OLD WINDSOR

Physical Influences and Landscape Setting

3.38. Old Windsor lies in the central part of the Thames Valley\textsuperscript{16} (JCA 115), on a broad, flat floodplain south of Windsor. The landscape rises in a south westerly direction from 20m AOD along the Thames riverside to 40m AOD at Pelling Hill, located on the southern settlement edge of Old Windsor. The underlying solid geology is London Clay, which is overlain with deposits of alluvial sands and river gravels (refer to Figure 3.1). The historic landscapes of Kingsbury (Ancient Monument), Windsor Great Park (Historic Park and Garden) and Windsor Home Park (Historic Park and Garden) provide an important landscape setting to Old Windsor.

3.39. The setting of Old Windsor is dominated by the Farmed Parkland\textsuperscript{17} landscape type. Figure 3.6 shows the local landscape character context. This landscape is characterised by a rich flat arable landscape, alongside the River Thames and encompasses the historic landscape at Kingsbury and the wider parkland areas associated with the medieval Royal Hunting Forest of Windsor. To the north-west of Old Windsor is the Estate Parkland landscape type which includes Home Park (Historic Park and Garden). This landscape type is characterised by a private, mature and historic designed landscape of pleasure gardens, treed avenues and grazing pastures attached to Windsor Castle.

Evolution of Old Windsor

\footnotetext{16} The former Countryside Agency Countryside Character Map of England Vol7 1999
\footnotetext{17} RBWM (2004) Landscape Character Assessment for the Royal Borough of Windsor and Maidenhead
3.40. Settlement at Old Windsor was first focused east of the existing village, where the site of a palace or villa (now a scheduled ancient monument, SAM) used by Edward the Confessor and the Early Norman Kings of England was founded during the 9th century, 3km south east of Windsor. The palace stood on higher ground within a pronounced meander of the Thames, in the field known as Kingsbury (i.e. King’s Borough), near the existing parish churchyard of St Peter. Kingsbury was extensive early and medieval royal palace dating from about the 7th or 8th century AD, however, there are no above ground features visible in the landscape today.

3.41. The palace remained as a Royal residence and hunting lodge until approximately the 12th century. The settlement of Old Windsor grew in response to the services needed (direct and indirect) by the palace. However, the Royal Palace was moved to higher ground at New Windsor during Saxon times by King William I, where the raised motte-and-bailey castle provided a better defensible location. Subsequent history indicates the settlement suffered economic and population decline during the medieval period.

3.42. Other archaeological features (SAMs) within the local landscape include the medieval moated sites at Bear’s Rails and Tileplace Farm (east of village), which were built between c.1250 and 1350 AD. The parish church of St Peter (near the site of former palace) was built in the 13th century, which replaced the earlier church built during the 11th century. Although the church was further rebuilt during the mid-19th century, the 13th century tower still remains.

3.43. Up to the 20th century, the settlement pattern in and around Old Windsor was dominated by riverside farmsteads and cottages scattered along St Lukes Road, Crimp Hill, Burfield Road and Straight Road (A308). This included properties such as Burfield Lodge (1861) and The Grange, and Beaumont College, a Georgian mansion built in 1790. During the 19th and early 20th centuries, a mixture of Victorian and Edwardian terraces and semi-detached houses were built along Albany Road and the northern end of St Luke’s Road.

3.44. Minor residential development occurred during the inter-war period along Church Road and The Avenue. However, Old Windsor expanded most rapidly during the post-war period, seeing substantial infilling of residential estates between the River Thames and Burfield Road, along Straight Road (A308) and at Ashbrook Road.

**Urban Structure**

3.45. **Figure 3.6** shows the urban structure of Old Windsor.

**Historic Gateways:** There is an historic gateway from the south, marked by the Runnymead Gatehouses, which signifies ‘arrival’ at Old Windsor.

**Landmarks:** The Tapestries at Straight Road form a landmark due to their ornate skyline and prominent clock tower. In addition, the church east of the Royal Palace, along Church Road, was defined as a landmark during the stakeholder consultation workshop due to its historic importance and visual prominence.

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18 Ordnance Survey (1822) *Ordnance Survey of England and Wales, 1 Inch to 1 Mile*, Sheet 7.
RBWM Townscape Assessment

Volume 2

Figure 3.6: Urban Structure and Landscape Setting of Old Windsor

Key
- Settlement boundary
- RBWM boundary
- Historic gateway
- Node
- Landmark
- Key view

Historic parks and gardens

Landscape Character Types
1. Estate parkland
2. Open parkland
3. Farmed parkland
12. Wooded heathland
13. Settled farmed floodplain
14. Settled developed floodplain

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Source: RBWM, Land Use Consultants

Date: 11/02/2009

Revision: A
Nodes: The junction of Church Road/ Straight Road is a historic junction which links to the historic site of Kingsbury. The village green in front of the Fox and Castle Public House (listed building which dates to late 15th century), along Burfield Road, forms a local gathering place and node.

Key Views: Key views include northerly views along Straight Road to the Royal Gardens Lodge at entrance to Home Park (Grade II listed building outside the settlement boundary), south-westerly views along Ouseley Road (a cedar lined avenue) towards Beaumont College (Grade II* listed building outside the settlement boundary), and elevated views over Home Park to Windsor Castle, from Pelling Hill. In addition, views from the Albert Road junction to the Copper Horse were identified during the stakeholder consultation workshop.

Values
3.46. During the stakeholder workshop on 23rd September 2008 the following values were identified by the local community:

1. History.
2. River Thames.
3. Green setting (River Thames, Windsor Great Park).

Guidance / Opportunities for Old Windsor
3.47. Old Windsor is a settlement within an historic parkland setting associated with the medieval Royal Hunting Forest of Windsor, with a close relationship to the River Thames and the historic landscape at Kingsbury (Ancient Monument).

3.48. It is recommended that the following strategic principles are taken into account in the development design process and in public realm improvement projects:

1. The opportunity to create gateways at the northern entrance point into the village, along Albert Road and Datchet Road.
2. The improvement of Straight Road and St Luke’s Road through street tree planting.
3. The integration of the settlement into the historic parkland setting and associations with the medieval Royal Hunting Forest of Windsor.
4. The opportunity to enhancement the relationship of the settlement to its River Thames setting – opening up visual and physical links to the river.
5. The retention the junction of St Luke’s Road / Straight Road as a node and focal point.
6. The retention of the Runnymead Gatehouses as a gateway into the village.
7. The conservation of the historic landscape of Kingsbury (Ancient Monument), Windsor Great Park (Historic Park and Garden) and Windsor Home Park (Historic Park and Garden).
8. Consider the appearance of the settlement in views across Home Park.

9. The integration of the settlement edges into the historic landscapes.

10. The conservation of south-westerly views from the Albert Road junction to the Copper Horse statue.

11. The conservation of The Tapestries and the church along Church Road as key landmarks.

12. The retention of the Church Road/Straight Road junction as a node which links the village core to the historic site of Kingsbury.

13. The retention of the village green to the front of the Fox and Castle Public House (Grade II listed building) as a node and gathering place.

14. The conservation of the cedar lined avenue along Ouseley Road that marks the approach to Beaumont College as a remaining historic landscape feature.

15. The conservation of the northerly views along Straight Road to the Royal Gardens Lodge, at entrance to Home Park (Grade II listed building outside the settlement boundary).

16. The conservation of the views from Pelling Hill to Windsor Castle and consider the appearance of the settlement in these views.

**Townscape Classification**

3.49. The townscape classification for Old Windsor is shown on Figure 3.7.
Volume 2

Figure 3.7: Townscape Classification for Old Windsor

Key

- Settlement boundary
- Townscape Assessment
  - 5. Victorian Villages
  - 8. Inter War Suburbs
  - 9. Post War Suburbs (to 1960)
  - 10. Late 20th Century Suburbs (1960s onwards)
  - 11. Post War Residential Flats
  - 13. Leafy Residential Suburbs
  - 14. Villas in a Woodland Setting

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Source: RBWM, Land Use Consultants

Date: 11/02/2009
Revision: A
WINDSOR

Physical Influences and Landscape Setting

3.50. Windsor lies in the central part of the Thames Valley\(^{20}\) (JCA 115). The underlying solid geology is varied and includes Chalk, Reading Bed sands and London Clay formations. The underlying geology and flood zones for the Borough are shown on Figure 3.1. This variation in geology is reflected in the occurrence of several Borough level landscape types, which provide a highly distinctive and varied landscape setting to the settlement. Figure 3.8 shows the local landscape character context.

3.51. Windsor castle sits on a prominent chalk outcrop, immediately south of the River Thames, overlooking an open, flat floodplain of grazed pasture. The northern landscape setting is defined by the flat, open farmland landscape of the Settled Developed Floodplain and Settled Farmed Floodplain\(^{21}\). The historic landscapes of Windsor Home Park and Great Park (Registered Historic Parks) dominate the landscape setting to the east and south of the settlement – these form part of the Wooded Parkland, Farmed Parkland and Open Parkland landscape types which comprise vast deer-grazed pastures, mature parkland trees and avenues of veteran oaks. To the west is an undulating agricultural (mixed) landscape of Settled Farmed Sands and Clays.

Evolution of Windsor

Windsor (east)

\(^{20}\) The former Countryside Agency Countryside Character Map of England Vol7 1999
\(^{21}\) RBWM (2004) Landscape Character Assessment for the Royal Borough of Windsor and Maidenhead
3.52. The historic settlement of Windsor evolved around the castle, on a chalk outcrop overlooking the river Thames. William I (c.1070) selected the site of the castle as a natural stronghold point in the Thames valley, between London and Wallingford. Its close proximity to Windsor forest was also appealing, allowing monarchs good access for recreation. This combination of ‘defensive and pleasurable attractions…caused the abandonment of the palace site of the Saxon and early Norman Kings’\(^{22}\) at Old Windsor, 3km downstream, in favour of the new castle. Although the castle was well-sited for military purposes, it was not well served by land routes and depended largely on the river Thames as a principal communication and transport corridor.

3.53. Windsor Great Park extends some 5666 hectares to the south of Windsor of which 3238 hectares are forest. The park was created out of Windsor Forest as a royal hunting park during the 12th century and is rich in historical and archaeological features due to the long history of settlement in the region and proximity to the castle, Kingsbury (former site of the royal palace at Old Windsor) and the River Thames. The park includes relics of 17th century designed landscapes, still evident in The Rides that radiate out from the castle, including The Long Walk and Queen Anne’s ride, providing a highly distinctive landscape setting to the castle. During the medieval period, Henry I initiated a programme of rebuilding at Windsor castle and held his court for the first time in New Windsor in 1110, which completed the royal migration from Kingsbury.

Figure 3.8: Urban Structure and Landscape Setting of Windsor

Key

- Settlement boundary
- RBWM boundary
- Historic gateway
- Node
- Landmark
- Key view

Landscape Character Types

1. Estate parkland
2. Open parkland
3. Farmed parkland
4. Wooded parkland
8. Settled farmed sands and clays
13. Settled farmed floodplain
14. Settled developed floodplain

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3.54. The medieval town remained largely unchanged in its built up area from 1500 to 1800. The settlement was focused, as it is today, around the Castle, market place (corner of Market Street/Church Lane), Parish Church and Guildhall (c.1690). Burgage plots once fronted the market place, which backed onto the castle garden and vineyard. The castle provided stimulus for growth and the settlement grew as a trading and market centre, with new houses spreading along the High Street/Thames Street and Peascod Street. The medieval suburb of ‘Underore’ evolved during the 12th century, beside the riverside quays and ford of the Thames (replaced by a bridge in c.1268). Building materials and other provisions were unloaded and stored here, providing a key focus of activity. From the 14th century, new trade industries were reflected in naming of streets and alleys, including ‘Le Bochery, Fish Street and Drapery Row’.

3.55. Thames Street is a key historic route that links the castle with the river. Besides Thames Street, a historic flight of stairs (known as the Hundred Steps), leads into the Lower Ward (The court west of the Round Tower). The market cross once stood at this point (junction of the High Street/Peascod Street); now replaced by Queen Victoria’s statue. A row of houses were built along the eastern side of Thames Street during the 16th century, beside the western castle ditch. These were later removed in 1852, to ‘provide a better view of the castle’.

