

Conservation Area Appraisal



Pinkneys Green

May 2008

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 and Housing

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

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

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

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

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

Conservation and Design Team
Planning Policy Unit
Community Services Directorate
Town Hall
St Ives Road
Maidenhead
SL6 1RF

Or email planning.policy@RBWM.gov.uk



Contents

Contents

1 Introduction	1
What does Conservation Area designation mean?	1
What is the purpose of Conservation Area Appraisals?	1
What is the status of this document?	2
2 Planning Policy Context	3
3 Background	4
4 Summary of Special Interest	5
5 Location, Setting and Development of the Area	6
Location and Setting	6
Topography and Geology	6
History and Development	7
Archaeology	7
6 The General Character and Form of the Area	8
7 Special Features of the Area	9
Listed Buildings	9
Important Non Listed Buildings	9
Building Materials	9
Architectural Details	10
Trees	12
Open Spaces	12
Boundaries	13
Street Furniture	13
Paving and Surface Treatments	14
Important Views, Vistas and Landmarks	14
8 Opportunities for Enhancement and Change	16
Negative Areas	16
Condition	16
Enhancement Opportunities	17

Contents

Sensitivity to Change	18
9 Map of Main Features of Conservation Area	19

Appendices

1 Historic Maps of the Conservation Area	21
2 Listed Buildings Descriptions and Images	23
3 Significant Non-Listed Buildings Descriptions and Images	24
4 Description of Conservation Area Boundaries	26
5 Bibliography	27
6 Consultation Process	28

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan	29
---	----

Contents

1 Introduction

What does Conservation Area designation mean?

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

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

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

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

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

What is the purpose of Conservation Area Appraisals?

1.5 The aim of the Appraisal is to:

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

1 Introduction

What is the status of this document?

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

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

1.8 Similarly, the controls that apply to elements vary and in some instances the items that have been identified as significant features cannot be fully protected by planning legislation. Further guidance on the controls that apply in conservation areas is given on the council's website www.rbwm.gov.uk <<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, via the Council website, or by telephoning 01628 683 810.

Planning Policy Context

2 Planning Policy Context

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

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

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

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

Background

3 Background

3.1 Pinkneys Green Conservation Area was first designated on 13th June, 1994 and a Conservation Area Statement was at that time produced. The area was at that time designated for displaying many of the characteristics of an older hamlet which had remained largely unaltered through time. It was viewed that the settlement was probably the remains of a small village once formed around the edge of the green.

3.2 Since 1994, there have been no further reviews of the area. This document acts as an update and review of the 1994 document and does not suggest any further boundary amendments.

Summary of Special Interest

4 Summary of Special Interest

4.1 The special interest of the area is made up of three principal factors:

- The land is relatively flat, which allows views of large expanses of the common land from the hamlet and is framed by lines of trees and hedges. The major feature of this hamlet is that it is surrounded on nearly all sides by common land, the majority of which, Pinkneys Green Common, has been controlled by the National Trust since 1934.
- The buildings in Pinkneys Green are unified by their common use of red brick construction and high boundary walls and fences. The area is further defined by the large quantity of trees and hedgerows.
- The area is essentially a quiet residential area and contains very few businesses or services. The significant commercial activity is that of the public house, the Stag and Hounds.



Location, Setting and Development of the Area

5 Location, Setting and Development of the Area

Location and Setting

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

5.2 The hamlet of Pinkneys Green is located within the north-west bounds of Maidenhead. Although once an independent, rural settlement, the area is now contained in Maidenhead suburbs. The area is located between the A404 and the A308, Furze Platt road. The villages of Bisham and Cookham Dean are to the North and Burchetts Green is located to the west.

5.3 Pinkneys Green does maintain a rural feel, due to the expanse of common land surrounding the village. Pinkneys Green Common and Maidenhead Thicket both neighbour the area.

5.4 The Conservation Area itself follows a linear pattern along Pinkneys Drive, leading to a small triangular green, at the junction of Lee Lane and Pinkneys Drive. The area contains the dominant buildings of the settlement and the main routeways.

Topography and Geology

5.5 The area is formed on the Reading Clay Beds to which Pinkneys Green owes its industrial success, as the clay provided an ideal material for brick and tile manufacture. Lime kilning and gravel extraction are also known to have been carried out in this area, which accounts for the evidence of pits in some of the common land.

5.6 The area lies within an area categorised in the Borough Landscape Character Assessment (2004) as *Settled Wooded Chalk Knolls*. The characteristics of this area are identified as;

- Rich, peaceful rural landscape with historic rural settlements set in a wooded context.
- Rolling – undulating wood covered landform with pronounced ‘knolls’ contrasting with areas of open chalkland in adjacent landscapes.
- Extensive areas of woodland, some of which is ancient, varying in size and condition.
- Dispersed settlement forming loose hamlets with vernacular building forms.
- Mature trees within villages.
- Mixed farmland with paddocks commonly near settlement and larger fields of arable in more flatter open areas.
- Network of winding tracks and rural lanes, which are often enclosed by hedgerows and trees.
- Village greens and extensive areas of common land (wood and open pasture) criss-crossed by Public Rights of Way, which are used for recreational purposes.
- Evidence of assarting (forest clearings reclaimed for agriculture).

