6: VICTORIAN AND EDWARDIAN SUBURBS

Key Characteristics

- Medium-high density residential suburbs built in the Victorian/Edwardian style, typically between c.1837 and 1910, displaying considerable architectural and stylistic uniformity.
- Victorian ‘grid’ street pattern with a hierarchy of principal through streets and narrow side streets and typically narrow plots.
- Block pattern is regular, consisting of short and long 2 storey terraces with some larger semi detached 2 or 3 storey dwellings on principal streets.
- Façades are uniform and repetitive along a street, with hung sash windows and simple doorways in recessed porches contributing to a rhythm along the street, and articulation provided by bay windows.
- Variety is provided by dressed stone façade details, mouldings and stucco work.
- Roofs are pitched and typically tiled in natural slate - chimneys contribute to a visually stimulating roofscape.
- Streetscape details include granite kerbstones, York stone pavers (where they remain) and period lamp standards (black cast iron theme).
- Short front gardens are bounded by low brick walls sometimes combined with clipped hedges or black railings.
- Views are focussed along streets, framed by rhythmic facades, to local landmarks such as churches. Pubs and corner stores provide local focal points.
- A relatively high density urban environment, with few street trees. On street parking is a notable characteristic of this high density townscape type.
A. DESCRIPTION

Location/distribution of type

Victorian and Edwardian Suburbs are located in the larger settlements of Windsor, Maidenhead, Datchet and Eton. Areas of Victorian and Edwardian Suburbs are often close to Historic Cores, as these were some of the earliest residential suburbs to be built.

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 and Edwardian periods.

Human Influences

The type evolved over a relatively short period, in the mid to late Victorian and Edwardian eras, and as such displays considerable architectural and stylistic uniformity, with all built development in a recognisably Victorian/Edwardian idiom.

Development evolved rapidly over a short timescale, leading to uniformity in form and architecture. [1891-1912 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].

Townscape Character

Land Use/Image

Land use is predominantly residential, occurring in a planned Victorian street layout of terraced and semi-detached dwellings. Supporting community infrastructure such as churches, public houses and village stores are also visible within this type.

Residential land use predominates, as seen here at Maidenhead.

Village stores on street corners (Maidenhead).

Urban form

Urban form is defined by long streets running parallel to one another, on a classic Victorian ‘grid plan’. Occasional curvilinear streets radiating from community facilities such as churches are also characteristic. Principal streets are wide, with a lower density of larger buildings compared to the subsidiary streets which tend to have higher density development and a tighter urban grain.
Principal streets are generously proportioned, with wide verges, as in this example from Maidenhead.

Block pattern is regular, consisting of short and long terraces, as well as semi-detached dwellings on principal streets. Front garden plots are short, and in a number of instances terraces front directly onto the street. Building lines are linear and regular, with a largely consistent building frontages broken only by canted bay windows on the ground floor.

The narrow street proportions (beyond the wider principal streets), which are typically in the order of 1:2, produce a sense of enclosure along the streets of this high density suburb.

Built Form & Architecture

Architectural style is mid–late Victorian and Edwardian terraced and semi-detached, two storey brick built dwellings. Materials are either local warm orange-red brick or London stocks with orange-red brick banding and rubbed orange-red brick arches to windows and doorways. Stucco, decorative plaster moulding and colour washed render are also present on earlier buildings. Pitched roofs in slate are characteristic, broken by substantial chimneys. Hipped roofs are visible on larger, semi detached dwellings.

Façades are often uniform and repetitive along a street, with hung sash windows and simple doorways in recessed porches contributing to a rhythm along the street. In some streets ground floor bay windows provide articulation on facades. Decorative worked stone window details, cills and mouldings are a feature of some key buildings whilst other streets have a ‘lighter’ façade character due to use of colour washed stucco.

Public Realm & Streetscape

Interface between public and private realm is clearly defined where buildings front onto the street. Short front gardens present a ‘transition’ between public and private realm – these are typically enclosed by low brick walls, clipped hedges or black railings.

Streetscape is defined by tarmac roads and pavements with worked granite kerbstone and York stone pavers are present on pavements in some of the more intact suburbs. Period lamp standards form a characteristic feature of a number of streets. Raised pavements with brick retaining walls and cast iron railings are also present.

The streetscape is predominantly ‘hard’ in character, with street trees largely absent, although grass verges are present on the wider principal streets through the suburbs.
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.

**Open Space/Greenspace**

Due to the density of the built environment and configuration of streets, there is little public open space within this type. Open space is represented by churchyards (often containing yew) and by very short front gardens, with planting of a small scale, ornamental character. These areas of greenspace and soft landscape provide visual breaks in what is predominantly a 'hard' environment. The occasional exotic tree such as pine and monkey puzzle tree create local focal points in the suburbs.

Local focal points are formed by public houses and village stores on street corners, while churches form local landmarks.

**Experience**

This is a quiet, peaceful suburban environment with traffic focussed on principal routes. Variations in façade detailing, colour and the character of building elevations add richness and variety to the experience.

**B. EVALUATION**

**Condition**

Street layouts and urban form are essentially intact. However, boundaries are in particularly variable condition with many garden boundaries lost, or replaced with modern alternatives – this has had a substantial impact on streetscape character. In addition, 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. Facades and streets are often more intact in Conservation Areas.

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

- 6B: Buccleuch Road, Datchet
- 6C: Montagu Road, Datchet
- 6F: Tangier Lane, Eton
- 6H: Inner Windsor
- 6J: Kings Road, Windsor
- 6K: Springfield Road, Windsor

*Churchyards with species including yew (example shows St Luke’s Church, Maidenhead).*

**Views/Landmarks**

The density of built development keeps views short, with framed views along linear streets often terminated by Victorian cottages/terraced dwellings.
This example from Maidenhead demonstrates the variable condition of boundaries — some front gardens have been converted to parking.

**Forces for Change**

Some of the Victorian and Edwardian Suburbs appear to be well maintained and in a stable state while others are in a declining state. Forces for change that were noted during the site visit, and these are as follows:

- Replacement of traditional garden boundaries with modern alternatives (including close board fencing), often varying along a street, which has had a substantial impact on streetscape character.

- The loss of detailing through incremental/small scale changes to facades, 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, which is diluting the strong unity and rhythm along streets.

- Conversion of front gardens to provide paved off street parking and associated loss of garden boundary walls.

**Guidance/Opportunities**

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

- Ensure that design takes account of the Victorian ‘grid’ street pattern and hierarchy of streets with principal through routes and residential side streets. Buildings should reflect the domestic scale, plot width and height.

- Respect and respond to the uniform façade character and the level of articulation / variation provided by bay windows. Insensitive development, including extensions, which interrupt the building line and/or the rhythm of the street should be avoided.

- Reflect the use of pitched roofs and slate finish, and conserve the Victorian palette of materials including warm red brick, gault brick, natural stone and slate or red clay roof tiles. Insensitive roof alterations, including box type dormers to the front elevation, should be avoided.

- Conserve and seek opportunities to reinstate Victorian detailing, including steep gabled roofs, timber sash windows, original doors and tiled porches, rubbed brick arches to windows, stone / stucco mouldings and slate roofs.

- Development should conserve the traditional boundary treatments of low brick boundary walls and low clipped hedged and/or cast railings. Aim for the maintenance of a continuous frontage to the street, and to retain garden areas and boundaries, avoiding full width hardstanding.

- 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, public houses, schools).

- Manage schools grounds and church yards to maintain structural vegetation, particularly mature trees.

- 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 used by Victorians for street trees include lime, ornamental cherry and London plane.
Consider the planting of larger trees in key visual locations.

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

**Character Areas**

**WINDSOR GROUP**

There are 12 local character areas in the Windsor Group (comprising of Windsor, Old Windsor, Wraysbury, Datchet, Eton and Eton Wick). These are:

- 6A Slough Road, Datchet
- 6B Buccleuch Road, Datchet
- 6C Montagu Road, Datchet (partly within the Datchet Village Conservation Area)
- 6D Horton Road, Datchet
- 6E Alma Road, Eton Wick
- 6F Tangier Lane, Eton
- 6G Meadow Lane, Eton
- 6H Inner Windsor
- 6I Arthur Road and Bexley Street, Windsor
- 6J Kings Road, Windsor
- 6K Springfield Road, Windsor
- 6L Maidenhead Road, Windsor

These suburbs tend to be located close to the historic cores of settlements, for example as seen in Windsor and Eton.

These areas are all typical of the type in terms of urban form and street layout, and broadly consistent in terms of architecture, having been built over a relatively short period. Local variations are illustrated in the photographs overleaf. Whilst built development is mostly two storey, three storey buildings are more common the principal roads through the Victorian suburbs, for example as shown in area 6J Kings Road, Windsor. Uniform brick built, slate roofed terraced houses pulled close to the street is illustrated by character areas 6D Horton Road, Datchet, 6F Tangier Lane, Eton and 6L Maidenhead Road, Windsor. Areas 6F and 6L exhibit distinctive polychrome brickwork with local orange-red brick banding between London stocks. Area 6G Meadow Lane, Eton and 6C Montagu Road, Datchet represent further variation with semi detached and detached buildings. The special architectural and historic character of area 6C is recognised through its designation as part of the Datchet Village Conservation Area. Area 6I Arthur Road and Bexley Street, Windsor contains a commercial and retail centre focussed on St Leonard’s Road. Here the townscape character is more akin to the main village street of the Victorian Village townscape type.

Character areas 6A-D within Datchet, 6E-G within Eton and Eton Wick and 6I within Windsor lie within EA Floodzone 3 (high risk of future flooding event) which could have potential future management implications. Character areas 6B and 6C form part of the Datchet Conservation Area and character areas 6F and 6G in Eton form part of the Eton Conservation Area. In addition, most of character area 6H and part of area 6J fall within the Inner Windsor Conservation Area while part of area 6I falls within the in the Trinity Place/Clarence Crescent Conservation Area.