3.56. Windsor evolved as a ‘Garrison Town’. The Combermere (Cavalry) barracks, home of the Household Cavalry, were built along St. Leonard’s Road in the early 19th century (redeveloped in 1953). Also along St. Leonard’s Road, King Edward VII Hospital was built in 1909. The Victoria barracks were later built in circa 1980 west of Sheet Street, now home to the Foot Guards Battalion.

3.57. The opening of two railway branches in c.1849 (Great Western Railway; and London and South Western Railway) and development of roads within the region vastly changed the settlement form and built character of Windsor. Rapid expansion during the 19th and early 20th century resulted in building of Georgian suburbs (King’s Road and Clarence Crescent) and extensive Victorian/Edwardian suburbs to the south and west of Windsor’s Historic Core. This was accompanied by service developments, including shops, houses, schools and churches. Local industries such as brewing, tanning and cloth making prospered during the 19th century, which supported the growing settlement population and wider farming community. Improved access to the settlement was quickly followed by substantial residential extensions during the post war period west of Alma Road, surrounding the village cores of Clewer, Clewer Green and Dedworth Green.

3.58. By virtue of its location in close proximity to London with good access to Heathrow Airport and several other major transport corridors (M4), the area has been subject to immense pressure for development, including residential, industrial and

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commercial land uses. Although the settlement has never been a focus for manufacturing; tourism, small light industry units, banking/finance and specialist markets (electronic, computer, pharmaceutical industries) are key growth areas in Windsor. Current forces for development will continue to place pressure and influence the built form and character; however the historic core still holds the ‘impression of a market town focused on a castle’ and the castle provides a landmark and visual reminder of the settlement’s foundations. In addition, the presence of the Windsor Great Park has prevented development spreading to the east; which strongly influences the ‘small town’ image from southern approaches to Windsor along Kings Road and Albert Road.

Urban Structure

3.59. Figure 3.8 shows the urban structure of Windsor. Peascod Street, St Leonard’s Road, Clewer Hill Road, Hatch Lane/Parsonage Lane, Dedworth Road and Maidenhead Road are key historic routes into Windsor, providing links to the older parts of Windsor.

Historic Gateways: Windsor Bridge is a key historic gateway (now pedestrianised) into Windsor’s core, located at a historic river crossing point over the River Thames below the castle. The ‘Cambridge Gate’ and ‘Park Street Gate’ located at the eastern end of Park Street are also historic gateways into Windsor Historic Core from ‘The Long Walk’ within Windsor Great Park (Registered Historic Park). The southern end of Peascod Street, at the junction with Victoria Street, is an historic gateway into Windsor’s historic core. Sheet Street marks another historic gateway into Windsor’s historic core. In addition, Queen Anne’s Gate Lodge and nearby Crown Cottages (listed buildings) along Kings Road mark an historic gateway into the town. Here, the distinctive building styles (including irregular gables, tiled roofs with grouped Jacobean chimneys) and park pail fencing alongside Windsor Great Park, provide a memorable southern entrance to the town.

Landmarks: Windsor Castle is the primary landmark in Windsor due to its visual prominence and historic importance – the castle also acts as a Borough-wide landmark. The Parish Church of St John the Baptist is also a landmark within Windsor due to its prominence and historic importance in Windsor’s development. The railway canopy of Windsor Central station is also a landmark, which marks the entrance to a key arrival/departure point to Windsor. In addition, the following landmarks were defined during the stakeholder consultation workshop due to their historic importance and visual prominence:

- Market Cross House (the ‘Crooked House’ tea rooms) at the corner of Windsor High Street and Queen Charlotte Avenue;

- The Queen Victoria Statue, located east of the High Street / Peascod Street junction;

- the former Caleys building along the High Street;

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• the King George Memorial, located at the Thames Street / Datchet Road junction;
• the former Princess Christian Hospital on Clarence Road;
• Holy Trinity Church, at Trinity Place; and
• Windsor Arts Centre, on St. Leonard’s Road.

**Nodes:** The junction of High Street and Peascod Street (now the location of Queen Victoria’s statue) is a key node, which was where the market cross once stood. Windsor Central Station and surrounds is an important meeting place and key arrival/departure point to Windsor where people assemble, forming a node. The northern end of Thames Street (also a node) is a common place for pedestrians to pause and congregate before passing over Windsor Bridge to Eton, or walking up Thames Street to Windsor Castle. In addition, the suburban park at the junction of Foster Avenue and Wolf Lane (located in Windsor’s western suburbs) was defined as an important place where people congregate, during the stakeholder consultation workshop.

**Key Views:** Located on a prominent chalk outcrop close to the River Thames, the Castle is widely visible from within Windsor and its landscape setting. Key views to the castle within Windsor’s historic core are channelled along streets, due to the fine grained block pattern and narrow street widths. Such views include the view from Windsor Bridge along Thames Street to the castle, the view along King’s Road towards the castle, and the view along Peascod Street (now pedestrianised) to the castle. There are also key elevated south easterly views to the castle from the Windsor-Slough railway and the A332 Windsor and Eton Relief Road, as well as southerly views from Windsor Castle to The Copper Horse along ‘The Long Walk’. Easterly views along Maidenhead Road to Windsor Castle were identified during the stakeholder consultation workshop.

**Values**

3.60. During the stakeholder workshop on 23rd September 2008 the following values were identified by the local community:

1. Distinctive communities throughout the town.

2. Distinctive design of buildings, particularly churches and other older buildings.

3. Small open spaces, particularly in built up areas, which provide valuable places for relaxation (examples include Heritage Garden, King George V Memorial Garden, Romney Walk, Castle Spinney and Hemwood Dell).

4. Trees and landscaping throughout the town, which enhance townscape character (including the Cedar of Lebanon at 92 St. Leonards Road, the Atlas Cedar tree next to All Saints Church, and the trees at the entrance of former hospital site and the entrance to Combermere Barracks).

5. Small woodlands.
6. Windsor Arts Centre.

**Guidance / Opportunities for Windsor**

3.61. Windsor is an historic town, focussed around Windsor Castle, surrounded by a collection of villages and suburbs with strong links to the historic landscapes of Windsor Home Park, Windsor Great Park, and the River Thames.

3.62. It is recommended that the following strategic principles are taken into account in the development design process and in public realm improvement projects:

1. The retention of the historic core of Windsor as the focus for the settlement and seek the improvement of the historic fringe which forms its setting.

2. The conservation of the distinct core of Historic Villages and Victorian Villages within the wider townscape.

3. The maintenance of the strong links to the historic landscapes of Windsor Home Park and Windsor Great Park to the south and east of Windsor.

4. The maintenance and strengthening of the relationship between Windsor and the River Thames setting to the north.

5. The conservation of Windsor Bridge as a key gateway into the historic core of the town from Eton.

6. The conservation of ‘Cambridge Gate’/’Park Street Gate’ as a key gateway points into the historic core of the town from Windsor Great Park.

7. The conservation of the southern end of Peascod Street and Sheet Street as key gateways into the historic core of the town.

8. The conservation of the distinctive collection of buildings along Kings Road (including Queen Anne’s Gate Lodge and Crown Cottages) as a memorable southern entrance to the town from Windsor Great Park.

9. The conservation of Windsor Castle as a Borough-wide landmark and the primary landmark of Windsor. Development should not detract from this building as the main landmark feature.

10. The conservation of the Parish Church of St John the Baptist, the railway canopy of Windsor Central station, Market Cross House, the Queen Victoria Statue, the former Caleys building along Windsor High Street, the King George Memorial, the former Princess Christian Hospital, Holy Trinity Church and Windsor Arts Centre as landmark features. Development should not detract from these buildings as landmarks.

11. The conservation of the junction of the High Street and Peascod Street (now the location of Queen Victoria’s statue), Windsor Central Station, the northern end of Thames Street by Windsor Bridge, and suburban parks such as that at Foster Avenue as key nodes and points of focus.
12. The conservation of views to the Castle from within Windsor’s historic core – for example, ensure the Castle remains as a focus in views from Windsor Bridge, Kings Road and Peascod Street.

13. Consider the appearance of the settlement in elevated views from the Windsor-Slough railway and the A332 Windsor and Eton Relief Road – ensure the Castle remains a focus in these views.

14. The conservation of views from Windsor Castle to The Copper Horse along ‘The Long Walk’ and vice versa.

15. The conservation of views to the Castle from Maidenhead Road.

16. The conservation of distinctive trees within the wider townscape, for example the Cedar of Lebanon at 92 St. Leonards Road, the Atlas Cedar next to All Saints Church, and the trees at the entrance to Combermere Barracks.

**Townscape Classification**

3.63. The townscape classification for Windsor is shown on **Figure 3.9**.
Figure 3.9: Townscape Classification for Windsor

Key

- Settlement boundary
- Townscape Assessment
  1. Historic Town Cores
  2. Historic Town Fringes
  3. Historic Village Cores
  4. Georgian Suburbs
  5. Victorian Villages
  6. Victorian and Edwardian Suburbs
  7. Inter-War Suburbs
  8. Post-War Suburbs (to 1960)
  9. Late 20th Century Suburbs (1960s onwards)
  10. Post-War Residential Flats
  11. ‘Executive’ Residential Estates
  12. Leafy Residential Suburbs
  13. Villas in a Woodland Setting
  14. Large Institutional Development
  15. Industrial and Commercial Estates

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Source: RBWM, Land Use Consultants

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WRAYSBURY

Physical Influences and Landscape Setting

3.64. Wraysbury lies in the central part of the Thames Valley\(^{27}\) (JCA 115), on a broad, flat floodplain east of the River Thames. The underlying solid geology is London Clay, which is overlain with deposits of alluvial sands and river gravels (refer to Figure 3.1). Restored gravel extraction pits and large water reservoirs dominate the eastern landscape setting of Wraysbury – these form part of the Settled Developed Floodplain landscape type in the \(^{28}\) LCA. To the west is a rich flat arable landscape, alongside the River Thames, the historic landscape of Kingsbury and Windsor Great Park beyond (part of the medieval Royal Hunting Forest of Windsor) – these form part of the Farmed Parkland landscape type. To the north is the Settled Farmed Floodplain which includes a rich mosaic of farmland with scattered settlements. Figure 3.10 shows the local landscape character context of Wraysbury.

Evolution of Wraysbury

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\(^{27}\) The former Countryside Agency Countryside Character Map of England Vol7 1999

3.65. Wraysbury (‘Wyrardisbury’29) is an historic village located on low-lying land on the northern banks of the Thames, east of Old Windsor. The village grew around the Church of St Andrew (built during the early 12th century) and village green (now a cricket field). Four fisheries and two mills were noted in the Domesday Survey within the parish.

3.66. The landscape setting of Wraysbury is rich in historical influences because of its proximity to Windsor Castle, the River Thames and the original site of Edward the Confessor’s villa at Kingsbury (Old Windsor). During the 14th century Wraysbury was a Royal Manor and its lands often featured in the dowries of English Queens. South of Wraysbury (outside the settlement boundary), the remains of a 12th century Benedictine nunnery are visible, including the Priory ruins (Grade II listed), moat, fishponds and an extensive area of earthworks30. The yew tree in the grounds of Ankerwyke Priory (SAM) is said to have been the site where Henry VIII met with Anne Boleyn during the 16th century. The sealing of Magna Carta by King John on 15th June 1215 is thought to have occurred on the banks of the Thames adjacent to Magna Carta Island, south of Wraysbury. 1275 has been estimated as the origin of part of the Listed Building known locally as King John's Hunting Lodge31, located north west of Wraysbury on Old Ferry Drive.

3.67. Wraysbury’s settlement pattern is strongly influenced by the historic village core, comprising the Church of St Andrew, The George Inn (c. 16th Century) and a triangular village green. The historic village core is intact and The Green provides a key open space within the village.

3.68. The London and South Western Railway branch opened a station in Wraysbury in 1849. As a result, the settlement expanded as a linear settlement along roads stemming from The Green, including a Victorian Village focussed on the High Street. The village experienced its greatest growth rate post-war (1939 onwards). Residential development spread along Welley Road, linking Wraysbury with Sunnymeads village. The majority of modern housing has spread westwards to the River Thames, comprising spacious ‘leafy’ suburbs.