Location, Setting and Development of the Area

History and Development

5.7 It is believed that the settlement known as Pinkneys Green grew up as a result of encroachment into the wooded areas once belonging to Windsor Great Forest. The Common and the settlement itself was probably created gradually through human encroachment for firewood and cattle pasture starting in the 13th Century.

5.8 In the early 20th Century the Common was used for grazing sheep and geese. Gorse was grown for use in providing foundations for hay ricks to deter vermin. This gorse was regularly harvested, up until the Second World War when part of the Common was requisitioned by the Government and ploughed up for food production. The National Trust returned the Common to grass land at the end of the War.

5.9 As a hamlet, Pinkneys Green became established in about 1650, although the name did not begin to be used until the 18th Century. There would only have been a handful of buildings pre 1800. The hamlet would have been assisted in its growth by the neighbouring brickworks, which are believed to have existed as far back as Roman times.

5.10 Pinkneys Green takes its name from the Pinkney family who owned Pinkneys Court in the Cookham Parish from the 12th to 15th centuries. Originally, the Pinkneys were a dominant family whose main estates were found in Northamptonshire.

5.11 The hamlet has evolved gradually over time, which is reflected in the variety of building ages. The settlement appears to have developed most in the 19th and 20th centuries, as illustrated by the Ordnance Survey maps. The 1882 map shows the area as still predominantly wooded, whereas by 1950, the area looks much as it does at present. The Ordnance Survey maps can be found in appendix 4 of this document.

Archaeology

5.12 Medieval pottery kilns were discovered immediately to the south of the Conservation Area, showing fairly intensive activity nearby. No buried remains are currently recorded within the conservation area itself.

5.13 The neighbouring Maidenhead Thicket contains the banks and ditches of a small Iron Age farmstead, known as 'Robin Hood's Arbour'.

The General Character and Form of the Area

6 The General Character and Form of the Area

6.1 The area is made up of two roads, Pinkneys Drive, running the length of the area, and Lee Lane, heading north from the triangular village green. These two streets differ in character greatly, due largely to the issue of road traffic.

6.2 Lee Lane has the more rural feel, with the only vehicular use access to properties, or to areas adjacent to the common that are used for informal parking areas. Only the west side of Lee Lane has been developed on, offering uninterrupted views of the Common to the east. The Lane has a very open feel due to this.

6.3 Pinkneys Drive is now a busy thoroughway and as such feels rather dominated by the road. Formed almost like a ribbon development along what was once little more than a farm track, many of the older properties in Pinkneys Green faced onto the main common with Pinkneys Drive forming a barrier between the buildings and the common itself. However, modern properties have now been built on the side of the common land and as such there are no uninterrupted Common views as there is on Lee Lane.

6.4 The older properties on Pinkneys Drive sit very closely to the road, whilst the modern properties on the north are all set back and have in common, large gardens with attractive grounds. That these properties have such large grounds does help preserve the feeling of openness, which otherwise may have been lost with the older buildings on the south side located so close to the road.



Special Features of the Area

7 Special Features of the Area

Listed Buildings

7.1 Mead House, which fronts onto Pinkneys Drive, is centrally located within the settlement and is the only Listed Building within the Conservation Area. It is Grade II Listed with an 18th Century build, fronting an older, probably 17th Century house. The house is slightly set back from the road opposite the triangular green, and with a large walled garden containing some very fine trees. Refer to appendix 2 for full listing details.

Important Non Listed Buildings



7.2 Besides Mead House, there are many other buildings in the hamlet, which contribute to the character. Pinkneys House, at the east entrance to the area, is a fine example of a large 19th Villa. The Cottage is an interesting 2 storey, 18th Century house with an unusual three-storey addition and a smaller 2 storey "turret". To the west of Mead House are the Pygthle and Meads Cottage, both of which are attractive 18th century builds featuring unusual tiling. Stable Cottage and the Granary are two semi-detached properties set at an angle to Pinkneys Drive.

7.3 The properties fronting Lee Lane are 19th Century and are mainly semi-detached, displaying many features typical of terraced houses in the area. At the most northerly end of Lee Lane at the junction with Bix Lane, there are attractive examples of detached 1930's properties, including the former Post Office building.







7.4 Full details of these buildings can be found in appendix 3.

Building Materials

7.5 The predominant materials used in construction are bricks and clay tiles. This reinforces the close link with the past local industry of the area.