All of the generic guidance above applies to all of the character areas. In addition to this, in area 6H Inner Windsor, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from Windsor Arts Centre as a landmark feature in Windsor. Since areas 6A-D within Datchet, 6E-G within Eton and Eton Wick and 6I within Windsor are 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 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 for floodplain settings include
Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Rowan, Aspen and Elder while
native trees species typical of drier areas around Windsor include Beech, Oak, Birch, Ash,
Sycamore, Cherry, Rowan, Hawthorn, Field Maple and Hazel. In addition, refer to any
guidance written for the Datchet Conservation Area for character areas 6B and 6C; the Eton
Conservation Area for character areas 6F and 6G; the Inner Windsor Conservation Area for areas
6H, 6I and 6J; and the Trinity Place/Clarence Crescent Conservation Area for areas 6H and 6I.
Photographs showing variations in character

Area 6C Montagu Road, Datchet
Area 6D Horton Road, Datchet
Area 6F Tangier Lane, Eton
Area 6G Meadow Lane, Eton
Area 6J Kings Road, Windsor
Area 6L Maidenhead Road, Windsor
### 8: INTER-WAR SUBURBS

#### Key Characteristics

- The type evolved by rapid and extensive settlement over a 20 year period between the First and Second World Wars.
- Medium density residential suburbs consisting of a distinctive network of curvilinear streets (crescents), linear streets (avenues) and ‘dead ends’ (closes).
- Built form is defined by suburban style semi-detached two storey houses in pebbledash or colour render, sometimes with part tile-hung frontages.
- Architectural detailing includes bay and bow windows, recessed arched porches and casement windows with stained glass and leaded lights.
- Roofs are moderately pitched and hipped or gabled, typically finished in clay tiles – chimneys add to visual interest on the skyline.
- Shared amenity greenspace in and around housing, including generous grass verges and small ornamental street trees.
- The leafy suburban character is reinforced by well vegetated domestic front gardens with ornamental shrubs, bounded by low brick walls and clipped hedges.
- Views are channelled down streets, framed by the regular facades of houses.
- Quiet and peaceful residential suburbs with a spacious character due to the relatively wide street proportions.
A. DESCRIPTION

Location/distribution of type

Inter War Suburbs are distributed throughout the Royal Borough, often adjacent to the Victorian Suburbs or Villages. Large scale inter-war estates are seen in the settlements of Windsor and Maidenhead, with smaller pockets of interwar development in smaller settlements such as Datchet and Cookham Rise.

Physical Influences

The underlying geology and soils do not generally influence the character of the townscape due to the ornamental nature of the planting. Topography underlying these suburbs tends to be flat or gently undulating and therefore does not noticeably influence the layout of roads or building.

Human Influences

The interwar suburbs grew rapidly, probably in no more than 20 years from the end of the First World War, resulting in considerable stylistic and visual unity. There is very little evidence of the earlier cultural pattern or land use.

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Streets are of generous proportions, typically in the ratio of approximately 1:5 (comparable to early post-war streets in terms of scale).

**Built Form & Architecture**

Built form is that of two storey semi-detached suburban style housing, with low hipped roofs and gabled frontages. Bungalows are also present.

Architectural detailing includes part tile hung frontages, bay and bow windows, recessed arched porches and casement windows with stained glass and leaded lights (although these have often been replaced). Small scale later and modern accretions, such as external porches, loft conversions and side extension/garages are also evident. Materials include pebbledash and colour render exteriors, and original red clay tiles on roofs and exteriors.

Architectural detailing results in a repetitive and rhythmic streetscape (example from Windsor).

The overall effect is repetitive and rhythmic as a result of regularity of facades and roofs, consistency of gaps between buildings/plots, and repeating architectural features.

**Open Space/Greenspace**

Recreation grounds, playing fields and allotments all contribute to open space provision. In addition, grass verges, street trees and front gardens contribute to the green character of the Inter-War Suburbs.

Grass verges, street trees and front gardens contribute to the green character of the Inter-War Suburbs, as in this example from Datchet.

There are few relics of the earlier landscape fabric and few trees which predate the age of development itself. Street trees are drawn from a semi ornamental palette, which bears little relation to the substrate, and includes smaller species such as rowan and whitebeam.

**Views/Landmarks**

Due to the concentration of built development and the curved nature of many streets, views are often short and framed by the rhythmic facades along streets. There are no notable landmarks due to the consistency of built form throughout.

**Experience**

This townscape type is one of quiet, peaceful suburbia, essentially private and ‘closed’ in characterised by low brick walls and clipped hedges, although these have sometimes been replaced by closeboard fencing and trellis.

Streetscape is characterised by grass verges, tarmac pavements and original worked granite kerbstones, with small street trees (including rowan and whitebeam) often evident. Telegraph poles and wires and lighting columns are also present.
character due to the predominant land use of suburban residential streets, with each house and plot historically a ‘contained’ or private unit (although now increasingly open to the street), separated from the streetscape by walled, fenced and planted garden boundaries and parking provided off street.

The uniformity of built form, scale and massing creates a rhythmic and repetitive streetscape.

This example from Windsor demonstrates a rhythmic and repetitive aesthetic.

Within this type, there are four character areas that are judged to be in particularly good condition/to be intact examples of the type. These are:

8C: Leigh Park, Datchet
8M: Clewer New Town, Windsor
8O: St Andrew’s Crescent and Kentons Lane, Windsor
8P: Clewer Green, Windsor

Condition

The urban form, street pattern and built form/ street proportions remain generally intact throughout these suburbs. However, some of the architectural and streetscape details have been eroded by replacement windows (often picture windows with a different mullion/transom pattern, or uPVC windows), concrete roof tiles, and alterations to pebble-dashed or tile-hung finishes. Construction of external porches and dormer windows has further changed the rhythm along the street.

Condition of front gardens and the interface with the streetscape is similarly variable, with garden boundary walls often replaced in a different style, shortened or removed altogether to facilitate off street car parking, with associated gravel/ hardstanding occupying former lawned areas. Street trees are also in variable condition.

Changes include additions such as extensions and loft conversions, and garden boundary loss.

B. EVALUATION

Forces for Change

This type is generally stable in character, albeit with localised erosion created by façade alterations, extensions, replacement windows and doors, as well as loss of garden boundaries.

Key forces for change which were evident on the site visit are as follows:

- Redevelopment of plots to accommodate ‘backland’ development and larger scale flatted development on the site of suburban houses, leading to a loss of rear gardens and changes to the roofscape as viewed from the street.
- Small scale additions and alterations to building elevations e.g. porches and minor changes to detailing such as replacement windows and doors, changing the building line and rhythm of the streetscape.
- Small scale alterations to roofscape, through loft conversions/dormer windows and building extensions.
• Off-street parking areas at the front of properties, changing the structure and visual appearance of the streetscape due to loss of front gardens and boundaries.

• Erosion of grass verges due to pressures for parking.

Guidance/Opportunities

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

• Ensure that design takes account of the strong pattern of long, curved streets (crescents), linear streets (avenues / roads) and dead ends (closes).

• Respect the uniform building line and rhythm created by the consistent block pattern, massing and relationship of buildings to open space (e.g. semi-detached).

• Reflect the use of part tile hung frontages, bay and bow windows, recessed arched porches and casement windows with stained glass. Extensions to properties should use materials that complement the original building.

• Seek to respect the built vernacular including building lines and proportions. Extensions which break the roofline or the building frontages should be avoided.

• Conserve the traditional use of low brick boundary walls and low clipped hedges. Aim for the maintenance of a continuous frontage to the street, and to retain garden areas and boundaries, avoiding full width hardstanding.

• Development should conserve grass verges and other open spaces, with development design allowing space for front gardens.

• Retain important trees, including those in gardens and other open spaces, planning for new trees to ensure continuity of tree cover and a diverse age structure.

• Use a coordinated approach to street tree planting, giving consideration to the planting of larger trees in key locations.

• Maintain the unmarked nature of roads.

Character Areas

WINDSOR GROUP

There are 22 local character areas in the Windsor Group (comprising Datchet, Eton, Eton Wick, Windsor, Old Windsor and Wraysbury). These are:

8A Castle Avenue, Datchet
8B Horton Road, Datchet
8C Leigh Park, Datchet
8D Lawn Close - Fairfield, Datchet
8E Tilsone Avenue, Eton Wick
8F Queens Road, Eton Wick
8G Bell Lane, Eton Wick
8H Eton Wick Road
8I Straight Road and Church Road, Old Windsor
8J College Crescent, Windsor
8K Clarence Road, Windsor
8L Clewer Avenue, Windsor
8M Clewer New Town, Windsor
8N Maidenhead Road and Buckland Crescent, Windsor
8O St Andrew’s Crescent and Kentons Lane, Windsor
8P Clewer Green, Windsor
8Q Woodland Avenue and Sherbourne Drive, Windsor
These areas display a particular consistency in terms of urban form, probably due to the short period in which they were built. However there are differences in architecture, material finishes and levels of alteration to their boundaries and facades. For example, areas 8G Bell Lane, Eton Wick, 8O St Andrew’s Crescent and Kentons Lane, Windsor, 8P Clewer Green, Windsor and 8U Fairfield Approach, Wraysbury have the same layout and streetscape attributes, but comprise bungalows rather than two storey houses.

Area 8C Leigh Park, Datchet is particularly notable for its gravel road and planted/wooded turning circle – whilst this character area has a number of features in common with the Leafy Residential Suburbs type, the period of architecture places it within the Inter-War Suburbs type.