3.69. The agricultural floodplain that once bordered the village to the east was mined for gravel during the post-war period and later filled with water, forming large artificial water storage reservoirs. The reservoirs surround the village to the north and east, and restrict expansion of development. Despite the extensive nature of these waterbodies, they are not often visible because of the low lying nature of the landform and marginal vegetation which enclose views from the village and nearby routes32.

29 Ordnance Survey (1822) England and Wales 1 Inch to 1 Mile, Sheet 7.
30 LDA Design (2004) Landscape Character Assessment for the Royal Borough of Windsor and Maidenhead, para. 3.3.29.
Figure 3.10: Urban Structure and Landscape Setting of Wraysbury

Key
- Settlement boundary
- RBWM boundary
- Historic gateway
- Node
- Landmark
- Key view

Landscape Character Types
- 3. Farmed parkland
- 13. Settled farmed floodplain
- 14. Settled developed floodplain

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Source: RBWM, Land Use Consultants

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Urban Structure

3.70. **Figure 3.10** shows the urban structure of Wraysbury.

**Historic gateways:** There are three main entrance points to the historic core of Wraysbury – these are the junction of Wraysbury High Street/Windsor Road; the junction of The Green/Station Road; and the junction of St Andrew’s Close/Ouseley Road.

**Landmarks:** The Church of St Andrew and the Baptist Church along the High Street are landmarks due to their visual prominence. In addition, The Splash Mill and The George Inn public house were defined as landmarks during the stakeholder consultation workshop, due to their historic importance and visual prominence.

**Nodes:** The Church of St Andrew churchyard and The Green are key historic places within the village.

**Key views:** There are southerly views to the Church of St Andrew from St Andrew’s Close, framed by an avenue of mature chestnut trees. Also of note, are the northerly views across The Green from Windsor Road, and the north-easterly views to the Perseverance Public House (Listed Building) and Baptist Church along Wraysbury High Street.

**Values**

3.71. During the stakeholder workshop on 23rd September 2008 the following values were identified by the local community:

1. Access to wildlife (gravel pits).
2. Easy access to motorways / trains.

**Guidance / Opportunities for Wraysbury**

3.72. Wraysbury is an historic ‘leafy’ village, focussed around the Church of St Andrew and village green, surrounded by a richly diverse landscape of gravel pits in the floodplain of the Thames.

3.73. It is recommended that the following strategic principles are taken into account in the development design process and in public realm improvement projects:

1. The retention of the historic village core as the focus for the settlement.
2. The conservation of the leafy character of the village, seeking opportunities to enhance this character through planting that is in keeping with its landscape setting.
3. The retention of the village green as the central greenspace in the settlement.
4. The conservation of the junction of Wraysbury High Street/Windsor Road; the junction of The Green/Station Road; and the junction of St Andrew’s Close/Ouseley Road as key gateways into the historic core of the village.
5. The conservation of the Church of St Andrew, the Baptist Church along the High Street, the Splash Mill and the George Inn public house as landmarks. Development should not detract from these buildings as landmarks.

6. The retention of the Church of St Andrew churchyard and the village green as points of focus.

7. The conservation of the avenue of mature chestnut trees along St Andrew’s Close that mark the approach to the Church of St Andrew. Conserve the southerly views to the church.

8. The conservation of northerly views across The Green from Windsor Road.

9. The conservation of north-easterly views to the Perseverance Public House (Listed Building) and Baptist Church along Wraysbury High Street.

**Townscape Classification**

3.74. The townscape classification for Wraysbury is shown on **Figure 3.11**.
Figure 3.11: Townscape Classification for Wraysbury

Key

- Settlement boundary
- Historic Village Cores
- Victorian Villages
- Inter War Suburbs
- Late 20th Century Suburbs (1960s onwards)
- Leafy Residential Suburbs
- Villas in a Woodland Setting

Source: RBWM, Land Use Consultants

Date: 11/02/2009
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1:10,000 at A3
4. DESCRIPTION & EVALUATION BY TOWNSCAPE TYPE

4.1. Townscape types form the main unit for the character descriptions and evaluations. Generic townscape character information is divided into two parts: Part A the objective description and Part B the evaluation. These are structured as follows:

**Part A: Description**
- Location/distribution of type – an opportunity to explain the distribution of the type within that particular settlement;
- Physical influences – the influence that underlying geology and topography have on the townscape type;
- Human influences – evidence of evolution of the urban form, and period of predominant character;
- Townscape character – this is presented under a number of sub-headings and forms the ‘meat’ of the description of townscape character.

**Part B: Evaluation**
- Condition – comment on the condition/quality of the townscape as observed during the field survey;
- Forces for change – forces for change acting on the townscape as observed during field survey, supplemented by input from consultees;
- Guidance/opportunities – recommended principles which, if followed, would help ensure new development and change integrates successfully with the existing character.

4.2. Townscape character types are generic, that is they may occur in more than one settlement across the Royal Borough. The photographs illustrating various principles have been selected from a variety of settlements across the whole Royal Borough and do not necessarily relate to the specific area being discussed.

4.3. Additional character area level information is presented following each townscape character type, drawing out any particular differences between the character areas, and special features that require different treatment from the generic townscape type.
1: TOWN HISTORIC CORES

Key Characteristics

- Historic town cores based on the development limits shown on maps at the end of the 18th century – including the medieval core and subsequent redevelopment.
- There is a clear hierarchy of roads and streets in the Town Historic Cores, usually comprising a main through-route (‘High Street’), with narrow lanes leading off, and even narrower enclosed pedestrian alleyways.
- Based on a Medieval fine-grained street and block pattern resulting in streets that are of human scale, often narrow, with buildings typically 2-4 storeys.
- Narrow, irregular building plots, irregular building frontages and rooflines create a stimulating and varied streetscape.
- An area of great time depth with a wide diversity of building styles and types, and richness of detail, united by a consistent palette of materials.
- Active building frontages open directly onto the street resulting in a vibrant character.
- Rich hard detailing of the streetscape, but few street trees.
- Open spaces often relate to churchyards, incidental spaces on street corners and private gardens and courtyards.
- Views are framed along streets to key landmarks, some of which are of Borough-wide importance.
A. DESCRIPTION

Location/distribution of type

This townscape type occurs within the towns of Eton, Maidenhead and Windsor. It is based on the medieval extent of the town (usually similar to the built footprint in 1800), but also includes additional development, redevelopment and ‘backland’ development within those boundaries.

Physical Influences

The Town Historic Cores are located within the Thames Valley\(^2\). They tend to be located on dryer land, just outside the flood zone. Urban form often responds to topography.

Human Influences

Evidence relating to the evolution of the townscape in the Town Historic Cores includes its structure and layout (Medieval), as well as a wide variety of buildings representing development and redevelopment over different periods from Medieval up to the present day. The result is a townscape with a great sense of time depth. Character is varied, but based on a Medieval layout.

Map showing extent of development in Windsor up to 1800\(^1\).

Map showing Eton in the early 15th century\(^3\).

Maidenhead Historic Core. Ordnance Survey 1843-93, from the Landmark Group. Reproduced from Ordnance Survey information with the permission of The Controller of Her Majesty’s Stationery Office, Crown Copyright, Licence Number 10001926.

Townscape Character

Key elements such as Eton College or Windsor Castle often dominate the image of the Town Historic Cores. However, in Maidenhead there is an absence of a central focus. Land use is typically varied. The presence of a large number of hotels, public houses and restaurants indicate the importance of the Historic Town Cores for

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tourism (particularly in Windsor/Eton) and the presence of former coaching inns indicates the past strategic importance of the towns on coaching routes. The Town Historic Cores are also the commercial and retail centres of the towns.

Coaching inns indicate the past strategic importance of the towns on coaching routes, as in this example from Maidenhead.

Urban Form

There is a clear hierarchy of roads and streets in the Town Historic Cores, usually comprising a main through-route (‘High Street’), with narrow lanes leading off, and even narrower enclosed pedestrian alleyways and mews between buildings (often pedestrianised).

This example from Eton demonstrates the network of distinctive alleys and mews – part of the Medieval street pattern.

There is generally a great sense of enclosure along these streets, particularly along the lanes and alleys which have relatively narrow widths compared to the height of the buildings.

Lanes have relatively narrow widths compared to the height of the buildings (Church Street, Windsor).

The block pattern is fine grained and irregular, based on the Medieval layout. This is composed of narrow plots of irregular size and shape, often resulting in a staggered building line. Buildings front directly onto the street.

Eton c.1860: Plot size and shape is irregular."}

The densely developed Town Historic Cores present a varied form and building scale. Buildings are generally between 2 and 4 storeys, but the height of individual buildings varies along a street resulting in a visually interesting roofscape.

Buildings are a variety of ages and styles, but generally between 2 and 4 storeys, as in these examples at Windsor (above) and Maidenhead (below).

There are a number of courtyards to the rears of High Streets accessed by traditional coaching arches. The arches provide memorable breaks in High Street façades.

Coaching arches, Eton High Street.

**Built Form & Architecture**

There is a huge variation in built form and architecture in the Town Historic Cores due to the range of periods represented. This contributes to a rich and varied townscape. Amongst the styles represented are 15th century two storey timber framed buildings, 17th century buildings, medieval buildings with Georgian re-fronting, ornate Victorian brick and rendered buildings, Queen Anne Style buildings, as well as later infill and redevelopment (including neo-Georgian buildings). In Maidenhead, 19th Century buildings predominate, interspersed with 18th Century Georgian buildings including buildings with bow front elevations.

An intact Georgian Street (Park Street, Windsor).

Georgian architecture juxtaposed with Victorian buildings, Maidenhead.

Building frontages typically meet the street with no transitional space in between creating a clear interface between the private and public realms. Materials vary, depending on the age of the development, but are characterised by a palette of timber (Windsor and Eton only), locally sourced warm orange-red brick (sometimes with black brick detailing), coloured stucco, and natural honey coloured stone.

Many buildings exhibit a variety of features from a range of periods, revealing changes that have been made over the years. The result is rich detailing, including moulded porches, bow windows, and a variety in the rhythm and pattern of facades. The variety of entrance types and scale often provides
an irregular frontage to the street. The roofline is also varied, with dormer windows, mansard roofs, and even dutch gables. Roofing materials are mainly orange-red clay tile, with some slate. Chimneys are prominent, adding to the richness of the roofscape.

A variety of architectural styles from a variety of periods, including modern infill and replacement buildings as seen here in Maidenhead.

Public Realm & Streetscape

Since building frontages typically meet the street with no transitional space in between, the building line provides the boundary to the public realm (i.e. streetscape).

Streetscape materials in the Town Historic Cores comprise riven and flame finished York stone in some areas, Denner Hill setts (which are traditional local detail to carriageway entrances and drainage channels), granite pavers, cobbles and setts in pedestrian areas; and tarmac on roads. In some areas, original stone pavers have been replaced with tarmac, whilst reproduction concrete setts such as ‘Tegula’ are also visible. Kerbs are typically granite. Black cast iron bollards are also used to separate pedestrians and traffic.

Pedestrianised main streets are often characteristic of the Town Historic Cores. In recently pedestrianised areas materials include concrete and clay pavers, and imitation stone setts.

Street furniture varies across the Historic Core. For example, lighting includes a variety of styles including Victorian style cast iron lanterns, while signage, bins and benches vary in style (but tend to be themed around black cast iron).

Street trees are not common in the Town Historic Cores – they therefore do not make a strong contribution to the streetscape. However, there are occasional mature trees on street corners and within churchyards.

Occasional street trees on corners, for example on the corner of Eton Court/High Street, Eton.

Street trees in planters are also characteristic as seen here in the pedestrianised High Street at Maidenhead.

Open Space/Greenspace

Although private gardens are generally not visible from the street, coach arches and mews or narrow alleys between buildings provide memorable glimpses through to courtyard gardens (often private) – with
occasional long views to the landscape setting. These views provide a green backdrop to the townscape.

There are very few open spaces in the Town Historic Cores. Churchyards provide breaks in the built façade along the High Street and offer a quiet refuge. Vegetation tends to be ornamental in character.

**Views/Landmarks**

Views are generally channelled along streets, framed by the buildings on either side of the street. There is a hierarchy of views, dictated by the street pattern i.e. primary views along the main routes; secondary views up side streets and along narrow lanes; and tertiary views down narrow alleyways and through doorways/ coach arches.