Building Materials		
<p>Brick.</p> <p>The earliest buildings are all constructed in the red brick from the local clay, which demonstrates a rich orange red colour with a soft smooth grained texture. Newer properties use machine made bricks echoing the original colour.</p> <p>This brick can also be found in some of the boundary walls. A mixture of English or Flemish bond, the wall belonging to Mead House is noted for being constructed in Rat-trap bond.</p>		

Special Features of the Area



Building Materials		
<p>Render.</p> <p>Some of the brickwork, particularly on the 19th Century properties in Lee Lane, has been painted or rendered.</p> <p>Lilac Cottage is a prominent example of white painted render.</p>		
<p>Tiles.</p> <p>Several properties are tile hung on their elevations. Mead Cottage has some interesting scalloped shaped tile hanging, interspersed with conventional tiles.</p> <p>The roofscape is primarily made up of handmade clay tiles in an orange/ red tone.</p>		
<p>Slate.</p> <p>Slate is a dominant feature on the newer 19th and 20th century properties, used in roof construction.</p>		

Architectural Details

7.6 Many of the 18th and 19th Century properties display traditional styles in architecture, which are typical of this period in the Maidenhead area.

Architectural Details		
<p>Windows</p> <p>The windows in the area are a mixture of sliding sash and casement. The windows without exception on older properties are white painted wood.</p> <p>There are several examples of square bay windows on the 18th century builds and some gable windows on the 19th century.</p>		

Special Features of the Area

Architectural Details		
<p>Doors</p> <p>The doors are of a timber construction, most are panelled and painted in decorative colours.</p> <p>Mead House and Pinkneys House both feature painted entablatures.</p> <p>Several of the 19th/20th century properties on Lee Lane feature small porch areas with gable roofs.</p>		
<p>Roofs and Chimneys.</p> <p>Gabled or hipped and half hipped roof shapes are used throughout the area with tile or slate finishes. There are a variety of pitches from the relatively low on Pinkneys House, to the steep on the 1930's semi detached dwellings.</p> <p>Brick chimneys are invariably present. Most of these chimneys are tall and prominent, often decorative statements.</p>		
<p>Boundary Walls</p> <p>One of the major features within the street scene, particularly on the southern side of Pinkneys Drive, are the brick walls which act as garden boundaries and provide a distinctive character to the hamlet.</p> <p>These walls are built in the local red brick, although some have been altered or modified.</p>		

Special Features of the Area

Architectural Details		
<p>Building heights.</p> <p>The buildings are mainly 2 storey with low decorated eaves lines. The exception is the Cottage with a three storey turret. Many of the newer builds in the village are single storey.</p>		

Trees

7.7 Characteristic tree species to the area are Beech, Ash, Rowan, Sycamore, Oak, Whitebeam, Yew, Hazel, Hawthorn, Elder, Holly and Horse Chesnut. The trees in the Conservation Area are mainly Horse Chestnuts and Sycamore with several other varieties.

7.8 Trees play an important role in establishing the rural character of this settlement and provide a beautiful setting to the buildings. The grounds belonging to The Walnuts, which may once have belonged to Mead House, also contain an important group of trees along its boundary adjacent to part of the Common.

7.9 Mead House contains many fine trees within its garden. A Copper Beech stands high above any other tree in the settlement, and is easily identified in the front court yard to Mead House. Furthermore, a Holm Oak and a Ginkgo Biloba are noted as distinctive.

Open Spaces



7.10 The triangular central green is an important feature in the settlement both as an open space and providing a screen of trees on its northern and western boundary.

7.11 Part of the common land to the south of Pinkneys Green adjacent to The Walnuts' grounds is also included in the Conservation Area. This forms a valuable flat grassland setting to the core of the settlement on its southern edge.

7.12 Another important type of open space within the Conservation Area is the mature garden land belonging to the majority of properties both sides of Pinkneys Drive. Most of these gardens have mature trees and hedges, which on the north side screen the buildings within the plots and make an important contribution towards the rural character of the settlement.

Special Features of the Area

Boundaries



7.13 The majority of properties in the area have open drives with walls or hedges or fencing as boundary divides. The boundaries on Pinkneys Drive are of a much more imposing scale, perhaps owing to the presence of the road, whilst those on Lee Lane are of a much smaller and more open scale. The grass verges on the northern side of Pinkneys Drive and the western side of Lee Lane are a feature of the hamlet providing a soft edge to the road and a feeling of openness linking to the adjoining common land.

7.14 Several examples of small white picket fencing, for example at Lilac Cottage and the entrance to a modern property on Pinkneys Drive, add an attractive feature to the area.

7.15 Large stones are used as boundary aids to deter traffic parking. In common with other rural areas in the locality, pieces of flint are sometimes used, for example on Lee Lane.

7.16 The majority of properties are of a sufficient size to accommodate a driveway. This enables off-road parking and does not erode from front garden areas, an important characteristic of the area.

Street Furniture

7.17 As the area is essentially rural in character, there is little street furniture other than road signage, which has developed with expanding use of the road. Some of this signage is rather unsympathetic to the area. There is an issue of signage clutter on the lamp column opposite the Stag and Hounds.

7.18 Black cast iron, possibly Victorian, lamp columns are an attractive feature of the area and are kept well maintained.