A number of the character areas lie within EA Flood Zone 3 (high risk of future flooding event), which may have implications for future management. These are as follows: areas 8A/B/C/D (Datchet), areas 8E/F/G (Eton Wick), area 8H (Eton), area 8I (Old Windsor), 8K/M/N (Windsor) and areas 8T, 8U and 8V (Wraysbury).

All of the generic guidance above applies to these areas. In addition, conserve the gravel road and planted/wooded turning circle in Area 8C Leigh Park, Datchet which contributes to the area’s leafy character. Ensure that if any development intensification occurs in areas 8G Bell Lane, Eton Wick, 8O St Andrew’s Crescent and Kentons Lane, Windsor, 8P Clewer Green, Windsor and 8U Fairfield Approach, Wraysbury; that it respects and supports the existing scale of built development (single storey bungalows), unless redevelopment is taking place on a large scale in which case there may be an opportunity to increase building heights to match adjacent areas. For areas that are in a flood zone, there may be particular opportunities to integrate sustainable urban drainage systems that include porous surfaces such as gravel or new planting of native species that could also enhance the leafy character of the streetscape.

In Area 8C, Datchet, conserve the relatively intact character exhibited by dwellings in terms of facades, architectural details and fenestration. Conserve also the leafy character of this suburb and of Area 8D, Datchet.

In Area 8I, Old Windsor, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from the church as a landmark feature of the village. In addition, maintain the junction of St Luke’s Road / Straight Road as a node and seek opportunities to enhance the historic value of this site and links to the historic site of Kingsbury.

In Area 8N, Windsor, maintain views to the Castle from Maidenhead 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 these views.

The underlying geology of Datchet (Areas 8A/B/C/D), Eton Wick (Areas 8E/F/G/H), Old Windsor (Area 8I), Windsor (8J/K/L/M/N/O/P/Q/R/S) and Wraysbury (Areas 8T/U/V) is London Clay. Suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.
Photographs showing variation in character

Area 8C Leigh Park, Datchet

Area 8D Lawn Close – Fairfield, Datchet

Area 8G Bell Lane, Eton Wick

Area 8I Straight Road and Church Road, Old Windsor

Area 8O St Andrew’s Crescent and Kenton’s Lane, Windsor

Area 8P Clewer Green, Windsor

Area 8U Fairfield Approach, Wraysbury
9: EARLY POSTWAR SUBURBS (TO 1960)

**Key Characteristics**

- Medium density residential suburbs consisting of a distinctive network of curvilinear streets (roads, avenues or drives), with dead end roads (closes) and cul de sacs.

- Two storey semi-detached dwellings and short terraces are set in regular plots with relatively short front gardens.

- Built form is defined by simple dwellings constructed from dark wire cut or sand faced brick and metal casement windows.

- Roofs are steeply-moderately pitched, hipped or gabled, and finished in concrete tiles – chimneys add to visual interest on the skyline.

- The use of bitumen macadam on pavements and pre cast concrete kerbstones adds to the utilitarian style.

- Parking is predominantly off-street, within driveways;

- Shared amenity greenspace in and around housing, grass verges and small ornamental street trees contribute to the streetscape.

- The underlying geology is reflected in occasional remnant structural vegetation e.g. belts of Scots Pine, birch, oak on sandy Bagshot Beds; oak and ash on London Clay; and limes and beech on Chalk.

- Front gardens, containing ornamental lawns and ornamental planting, are bounded by low brick walls and clipped hedges.

- Quiet and peaceful residential suburbs with a spacious character due to the relatively wide street proportions.
A. DESCRIPTION

Location/distribution of type

Early Post-War Suburbs (to 1960) are distributed throughout the Royal Borough, often adjacent to the Inter-War Suburbs. Large scale early post-war estates are seen in the settlements of Windsor and Maidenhead.

Physical Influences

The underlying geology and soils do not generally influence the character of the townscape due to the ornamental nature of the planting. However, geological and soil characteristics of the landscape are occasionally expressed through remnant structural landscape features such as belts of Scots Pine on the Bagshot Beds, or mature oaks or limes on London Clay, or more rarely on Chalk. Topography underlying these suburbs tends to be flat or gently undulating and therefore does not influence the layout of roads or building.

Human Influences

Development evolved extremely rapidly from c.1950-1960, representing the growth of settlements in the post-war period, and consequently these suburbs display considerable stylistic and visual unity. Some of the earlier developments recall aspects of inter-war suburban development.

Townscape Character

Land Use/Image

Land use is predominantly residential, but includes schools built in the same period, and relatively large areas of amenity greenspace.

Urban Form

Urban form is defined by a distinctive network of curvilinear streets (roads, avenues or drives), with dead end roads (closes) and cul de sacs. Roads are typically unmarked, or may contain central white lines.

Built Form & Architecture

Architectural style is unified and simple, using a limited palette of materials and finishes. Two storey semi-detached properties and short terraces are faced with dark, wire cut or sand faced brick laid in stretcher bond, set under gabled or hipped roofs tiled with dark concrete tiles. Façade detailing is sparingly used with simple metal casement picture windows (increasingly replaced with modern uPVC units), and simple concrete roofed porches (open or enclosed). Occasional feature gables mark the ends of terraces. These features...
provide a regularity and rhythm to the streetscape.

Architectural style is unified and simple (South Ascot).

Early post-war dwellings display a number of features in common with the inter-war period, for example gables, pebble dashed facades, rubbed brick arches to windows, tiled window cills, and slates for roofing.

**Public Realm & Streetscape**

The buildings present their fronts to the public realm. Low garden boundaries define the interface between public and private realm. Garden boundaries are typically characterised by low brick walls and clipped hedges, although these have sometimes been replaced by pre-cast concrete modular walling units or chainlink fencing.

Street lighting is atop concrete or metal lamp posts. Telegraph poles and wires are prominent features of the streetscape which create a cluttered skyline.

Driveways counter the need for extensive on-street parking. However, cars are often parked on the street. In some instances additional parking bays have been created within wide grass verges.

**Open Space/ Greenspace**

Open, mown shared amenity greenspace and mown grass verges are characteristic of this type. In some cases houses are arranged around areas of shared amenity greenspace in the style of ‘suburban greens’ where they have an intimate visual and physical connection with the green. These areas of open mown grass incorporate some vegetation, although this is often of a small scale ornamental nature.
Houses arranged around areas of shared amenity greenspace, as in this example from Windsor.

Short front gardens contain open mown grass and vegetation, although this is often also of a small scale ornamental nature.

**Views/Landmarks**

The pattern of long, curvilinear streets and cul de sacs terminated by terraced houses keeps views short. There are no notable landmarks due to the consistency of built form throughout.

**Experience**

These are quiet and peaceful residential suburbs with few signs of activity during the day. The aesthetic is simple, restrained and often repetitive, although variation is created by juxtaposition of semi detached and terraced properties, which break the rhythm of the streetscape. Due to the simplicity of the architectural form and detailing, and predominantly dark palette of materials, the streetscape has an austere and utilitarian character.

**B. EVALUATION**

**Condition**

The land use and urban form of these suburbs remains largely intact. However, small scale alterations to buildings and streetscape have eroded character in places. For example replacement windows and doors, and the addition of projecting porches has altered the regularity and rhythm of the building facades, while removal of front garden boundaries and loss of some front gardens to hardstanding for parking has affected the streetscape. In addition, street trees and shared amenity greenspaces are generally in a declining condition.

There are three character areas within this type which are judged to be in particularly good condition/intact examples of the type, and these are:

9A: Fairfield and Montrose, Datchet
9B: Boveneay New Road, Eton Wick
9C: Princes Close, Eton Wick

**Forces for Change**

The type has undergone some changes. Key forces for change which were evident during the site visit are as follows:

- Small scale additions to building elevations, e.g. porches and minor changes to detailing such as replacement windows and doors.
- Replacement of low brick wall and clipped hedge garden boundaries with chainlink fencing, modular concrete walling or taller decorated or parapet walls.
- Loss of garden boundaries and vegetation for off-street parking (paved).
- Decline in condition of shared open spaces, verges and street trees.
- Streets dominated by cars and parking on verges due to an increase in average household car ownership.

**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 distinctive network of curvilinear streets (roads, avenues or
drives) with dead ends (closes) and cul de sacs.

- Design development proposals to respect the pattern of frontages (facades and boundaries) and the regularity and rhythm of the rooftopscape. Buildings should reflect the use of steeply pitched, hipped or gabled roofs and chimneys.

- Conserve the traditional use of low brick boundary walls and low clipped hedges, in preference to forms of enclosure such as chain link fences, modular concrete walls or tall walls. The aim should be to maintain the impression of a garden area and boundaries, avoiding full width hardstanding.

- Conserve grass verges and other open spaces, with development design allowing space for front gardens.

- Retain important trees, including those in gardens and other open spaces, planning for new trees to ensure continuity of tree cover and a diverse age structure.

- Use a coordinated approach to street tree planting in terms of species palette, and in terms of stature (grade of plant material). Consider the planting of larger trees in key locations.

- Development and management decisions should seek to reduce the impact of parking provision and access through sensitive design and landscape screening. In areas with wide grass verges, the use of planted pavement build-outs (as in the sketch below) can help reduce the visual impact of on-street parking.

- Use a coordinated approach to street tree planting in terms of species palette, and in terms of stature (grade of plant material). Consider the planting of larger trees in key locations.
There are 16 local character areas in the Windsor Group (comprising Datchet, Eton, Eton Wick, Windsor, Old Windsor and Wraysbury). These are:

- 9A  Fairfield and Montrose, Datchet
- 9B  Boveney New Road, Eton Wick
- 9C  Princes Close, Eton Wick
- 9D  Haywards Mead, Eton Wick
- 9E  Sommerville Road, Eton Wick
- 9F  Church Road, Old Windsor
- 9G  Central Old Windsor
- 9H  Kingsbury Drive, Old Windsor
- 9I  Wood Close, Windsor
- 9J  Bulkeley Avenue and Springfield Road, Windsor
- 9K  Maidenhead Road, Windsor
- 9L  Vale Road, Windsor
- 9M  Dedworth Drive, Windsor
- 9N  Perrycroft, Windsor
- 9O  Keepers Farm Close, Windsor
- 9P  Gratton Road, Windsor

This type tends to be located on the fringes of the settlements, beyond the Victorian/Edwardian and Inter-War suburbs. Almost half of the areas fall within EA Flood Zone 3 (high risk of potential future flooding event), which may have implications for future management. These are 9A within Datchet, 9E within Eton Wick, 9G and 9H within Old Windsor, 9L and part of 9J within Windsor, and 9Q within Wraysbury.