The High Street is usually an historic route, which provides framed views to landmarks, such as Windsor Castle, Eton Collage and or Churches. Landmarks within Maidenhead are of a smaller, more local scale.

**Experience**

The High Street of each Town Historic Core is also the commercial and retail centre of the town (and, also in many cases, attracts tourists). The presence of shops, galleries, restaurants, hotels and public houses presents a busy and vital town centre dominated by active frontages. The variety in townscape and streetscape detail, presence of landmarks and hierarchy of streets and spaces ensures that the environment is stimulating.

**B. EVALUATION**

**Condition**

The Town Historic Cores of both Windsor and Eton are in good condition, exhibiting an intact street and block pattern, and preservation of many historic buildings. These areas of both good examples of this townscape type.

There has been some modification of plots and changes to buildings, but this has generally been in accordance with local styles and materials. As a result the built environment of the core exhibits a variety in form, but a consistency in materials.

Streetscape proportions are generally intact; however some streetscape details have been lost or altered, for example replacement of surface materials (tarmac infill).

**Forces for Change**

The Historic Core appears to be relatively stable in terms of change. However, there are some forces for change that were evident during field work. These include:

- Redevelopment of plots at increased heights, changing the structure of the streetscape;
- Loss of streetscape details, as well as wearing of old materials and replacement with new (such as concrete roof tiles);
- Parking pressures;
- Inappropriate restoration and maintenance of buildings leading to loss in details and richness of detail;
- Branding of street frontages, reducing the unique sense of place.

Town centres are central to national and regional planning policy and the delivery of homes, services and infrastructure. It can be anticipated that related pressures will continue to influence the historic core.
**Guidance/Opportunities**

It is recommended that the following principles are taken into account in the development design process and in public realm improvement projects:

- The Medieval street and block pattern and the high density character – with narrow, irregular building plots and variation in building line and roofline. Buildings should typically be no more than 4 storeys.

- The clear hierarchy of streets with main through routes, smaller cobbled lanes (often pedestrianised), and narrow pedestrian alleys and mews.

- The coordinated approach to street furniture, paving and lighting. Regard should be given to the historic setting, conserving original features where possible.

- The retention of active frontages to the street.

- The retention and enhancement of historic and distinctive shopfronts, in preference to standardised corporate shopfronts and insensitive illumination. Detailing should be consistent with building style and architecture.

- Reflect variation in roofline and roofscape, incorporating features such as mansard roofs, dormer windows and chimneys.

- Conserve the palette of materials including timber, locally sourced orange -red brick with black brick detailing, coloured stucco, natural honey coloured stone and clay and slate roof tiles.

- Renovations should be sensitive, using a traditional palette of materials and retaining period features such as fenestration, doorways.

- Development should demonstrate that it preserves and enhances the setting of Listed Buildings and respect the form and function of local landmarks, particularly views to and from Windsor Castle.

- The coordinated approach to street tree planting, in terms of species and stature, giving consideration to the planting of larger trees at key visual locations.

- The retention of important trees, vegetation and open spaces, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.

**Character Areas**

1A **Eton Historic Core**

This area is focused along Eton High Street, between Windsor Bridge and Barnes Pool Bridge. Its location on the River Thames (and proximity to Lammas land) has restricted the size of the town so that the town has not extended much beyond the **Historic Core**. The High Street (an historic route) is aligned with Windsor Castle and Eton College (both landmarks), providing views of Eton College Chapel from the north end of the High Street and of the Castle from the south end of the High Street. Windsor Bridge is an historic gateway (now pedestrianised) into Eton. The sense of vitality in **Eton Historic Core** is enhanced during the school term and the core is a particular draw for tourists. The special architectural and historic interest of this area is recognised through its designation as part of the Eton Conservation Area. The edges of the
area fall within EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.

All the guidance above applies to Eton’s historic core, with particular emphasis on conserving close physical and visual links with Eton College (including views north to Eton College from the High Street) and Windsor Castle, and enhancing physical and visual links to its floodplain setting. One of the key issues is the management of traffic and car parking. Since the area is located in a flood zone, there may be a need for flood mitigation measures. It will be important to ensure that any flood mitigation is constructed using materials that fit with the historic character of the area – sustainable urban drainage systems may present opportunities to include new planting of native species that could enhance links to the floodplain landscape setting. Suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Rowan, Aspen and Elder.

In addition, the historic gateways at Windsor Bridge and Barnes Pool Bridge should be conserved as key ‘arrival’ points into the historic core of Eton. Ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from the Parish Church of St John, as a landmark. Conserve the nodes at Windsor Bridge and near the junction of High Street/Keate’s Lane as points of focus in the townscape. Refer to the Eton Conservation Area Appraisal for further guidance.

1B Windsor Historic Core

This character area is focused around Windsor Castle, coincident with the chalk outcrop on which the castle was built. The geology and topography contribute strongly to the character of the Historic Core with streets orientated to take account of landform. The Castle, Crown Land and tourism influence the image and land uses in the Windsor Historic Core. This area has a strong connection to its setting with pedestrian links to the Great Park, Eton (across Windsor Bridge) and Thames Path National Trail. The castle is a landmark in many views and the castle grounds provide a key open space. Other key open spaces include the area around the Guildhall and Church Street Gardens (on the site of cottages that burnt down around 1800). The sense of vitality in Windsor Historic Core is enhanced by tourism activity (Windsor Castle is a particular focus for tourists) and ceremonies such as the Changing of the Guard in which The Guard and Band march through the Historic Core.

The block pattern is generally intact, except for an area around River Street which has lost its structure and form and is currently used for car parking. There is a surviving area of historic paving around the Guildhall, but other areas have lost their historic streetscape details. However, Yorkstone has been reintroduced into recent repaving schemes e.g. Lower Thames Street and Peascod Street. Survival of granite kerbs is better throughout the area. Large street trees in planters are present along Peascod Street. The special architectural and historic interest of this character area is recognised through its designation as part of the Windsor Town Centre Conservation Area.

All the guidance above applies to Windsor’s historic core, with particular emphasis on management of traffic and car parking; conserving/enhancing the historic urban form, built character, streetscape details; and conserving/enhancing the physical/visual links with the Great Park and River Thames. Planting of native species could enhance links to the town’s setting - suitable native tree species with a parkland influence include Beech, Oak, Birch,
Ash, Sycamore, Cherry, Rowan, Hawthorn, Field Maple, Hazel, Hawthorn, Willow, Lime and non-natives include Horse Chestnut. Suitable species for the floodplain areas include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Rowan, Aspen, and Elder.

In addition, ensure the principal historic gateways (at Windsor Bridge, ‘Cambridge Gate’/‘Park Street Gate’, Sheet Street and at the southern end of Peascod Street) remain as key ‘arrival’ points into the historic core of Windsor. Maintain Windsor Castle as the primary landmark of Windsor, and conserve other landmarks in Windsor’s historic core (including the Parish Church of St John the Baptist, Market Cross House, the Queen Victoria Statue, the former Caleys building along Windsor High Street, and the King George Memorial). Ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from these landmark features. Ensure the junction of the High Street and Peascod Street (the location of Queen Victoria’s statue), Windsor Central Station and the northern end of Thames Street by Windsor Bridge continue to provide key nodes and points of focus in the townscape. Maintain views to the Castle from within Windsor’s historic core – for example, ensure the Castle remains as a focus in views from Windsor Bridge, Kings Road and Peascod Street. Refer to the Windsor Town Centre Conservation Area Appraisal for further guidance.
2: HISTORIC TOWN FRINGES

Key Characteristics

- *Historic town fringes* occur around the edges of the *Historic Town Cores* of the larger settlements of Maidenhead and Windsor.
- Land use is varied across this townscape type, and encompasses transport, offices, retailing/commercial, leisure/recreation, and civic uses.
- Urban form is defined by an altered street pattern, with historic routes terminated by ring roads, railways or large scale development plots.
- Block pattern is characterised by large scale buildings in large scale plots creating a large scale urban form of high density development.
- A wide variety of architectural styles, periods and building materials, including, Victorian brick built development and railway stations and very large scale commercial/office blocks in brick, concrete, plate glass and ‘fair face’ (decorative) blockwork.
- Larger amounts of open space than the adjacent *Historic Town Cores* - many of these spaces are semi-private, hard paved and often given over the car parking.
- Glimpsed views along alleys and narrow streets to key buildings in the adjoining *Historic Town Cores* are often a feature of the townscape experience.
- A colourful and busy urban environment, although of a less intensively used character than the adjoining *Historic Town Cores*. 

![Image of historic town fringes](image-url)
### A. DESCRIPTION

#### Location/distribution of type

*Historic Town Fringes* occur around the edges of the *Historic Town Cores* of the larger settlements of Maidenhead and Windsor where they are often associated with Victorian infrastructure such as railway stations.

#### Physical Influences

The *Historic Town Fringes* are located within the *Thames Valley*\(^5\), although they tend to be located on dryer land, just outside the flood zone. Urban form often responds to topography (where landform variation is present). Vegetation makes few references to the underlying physical landscape, being drawn from a largely ornamental palette.

#### Human Influences

The *Historic Town Fringes* are based on the extent of development after 1800, up to the late 19th Century. These areas display a considerable time depth and a multi layered character with much evidence of rebuilding and redevelopment. The evolution of the *Historic Town Fringes* is typically closely tied into the development of the railway. However, substantial redevelopment has since taken place. Within Windsor, the presence of the Crown Estate has prevented the *Historic Town Fringe* extending to the east of the town.

Substantial redevelopment is often a feature of the *Historic Town Fringes*, as seen in this example at Maidenhead.

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### Townscape Character

#### Land Use/Image

Land use is varied across this townscape type, and encompasses transport, offices, retailing/commercial, leisure/recreation, and civic uses. Car parking on backland sites associated with these uses is a distinctive characteristic.

#### Urban Form

Urban form is defined by an altered street pattern, with historic routes terminated by ring roads, railways or large scale development plots. In addition, ring roads often carve through the historic fringe, creating barriers to movement.

There are some remnant routes which connect to the Historic Town Core and these are important in maintaining a sense of time depth.

Block pattern is characterised by large scale buildings in large scale plots creating a large scale urban form of high density development. Where buildings are pulled close to streets this creates a great sense of enclosure. Civic buildings are often set back from the street within open space, creating a varied building line.

Large buildings pulled close to street frontages contribute to an enclosed character (Windsor).

A wide variety of building scales is apparent, with typically 3-4 storey development in Windsor and 3-5 storey and occasional larger buildings in Maidenhead. As such some variation in rooflines and building mass is visible. Urban form and the historic relationship of buildings to spaces is often interrupted by extensive areas of car parking which have been provided to service later 20th Century infill developments, and by ring roads which have in places radically altered the spatial configuration.

There are often nodes of activity within the Historic Town Fringes, located around transport hubs or key community facilities.

The Historic Town Fringes often include notable examples of mid to late 19th Century brick built development, in orange-red brick with slate roofs. Key buildings include railway stations, with a notable Victorian style with steep pitched roofs and glass train sheds, for example in Windsor’s Town Historic Fringe.

Windsor’s Victorian central railway station.

Commercial development of brick, glass, concrete and blockwork, and often of ‘corporate’ character, and large scale, is also present, particularly in Maidenhead. This can often be seen juxtaposed with 19th Century buildings.

Juxtaposition of late 19th Century development and later infill (example from Windsor).

Building lines and roofscape are irregular and varied. A range of roof pitches and styles including gable end and half hipped styles, in addition to flat roofs adds to the variety.

Built Form & Architecture

This type encompasses a wide variety of architectural styles and periods, demonstrating a long history of redevelopment, adaptation and replacement. However, this type is united by the large scale of the built form.

Public Realm and Streetscape

The interface between public and private realms is clearly defined where buildings front directly onto streets. However, the
division is less clear around newer developments where large paved semi-public spaces provide a transition between public and private realms.

Boundaries are represented by building frontages, although occasionally these are open e.g. stepped/raised courtyards. Paving is often concrete flagstones, with natural stone setts visible to roadside drainage gullies. Tarmac surfacing is frequent. Occasional references to historic character such as worked granite kerbstones, and heritage style lamp standards (in addition to modern lighting poles) and street furniture, are also apparent.