7.19 There is a modern telephone box and letter box located to the west of the green, neither of which add any character to the area, but are important services.

Special Features of the Area

Paving and Surface Treatments



7.20 Lee Lane is the quieter road of the two roads in the Conservation Area and as such, has no formal markings or boundaries. Pinkneys Drive, on the other hand, does have painted markings. However, in common with Lee Lane, the only formal boundary divides occur at the junction with Lee Lane at the village green.

7.21 There are no formal pavements in the Conservation Area on Pinkneys Drive. The pathway that does exist, on the north side of Pinkneys Drive only, is a narrow track set between wide grass verges. Lee Lane has a similar narrow pavement, however here it is covered in a tarmac surface. At the south end of Lee Lane a more formal pavement and kerbside begins and continues out to the west of the Conservation Area.

7.22 The footpaths that cut across green areas and the Common are all natural and untreated.

7.23 Overall there are no formal kerb boundaries, with the exception of the main village green, where modern kerbing and stone setts are both utilised.

Important Views, Vistas and Landmarks



7.24 One of the main attractions of Pinkneys Green is that it is surrounded on nearly all sides by common land, a feature of high landscape quality. There are important views of the Common from the settlement in particular, from Lee Lane northwards, the junction of Pinkneys Drive and Lee Lane southwards, and Pinkneys Drive east towards the cricket pitch.

7.25 Glimpses of the common land through residential sites are also possible especially in winter periods, and particularly with the modern houses on the north side of Pinkneys Drive.

Special Features of the Area

7.26 The abundance of mature trees in the area also acts as important landmarks both in the area and when looking into the Conservation Area from the Common.

Opportunities for Enhancement and Change

8 Opportunities for Enhancement and Change

Negative Areas



8.1 The triangular area of green space opposite Mead House has been allowed to fall into disrepair and now acts as a negative feature to the hamlet. The iron railings have eroded badly and are now hazardous. The bushes and shrubbery has been left to become overgrown and the area needs attention. There is also the issue of litter within this green. This green should serve as an attractive focal point to the hamlet and is at present failing to do so.

8.2 There is disparity with the street furniture currently used in the village. This is most obvious in the street lighting, where three different styles of lamp columns are used. In such a small, rural location, the difference is quite noticeable. There are also a variety of street signs in use, with the two entrance signs to Lee Lane, on either side of the green, currently a different style. The large advertising banner at the Stag and Hounds is perhaps inappropriate.

8.3 There is an issue of busy street traffic eroding the boundary walls on Pinkneys Drive.

8.4 Varieties of fencing are found in the area, much unsympathetic, particularly on the north side of Pinkneys Drive, where tall 2m modern fences detract from the character.

Condition

8.5 In general this area is well looked after with individual properties and gardens being well maintained. The buildings themselves are preserved to a high standard and both modern and historic buildings alike use sympathetic materials. There is therefore little need for action to be taken to repair buildings.

8.6 The boundary walls and open spaces need more attention due to the negative issues mentioned. The walls lining the buildings of Pinkneys Drive are beginning to fall into a poorer condition. This must be addressed, as these boundary walls are an important characteristic of the area. Much of the fencing in the area is in poor condition and in need of replacement.

8.7 Pavements and footpaths throughout Pinkneys Green are generally in good order and are not at present identified for upgrading. It would detract from the area if these footpaths were tarmaced as at present they compliment the rural character

Opportunities for Enhancement and Change

Enhancement Opportunities



8.8 The traffic flow through the area has increased and with this has brought the negative features associated with a busy road. For example, noise pollution, pressure on the road surfaces and erosion to historic walls. Traffic maintenance schemes would be beneficial to Pinkneys Drive. Traffic calming measures such as speed ramps could be sympathetically installed to detract motorists from using the route as a short cut.

8.9 The area of car parking on the western side of the green is prone to becoming muddy and waterlogged. Some informal surface treatment, such as laying gravel chippings would help to alleviate this problem. Equally the area of parking immediately next to the common in Lee Lane is untidy and the grass verges are gradually being worn away. The parking areas would benefit from a more formal distinction, as to be clearly defined from the grass verges around the green.

8.10 The timber posts which run along the northern edge of Pinkneys Drive protecting the grass verges, are in some places needing to be replaced, but are generally preventing erosion of this open space quite successfully. There are however, a variety of styles used and this should be addressed. Throughout the village, a variety of methods have been put in place to deter car parking and these vary from white wooden posts to metal bollards. It would be a more attractive option to create one cohesive style. The white wooden posts, if well maintained would be a positive enhancement, as they would tone in with the white woodwork of the hamlet and the small picket fences.

8.11 Some of the traffic signage in the area could be improved. In particular the no-entry signs facing onto Pinkneys drive from the single lane exit from Lee Lane to the northern side of the green are intrusive and conflict with the rural aspect of the street scene. However, it is noted that these signs are necessary safety devices.