There is particular consistency between the attributes of these early post war suburbs, with differences limited to material finishes and minor details. Some examples of areas are shown in the photographs overleaf. Most are semi detached dwellings in dark red wire cut brick for facades with dark roof tiles, although area 9M Dedworth Drive, Windsor has rendered elevations and half hipped gable detail to facades. Area 9A Fairfield and Montrose, Datchet demonstrates further variation with bungalows interspersed with two storey dwellings. Many of the areas in these photographs have a combination of privet hedge and ornamental garden boundary walls, with area 9C Princes Close, Eton Wick showing some variation with predominantly hard garden boundaries and an absence of grass verges to the street. A number of these areas have generous swathes of intensively managed greenspace as an
integral part of the development (e.g. areas 9J Bulkeley Avenue and Springfield Road, Windsor, 9M Dedworth Drive Windsor and 9O Keepers Farm Close, Windsor). Area 9J Bulkeley Avenue and Springfield Road, Windsor is particularly notable for the mature oaks which have been retained within the urban fabric.

All of the guidance above applies to these areas. In area 9M Dedworth Drive, Windsor it will be particularly important to maintain the rendered elevations and half hipped gable details which characterise this area, and to ensure any new development respects this. In area 9J Bulkeley Avenue and Springfield Road, Windsor, it will be particularly important to conserve the mature oaks and plan for new tree planting to ensure continuity of tree cover. In area 9G Central Old Windsor, maintain the triangular site at the junction of St Luke's Road / Straight Road as a node within the village and seek opportunities to enhance the historic value of this site and links to the historic site of Kingsbury.

The underlying geology of Datchet (Area 9A), Eton Wick (Areas 9B/C/D/E), Old Windsor (Area 9F/G/H) and Windsor (Areas 9I/J/K/L/M/N/O/P) is London Clay. Suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.
Photographs showing typical character areas

Area 9A  Fairfield and Montrase, Datchet

Area 9C  Princes Close, Eton Wick

Area 9G  Central Old Windsor

Area 9J Bulkeley Avenue and Springfield Road, Windsor

Area 9M  Dedworth Drive, Windsor

Area 9O  Keepers Farm Close, Windsor

Area 9P  Gratton Drive, Windsor
## 10: LATE 20TH CENTURY SUBURBS
(1960 ONWARDS)

### Key Characteristics

- Medium density residential suburbs consisting of long curvilinear feeder streets with short subsidiary roads culminating in cul de sacs/dead ends.
- Housing estates planned to accommodate families with schools, parks and outdoor sports facilities e.g. tennis courts, sports pitches, playing fields.
- Built form defined by suburban style semi-detached and detached two storey houses, set in regular plots with short front, and long back, gardens.
- Consistency in plot form, density and building scale results in a harmonised streetscape character.
- Car-orientated developments with generous street widths, and private off-street parking on driveways (sometimes with garages) or communal parking bays.
- Mostly ornamental tree species within public open spaces and private gardens.
- Unfenced front gardens, wide grass verges and shared amenity greenspaces blur the boundary between the public/private realms.
- Quiet suburban character due to dead-end street layout.
A. DESCRIPTION

**Location/distribution of type**

*Late Post War Residential Suburbs* are often located on the edge of settlements, reflecting growth in the late 20th Century. However, pockets are located in older areas as modern residential infill.

**Physical Influences**

The underlying geology and soils are rarely expressed in townscape character. However, in some instances, remnants of woodland, shelterbelts and hedgerows provide references to the underlying geology e.g. oaks on clay, pines on sand. Topography underlying these suburbs tends to be flat or gently undulating and therefore does not greatly influence the layout of streets and plots.

**Human Influences**

This type displays a variety of architectural styles, reflecting advances in building technologies and availability/popularity of materials during the decades following 1960. Each ‘estate’ grew in a relatively short period of time, resulting in a consistency of built form and character within each estate.

**Townscape Character**

**Land Use/Image**

Primary land use is residential, but includes schools built in the same period, as well as areas of shared amenity greenspace often with children’s play grounds, parks, woodland remnants and outdoor sports facilities (including tennis courts and playing fields).

**Urban Form**

Urban form is based on a street pattern of long curvilinear feeder streets and short subsidiary roads terminating in cul de sacs/dead ends.

Central curving feeder streets with subsidiary roads culminating in dead-ends/cul-de-sacs. Reproduced from Ordnance Survey information with the permission of The Controller of Her Majesty’s Stationery Office, Crown Copyright, Licence Number 10001926.

Built development is characterised by two storey semi-detached or detached suburban style houses with short front gardens and larger rear gardens. The building line is often staggered, due to the curved nature of streets. However the consistency in plot form, density and building scale results in a harmonised streetscape character.

The building line is often staggered, due to the curved nature of streets, as here at North Ascot.

Streets are generously proportioned, often with wide grassed verges and footpaths. Front gardens are usually unfenced, contributing to the open character of the street.
Typical late post-war suburban street, North Ascot.

Built Form & Architecture

Residential development is entirely in the post-war ‘suburban’ idiom. Built form is predominantly two storey semi-detached and detached (some double-fronted) suburban style housing, with a mixture of hipped and gabled roof types. Chalet bungalows are also typical of post-war suburban development.

Architectural style and materials are highly varied, depending on the age of development. Materials and finishes include light and dark sand-faced brick, with simple timber, metal or uPVC windows. The second storeys of dwellings are sometimes defined by coloured render, white timber weatherboard or dark timber / tile hung façades. Roof pitches and frontages vary considerably between ‘estates’, reflecting the period they were built. Driveway shelters with flat roofs are common features. Protruding enclosed porches (glass and timber) are also common.

Public Realm & Streetscape

The streetscape is characterised by wide tarmac streets with concrete kerbs, tarmac pavements and sometimes wide, mown grass verges. Tarmac or block paved driveways (often with herringbone paving patterns) leading to lock-up garages or covered landings are features in newer estates. Parking is on driveways and in garages, or in communal parking bays. There is little on-street parking.

Boundaries between properties are often marked by ornamental planting and/or discrete concrete edging between tarmac driveways. There are often no boundaries to the front of properties, resulting in an unclear distinction between public/private realms. Buildings present their fronts to the street.

Street trees are uncommon; however shared amenity greenspace and unfenced front gardens with small ornamental trees/shrubs make a valuable contribution to the streetscape. Street lighting columns are unobtrusive elements.

Open Space/Greenspace

Open space is generally planned into each estate and consists of shared amenity greenspace (for informal recreation), small urban parks (including play areas, skate parks) and outdoor sports facilities (often associated with schools e.g. tennis courts, sports pitches, playing fields). The planting in communal open spaces is a mixture of ornamental and native species, but tends to be small in scale.

There are occasional pockets of remnant woodland, shelter belts or hedgerows, which relate to former landscape structure and provide links to the underlying geology and soils e.g. Blythewood in North Ascot.

Varied rooftscape and a staggered building line (Sunninghill).
Shared amenity greenspace is planned into each estate, as in this example from South Ascot.

Views/Landmarks

The nature of the street pattern (curved feeder roads and short cul de sacs), keeps views short. Due to the consistency in character of built form across the estates, landmarks are not a feature of the Late Post War Residential Suburbs.

Experience

These are peaceful residential suburbs, with activity during the day concentrated in the schools, other institutions, parks and outdoor sports facilities. Feeder roads have a relatively constant flow of local traffic, with less traffic in dead-end roads. Although each estate is uniform, variety is provided between the estates by the mixture of architectural styles.

B. EVALUATION

Condition

The urban form and much of the architecture remains intact. However, loss of some front gardens to hardstanding for parking and to accommodate larger garages has had an effect on condition and character in places. In addition, street trees and shared amenity greenspaces are generally in a declining condition.

Within this type, there is one character area (10G: Sheepcote Road, Eton Wick) that is in particularly good condition/an intact example of the type.

Forces for Change

This townscape type seems to be relatively stable; however key forces for change which were evident during the site visit are as follows:

- Partial loss of front gardens for hard-paved parking areas.
- Extensions that breach the building line or roofscape, such as additional garages and attic extensions with dormer windows.

