back from street the right hand part of front partly obscured on ground floor by addition of projecting shop front. Band cornice and parapet. Steep old tile mansard roof with 2 corniced dormers, tall flanking red brick chimneys. 3 window front with late C18 2 storey	

## Listed buildings - descriptions and images

Name	Grade	Description	Photo
Road (Elm Place)		canted bay with crowning cornice to left hand. Glazing bar sashes. Central plain doorway with door of 6 flush panels, 2 glazed. Interior has plain panelled partitions, dog leg stair with run of turned balusters to 1st floor landing only. Canted bay to rear, on line with that on front and early C19 2 storey hipped roof extension.	
39-51 (St Leonards Road)	II	Circa 1890-1900. Symmetrically designed row of 2 storey and attic red brick houses with original shop fronts. End pairs and centre have flat topped Dutch gables fronting attic, swept moulded copings, broader to No 45 with carved brick garland plaque over paired attic casements. Nos 43 and 47 have 2 deep gabled bargeboarded dormers. Panelled brick frieze and weathered string carried up as drip mould over carved brick plaques above 1st floor windows of gabled fronts. 3 light shop windows flanked by house door and double panelled and glazed shop door, frieze of thick glazing bar diamond pattern lights carried across. Broad red stone piers with interlace panels divide shop fronts. Gable endshave ornate carved brick panels. Gable end tiled roof with heavy C17 style chimneys. Nos 39 to 51 (odd) form a group.	

# Significant non-listed buildings - descriptions and images


## Significant Non-Listed Buildings Descriptions and Images

**C.1** Historic England's 'Guidance on Conservation Area Appraisals' (2006), advises that appraisals should identify unlisted buildings that make an important contribution to the character of the conservation area. The guidance also provides a series of questions that should be considered in relation to these buildings, and advises that in Historic England's view any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of the conservation area provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

**C.2** The questions to be considered are:





- Noted Architect. Is the building the work of a particular architect of regional or local note?
- Typical Characteristics. Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Relationship to Listed Buildings. Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Relationship to the development of the area. Does it individually, or as part of a group serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Historic Association with established features. Does it have significant historic association with established features such as road layout, burgage plots, a town park, or a landscape feature?
- Landmark Quality. Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings
- Traditional Functions or Uses. Does it reflect the traditional functional character of, or former uses within, the area?
- Historic Associations. Has it significant historic associations with local people or past events?
- Use. Does its use contribute to the character or appearance of the conservation area?
- Historic Design Feature. If a structure is associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

**C.3** These questions have been used to assess the buildings specifically identified in this appendix. However this is not intended to be a comprehensive assessment of each building, since other factors may be identified through specific individual building research. Furthermore, an on-going program to identify 'local heritage assets' is due to commence early in 2015, which will expand on those identified here. The appendix is intended to identify some of the most significant buildings within this category but the fact that a particular building is not identified in this category should not be taken to mean that it does not contribute to the special character of the area. The nature of the area is such that there are few buildings that are neutral or negative elements, although there are some.

Names	Description	Photograph
The Prince Albert Public House	Built circa 1880s, a corner building, finished with green glazed tiles and faience to the ground floor storey facing the street and decorative brick string courses cutting through windows and eaves. A high quality, attractive example of a traditional Victorian pub built to serve the local community which included soldiers and families from the nearby garrison.	



## Significant non-listed buildings - descriptions and images

Names	Description	Photograph
2 Kings Road	An important corner building that displays interesting composition and tile detailing creating considerable interest on this corner plot.	
28 Alexandra Rd/ 1 Temple Rd and 14 Alexandra Rd/ 1 Albany Rd	Highly decorative terracotta, classical detailing on modest terraced dwellings is particularly striking. These examples, built in the 1880s, survive in tact with one having been unfortunately painted white. They represent the high quality approach to building by local house builders that reflects the desire of each to stand out and provide the most attractive dwellings they could.	
Arts centre/ Fire station (former police station), St Leonard's Rd	Magistrates Court, Police Station and Fire Station opened 1907 is an architecturally strong building along St Leonard's Road. As was the late Victorian approach to accommodate various associated and related civic functions within one building complex, this building provided space for the local police, the Magistrates courts and the local fire station. Some rococo terracotta detailing adds decorative flourishes to the St Leonard's Rd elevation. The building represents an important civic hub serving the local community of Windsor.	
Mews blocks along Osborne Mews	Many of the large villas along Osborne Road are listed at grade II on the National Heritage List for England however an important part of their original design and function were the mews blocks to the north. Three of these blocks remain along Osborne Mews and are largely intact, retaining classical column detailing and arched openings serving carriage storage and stables within. Built between the late 1860s and 1880s, they represent an important, rare, surviving example of a mews building group that illustrates the modes of transport serving wealthy families in Windsor that were design and constructed to serve the large villas along Osborne Road.	

**C.4** In addition to the specific action above, the Council will continue to make decision on planning issues within the statutory requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Authority to pay attention to the desirability of preserving or enhancing the character or appearance of an area.

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**C.5** The relevant Development Plan for the area will also continue to be a material consideration that development decisions should be taken in accordance with. This currently includes the saved Royal Borough of Windsor and Maidenhead Local Plan Plan (Incorporating Alterations Adopted June 2003) saved 25th September 2007 and the National Planning Policy Framework 2012.