Opportunities for Enhancement and Change

Sensitivity to Change



8.12 As part of a large urban area, Pinkneys Green is an area sensitive to change. Urban expansion has already created a coalescence of settlements in the area with infill eroding traditional settlement boundaries. Currently, Pinkneys Green does retain a traditional rural feel and Green Belt designation presently limits new development around the settlement.

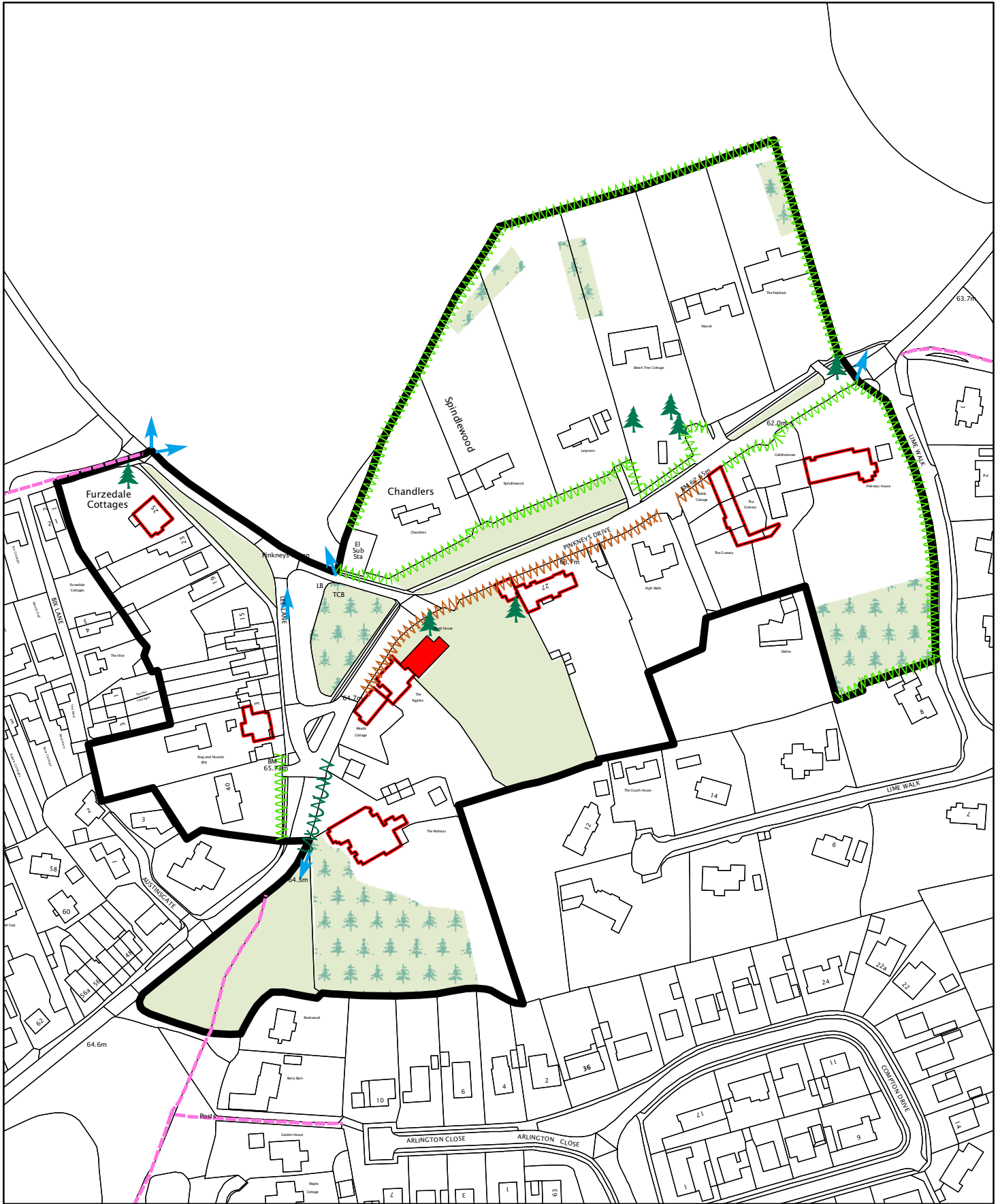
8.13 The area is also sensitive to change through pressure to upgrade the rural road network. As so many vehicles use the area, this brings with it the loss of the routeway for other users. Pinkneys Drive is now a busy suburban thoroughfare and the impact of the existing traffic and any increase needs to be carefully considered in terms of its impact on the overall character and fabric of the area.

8.14 The areas of open space surrounding the village have little sensitivity to change being land owned by the National Trust. Provided this situation remains the same, the surrounding open spaces, so crucial to the character of the area, are at little risk of alteration.

8.15 The majority of buildings in the area are un-listed and yet a great deal make a positive contribution to the area. There will always be a sensitivity to change in these older buildings, particularly with regard to alterations and replacement windows. Already some of the buildings are showing evidence of this with the instalment of UPVC windows.