There is particular emphasis on the historic streetscape in the Windsor Historic Fringe, notably around Windsor Central station. Traditional style street furniture is visible here, as are ‘gas lantern’ type lamp standards. Paving is often contemporary in style (including small paving blocks and large paving flagstones), yet sympathetic to the surrounding vernacular scale of paving.

The public realm is characterised by few mature trees. As such where these occur they make a notable contribution to streetscape in terms of form and stature (e.g. Cedar, Robinia).

Parking is concentrated in open air and covered car parks (including multi storey parking lots) which are often of large scale. On street parking is visible in places.

Open Space/Greenspace

There tends to be more open space in comparison to the adjacent Historic Town Cores. However, many of these spaces are semi-private, hard paved and often given over to car parking. The River Thames in Windsor and, to a lesser degree, the York Stream in Maidenhead provide water frontage.

Open space is often defined by extensive areas of car parking, as here at Maidenhead.

Greenspace is generally restricted to verges and lawns around civic buildings. These are usually ornamental in character, but contain some mature trees such as Cedar and Robinia, in addition to maple and sycamore, that form the setting for such buildings, and help to break up the predominantly hard urban character.

Open spaces and mature trees form settings to key civic buildings, as here at Maidenhead.

Views/Landmarks

Due to the density and arrangement of built development, views are generally kept short. However, there are important glimpsed views to landmark buildings within the adjacent Historic Town Cores. Key landmarks within the Historic Fringe include large railway station buildings, as at Windsor.

The carving of the railways and ring roads through the Historic Town Fringes result in ‘un-designed’ views, including views towards the service areas of commercial properties.
Experience
A busy urban environment of colourful and eclectic character (particularly in the vicinity of infrastructure such as railway stations). The townscape frontages are however markedly less ‘active’ outside of the main shopping areas than in the adjacent Historic Town Cores.

Contrast in built scale, building lines and frontages creates rhythm and visual variety.

B. EVALUATION
Condition
Street and block pattern has been altered by the introduction of railways and ring roads, leading to some loss of the historic street pattern. While some distinctive 19th Century buildings remain, and are generally well maintained, new buildings have eroded character. The condition of 20th Century buildings is variable. The quality of the streetscape also varies due to replacement of historic surfaces and boundaries with a variety of newer, contrasting materials.

Forces for Change
Most changes to the street and block pattern of the Historic Town Fringes have occurred in the past and this area is now fairly stable in terms of change. However, the following forces for change were evident during the site visit:

- Continued redevelopment and development intensification including ‘backland’ development.
- Changes to street layouts and changes in traffic management.
- Continued pressure for car parking, particularly around civic buildings and to the rear of premises within the Historic Cores.
- Intensification of retail/commercial/office development in close proximity to infrastructure such as railway stations.
- Continued declined in original streetscape materials and replacement with more modern alternatives and imitation ‘heritage’ style paving and block pavers.
- Partial restoration of ‘heritage’ streetscape including lamp standards and street furniture.
- The use of flood resistant/resilient design in relation to the built environment.

Town centres are central to national and regional planning policy and the delivery of homes, services and infrastructure. It can be anticipated that related pressures will continue to influence the historic town fringe.

Guidance/Opportunities
It is recommended that the following principles are taken into account in the development design process and in public realm improvement projects:

- Take account of the historic street and block pattern, maintaining a continuous frontage to the street.
- Retain active frontages to the street.
- Improve visual and physical links to the Historic Town Core, enhancing views to landmarks where possible.
- Development should demonstrate that it contributes to the preservation of listed buildings and their setting.
- Conserve and enhance important buildings which contribute to the special character of the area.
- The apparent height of buildings should typically be 3-5 storeys. Taller buildings should respect the form and function of local landmarks, particularly views to and from Windsor Castle.
- Sensitive contemporary design is appropriate where it responds to context in terms of height, scale and mass, and has regard to the adjacent Historic Town Core. Reference to local or existing materials may be appropriate.
Use a coordinated approach to street furniture, paving and lighting. Regard should be given to any historic setting in relation to buildings, conserving original features where possible.

Use a coordinated approach to street tree planting in terms of stature/form of trees and species.

Seek to retain important trees, vegetation and open spaces, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.

Improve ‘un-designed’ views, such as views of service yards, through sensitive design and use of landscape planting.

Seek opportunities to integrate waterways and their setting.

Reduce the impact of parking provision though sensitive design (including landscape planting and appropriate paving to relate to streetscape) to ensure cars or car parks do not dominate.

Character Areas

2A Windsor Historic Fringe

This local character area is built partly on the gentle chalk dipslopes descending from Windsor’s Historic Core, partly on the flat riverside (River Street/ Datchet Road) and partly on the low lying Reading Beds. It surrounds Windsor’s Historic Core. The castle (located in the Historic Core) is a primary landmark in many views from the Historic Fringe. Urban form within this area is based on a network of streets and lanes extending from Windsor Castle, some of which have been terminated by the railway and inner ring road. Built form is defined by an eclectic array of architectural styles and periods, with a considerable time depth evident. The area includes two Victorian railway stations, which are surrounded by modern infill development, often of a larger scale. Alexandra Gardens (a Victorian riverside park), ‘Bachelor’s Acre’, The Goswells, The Promenade and Bath Island are key greenspaces within this townscape area - trees within these spaces make a significant contribution to the appearance of the Historic Fringe. Multi-storey car park developments are also a reoccurring feature. Views to the Thames Valley floodplain and ‘The Brocas’ floodplain beside Eton are a feature of northern parts of this area. The north-western part of the character area falls within EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management. The special architectural and historic interest of this area is recognised through its designation as part of the Windsor Town Centre Conservation Area.

All of the generic guidance presented above applies, with particular reference to enhancing links with the historic core, restoring historic layout and features of the fringe, protecting historic greenspaces, and maintaining physical and visual links with the floodplain setting. It will be important to ensure that any flood mitigation is constructed using materials that fit with the historic character of the area – sustainable urban drainage systems may present opportunities to include new planting of native species that could enhance links to the floodplain landscape setting. Suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Rowan, Aspen, and Elder. In addition, maintain the railway canopy of Windsor Central station as a key landmark and ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do
not detract from this landmark feature. Refer to the *Windsor Town Centre Conservation Area Appraisal* for further guidance.
3: HISTORIC VILLAGE CORES

Key Characteristics

- Historic Village Cores form the historic core of villages, usually associated with a village church, green or common.
- A considerable time depth is apparent with built development having evolved from the medieval period to the present day.
- A tight urban grain is created by relatively high density development with buildings often drawn close to street frontages.
- Built vernacular is varied, including timber framed buildings, some with original frontages, others with 18th /19th Century brick facings.
- Materials include local orange-red brick and clay tile, and a wider palette of ‘imported’ materials for 19th Century dwellings including yellow London stock brick, Gault brick and slate roofing.
- A variety of land uses (ecclesiastical, retail, commercial and residential) creates an active and vibrant townscape.
- Village greens and former market places provide important nodes with an open character.
- Intact and historic paving include riven yorkstone and worked granite kerbstones contribute to the time depth of the Historic Village Cores.
- Variety and rhythm created by varying building lines and roof heights, and texture created by the varied materials palette and façade detailing, contribute to a colourful and vibrant environment.
A. DESCRIPTION

Location/distribution of the type

This type is located in long established villages throughout the Borough, including Datchet, Cookham and Wraysbury. Historic Village Cores also occur within the larger settlements of Windsor and Maidenhead where they relate to historic villages that have subsequently been subsumed within the urban fabric of these larger settlements. The type forms the oldest part of the village, usually centred on an historic market place, village green or grouping of buildings such as the church/ manor house.

Physical Influences

Topography underlying these villages tends to be flat or gently undulating and therefore does not greatly influence the layout of streets and plots. Geological and soil characteristics of the landscape are expressed in the vegetation palette of the historic core.

Human Influences

A considerable time depth is evident within the Historic Village Cores, reflecting their long evolution from the medieval period to the present day. Historic Village Cores often evolved at strategic crossing points of the River Thames, or at the convergence of key trade routes, with the villages often centred on a village green, market cross, or church and manor house.

Historic Village Cores are often located at the convergence of key routes or at strategic crossing points, such as this example at Cookham.

1843-93 Ordnance Survey Mapping from Landmark Group, reproduced from Ordnance Survey information with the permission of The Controller of Her Majesty’s Stationery Office, Crown Copyright, Licence Number 10001926.

Townscape Character

Land Use/Image

Land use varies widely, with commercial/retail, ecclesiastical and residential all present. Medieval and later cottages have often been adapted for commercial premises at the ground floor level, particularly on the main streets or at the convergence of principal roads.

Residential and commercial premises are often juxtaposed, as in this example from Datchet.
Urban Form

Urban form is defined by a tight grained network of narrow streets with buildings pulled close to street frontages. Built density is relatively high with buildings and high garden boundary walls often presenting continuous frontages to the principal streets.

Block form is characterised by 2-2.5 storey buildings, often with irregular, cantilevered frontages and variable storey heights. Street proportions are typically narrow (usually in the order of 1:2), with narrow pavements characteristic. Market places and village greens provide a break in this predominantly tight grained, narrow streetscene, where they form important nodes.

Built Form & Architecture

Architectural idiom and period varies widely across the type, but with notable late medieval timber framed and jettied buildings (with lime plastered wattle infill and black stained timber beams). Re-fronted medieval buildings with brick elevations are also characteristic, using local red-orange brick. Roofs are typically steeply pitched and hung with local orange-red clay tiles. 17th and 18th Century and Georgian brick buildings also form an important component of the architectural vocabulary. Victorian infill is apparent with materials drawn from a wider palette, including London stock brick and slate roofing tiles.

A wide variety of architectural details including mullioned casement windows and hung sash windows creates considerable variation to building facades as does the presence of oriel windows, period shop fronts and shallow Georgian moulded porches.

Finishes including stucco and lime plaster create further variation in an often eclectic architectural palette.

Historic Village Cores contain a considerable diversity of built styles, periods and materials, as shown by these examples in Cookham High Street.

Rooflines and roodscape vary, with steep and shallow pitches, varying storey heights, and gable ends/gable frontages creating considerable variety and rhythm within the built environment.

Public Realm & Streetscape

The interface between public and private realm is clearly defined with buildings typically opening directly on to the street. High garden boundary walls, in orange-red brick, add to this sense of clarity and definition. Occasional short front gardens bounded by low boundary walls occur on residential side streets.

Streetscape materials include riven york stone slabs to pavements with worked granite kerbstones. Weathered yorkstone sett kerbs in warm bronze tones are also distinctive features of the streetscape. Tarmac is, however, common across the townscape type both on roads and pavements. Traffic calming schemes including raised blockwork speed tables are present.
Boundary walls create a clearly defined interface between public and private realm, as in these examples from Cookham.

Open Space/Greenspace

Other than private gardens, which are often of a leafy and ornamental character (although oak and beech trees form a distinctive component of the planting palette), there are few areas of greenspace within the type, in view of the relatively high built density. Nevertheless private gardens provide an important contribution to character.

Intensively managed village greens, characterised by mown grass and mature specimen trees, including oaks of significant stature, are distinctive and contribute strongly to the character of the village cores. Street furniture, including timber benches, is often present in these open spaces. Village greens often form the setting for focal features such as War Memorials or civic/municipal structures such as drinking fountains. Open spaces are otherwise hard/paved and small in scale, forming a setting for a market cross or a War Memorial. Churchyards, which include mature trees such as yews, contribute to the leafy character of the Historic Village Cores.

Village greens, often intensively managed, form foci for village cores, as seen here at Datchet.

Views/Landmarks

Views are generally kept short due to the gently curved character of streets and the high density of development. Landmarks include church towers and spires, as seen in the example below.

Church towers form local landmarks, as in the above example at Cookham.

Experience

This is an urban environment of active street frontages and colourful, varied and vibrant character. Considerable movement, activity and even congestion is created by constricted street layouts.
**B. EVALUATION**

### Condition

The high density, tight grained built form and medieval street configuration remains intact within this type. Built form, architecture and detailing are also largely intact, with only a limited amount of unsympathetic infill, repair or restoration.

The original focus for the village core e.g. groupings of buildings around a central green, small market place, church and/or manor house generally remains intact.