Guidance/Opportunities

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

- Within development design, take account of the street pattern of wide curving feeder roads with grass verges.
- Retain the open character of front gardens, which is an important part of townscape character, avoiding enclosing walls, fences, gates and railings.
- Sensitive contemporary design which responds to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may also be appropriate.
- Reflect the existing hipped or gabled roofscape character, using architectural styles and materials palette which complement the existing.
- Respect the existing building line, including the retention of grass verges and front gardens. Ancillary buildings (e.g. garages) and off street parking should be tucked into the plot to maintain the green frontage.
- The retention of 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.
• Use a coordinated approach to street tree planting in terms of species palette, and in terms of stature (grade of plant material). Consider the planting of larger trees in key locations.
## Character Areas

### WINDSOR GROUP

There are 41 local character areas in the Windsor Group (comprising Datchet, Eton, Eton Wick, Windsor, Old Windsor and Wraysbury). These are:

<table>
<thead>
<tr>
<th>10A</th>
<th>Ruscombe Gardens – Gables Close, Datchet</th>
</tr>
</thead>
<tbody>
<tr>
<td>10B</td>
<td>Beaulieu Close, Datchet</td>
</tr>
<tr>
<td>10C</td>
<td>Queens Road/Queens Meadow, Datchet</td>
</tr>
<tr>
<td>10D</td>
<td>Green Lane, Datchet</td>
</tr>
<tr>
<td>10E</td>
<td>Priory Way, Datchet</td>
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<tr>
<td>10F</td>
<td>Cornwall Close, Eton Wick</td>
</tr>
<tr>
<td>10G</td>
<td>Sheepcote Road, Eton Wick</td>
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<tr>
<td>10H</td>
<td>Bunces Close, Eton Wick</td>
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<tr>
<td>10I</td>
<td>Stonebridge Field, Eton Wick</td>
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<tr>
<td>10J</td>
<td>Eton Square, Eton</td>
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<tr>
<td>10K</td>
<td>William Ellis Close, Old Windsor</td>
</tr>
<tr>
<td>10L</td>
<td>St Andrews Close, Old Windsor</td>
</tr>
<tr>
<td>10M</td>
<td>Newton Court, Old Windsor</td>
</tr>
<tr>
<td>10N</td>
<td>Ashbrook Road and Walpole Road, Old Windsor</td>
</tr>
<tr>
<td>10O</td>
<td>Saxon Way and Meadow Close, Old Windsor</td>
</tr>
<tr>
<td>10P</td>
<td>Old Windsor Riverside</td>
</tr>
<tr>
<td>10Q</td>
<td>Chaucer Close and Edinburgh Gardens, Windsor</td>
</tr>
<tr>
<td>10R</td>
<td>Fountain Gardens, Windsor</td>
</tr>
<tr>
<td>10S</td>
<td>Wood Close, Windsor</td>
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<tr>
<td>10T</td>
<td>Nightingale walk, Windsor</td>
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<tr>
<td>10U</td>
<td>Princess Avenue, Windsor</td>
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<tr>
<td>10V</td>
<td>Goslar Way, Windsor</td>
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<tr>
<td>10W</td>
<td>Imperial Road, Windsor</td>
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<tr>
<td>10X</td>
<td>Clewer New Town, Windsor</td>
</tr>
<tr>
<td>10Y</td>
<td>The Rectory, Windsor</td>
</tr>
<tr>
<td>10Z</td>
<td>Clewer Park, Windsor</td>
</tr>
<tr>
<td>10AA</td>
<td>Hatch Lane, Windsor</td>
</tr>
<tr>
<td>10AB</td>
<td>Tyrell Gardens, Windsor</td>
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<tr>
<td>10AC</td>
<td>Ellison Close</td>
</tr>
<tr>
<td>10AD</td>
<td>Illingworth, Windsor</td>
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<tr>
<td>10AE</td>
<td>Park Corner and Forster Avenue, Windsor</td>
</tr>
<tr>
<td>10AF</td>
<td>Priors Road and Poolmans Road, Windsor</td>
</tr>
<tr>
<td>10AG</td>
<td>White Horse Road and Hemwood Road, Windsor</td>
</tr>
<tr>
<td>10AH</td>
<td>Tinkers Lane, Windsor</td>
</tr>
<tr>
<td>10AI</td>
<td>Gally’s Road and Ruddlesway, Windsor</td>
</tr>
<tr>
<td>10AJ</td>
<td>Long Mead and Aston Mead, Windsor</td>
</tr>
<tr>
<td>10AK</td>
<td>Broom Farm Estate</td>
</tr>
<tr>
<td>10AL</td>
<td>Old School Court, Wraysbury</td>
</tr>
<tr>
<td>10AM</td>
<td>House Close, Wraysbury</td>
</tr>
<tr>
<td>10AN</td>
<td>Bowry Drive, Wraysbury</td>
</tr>
<tr>
<td>10AO</td>
<td>Harcourt and Poulcott, Wraysbury</td>
</tr>
<tr>
<td>10AP</td>
<td>Grange Close, Wraysbury</td>
</tr>
</tbody>
</table>
Local character areas within the Windsor Group are located on the fringes of the settlements, characterising much of the western part of Windsor. They also include small scale infill development within other areas. Two storey development is typical within these areas, with semi detached houses (narrow gaps between plots) arranged along curvilinear streets and in cul de sacs. Front gardens are short and often open in character with lawns and small scale ornamental tree and shrub planting. All of the type 10 character areas within Datchet and Old Windsor/Wraysbury fall within EA Flood Zone 3 (high risk of flooding event) which may have implications for future management. Within Windsor, area 10Z Clewer Park also falls within this flood zone.

The photographs overleaf show variations in local character and architecture. Architecture varies according to the age of development and includes simple brick built 1960s and semi detached houses with large picture windows, as in area 10A Ruscombe Gardens – Gables Close, Datchet. 1970s developments are often defined by timber clad or tile hung frontages, in addition to shallow pitched roofs e.g areas 10AI Galley’s Road and Ruddlesway, Windsor and area 10AN Bowry Drive, Wraysbury. Also visible are modern dwellings in yellow brick with red brick quoin detailing (area 10AD Illingworth, Windsor). This area also shows the open, predominantly lawned character of front gardens.

Area 10C Queens Road/Queens Meadow falls within Datchet’s Conservation Area, Area 10J Eton Square forms part of Eton’s Conservation Area and Area 10Q Chaucer Close and Edinburgh Gardens forms part of the Inner Windsor Conservation Area.

All of the generic guidance above applies to all of these areas.

In Datchet, maintain the historic gateway at the junction of Slough Road / Priory Way (part of Area 10E) and along Horton Road (part of Area 10D) as key ‘arrival’ points into the village. In addition, conserve and enhance the recreational ground in Area 10D as a node and focal point within Datchet. In addition, refer to any guidance written for the Datchet Conservation Area for area 10C Queens Road/Queens Meadow Area.

In Eton, refer to any guidance written for the Eton Conservation Area for area 10J Eton Square.

In Eton Wick, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) in Area 10I do not detract from Eton College Sanatorium as a landmark.

In Old Windsor (Area 10K), ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from south westerly views to the Copper Horse, from the Albert Road junction.

In Windsor, 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. In addition, conserve and enhance the suburban park at the junction of Foster Avenue and Wolf Lane (Area 10AE) as a node and focal point within the townscape. Also refer to any guidance written for the Inner Windsor Conservation Area for Area 10Q Chaucer Close and Edinburgh Gardens.

In Wraysbury, maintain the historic gateway at the junction of Wraysbury High Street/Windsor Road (part of Area 10AL) and at the junction of St Andrew’s Close/Ouseley Road (part of Area 10AO) as key ‘arrival’ points into the village.

The underlying geology of Datchet (Areas 10A-10E), Eton Wick (Areas 10F-10I), Old Windsor (Areas 10K-10P), Windsor (Areas 10Q-10AK) and Wraysbury (Areas 10AL-10AP) is London Clay. Suitable native tree species include Willow, Alder, Birch, Oak, Sycamore,
Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder. Sycamore is also characteristic of the Windsor area. Eton (Area 10J) lies on the transition between Reading Beds and Chalk. Suitable native tree species include for Area 10J include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Rowan, Aspen, Elder, Holly and Hazel.
Photographs showing variations in character

Area 10A  Ruscombe Gardens – Gables Close, Datchet

Area 10F  Cornwall Close, Eton Wick

Area 10G  Sheepcote Road, Eton Wick

Area 10N  Ashbrook Road and Walpole Road, Old Windsor
II: POST WAR RESIDENTIAL FLATS

Key Characteristics

- Residential flats (usually three to five storeys) set within spacious grounds, typically dating from 1960s or later.
- Urban form is defined by large plots with an internal street pattern of curvilinear streets terminating in dead ends and car parks.
- Early post war flats are generally public housing developments with a simple block form, minimal architectural detailing and a simple palette of materials including brick, render, concrete and glass with uPVC or metal windows and doors.
- Later flatted developments display a greater variety in architectural form and detail, including decorative brickwork, balconies, mansard roofs, and neo-classical features.
- Entrances (divided into visitors, services, private entrance for residents only) are indicated by features such roof overhangs, large scale projected or recessed doorways/porches or entrance stair cases.
- Parking is generally provided in communal parking bays and garages.
- Open space is ‘designed’ into each development and provides a setting for the flats.
- Views are often short and terminated by the large buildings. However, some long distance views are available from the upper storeys of flats.
- Perimeter fencing and entrance gates contribute to a ‘contained’ or private character.
A. DESCRIPTION

Location/distribution of type
The type is generally associated with infill development or redevelopment, scattered throughout the Borough in small, isolated pockets.

Physical Influences
The townscape character of Post War Residential Flats bears little relationship to underlying physical influences. However, in some instances, the species mix in remnants of woodland, shelter belts and hedgerows provide a reference to underlying geology and soils e.g. oaks on clay, pines on sand.

Human Influences
Development within this type dates from the 1960s up to the present day. There is therefore a great variety in architectural style and materials.

Townscape Character

Land Use/Image
Land use is predominantly residential. Early post war flats were developed by the Council to provide community housing. Later 20th Century and early 21st Century flats have mostly been built by private developers (sometimes in partnership with Council) to provide high density residential or mixed use development. Some of the later mixed use developments include commercial/ retail/ office space at ground level.

Urban Form
Urban form is defined by large plots incorporating access roads terminating in dead ends and car parks.

The scale of built development is large - buildings are typically three to five storeys, set within open space and incorporating car parking bays. Adjacent blocks of flats are typically uniform in height with a simple form.

Built Form & Architecture
Built form is united by the multi-storey nature of buildings (usually three to five storeys).