Map of Main Features of Conservation Area

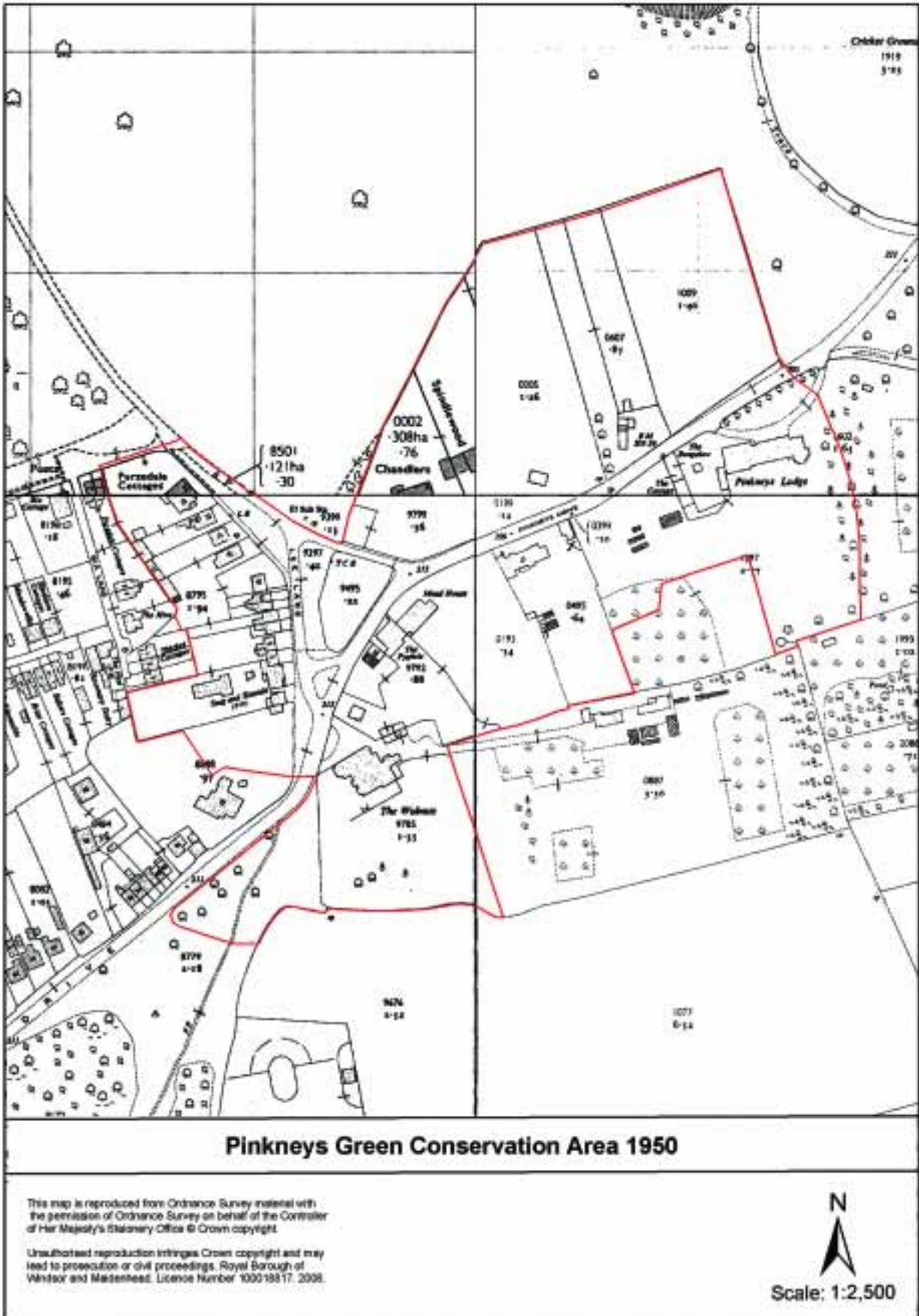
9 Map of Main Features of Conservation Area