Within this type, two character areas have been identified as being in particularly good condition/intact examples of the type. These are:

- **3A: Datchet Village Core, Datchet**
- **3C: Wraysbury Village Core**

### Forces for Change

The type is generally stable in terms of character and few forces for change were noted on the site visit. Key forces for change are as follows:

- Traffic and parking pressures (on street parking)
- Related ‘urbanising’ influences in connection with traffic management, including traffic calming schemes (road narrowing and signage).
- Infill development which is generally well integrated, making subtle stylistic and material references to its existing built context.
- Replacement of heritage street lighting with varied and modern designs.
- Increasingly ‘managed’ character of village greens with closely mown grass, railings and street furniture.

### Guidance/Opportunities

It is recommended that the following principles are taken into account in the development design process and in public realm improvement projects:

- Design to take account of the existing scale and grain of built form. Buildings should typically be 2 or 2.5 storeys with frontages drawn close to the street.
- Take account of the variety and rhythm of the streetscape. Buildings should reflect the staggered building line and varied roofscape including the use of steep and shallow pitches, varying storey heights and gable ends and frontages.
- The retention and enhancement of historic and distinctive shopfronts. Standardised corporate shopfronts and insensitive illumination should be avoided. Detailing should be consistent with the architectural style.
- Reflect the eclectic and varied built vernacular, especially the character of front elevation and roofscape.
- Conserve and seek opportunities to reinstate original façade details and features such as windows (including mullioned casement windows and hung sash windows), porches (including Georgian moulded porches) and original doors consistent with the buildings architecture.
- Conserve original roof tiling (including local orange-red clay tiles and slate tiles) and seek opportunities to reinstate these features where lost.
- The retention of mature trees (including those in church yards and on village greens). Plan for new tree planting to ensure continuity of tree cover and a diverse age structure. Consider the planting of larger trees in key visual locations.
- Development should demonstrate that it preserves and enhances the setting of Listed Buildings and respect the form and function of local landmarks (e.g. views to and from these).
- Development and management measures should seek to reduce the
impact of parking provision through sensitive design to ensure cars do not dominate the street. Regard should be given to the historic setting for street furniture, paving, markings and signage, conserving original features where possible.

- The management of village greens to reinstate components of historic character.
Character Areas

**3A Datchet Village Core, Datchet**

This area is focussed on the central village green. The village core displays a wide variety of built styles and periods including original and re-faced timber framed buildings with residential and commercial uses juxtaposed in proximity. White washed plaster and render is often visible, as are timber framed buildings such as Manor Hotel, on the village green. A relatively large amount of more modern infill development is visible. The special architectural and historic interest of this area is recognised through its designation as part of Datchet’s Conservation Area. Most of the character area falls within EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.

All of the generic guidance presented above is applicable to this character area, with particular reference to conserving and enhancing the relatively high proportion of intact period buildings and vernacular features, which create an architecturally varied, stimulating townscape. In particular the church and the Manor Hotel should be conserved as landmarks and views to them respected, ensuring that future changes to building heights and massing conserve their function as landmarks. The village green forms a key node or point of focus at the settlement scale and should be conserved. Within the Historic Village Core of Datchet, historic gateways are represented by the western approach to the village green from Eton Road, from the eastern approach to the green along Horton Road, from the north-east along London Road and the approach to the village core from the river to the south-west. These should be conserved to maintain a sense of arrival to the village core.

In addition, refer to any guidance written for Datchet Conservation Area.

In terms of appropriate native species for replacement tree planting, Datchet lies on partly on a geology of Reading Beds and partly on London Clay. Appropriate native tree species on the Reading Beds are Oak, Ash, Hawthorn, Blackthorn, Hazel, Elm, Elder, Crab Apple and Field Maple. On the London Clay appropriate native tree species are Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.

**3B Clewer Village Core, Windsor**

This village core has been subsumed within wider urban fabric of Windsor. The southern end of the main village street (Mill Lane) was redeveloped in the 19th and early 20th century and includes two storey terraces and semi-detached properties. The buildings frame northerly views to the Lych gate and lodge at the entrance to the Church of St Andrew. The churchyard is a key open space within the area. The wide variety of remaining specimen trees within the former grounds of ‘White Lilies’ are key features, which strongly contribute to the leafy character of the area. The northern part of the character area fall within EA Flood Zone 3 (high risk of a future...
flooding event), which may have implications for future management. Most of the area is designated as a Conservation Area (Mill Lane, Clewer Village).

All the generic guidance above applies to Clewer village core, with particular emphasis on maintaining structural vegetation (including mature trees in private gardens and the churchyard) and planning for new tree planting to ensure continuity of tree cover and a diverse age structure. Since the area is located in a flood zone, there may be a need for flood mitigation measures. It will be important to ensure that any flood mitigation is constructed using materials that fit with the historic character of the area – sustainable urban drainage systems may present opportunities to include new planting of native species that could enhance links to the floodplain landscape setting. Native tree species suitable for this floodplain setting include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Rowan, Aspen and Elder. In addition, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from views to the Lych gate and lodge at the entrance to the Church of St Andrew. In addition, refer to any guidance written for Clewer Village Conservation Area.

3C Wraysbury Village Core

This area is focussed on Wraysbury’s village green and the Church of St Andrew. The village core displays a variety of built styles and periods including original, re-faced and later (Victorian) timber framed buildings with residential uses juxtaposed in close proximity. Such buildings include The George Inn (landmark) and The Perseverance Public House (both listed buildings). The large timber ‘splash mill’ is a landmark, which sits amongst timber framed dwellings arranged around a tree lined mill pond. The mature chestnut tree avenue leading to the Church of St Andrew (landmark) is a distinctive feature, framing views along St Andrews Close to the church. The area also comprises modern infill development. Most of the character area falls within EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.

All the generic guidance above applies to Wraysbury village core, with particular emphasis on maintaining structural vegetation (including the mature chestnut tree avenue leading to the Church of St Andrew) and planning for the future replacement of trees. Seek to maintain views to the church along St Andrew’s Close, across The Green from Windsor Road, and to the Perseverance Public House (Listed Building) and Baptist Church along Wraysbury High Street. In addition, maintain the Church of St Andrew churchyard and the village green as points of focus in the village, and ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from Church of St Andrew, the Baptist Church along the High Street, the Splash Mill and the George Inn public house as village landmarks. Conserve the junction of Wraysbury High Street/Windsor Road, the junction of The Green/Station Road, and the junction of St Andrew’s Close/Ouseley Road as key ‘arrival’ points into the historic village core of Wraysbury.
4: GEORGIAN SUBURBS

Key Characteristics

- Residential suburbs built in the Georgian style, typically between c.1720 and mid 19th century.
- Two or three storey town houses (mostly terraces or semi-detached) are arranged along wide streets, along crescents, or around squares.
- Plots are typically long and narrow, often incorporating long back gardens.
- Boundaries are defined by low garden boundary walls and neatly clipped hedges, or railings, behind which lie short front gardens.
- Buildings are brick built and characterised by their symmetry and regularity of detail in a plain, elegant, often severe classical style.
- Sash windows with glazing bars, decorative wrought iron verandas, moulded porches and decorative front doors with intricate fan lights above create rhythm and interest along the street.
- Later buildings (Regency) are more decorated and particularly notable for their stucco work.
- Buildings present elegant frontages to the street contributing positively to the public realm. Chimneys contribute to a visually stimulating roofscape.
- Pavements include riven York stone with granite kerbs. Black heritage lamps contribute to the sense of time depth.
- Views are focussed along streets, framed by elegant facades, to local landmarks such as churches.
- Semi-public gardens (in crescents or squares), to be enjoyed by properties overlooking the gardens, are a particular characteristic of the Georgian Suburbs.
A. DESCRIPTION

Location/distribution of type

Georgian Suburbs are rare in the Royal Borough of Windsor and Maidenhead. There are just two discrete areas of Georgian Suburbs, both close to Windsor’s Historic Core.

Physical Influences

Topography underlying these suburbs tends to be flat or gently undulating and therefore does not greatly influence the layout of streets and plots. Geological and soil characteristics of the landscape are sometimes expressed in the vegetation palette of the semi-public gardens and private gardens, although species tends to be ornamental in character.

Human Influences

The evolution of the Georgian Suburbs is closely linked to the expansion of large towns between c.1720 and the mid 19th century, forming some of the earliest town suburbs. Each suburb grew along principal routes into the town’s historic core and was planned, resulting in a regular structure and layout. As a result, the Georgian suburbs have a relatively consistent time depth.

Townscape Character

Land Use/Image

Land use is predominantly residential, although local churches, public houses and hotels contribute to the diversity of land use.

Urban Form

The street pattern in the Georgian Suburbs is generally planned, arranged in a regular formation of wide streets, crescents, or squares. Road junctions/intersections act as local nodes, particularly where local landmark buildings (e.g. churches and hotels) cause people to gather.

Georgian Suburbs comprise 2-3 storey dwellings (in addition to basement levels) on long narrow plots, usually arranged in terraces or semi-detached resulting in a medium density townscape with a regular building line fronting the street.

Buildings are set back behind front gardens, resulting in fairly wide street proportions. Buildings have grand proportions, particularly along principal streets and crescents. Buildings are sometimes angled at road junctions. Rear gardens tend to be longer than front gardens.

Each suburb was planned, resulting in a regular layout of streets

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Georgian Suburbs comprise 2-3 storey dwellings, usually arranged in terraces or semi-detached as seen here around Kings Road, Windsor.

[1843-1893 Map Data supplied by Ordnance Survey and Landmark Information Group. Reproduced from Ordnance Survey information with the permission of The Controller of Her Majesty’s Stationery Office, Crown Copyright, Licence Number 10001926].
Historically, stables and coach houses were located at the rear of large houses (still evident in coach arches to the street).

Buildings often have grand proportions, as seen here at Dorset Road, Windsor.

**Built Form & Architecture**

Architecture is plain, elegant, and often in a severe classical idiom which is characterised by symmetry and regularity of detail. Restricted use of ornamentation includes sash windows with glazing bars, decorative wrought iron verandas, moulded porches and decorative front doors with intricate fan lights above. The regular pattern of windows and doors produces a rhythm along the street.

Plain, elegant brick facades with decorative wrought iron verandas and fan lights (Kings Road, Windsor).

Earlier buildings are typically constructed from a light coloured brick while later Regency style buildings have greater decoration, including distinctive moulded stucco. Roofs are generally pitched with end gables and tiled with slate. Chimneys are plain and large in scale, indicating the spacious interior room proportions – these contribute to the rhythm along the street and a visually interesting roofscape.

Regency style buildings have greater decoration, including distinctive moulded stucco, as seen here at Kings Road, Windsor.

**Public Realm & Streetscape**

Buildings present their fronts to the street, contributing positively to the public realm. There is a clear delineation between the public and private realms, marked by front garden boundaries which are usually enclosed by low brick walls combined with clipped hedges or railings, often with decorative wrought iron gates.

Materials typically comprise riven York stone and imitation York stone or imitation stone sett pavements with tarmac roads. Kerbs are typically granite, but sometimes replaced by concrete. Black cast iron street lanterns contribute to the sense of time depth. Street trees are generally absent from these suburbs, although vegetation/hedges in front gardens contribute positively to the townscape. Since these suburbs were not built to accommodate the car, on-street car parking is typical, except where parking restrictions have limited this – sometimes this has forced parked cars onto the forecourts/into front gardens on properties.

Cast iron street lamps contribute to the sense of time depth within the Georgian Suburbs, as seen here at Adelaide Square, Windsor.
Open Space/Greenspace

Semi-public gardens (in crescents or squares), to be enjoyed by properties overlooking the gardens, are a particular characteristic of the Georgian Suburbs e.g. Clarence Gardens in Windsor. The gardens often contain winding gravel pathways, lawns and a variety of mature trees. The gardens provide a ‘picturesque’ setting to the houses in Clarence Crescent.

Other open space is privately owned, for example churchyards and town house gardens (an 18th century invention). These provide a valuable contribution to the streetscape. Of particular note are the clipped small leaved hedges, such as privet and beech, which are a characteristic feature of the Georgian suburbs. The purple leaves of copper beech within front gardens provide seasonal variation and interest amongst this plain, elegant townscape.