However, architectural style and materials are highly varied, depending on the age of development. Flats built between 1940 and 1980 possess a simple built form, including rectangular blocks with flat or gently pitched roofs and metal framed or timber windows. Materials and finishes include light and dark sand-faced brick, concrete, render, and simple timber or metal fenestration.

Simple 1960s and 1970s built form.

More modern developments (1980s onwards) typically have greater architectural detail; especially where they form focal points, for example on roundabouts. Details are often ‘borrowed’ from historic periods and include decorative brickwork, balconies, mansard roofs, and neo-classical features such as portico entrances.

This example from North Ascot shows how more modern developments have greater architectural detailing.
Public Realm & Streetscape

The streetscape is characterised by wide tarmac streets with concrete kerbs, tarmac pavements and sometimes wide mown grass verges. Parking is generally provided in communal parking bays and garages. Visitors’ parking is clearly defined. Parked cars often dominate the public realm.

Communal open space forms a setting for the flats, such as this example in Green lane, Windsor.

Parked cars dominate the public realm, such as at these flats in Hanover Way, Windsor.

Outer development boundaries are often marked by high brick walls, while internal boundaries have lower walls. Building frontages are varied - many flats have uniform elevations, with no clear backs or fronts. The distinction between public/private realms is often unclear as a result of the presence of communal open space around the flats.

Street trees are uncommon; however small ornamental trees/shrubs on communal greenspace around the flats make a small but valuable contribution to the streetscape. Street lights vary in style according to the age of development.

Views/Landmarks

Views within the flat complexes are often short and terminated by the large buildings. However, medium and long distance views are available from the upper storeys of flats. Some developments form ‘gateway’ statements and are focal points in their own right.

Experience

Post War Residential Flats have a private and quiet character. Flats with commercial / retail / office development at street level have a sense of vitality at street level during the day. Some inward facing blocks, such as those at Ward Royal in Windsor, have their backs to the street, presenting a severe façade to the public realm.

Open Space/Greenspace

Communal open space is generally ‘designed’ into each development and consists of amenity greenspace which provide a setting for the flats.

B. EVALUATION

Condition

The urban form, land use and much of the architecture of these areas remains intact. However, some of the boundaries, verges and vegetation in communal spaces are in a declining condition.
Within this townscape type, one character area is judged to be in particularly good condition/to be an intact example of the type (11E: Eton).

**Forces for Change**

Forces for change which were evident during the site visit are as follows:

- Gradual decline in condition of boundaries, verges and communal open space, particularly in older developments.
- Gradual decline in condition of facades, particularly of older buildings.
- Past conversion of community greenspace into car parking bays, resulting in a loss of greenspace which once provided a setting to the development.

**Guidance/Opportunities**

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

- Seek to create opportunities for landscape and boundary enhancement, encouraging soft boundary treatments including hedging.
- Provide access to open space, with careful consideration given to the ratio between built form and open space.
- Retain important trees, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.
- Use a coordinated approach to street tree planting in terms of species and stature. Consider the planting of larger trees at key visual locations and where they would help soften the appearance of larger buildings.
- Sensitive contemporary design which responds to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may also be appropriate.
- Development and management decisions should seek to reduce the impact of parking provision and access through sensitive design and landscape screening. Parking areas should be provided behind and to the side of buildings to help reduce dominance from public areas.
Character Areas

**WINDSOR GROUP**

There are 17 local character areas in the Windsor Group (comprising Datchet, Eton, Eton Wick, Windsor, Old Windsor and Wraysbury). These are:

<table>
<thead>
<tr>
<th>Character Area</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>11A Holmlea Walk, Datchet</td>
<td>11J Lammas Court, Windsor</td>
</tr>
<tr>
<td>11B New Road, Datchet</td>
<td>11K Clarence Road / Goslar Way, Windsor</td>
</tr>
<tr>
<td>11C Lawn Close, Datchet</td>
<td>11L Albert Street, Windsor</td>
</tr>
<tr>
<td>11D Eton Wick</td>
<td>11M Clewer Village, Windsor</td>
</tr>
<tr>
<td>11E Eton</td>
<td>11N Longbourn Estate, Windsor</td>
</tr>
<tr>
<td>11F Lynwood Drive, Old Windsor</td>
<td>11O Hanover Way, Windsor</td>
</tr>
<tr>
<td>11G Ward Royal, Central Windsor</td>
<td>11P Winwood Estate, Windsor</td>
</tr>
<tr>
<td>11H Fountain Gardens, Windsor</td>
<td>11Q Manor Farm Close, Windsor</td>
</tr>
<tr>
<td>11I Osborne Court, Windsor</td>
<td></td>
</tr>
</tbody>
</table>

Character areas within this type have either evolved as part of planned suburbs, or as isolated redevelopment plots within older areas. These areas are all typical of the generic post war flat type, but vary locally in terms of age of development and architectural style. Areas which evolved as part of post war suburbs generally mimic the surrounding streetscape character (including a street pattern of wide tarmac curvilinear streets with concrete kerbs and related building set backs), and have similar building materials. Such areas include **11O Hanover Way, Windsor**.

Areas within Eton, Eton Wick, Datchet, Old Windsor and on the northern edge of Windsor (i.e. areas 11G, 11L, 11M and 11P) lie within EA Flood Zone 3 (high risk of a flood event) which may have implications for future management.

Areas such as **11D Eton Wick, 11E Eton and 11O Hanover Way, Windsor** are typical of 1970s architecture while area **11I Osborne Court, Windsor** and area **11J Lammas Court, Windsor** are typical of newer developments. Area **11I** also forms part of Inner Windsor Conservation Area. Area **11F Lynwood Drive, Old Windsor** has a distinctive multi level form while Area **11G Ward Royal, Windsor** is a particularly distinctive 1970s development of pre-cast concrete flats notable for its inward facing nature and poor relationship to its surroundings. Area **11E** also forms part of Eton’s Conservation Area.

An anomaly is the higher rise flats within **11P Winwood Estate, Windsor**. This area once formed part of the parkland setting and entrance drive to Dedworth Manor. Another anomaly is Area **11N Longbourn Estate, Windsor**, which forms part of the former Clewer Estate. Mature trees (including oak, lime, cedar, cypress and ash) contribute to this area’s historic and leafy character. Photos showing variation in this type are presented overleaf.

All of the generic guidance applies to all of these areas. In addition, in Area **11D Eton Wick**, conserve and enhance the area in front of the village hall and shops, at the junction of Eton Wick Road and Bell Lane as a node and focal point within the village; conserve the mature trees in Area **11N Longbourn Estate, Windsor**, which once formed part of the former Clewer Estate and plan for their future replacement. In addition, refer to the **Inner Windsor**.
Conservation Area Statement for further guidance regarding Area 11J and refer to the Eton Conservation Area Statement for further guidance regarding Area 11E.

The underlying geology of Datchet (Area 11A-11C), Eton Wick (Areas 11D), Old Windsor (Area 11G) and Windsor (Areas 11G-11Q) is London Clay. Suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder. Eton (Area 11D) lies on the transition between Reading Beds and Chalk. Suitable native tree species include for Area 11Dinclude Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Rowan, Aspen, Elder, Holly and Hazel.
Photos showing variations in character

11D  Eton Wick

11E  Eton

Area 11F  Lynwood Drive, Old Windsor (these buildings are currently vacant)

Area 11I  Osborne Court, Windsor

Area 11O  Hanover Way, Windsor

Area 11G  Ward Royal, Central Windsor

Area 11J  Lammas Court, Windsor

Area 11P  Winwood Estate, Windsor
## 12: EXECUTIVE RESIDENTIAL ESTATES

### Key Characteristics

- Low density residential suburbs of ‘executive’ style housing mostly post 1980s.
- Urban form is defined by long curvilinear feeder streets with short subsidiary roads culminating in cul de sacs/dead ends.
- Built form is defined by suburban style detached two storey houses, on large organic plots with sweeping, sinuous drives.
- Front gardens are open and unbounded with lawns and large ornamental shrubs clearly visible from the street. There is little on street parking.
- Building lines are irregular, with dwellings often orientated at an angle to the street frontage.
- A variety of architectural styles including neo-Tudor with mock timber and tile hanging, and larger neo-classical buildings dating from the late 1990s.
- Streetscape often includes details such as granite sett kerbs, granite speed tables and rumble strips.
- Brick and slate ‘gateway’ signs marking entrances to residential estates are common, as are private roads.
- A quiet and tranquil environment, often intensely private in character - this is reinforced by the relatively high proportion of gated communities.
### A. DESCRIPTION

#### Location/distribution of type

*Executive Residential Estates* are located in North Ascot, Sunninghill, Sunningdale and Broomhall and on the outskirts of Windsor and Maidenhead.

#### Physical Influences

The underlying geology and soils are rarely expressed in townscape character. However, in some instances, remnants of woodland, shelterbelts and hedgerows within the townscape, or backdrop vegetation outside the type, provide references to the underlying geology e.g. oaks on clay, pines on sand. Topography underlying these suburbs tends to be flat or gently undulating and therefore does not greatly influence the layout of streets and plots, although in places the gently undulating topography is reflected in staggered rooflines.

#### Human Influences

This townscape type evolved in a relatively short period (mostly from the 1980s) with ‘executive’ style dwellings in a variety of styles.

![Low density layout; organic street/plot form (example from Ascot).](image)

*(Re-produced 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 is entirely residential, defined by large scale prestigious dwellings set in large, open plots.

#### Urban Form

Urban form comprises a street pattern of long curvilinear feeder streets with short subsidiary roads culminating in cul de sacs/dead ends. These streets are often of wide proportions, with generous grass verges.

Plots are open in character with open lawned front gardens and no boundary between the public and private realms – this sets these suburbs apart from the *Leafy Residential Suburbs*.

*Plots are open in character with open, lawned front gardens, as here in Maidenhead.*

Block pattern is characterised by large, detached dwellings in large, irregularly shaped plots. Facades are often orientated at angles to the street, resulting in varied orientation and building lines.