**C.6** Development in the Conservation Area (except from the saved Local Plan):

## POLICY CA1

THE BOROUGH COUNCIL WILL REQUIRE:

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.

## 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.

# Description of conservation area boundaries

## **DESCRIPTION OF CONSERVATION AREA BOUNDARIES**

### **North:**

**D.1** The northern boundary follows the southern boundary of Victoria Barracks along Keppel Street and Dagmar Road and then goes north along Alexandra Road as far as the corner of Russell Street turning west along Russell Street, before turning southward at the west side of No. 13 to follow the western boundary to 1-4 Garfield Place. It then follows the back garden boundaries to numbers 22-40 Albany Road itself. The boundary turns west along Albany Road to St Leonard's Road and runs along its eastern edge to the northern corner of Temple Road where it once more turns westwards along the northern side of 34 St Leonard's Road to its junction with Claremont Road.

### **West:**

**D.2** The boundary then follows the east side of the entrance road to the College Park, along the rear of St Leonards Road properties, down to the rear garden of number 12 St Marks Road. It then runs west along the back of these properties to number 36 St Marks Road before again running south into St Marks Road. The boundary then moves west along the southern edge of St Marks Road before turning down the west side of 43 St Marks Road to Queens Road. An eastward kink in the boundary keeps it tight to numbers 59-63 Queens Road before once more moving westwards around the northern boundary of Chelmsford Court before emerging on Alma Road. The boundary line then follows the eastern edge of Alma Road southwards around the corner into Osborne Road.

### **South:**

**D.3** The southern boundary is formed by Osborne Road; the boundary runs east along its northern edge up until the Princess Margaret Hospital where it diverts south to include numbers 21-37 Osborne Road before turning back north to resume an easterly direction around the edge of Hamilton Lodge and over the Kings Road to join up with the western edge of the Long Walk.

### **East:**

**D.4** The eastern boundary then runs northwards along the Long Walk until just north of Brook Street where it runs west to the rear of the Council Offices and then turns south to follow the southern edge of York House into Sheet Street. Once in Sheet Street the boundary goes south along the eastern edge of the road to the Frances Road junction where it turns west to go along Keppel Street.

# Bibliography



# Bibliography

## **BIBLIOGRAPHY**

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# Consultation process

# Consultation

## **CONSULTATION**

This document was put forward by the Lead Member for Planning And Development for endorsement by the Cabinet of the Royal Borough of Windsor and Maidenhead for consultation. Cabinet agreed to the 6 week consultation which was held between 16/02/2015 and 30/03/2015 where documents were available in Maidenhead and Windsor libraries and the RBWM website. The consultation included 2 public drop-in events held at Windsor Library on 03/03/2015 and 24/03/2015. Questions and response forms were also available at the libraries and on the website.

It is concluded that as no significant changes to the document are required that the document is approved and adopted for use by the Lead Member for Planning and Development, the ward members for the area and the Director of Development and Regeneration. The endorsed document is a guide to inform all planning consideration and other council activities in the conservation area.

The comments received are set out in a document that is available on the RBWM website and via email upon request - [planning.maidenhead@rbwm.gov.uk](mailto:planning.maidenhead@rbwm.gov.uk).

# Five year conservation area management plan



# Five year management plan

## FIVE YEAR MANAGEMENT PLAN

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

Some of the objectives below cover general improvements to the area and others pick up of specific negative elements identified through the appraisal work.

Objective	Purpose of objective	Action	Timescale
Objective 1	Provide information for local residents	Public conservation area appraisal  Provide supporting information and guidance via council website	2015-2019
Objective 2	Improve the quality and appropriateness of the public realm in the CA	Highway works must recognise CA context and respond according with sympathetic materials, street furniture, maintenance of existing high quality features, including (but not exhaustively) the following: <ul style="list-style-type: none"> <li>● all street furniture should be either black or very dark in colour and of a design that is sympathetic to the Conservation Area status and that is consistent with the design of existing street furniture</li> <li>● narrow primrose-coloured lines should be used for all waiting restrictions (including updating existing)</li> <li>● the minimum size of traffic signs should be used, as permitted by the Traffic Signs Regulations and General Directions, providing that they satisfy safety requirements.</li> <li>● Pavement surfacing in the CA should be improved where resources allow, in accordance with the developing public realm strategy for Windsor</li> <li>● The continued use of stone kerbs, stone sett drain gullies and stone sett vehicular entrances (across footways) is also important to continue the use of traditional materials</li> </ul>	2015-1019 (and on-going)
Objective 3	Preserve and enhance characteristic features and detail on properties	Encourage appropriate repair and maintenance through advice to property owners  Ensure maintenance of features and detailing in determining planning or LBC applications  Where appropriate, issue an Article 4(2) Direction restricting changes to roofing materials	2015-2019
Objective 4	Monitor planning applications to ensure proposals preserve or enhance the character and appearance of the CA	Conservation team to review and where appropriate work with planners on pre-applications and applications, to add value to schemes in the CA	On-going

# Five year management plan

<b>Objective</b>	<b>Purpose of objective</b>	<b>Action</b>	<b>Timescale</b>
Objective 5	Monitor and respond to unauthorised work	Planning Enforcement team take action regarding unauthorised works in accordance with the Council's Enforcement Policy	On-going
Objective 6	Monitor change in the CA	Undertake Historic England annual review, where possible  Carry out 5 yearly appraisal review	Annual  2020