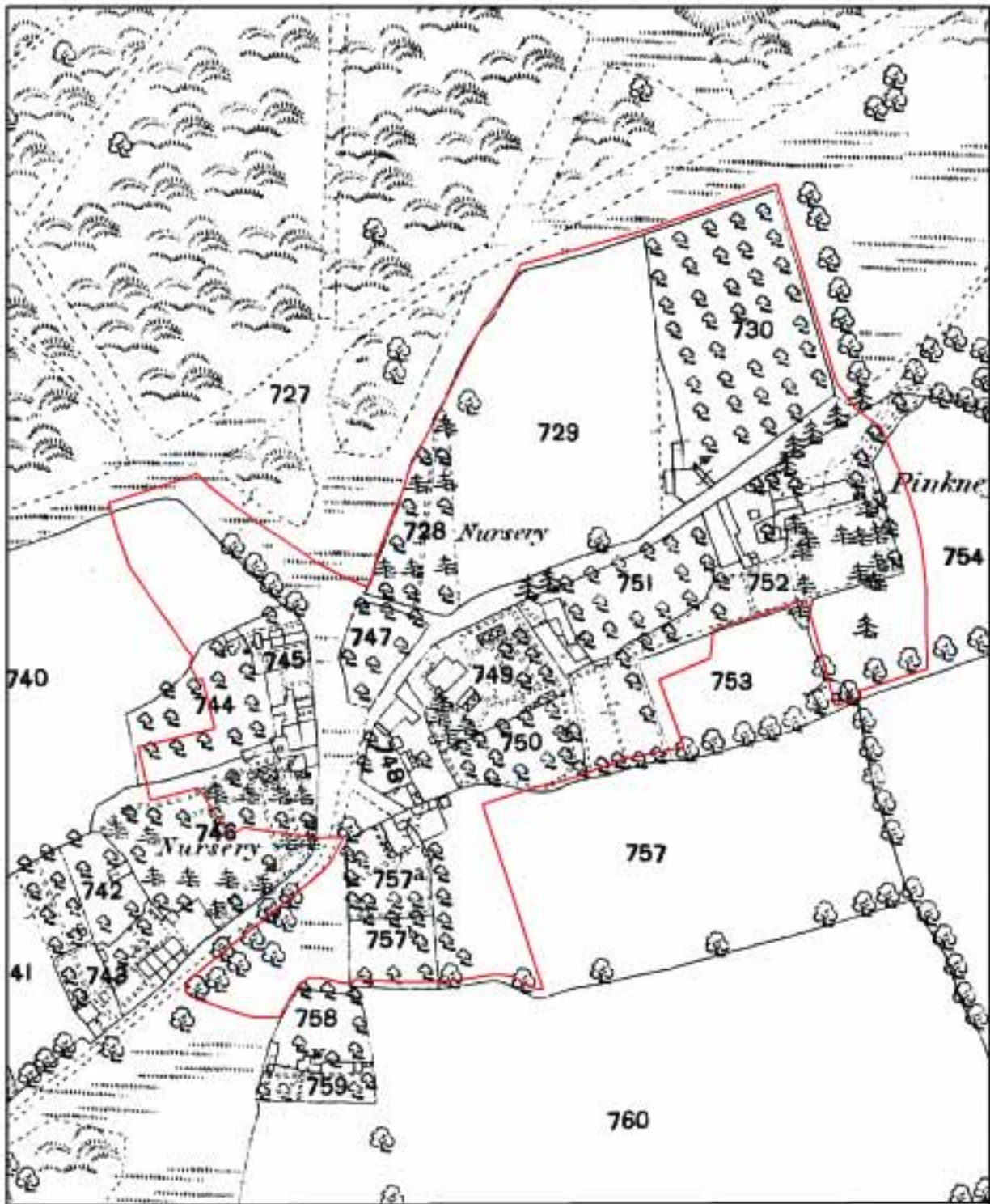
<h1>Planning</h1> <p>Scale: 1:2,000</p> <p>April 2008</p>	<p>N</p>	<h2>Pinkneys Green Conservation Area</h2>		<p>The Royal Borough</p> <p>Windsor & Maidenhead</p>
<p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.</p> <p>Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Royal Borough of Windsor and Maidenhead. Licence Number 100018817. 2008.</p>		<ul style="list-style-type: none"> Conservation Area Listed buildings Important Non Listed Buildings Important Tree Screen Important Walls Footpath Important Hedges and Garden Boundary Planting 	<ul style="list-style-type: none"> Important Green Spaces and Trees Important Green Spaces View Points Important Tree 	

Historic Maps of the Conservation Area

App 1 Historic Maps of the Conservation Area



Historic Maps of the Conservation Area



Pinkneys Green Conservation Area 1882

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.


Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Royal Borough of Windsor and Maidenhead. Licence Number 100019817 2008.



Scale: 1:2,500

Listed Buildings Descriptions and Images






App 2 Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
No 29 (The Meads) Pinkneys Drive.	II	C18 build fronting older house probably C17. Red brick with parapet hipped old tile roof. Four windows with architrave surrounds on first floor. Three similar windows on ground floor, all double hung sashes with glazing bars. Six-panel door, upper panels glazed, in moulded frame with plain surround and wide doorcase of panelled pilasters with console brackets supporting moulded cornice. Door to 2 nd bay from LH and doorcase of early C19 date later wing to RH. The house is set back on corner of road opposite triangular green, and with a large walled garden containing some very fine trees.	




The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1986, they may therefore include references to features that have changed since this time, and the descriptions may not coincide with individual property ownership. There are also references in some descriptions to certain sections or buildings being of no special interest. This reference has relevance in considering listed building issues, but there may be instances when such buildings are still considered and identified as being of local significance elsewhere in the appraisal.