#### Built Form & Architecture

Built form varies widely, with the townscape type essentially unified by the low density of development and by open plot characteristics.
Large, detached dwellings are often double fronted with separate double garages. Architectural styles range from simple 1970s development in pale brick to 1980s and 1990s neo-Tudor style homes with half timbering and tile hanging. Some plainer 1980s and 1990s houses have bay windows and dark stained timber gables contrasting with pale brick facades. More recent 1990s neo-classical and neo-Georgian development (in brick and stucco) is also characteristic. Imitation slate or red tile are used for roofing materials. The roofscape varies from suburb to suburb.

Street proportions are wide, with generous grass verges. Street trees are generally absent. Pavements and roads are typically tarmac, often with granite sett kerbstones and rumble strip details as part of traffic calming schemes. Elaborate ‘gateway’ signage to streets marks the approach to the residential estates, with carved slate set in brick surrounds characteristic. Gated developments with substantial wrought iron gates are also typical of this townscape type.

Open Space/Greenspace

Mown verges and small communal areas of amenity planting at ‘gateways’ to (sometimes gated) communities have an ornamental, manicured character. These comprise mown grass, shrubs and ornamental tree species such as rowan and cherry. This ornamental, manicured character sets the Executive Residential Estates apart from the Leafy Residential Suburbs.

It is, however, the private gardens which contribute most to the greenspace within this type. Front gardens with open lawns, clipped hedges, ornamental shrubs and trees contribute to a highly manicured character. Larger native trees in rear gardens are important components where they occur.

Public Realm & Streetscape

Interface between public and private realm is subtly defined, with ‘open plan’ lawned front gardens often merging with the streetscape (pavements and verges). Sweeping driveways, often paved with modern interpretations of ‘heritage’ paving (e.g. ‘Tegula’ concrete setts and cobbles), are also a notable feature of the streetscape gardens. Street parking is therefore infrequent.

Private gardens contribute to an ornamental, manicured character, as in this example from North Ascot.

Views/Landmarks

Views are kept short by the curved character of streets and the staggered arrangement of buildings. The backdrop of mature trees, where they occur, form a
backdrop to views. Due to the consistency in land use and urban morphology, landmarks are not a feature of the Executive Residential Estates.

Experience

This is a peaceful townscape type with a sense of intense privacy, which is reinforced by the presence of gated communities and private roads. Activity during the day is restricted to local traffic along feeder streets.

The staggered and irregular building lines, together with the organic and often irregular arrangement of building plots contributes to an organic townscape.

B. EVALUATION

Condition

The urban form of the Executive Residential Estates remains intact and the affluent character of these residential estates is reflected in the condition and manicured character of gardens and verges.

Due to the comparatively recent construction of much of the development within this townscape type, there has been relatively little replacement and infill. As such built form is also largely intact.

Forces for Change

This type appears to be stable in terms of change and comparatively few forces for change were evident during the site visit. They are as follows:

- Increasing emphasis on 'hardscape' and heritage style paving in areas of newer development.
- Loft conversions and extensions, including dormer windows.
- General tendency towards larger buildings in newer developments.

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 intact existing street and block pattern.
- Reflect existing building heights and massing. Buildings should typically be in the order of 2 or 2.5 storeys.
- Retain the open character of front gardens, in preference to enclosing walls, fences, gates and railings.
- Conserve and use trees and other vegetation as part of a leafy streetscape. The design should allow space for planting to mature.
- Use a coordinated approach to street tree planting in terms of species - ornamental and exotic species are characteristic, and appropriate, as is the consideration of larger trees at key locations.
- Retain important trees, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.
- Sensitive contemporary design responding to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may be appropriate.
- Maintain the unmarked nature of roads.
Character Areas

WINDSOR GROUP

There are 4 local character areas in the Windsor group, all located in Windsor itself. They are as follows:

12A Queens Acre, Windsor
12B Chestnut Drive, Windsor
12C Fairlawn Park, Windsor
12D Wilton Crescent, Windsor

These areas are all typical of the generic ‘executive estate’ type in terms of urban form (particularly united by their open character with lawned front gardens) and ‘executive’ style architecture. However they vary in terms of specific details and materials. Some examples of the variation in style and materials between estates are shown overleaf. Area 12A Queen’s Acre, Windsor displays the use of red brick and steeply pitched slate roofs, whilst area 12C Fairlawn Park, Windsor shows an eclectic range of architectural styles, which include neoclassical architecture, in addition to the use of applied timber and tile hanging. Simpler 1970s architecture is typical of area 12D Wilton Crescent, Windsor. Area 12B Chestnut Drive, Windsor has a more ‘rural’ character. Area 12B, 12C and 12D contains several mature trees (most notably beech, oak, ash) which contribute to the areas’ leafy character. In addition, Windsor Forest provides a distinctive wooded backdrop to Area 12B, 12C and 12D.

All of the generic guidance relates to these areas. One of the generic opportunities for the type is to seek opportunities to plant more native trees. The underlying geology of Windsor (Areas 12A-12D) is London Clay - suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.
Photographs of character areas

Area 12A  Queens Acre, Windsor

Area 12B  Chestnut Drive, Windsor

Area 12C  Fairlawn Park, Windsor

Area 12D  Wilton Crescent, Windsor
### 13: LEAFY RESIDENTIAL SUBURBS

**Key Characteristics**

- Low to medium density residential suburbs with characteristic ‘leafy’ streets.
- Urban form is defined by wide streets (curvilinear and straight) with secondary streets culminating in ‘dead ends’, cul de sacs or vegetated ‘turning circles’.
- Built form is defined by suburban style detached two storey houses, on medium to large plots.
- A variety of architectural styles, reflecting a range of periods, includes early 20th century houses (including Victorian, Edwardian, and Arts and Crafts style), plus more recent development. The type is defined by a broad consistency of built form, spacing between buildings and lack of on street parking.
- The leafy suburban character is reinforced by well established private gardens (including mature trees/shrubs), that are often bounded by tall beech or laurel hedges. This provides a strong sense of enclosure and privacy to dwellings.
- Mature oaks and scots pines reflect the underlying geology, while other large scale ornamental trees such as cedar and conifers contribute to the leafy character.
- There is a well-defined interface between public/private realm – marked by tall hedges or fences with entrance gates.
- Views are framed along leafy streets – street tree planting and/or trees and shrubs within front gardens allow only occasional glimpses to dwellings.
- A quiet and peaceful residential suburb.
A. DESCRIPTION

Location/distribution of type

The Leafy Residential Suburbs are located throughout the Borough, usually on the edges of settlements. These spacious suburbs comprise individual houses well set back from the road on large garden plots; unified by a ‘leafy’ streetscape character.

Physical Influences

The underlying geology is often expressed through the structural vegetation, which includes oak, birch, scots pine, large leaved lime (depending on soil type) and ornamental species such as maple, cedar and conifers. Mature specimen trees including remnant hedgerows trees, woodland and pine shelter belts (which are often protected through TPO designation) have a marked influence on visual character.

Human Influences

The Leafy Residential Suburbs have developed during the 20th century and display a wide variety of architectural style and periods.

Townscape Character

Land Use/Image

Land use is residential; image is of low density ‘leafy’ suburbs of varied built character.

Urban Form

The urban form is based on a network of roads or ‘avenues’ with subsidiary streets often terminating in ‘dead ends’, cul-de-sacs or turning circles. Building density is medium to low.

Built Form & Architecture

Architectural styles vary within this townscape type. Clusters of late 19th and early 20th century houses (including two storey Victorian, Edwardian, and Arts and Crafts style) provide interest amongst post war detached houses. Consistency is provided by the scale of built form, generous spacing between buildings, and mature garden frontage.
Properties are predominantly two stories. Materials are dominated by light coloured brick and render, with clay tile or slate roofs. 1970s developments typically display a lighter palette with paler (yellow) bricks. Roof types and architectural detailing (including doors and windows) are highly varied. Further variety is created by modern dwellings, often in a neo-classical or neo-Tudor style.

Open Space/Greenspace

The Leafy Residential Suburbs have a closed and private character with few communal open spaces. Mature vegetation within private gardens contributes strongly to the leafy character and visual amenity of the streetscape. Species often reflect the underlying geology e.g. patches of bracken and pines reflect the sandy geology of Bagshot Sands. Turning circles with mature trees also contribute to the leafy character.

Views/Landmarks

A strong structure of trees and shrubs (often within private front gardens) enclose most streets and restrict views. Views along straight streets are often framed by hedges. Dwellings located at the end of cul de sacs provide local focal points. Mature copses of trees within turning circles also provide focal points and local landmarks.

Public Realm & Streetscape

The streetscape is characterised by wide tarmac streets with few markings, stone or concrete kerbs, tarmac pavements and occasional grassed verges. Some roads (particularly private roads) have a gravel surface. The interface between the public and private realms is clearly defined by fences and hedges. Plots front onto the street, but are well-enclosed by mature trees and dense (often clipped) hedges (including beech, laurel and conifer species), brick walls or close board fencing. Gravel or blockwork driveways often have large ornamental metal or timber entrance gates.
Experience

This ‘leafy’ suburban townscape type is quiet. Activity during the day is restricted to local traffic along feeder streets. Although dwellings face towards the street, they are well-enclosed by tall boundary fences and hedges, which contributes to a closed and private character.

B. EVALUATION

Condition

The street and block pattern is intact, buildings are well maintained and the streetscape is well managed, resulting in an overall good condition.

Due to the low density of buildings and large driveways, there is little pressure for on-street parking. The ‘leafy’ aspect is slightly reduced in areas where plots contain short, open garden frontages with extensive hardstanding and less vegetation cover.