Views/Landmarks

Views are channelled along straight streets, framed by the regular facades of buildings on either side. Crescents provide a changing sequence of views, often revealing the architecture of the buildings on one side of the street, and semi-public gardens on the other. There are also occasional views down narrow alleyways, or though coach arches, between buildings. Churches often provide local landmarks within the Georgian Suburbs such as Holy Trinity Church in Windsor.

Experience

The planned street layout and rhythm of facades/roofs provides a comfortable, reassuring environment. The variety in architectural and streetscape detail ensures that the environment within the Georgian Suburbs is stimulating. Small front gardens provide a human scale and create visual interest.

B. EVALUATION

Condition

The Georgian Suburbs in the Royal Borough are designated as Conservation Areas and therefore tend to be in good condition, exhibiting an intact street and block pattern and good survival of architectural and streetscape detail. Changes to buildings have generally been in accordance with local styles and materials.

Both of the character areas within this type are judged to be in good condition/intact examples of the type (areas 4A: Kings Road/Adelaide Square and 4B: Clarence Crescent/Trinity Place.

Forces for Change

The Georgian Suburbs appear to be relatively stable in terms of change. However, there are some forces for change that were evident during the site visit. These include:

- Loss of front gardens and garden boundaries to accommodate off road parking.
- Replacement of low garden boundaries with taller, impermeable fences or hedges altering the relationship between public and private realms.
- Some inappropriate restoration and alteration of buildings including concrete roof tiles and replacement uPVC windows and doors.
Loss of front gardens to accommodate off road parking has altered the character of the streetscape in places.

**Guidance/Opportunities**

It is recommended that the following principles are taken into account in the development design process and in public realm improvement projects:

- New design should take account of the Georgian street layout and street proportions. Buildings should be in scale with the street in terms of width and height.
- Maintain the consistent building line. Development, including extensions, which steps out of line with or interrupt the rhythm of the street should be avoided.
- Reflect the use of pitched roofs with gable ends and chimneys, with roofs finished in slate.
- Conserve and seek opportunities to reinstate Georgian detailing, particularly sash windows with glazing bars, verandas, moulded porches and decorative front doors with fan lights above.
- Conserve the Georgian palette of materials including light coloured brick (to match the existing), stucco and slate roof tiles.
- Seek to conserve traditional low brick boundary walls, conserving traditional front garden boundaries with low walls and clipped small leafed hedged (such as privet) and/or iron railings. Aim to retain garden areas and boundaries, avoiding full width hardstanding.
- Development should demonstrate that it preserves and enhances the setting of Listed Buildings.
- Conserve semi-public garden areas.
- The use of small scale shrubs and trees in front gardens which are in scale with the street and do not obscure the architectural and façade character.
- The retention of important trees, including those in gardens and semi-public open spaces, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.
- The planting of larger trees in key visual locations.
- Use of a coordinated approach to street furniture, paving and lighting.

**Character Areas**

**4A Kings Road/ Adelaide Square**

Located south of *Windsor Historic Core*, this area is focused on Sheet Street, Kings Road and Adelaide Square. Sheet Street/ Kings Road forms an historic route between Windsor and Old Windsor and terraced houses were built along this route. The special architectural and historic interest of the character area is recognised through designation as part of the *Inner Windsor Conservation Area*. Eastern parts of the area
(including Brunswick Terrace) belongs to the Crown and forms part of the ‘Keppel Estate’, purchased during the 19th Century by predecessors of the now Crown Estate Commissioners. Home Park Historic Park and Garden, forms the eastern boundary of, and setting to, this area. This provides accessible open space and views to Windsor Castle from rear windows. There is a variety of building scales in this area. The terraces on the northern side of Adelaide Square are two storey – these contrast with the semi-detached houses on Gloucester Place and the south side of Adelaide Square which are set well back from the street. In this area some front gardens and garden boundaries have been partially lost to accommodate off road parking.

All of the guidance above applies to this area. In addition, ensure the Castle remains as a focus in views from Kings Road and ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from views to the Castle along Kings Road. The presence of Home Park Historic Park and Garden means special care should be taken when considering any changes to the townscape, ensuring that changes do not adversely affect the historic park. Also, any guidance written for the Inner Windsor Conservation Area should be taken into account.

### 4B Clarence Crescent/ Trinity Place

Located south-west of Windsor Historic Core, this area is focused on Clarence Crescent and Trinity Place. The special architectural and historic interest of the character area is recognised through designation as part of the Trinity Place/Clarence Crescent Conservation Area. Although Clarence Crescent is particularly distinct in its crescent layout and built form, it forms part of an overall planned layout that includes Trinity Place, Clarence Road, Dorset Road and Claremont Road, with Holy Trinity Church as a focal point. The area was built after the Georgian period (c.1842); however the built form, scale and details are typically Georgian in style. The houses along Clarence Crescent overlook a semi-public garden which is accessible to ‘key holder’ residents. Gardens are key greenspaces in this area and their associated trees make a valuable contribution to the streetscape. Holy Trinity Church and the former Princess Christian Hospital on Clarence Road are key landmarks. There are a number of court yards to the rear of Clarence Crescent accessed by traditional coach arches which provide breaks in building façades. Front gardens and garden boundaries have been partially lost along Trinity Place and Dorset Road, to accommodate off road parking. Northern parts of this suburb fall within EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.

All of the guidance above applies to this area. In addition, the former Princess Christian Hospital on Clarence Road and Holy Trinity Church at Trinity Place should be conserved as landmarks and ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from views to these buildings. In addition, refer to any guidance written for Trinity Place/Clarence Crescent Conservation Area.
5: VICTORIAN VILLAGES

Key Characteristics

- Victorian Villages grew up in the later 19th century on principal routes or around railway stations.
- Urban form is defined by a hierarchy of principal village streets and secondary side streets, with narrow building plots.
- Rows of terraces and semi-detached properties, typically 2-2.5 storeys, contribute to a townscape of human scale.
- Highly detailed building frontages and variation in rooflines create a stimulating streetscape, particularly on the main village street.
- Unity is provided by a consistent palette of materials and time depth (c1837-1910).
- Rich detailing of the streetscape (including elaborate paving patterns, some York stone pavers and Victorian style streetscape elements such as street lights and bollards) contribute to a stimulating environment.
- Views along streets are framed by a strong building line. Landmarks include churches, while schools, public houses and railway bridges/stations form local focal points.
- There are few street trees, but ornamental planting within small front gardens of residential properties and small village greens contribute positively to the streetscape.
- Since these villages were not built with the car in mind, on street parking is often a feature of the streetscape.
- Commercial buildings front directly onto the principal streets resulting in a vibrant character.
A. DESCRIPTION

Location/distribution of type

This townscape type includes villages throughout the Borough that evolved between 1837 and 1910 on strategic routes or in close proximity to railway stations, including Ascot, Broomhall, South Ascot and Wraysbury. Some Victorian Villages have now been subsumed within the wider urban fabric of the larger settlements of Windsor and Maidenhead.

Physical Influences

The underlying physical landscape has little influence on the character of the townscape – townscape character derives from the distinctive urban form relating to the Victorian period. An exception is the hilly (eastern) part of Sunninghill Victorian Village, where streets follow contours.

Human Influences

The evolution of the Victorian Villages is closely linked to the development of transport routes; particularly the railways. Each village grew rapidly during c1837-1910 along principal routes, with a regular structure and layout, typical of Victorian development. The result is a townscape with a consistent time depth, but varied built character, reflected in several distinctive townscape character areas.

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Victorian Villages evolved as new settlements rather than being attached to existing town centres or suburbs – this is what sets them apart from the Victorian and Edwardian Suburbs.

Townscape Character

Land Use/Image

Land use is mainly residential, although Victorian Villages tend to have a commercial and retail centre. The presence of schools, churches, public halls, hotels, public houses, restaurants and shops contribute to the diversity of land use. Due to their close proximity to these commercial/retail centres and train stations, dwellings in these villages provide highly sought after residences.

Urban Form

There is a clear hierarchy of roads and streets in the Victorian Villages with main through routes (often the 'High Street' or main village street), with secondary residential streets which are typically narrower. There are also enclosed pedestrian alleyways between buildings, particularly on the main village street. Roads tend to be linear, although the main village street is sometimes curved to follow historic road layouts, or to take account of topography. Rows of local shops, often close to railway stations or road junctions, form nodes where people congregate.

There is a difference in urban form between the main village streets and residential side streets. The main village streets are wider than side streets, typically in the order of 1:1, with larger buildings (typically 2 to 3 storeys) and no front gardens. Plots tend to be narrow and irregular and buildings are often staggered, resulting in irregular building frontages and rooflines – this creates a stimulating streetscape. Building frontages open directly onto the street resulting in a vibrant character. Backland development (accessed by lanes and alleys)

Victorian Villages often developed in close proximity to railways [1891-1912 Map Data supplied by
has occurred along most village streets, resulting in shortened plots and higher densities. There is generally a strong sense of enclosure along the side lanes and pedestrian alleys, which have relatively narrow widths compared to the height of the buildings.

Side residential streets are narrow, more typically in the order of 1:2, and consist of smaller terraced 2 storey houses on regular narrow plots. Frontages are either directly onto the street or set back behind small front gardens.

Plot size and shape differs along main village streets and side streets.

Large historic buildings (such as country houses, manors, lodges and gatehouses to large estates) are sometimes seen as large irregular plots amongst rows of terraces and semis.

Built Form & Architecture

Victorian Villages were built relatively rapidly between c.1837-1910 and as such display a unified built style, with two storey brick built cottages (terraces and semis) and larger buildings along main village streets. School buildings, churches/chapels and public houses add to the variety of built form.

Building styles are characteristic of mid-late Victorian and early-Edwardian architecture.

The residential streets comprise brick built dwellings with ground level projected bay windows, second storey sash windows with stone sills, projected porches with arched frontage, recessed entrance doorways with stained glass windows and prominent (often embellished) chimneys on steep pitched, slate roofs (sometimes with front gables). Façades are often uniform and repetitive along a street, with these details contributing to a rhythm along the street.

Details include red clay tile hanging on second storey facades, roof finials and gault brick building edges and stone identity plaques engraved with the cottage name and date of construction. The palette of materials includes warm red brick, light gault brick, and slate roof tiles.

Public Realm & Streetscape

Along main village streets, building frontages typically meet the street with no transitional space in between. Here, the building line provides a clear boundary between public and private realms. On residential roads, small front gardens are often evident, bounded by low brick walls with clipped hedges and/or wrought iron railings – these are particularly important features of the streetscape.
Streetscape materials typically comprise riven York stone and imitation York stone pavements, tarmac on roads and imitation stone setts (on pavements and roads). Kerbs are typically granite but replacement concrete kerbs are common. Black cast iron bollards are used to separate pedestrians and traffic along main village streets.

Street furniture includes a variety of styles but tend to be themed around black cast iron. This includes Victorian style cast iron lanterns, signage, bins and benches. Overhead wires are particularly noticeable in residential streets.

Street trees are generally absent from the main village streets of the Victorian Villages. However, trees and vegetation within small front gardens make a valuable contribution to the streetscape. Tree/shrub species within private gardens are mostly drawn from a semi-ornamental palette and are small scale, providing visual interest and human scale.

Residential streets generally comprise two storey terraces – small front gardens contribute to the streetscape character (example from North Ascot).

Since these villages were not built with the car in mind, on street parking is a feature of the streetscape, often resulting in traffic congestion on the main village streets. As a consequence some front gardens have been partially removed and replaced with gravel/hardstanding to allow off-street parking.

Views/Landmarks
Views are generally channelled along streets, framed by the buildings on either side. There is a hierarchy of views, dictated by the street pattern i.e. primary views along the main routes and secondary views up side streets, and occasional views down narrow alleyways and between buildings.

Open Space/Greenspace
Distribution of open space is limited and generally restricted to private gardens, occasional village greens/ pockets of open space at road junctions, resulting in a high density urban environment. These often contain mature trees including horse chestnut, rowan, cherry and lime. Privately owned open space, including school grounds and churchyards, contribute to vegetation within this built-up townscape type.

Open spaces, such as village greens, provide valuable breaks in this built-up townscape type (example from South Ascot).

Views to the landscape setting contribute to a strong sense of place, as the species often reflect the underlying geology i.e. yew on alkaline soils; pines on acidic sandy soils.