Significant Non-Listed Buildings Descriptions and Images

App 3 Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Pinkneys House	C19 Victorian villa. White render stone construction. Vertical sliding sash and pane windows. Attractive pediment above door. Green shutters. Low pitch half hipped slate roof.	
The Cottage	C18 with additions. Unusual format with three storey turret. Brick construction, clay tile hipped roof. Casement windows	
Stable Cottage/ The Granary	C18 semi detached properties set at right angle to road. Brick construction, hand made clay roof tiles. The Granary features a bright pink render. Casement windows. Modern UPVC window on Stable Cottage detracts from building.	
The Pyghtle	C18 asymmetrical layout. Roof in hand made clay tile. Plain tile cladding on upper floor. Casement windows, bay window to west elevation. Tall brick chimney set at unusual angle. Attached to Meads Cottage	
Meads Cottage	C18 brick construction. Decorative tile cladding dominates the structure. Box window with gabled roof. Casement windows.	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Stag and Hounds	C19 Low pitch slate roof. Brick construction. White render with black painted timber.	
Furzedale Cottages	C20 Brick construction. Tall brick chimneys either end. Clay tile roof, box and bay windows. Upper floors green render. Vertical sliding sash windows.	
The Walnuts	C18 with extensive C20 additions. Brick construction with clay tiled roof. Tall brick chimneys and casement windows. C16 wall located within property bounds.	

Description of Conservation Area Boundaries

App 4 Description of Conservation Area Boundaries

North-Boundary follows the back of the properties fronting the northern edge of Pinkneys Drive, and includes buildings which line Lee Lane.

West -Tightly drawn around the rear of buildings fronting onto Lee Lane, facing the central green and Pinkneys Drive.

South-This boundary takes in some of the green south of the central nucleus of the settlement and then follows the rear line of the curtilage to properties fronting onto the southern edge of Pinkneys Drive as far as Lime Walk.

East -Formed by the western edge of Lime Walk and the eastern end of the houses on the Pinkneys Green side.

App 5 Bibliography

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

Astill GG, (1978): Historic Towns in Berkshire: An Archaeological Appraisal, Berkshire Archaeological Committee

Berkshire Federation of Women's Institutes, (??) The Berkshire Book, The Berkshire Federation of Women's Institutes

Department of the Environment, (1983): List of Buildings of Special Architectural or Historic Interest – Area of the former Borough of Maidenhead

Department of the Environment and Department of National Heritage, (1994) Planning Policy Guidance 15: Planning and the Historic Environment

English Heritage, (2006) Guidance on the Management of Conservation Areas

English Heritage, (2006) Guidance on Conservation Area Appraisals

Landmark Information Group, Ordnance Survey, www.old-maps.co.uk

LDA Design, (2004) Landscape Character Assessment for the Royal Borough of Windsor and Maidenhead Parts 1 and 2

Over L and Tyrell C, (1993): The Royal Hundred of Cookham, Cliveden Press

Pevsner N, (1966): The Buildings of England, Berkshire, Penguin Books

Royal Borough of Windsor and Maidenhead, (1994) Conservation Area Statement , Pinkneys Green, Maidenhead

Royal Borough of Windsor and Maidenhead, (2003) RBWM Local Plan (Incorporating Alterations)

Victoria County History, (1923) A History of the County of Berkshire: Volume 3

(www.british-history.ac.uk)

Consultation Process

App 6 Consultation Process

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

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

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

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

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

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

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

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan

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

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

Five Year Conservation Area Management Plan

Objective	Purpose of objective	Action	Timescale
Objective 7	Monitor loss/gain and changes to the Conservation Area, and seek feedback from local community	1. Carry out five yearly review	2013
Objective 8	Review Conservation Area boundaries	1. Review, at next review of Conservation Area, and after adoption of Historic Environment proposals of LDF, which will review CA designation criteria across the Borough	2013
Objective 9	Maintenance and enhancement of central green area	1. Liase with property owner over appropriate scheme of enhancement and repair	2008
Objective 10	Maintenance of boundary walls	1. Approach owners in respect of maintenance of boundary walls adjacent to highways and other public rights of way 2. Liase with highways to discuss options to reduce damage to boundary walls caused by traffic	2008

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

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

Development in Conservation Areas

POLICY CA1

THE BOROUGH COUNCIL WILL REQUIRE:

Five Year Conservation Area Management Plan

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

Guidelines on development affecting Conservation Areas

POLICY CA2

IN RESPECT OF CONSERVATION AREAS THE BOROUGH COUNCIL WILL:

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

Car parking in Conservation Areas

POLICY CA6

THE BOROUGH COUNCIL WILL:

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

Five Year Conservation Area Management Plan

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

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



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

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

اگر آپ کو اس دستاویز کو سمجھنے کیلئے مدد درکار ہو یا آپ یہ دستاویز کسی اور شکل میں حاصل کرنا چاہیں تو براہ مہربانی کسی انگریزی بولنے والے شخص کو 01628798888 پر ٹیلیفون کرنے کیلئے کہیں۔
(Urdu)