Church spires/towers, which are often visible from outside the villages, form local landmarks while train stations and schools provide local focal points.

Experience
The main village streets of Victorian Villages are dominated by active frontages, contributing to a sense of vitality. The permeability of the townscape (a result of
many through-routes) and the human scale of the streets ensures a comfortable space. The rich architectural and streetscape detailing, presence of landmarks and hierarchy of streets and spaces ensures that the environment is stimulating.

B. EVALUATION

Condition

Victorian Villages are generally in good condition, exhibiting an intact street and block pattern. Building lines and plots have been modified in places, particularly along the main village street.

Boundaries are in particularly variable condition with many garden boundaries lost to accommodate parking, or replaced with modern alternatives – this has had a substantial impact on streetscape character.

Piecemeal changes to architecture, including replacement windows and doors, re-facing of frontages (including pebble dash and mock stone), replacement of slate tiles by concrete tiles, and addition of porches, have eroded character and interrupted the rhythm of the street.

Within this type, three character areas are judged to be in particularly good condition/intact examples of the type:

5A: Eton Wick Victorian Village
5B: Old Windsor Victorian Village
5C: St Leonard’s Road, ‘Spital’ Victorian Village, Windsor

Forces for Change

Some of the Victorian Villages appear to be well maintained and in a stable state while others are in a declining state. Forces for change that were evident during the site visit include:

- Redevelopment of plots along main village high streets with front off-street parking areas, changing the structure and visual appearance of the streetscape.

- Redevelopment of consecutive plots at different heights and building proportions, changing the skyline and scale of the streetscape within residential streets.

- Parking pressures, including loss of front gardens to accommodate off road parking in residential side streets.

- Replacement of low garden boundaries with tall, impermeable fences or hedges leading to an increasing sense of enclosure in residential areas.

- Loss of details and replacement with modern materials including concrete tile roofs and UPVC windows, porches and doors.

- Extensions and alterations to buildings, which breach the building line and change the roofscape (including enclosed porches, loft extensions and dormer windows).

- Erection of large scale signage along village streets, masking architectural features such as doors, windows and wall details (including brickwork).

Guidance/Opportunities

It is recommended that the following principles are taken into account in the development design process and in public realm improvement projects:

- Take account of the clear hierarchy of streets with principal through routes and residential side streets. Buildings should reflect the staggered building and variation in roof line on main streets. Buildings should typically be 3 storeys high on main streets / corners and 2 storeys on side streets.

- Design should take account of the primary views along the main routes and secondary views up side streets, and occasional views down narrow alleyways and between buildings.

- Take account of the Victorian street and block pattern of regular streets and
narrow plots with domestic scale buildings. Development that does not respond to the scale, grain and urban form should be avoided.

- Retain active street frontages.

- Reflect the rhythm and variation of roofscape. Insensitive development that would disrupt this rhythm should be avoided.

- Conserve and seek opportunities to reinstate Victorian detailing, including steep gabled roofs, timber sash windows with stone sills, wall details (e.g. brickwork) unenclosed porches, balconies, fanlights above doorways and recessed porches with decorative brick arches.

- Conserve and make reference to the Victorian palette of materials including warm red brick, gault brick, natural stone and slate or red clay roof tiles.

- Development should demonstrate that it preserves and enhances the setting of Listed Buildings and respect the form and function of local landmarks (e.g. churches, train stations and schools).

- Development should conserve the use of traditional low brick boundary walls and low clipped hedged and/or cast railings. Aim to maintain a continuous frontage and to retain garden areas and boundaries, avoiding full width hard standing.

- Consideration should be given to the use of small scale shrubs and trees in front gardens which are in scale with the street and do not obscure the architecture.

- Manage school grounds, church yards and village greens to maintain structural vegetation, particularly mature trees, to provide a string visual link to the landscape setting.

- Retain important trees, including those in gardens and on tree lined roads, planning for new trees to ensure continuity of tree cover and a diverse age structure. Species commonly use by Victorians for street trees include lime, ornamental cherry and London plane.

- Use a coordinated approach to street furniture, paving and lighting.

**Character Areas**

**5A Eton Wick Victorian Village**

This village lies on an open floodplain, approximately 2km west of Eton. The village has a linear urban form, focused along Eton Wick Road. Development in Eton Wick has been influenced by Eton College and surrounding Lammas / Common land, which provides an open rural setting to the village. The main village street has a residential character; lined with terraces and semi detached cottages. St John the Baptist’s Church and the Village Hall are local landmarks.

The Victorian primary school adjacent to the church is a local node. Residential side streets are lined with terraces and semi detached cottages e.g. Victoria Road. Tilson Bridge is a key gateway into the village, from Dorney Common. The belt of trees/shrubs (possibly a former hedgerow) in the central median between Eton Wick Road (western end) is a distinctive feature. The village is partially covered by EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.
All of the guidance above applies to this area. In particular, seek opportunities to enhance the character and appearance of the main village street. Consider opportunities to create gateways that signal ‘arrival’ at the eastern and western entrance points into the village, along Eton Wick Road (e.g. Tilson Bridge). Ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from St John the Baptist’s Church and the Village Hall, as landmarks. In addition, maintain the historic junction of Eton Wick Road and Sheepcote Road and the junction of Eton Wick Road and Bell Lane as nodes. Consider the appearance of the settlement in views from Windsor Castle and across the floodplain (e.g. from South Field) and ensure St John the Baptist’s Church remains a focus in westerly views from Eton Wick Road.

5B Old Windsor Victorian Village

This village lies on a broad, flat floodplain, south of Windsor. It has a linear urban form, focused along two main village roads, including Straight Road and St Luke’s Road. The junction northern end of St Luke’s Road is the commercial centre, comprising active building frontages. Elsewhere, the main village roads have a residential character. The village has evolved in two areas, which are separated by post war residential infill. ‘The Tapestries’ and the Victorian Church on Church Road are landmarks while the Fox and Castle public house (c. 15th Century, listed building) is a local focal point. The village green in front of the Fox and Castle is intact, providing a key greenspace. The northern landscape setting is defined by Home Park (Historic Park and Garden), which provides an open rural setting to the village (slightly disrupted by the A308/Datchet Road roundabout). Residential side streets are lined with terraces and semis detached cottages e.g. Albany Road, Orchard Road and Newton Lane. The village is partially covered by EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.

All of the guidance above applies to this area. In particular, seek opportunities to create gateways that signal ‘arrival’ at the northern entrance into the village, along Albert Road and Datchet Road, and ensure the Copper Horse remains a focus in northerly views from the Albert Road junction. Consider enhancing the character and appearance of Straight Road and St Luke’s Road through street tree planting of species that are characteristic of Victorian areas (or smaller species where space is tight). Maintain northerly views along Straight Road to the Royal Gardens Lodge, at the entrance to Home Park (Grade II listed building outside the settlement boundary) and ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from ‘The Tapestries’ as landmark features of Old Windsor. Maintain the village green in front of the Fox and Castle Public House (Grade II listed building) as a node and gathering place and seek opportunities to improve the setting of this building, ensuring that parking does not dominate visually.
5C St Leonard’s Road, ‘Spital’ Victorian Village, Windsor

Located immediately south of the Combermere Barracks, this village has been subsumed within the wider urban fabric of Windsor. The village is focussed along St Leonard’s Road (formally called ‘Spital Road’), which provides the focus of commercial activity. Secondary streets are defined by relatively small Victorian dwellings often arranged as terraces and semi detached properties, on uniform linear streets including Bolton Road, Victor Road and Bourne Avenue. The village has a large proportion of open space, including Windsor Cemetery, allotment gardens (which established during the war) and playing fields. Part of the southern boundary adjoins Windsor Great Park (Historic Park and Garden), which provides accessible open space. The Stag and Hounds public house (listed building) is a local focal point. In addition, the trees at the entrance of the former hospital site and the entrance to Combermere barracks, were defined as valuable features during the stakeholder consultation workshop on 23rd September 2008.

All of the guidance above applies to this area. In particular, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from the Stag and Hounds public house, as a local focal point in the village. Conserve the large proportion of open space within the village and seek opportunities to enhance the relationship of the village to its historic parkland setting – opening up visual and physical links to Windsor Great Park. Conserve distinctive trees within the village, including the trees at the entrance of former hospital site and the entrance to Combermere Barracks.

5D Clewer Green and Clewer New Town Victorian Village, Windsor

This village is focused around Hatch Lane and Parsonage Lane, and has been subsumed within the wider urban fabric of Windsor. The village has a linear urban form, which grew up around several important buildings, including The Convent of St John the Baptist (listed building), Clewer Hall and Clewer Manor. St Andrew’s Hospital (a Victorian hospital) and adjacent Almshouses have been replaced with 2-5 storey post war residential flats and commercial infill along Dedworth Road (principal village road). The redevelopment of plots has changed the scale, structure and visual appearance of the streetscape. Secondary streets are defined by relatively small Victorian dwellings often arranged as terraces and semi detached properties, with post war residential infill. These are arranged on uniform linear streets including Oak Lane, Gordon Road and Nelson Road. The village has a wooded backdrop, due to its close proximity to the grounds of Clewer Manor (to the east) and the Rectory (north of Parsonage Lane). Key remaining species include oak, ash, yew, scots pine, birch, horse chestnut and Norway maple. Privately owned open space, including the grounds of the Convent, the hospice along Clewer Hill Road and the Victorian primary school at Hatch Lane, provide key greenspaces within this area. Early 20th century two storey ‘Arts and Craft’ style houses set well back from the road within large established gardens contribute to a ‘leafy’ character along Hatch Lane. The village is partially covered by EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.
All of the guidance above applies to this area. In particular, conserve the wooded backdrop of the village and 'leafy' streetscape character of Hatch Lane, and ensure any additional planting within the area is drawn from the existing palette of species of oak, ash, yew, scots pine, birch, horse chestnut and Norway maple where possible. Plan for the future replacement of trees species in the gardens of the ‘Arts and Craft’ style houses along Hatch Lane.

5E Dedworth Victorian Village, Windsor

This village is focussed along Dedworth Road, in west Windsor. It has a linear urban form, with several Victorian dwellings spaced along the principal route. Church Lane is an intact Victorian street which grew up next to All Saints Church (demolished; replaced with a modern church). The Atlas Cedar tree next to All Saints Church was defined as a valuable feature during the stakeholder consultation workshop. As a whole, key characteristics central to the Victorian Village are difficult to recognise in this area, due to extensive redevelopment of plots and large amount of modern infill with off-street parking areas, such as superstore developments. This has changed the structure of the townscape. In addition, the redevelopment of consecutive plots at different heights and building proportions has changed the skyline and scale of the former Victorian Village streetscape.

All of the guidance above applies to this area. In particular, the focus should be to restore and re-instate the Victorian street and block pattern of regular streets and narrow plots with domestic scale buildings with a continuous frontage to the street. In addition, seek opportunities for planting and ensure that large off-street parking areas (e.g. in front of superstores) do not dominate the streetscape. Maintain distinctive trees within the townscape, including the Atlas Cedar tree next to All Saints Church, and consider opportunities for planting of new trees as focal points and features within the village.

5F Wraysbury Victorian Village
This village lies on a broad, flat floodplain, east of Wraysbury Historic Village Core. It has a linear urban form, focused along Staines Road and Station Road, which form the main route through the village. The presence of public houses, restaurants and shops, provide active building frontages along the main village road north of Windsor Road. Elsewhere, the main village roads have a residential character. There are key north-easterly views along Wraysbury High Street to the Baptist Chapel (a village-wide landmark located within Wraysbury Historic Village Core). The village has evolved in two areas, which is separated by Station Road Leafy Residential Suburb (13R). Northern parts of the village have evolved around Tithe Farm, Bowry’s Farm and Wyrardisbury House (listed buildings) and still retain their rural character, located on the edge of the settlement. The agricultural land that once bordered the village is now dominated by large water bodies. This has restricted expansion of built development and their well treed margins enclose views from the village. The edges of the village are partially covered by EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.

All of the guidance above applies to this area. In particular, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from north-easterly views along Wraysbury High Street to the Baptist Chapel; and maintain the historic gateway at the junction of Wraysbury High Street/Windsor Road as a key 'arrival' point into the village.