Within this type, there are four character areas that are judged to be in particularly good condition/intact examples of the type. These are:

13A: Eton Road – Slough Road, Datchet
13C: Montagu Road (Lower), Datchet
13J: Bolton Avenue and Bolton Crescent, Windsor
13K: Parsonage Lane, Windsor

Forces for Change

The Leafy Residential Suburbs seem to be relatively stable in terms of change, however the key forces for change which were evident during the site visit are as follows:

- Development intensification including subdivision of plots and extensions to dwellings or subdivision of properties into flats.
- Modern development with open or ‘urbanised’ frontage such as parapet walls, open gardens frontages and extensive hardstanding; which detract from the ‘leafy’ character.

Guidance/Opportunities

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

- Retain mature trees and woodland belts. The active management of woodlands and other treed areas is encouraged, including planning for future planting.
- Conserve and use trees as part of a leafy streetscape. The design should allow space for planting to mature.
- Use a coordinated approach to new tree planting in terms of species and stature (refer to character areas for appropriate species). Consider the planting of larger trees at key visual locations.
- Conserve (and promote the use of) of hedging for boundaries, in preference to other boundary treatments such as walls, fences, gates and railings.
- Retain remaining Victorian, Edwardian and Arts and Craft style buildings. Renovations should be sensitive with particular regard to roof heights, pitches, materials and detailing.
- Sensitive contemporary design responding to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may also be appropriate.
- Use of gravel surfacing for driveways in preference to tarmac and block paving.
- Maintain the unmarked nature of roads.

- Use of gravel surfacing for driveways in preference to tarmac and block paving.
### Character Areas

#### WINDSOR GROUP

There are 18 local character areas in the Windsor Group (comprising Datchet, Eton, Eton Wick, Windsor, Old Windsor and Wraysbury). These are:

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
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<tbody>
<tr>
<td>13A</td>
<td>Eton Road – Slough Road, Datchet</td>
</tr>
<tr>
<td>13B</td>
<td>Windsor Road, Datchet</td>
</tr>
<tr>
<td>13C</td>
<td>Montagu Road (Lower), Datchet</td>
</tr>
<tr>
<td>13D</td>
<td>Horton Road, Datchet</td>
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<tr>
<td>13E</td>
<td>Slough Road (Lower), Datchet</td>
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<tr>
<td>13F</td>
<td>The Friary, Old Windsor</td>
</tr>
<tr>
<td>13G</td>
<td>Ouseley Road, Old Windsor</td>
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<tr>
<td>13H</td>
<td>Pelling Hill, Old Windsor</td>
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<tr>
<td>13I</td>
<td>Osborne Road and Alma Road, Windsor</td>
</tr>
<tr>
<td>13J</td>
<td>Bolton Avenue and Bolton Crescent, Windsor</td>
</tr>
<tr>
<td>13K</td>
<td>Parsonage Lane, Windsor</td>
</tr>
<tr>
<td>13L</td>
<td>Imperial Road, Windsor</td>
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<tr>
<td>13M</td>
<td>Winkfield Road, Windsor</td>
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<tr>
<td>13N</td>
<td>St Leonard's Hill, Windsor</td>
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<tr>
<td>13O</td>
<td>Wraysbury Riverside and Friary Island</td>
</tr>
<tr>
<td>13P</td>
<td>Ouseley Road and Wharf Road, Wraysbury</td>
</tr>
<tr>
<td>13Q</td>
<td>Welley Road, Wraysbury</td>
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<tr>
<td>13R</td>
<td>Station Road, Wraysbury</td>
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</tbody>
</table>

This type is found in pockets throughout Datchet, Windsor, Old Windsor and Wraysbury (but not in Eton or Eton Wick). These areas all reveal characteristics typical of the residential suburb type – they are united particularly by the leafy character of the streetscape, the presence of high hedges and the low-medium density of development. This is shown in the photos overleaf, showing a selection of character areas from each settlement.

Area 13A Eton Road – Slough Road, Datchet is particularly notable for the presence of Victorian architecture (see photo overleaf). It is also worth noting that there is an isolated row of large Victorian properties on the northern edge of Area 13J Bolton Avenue and Bolton Crescent in Windsor – these are an anomaly in this type, but the area is too small to classify as a separate Victorian type and so remains within area 13J.

13H Pelling Hill, in Old Windsor and 13N St Leonard's Hill, in Windsor are notable for their positions on hills – in these areas topography influences the layout of houses.

In addition, areas 13A-E (in Datchet), Areas 13F-H (in Old Windsor), Area 13K in Windsor, and Areas 13O-R in Wraysbury are located wholly or partially within the Environment Agency’s Flood Zone 3 (high risk of flooding event) which may have implications for future management of these areas. Part of Area 13J falls within the Inner Windsor Conservation Area while area 13B Windsor Road and parts of areas 13C Montagu Road (Lower) and 13D Horton Road fall within Datchet Conservation Area.

All of the generic guidance relates to these areas. In addition, it will be particularly important to conserve the Victorian character of properties in area 13A and the northern edge of area 13J.
In the parts of Areas 13B, 13C, 13D and 13J that fall within conservation areas particular care will be needed to respect the character of the conservation areas (refer to conservation area appraisals and guidance).

The underlying geology of Datchet (Areas 13A-13E), Old Windsor (Areas 13F/G/H), Windsor (Areas 13I-13N) and Wraysbury (Areas 13O-13R) is London Clay. Suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.
## Photographs showing variations in character

<table>
<thead>
<tr>
<th>Area</th>
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<tr>
<td>13A</td>
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<td>St Leonard's Hill, Windsor</td>
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<tr>
<td>13H</td>
<td>Pelling Hill, Old Windsor</td>
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## 14: VILLAS IN A WOODLAND SETTING

### Key Characteristics

- An extremely low density residential suburb comprising large villas set in large, irregular plots.
- The urban form is based on an informal network of wide, winding roads and subsidiary cul-de-sacs.
- Dwellings occupy large footprints, set within extremely large garden plots.
- Buildings are set well back from the road, with long gravel drives and gated frontages – there is no on-street parking.
- Built style and period varies widely, from Victorian and Edwardian dwellings to late 20th Century neo-classical villas.
- A varied roofscape, with steep pitched tiled and slate roofs to Victorian properties contrasting with the more shallow pitch and simpler detailing of later and modern properties.
- Mature trees form a ‘sylvan’, almost rural, backdrop giving the impression of dwellings ‘in woodland’.
- Trees of historic character and considerable amenity value are often incorporated within development.
- Mature trees and hedges form important boundary features.
- The type is tranquil, quiet and essentially private in character – a ‘closed’ environment, with little public access.
A. DESCRIPTION

Location/distribution of type

The type is located throughout the southern part of the Borough, primarily within The Ascots and fringing Ascot Heath. Small pockets of this type area also found to the northern edge of Maidenhead, in the north of the Borough, and within the Cookhams. The type is often associated with significant structural landscape elements which predate current development. It shares attributes with the Leafy Residential Suburbs, but is of a lower density with larger dwellings.

Physical Influences

The underlying geology is often expressed through the structural vegetation. Acid sands and gravels result in a vegetation palette which includes oak, birch, Scots pine, beech, sweet chestnut and ornamental coniferous species such as Wellingtonia and Corsican Pine. Oak, birch, ash, field maple, willow and rowan tend to predominate on clay soils, with oak, beech, ash, sycamore, and holly on the chalk. Mature specimen trees and woodland belts (which are frequently protected through TPO designation) have a marked influence on character. Topography underlying these suburbs tends to be flat or gently undulating and therefore does not particularly influence the layout of roads or building.

Human Influences

The townscape type has grown organically over a relatively long period, with irregular plots created within woodland throughout the 20th Century.

Townscape Character

Land Use/Image

Land use is entirely residential across the type, with buildings set in very large, often irregular garden plots. Development displays an eclectic array of architectural styles and periods.

Urban form

The urban form is based on a network of wide, winding unmarked roads and subsidiary cul-de-sacs (with more occasional axial/linear streets associated with more formal, older development). Street proportions are generous.
built density sets these suburbs apart from the Leafy Residential Suburbs.

**Built Form & Architecture**

This type displays a wide variety of architectural styles dating from a variety of periods, with Victorian lodge houses associated with the Crown Estate and larger late Victorian/Edwardian villas appearing as slightly scaled down country houses, developed within woodland. Victorian and Edwardian properties are typically ornate with sash windows, finials, steeply gabled roofs, some with half timbered gable ends. These are typically constructed from red brick and dressed stone with slate roof tiles. Some have stucco exteriors.

Late 20\textsuperscript{th} Century buildings include ‘modern’ simple 1970s style villas as well as villas in a neo-classical style, including some in a ‘colonial’ idiom with full height Doric porticos, and others exhibiting five or seven bay symmetrical neo-Georgian styles.

Development in a modern ‘neo-classical’ idiom, as shown in this example from Sunninghill.

1970s development typically displays a lighter palette of materials with paler (yellow) bricks used. This lightness is accentuated by low roof pitches and large windows. Later buildings display a wide variety of materials, including red and yellow brick (including reclaimed stocks), concrete ridge tiles, slate, dressed and reconstituted stone for balusters, pediments, frizes and porticos. Stucco is also visible.

**Public Realm & Streetscape**

The interface between the public and private realms is clearly defined, with garden

boundaries defined by dense native and mixed hedges (species include hawthorn, beech and laurel), in addition to ornamental walls and close board fencing. Ornamental gates are often apparent either in a low key traditional timber design or more elaborate wrought iron.

Unmarked roads contribute to a semi-rural character. Surfaces of tarmac and concrete kerbs, with gravel limited to private driveways. Grass verges are also evident, supporting mature street trees such as oaks and pines.

Modern street lighting poles are visible, often painted in a dark, muted green.

Due to the low density of buildings and large driveways, there is little pressure for on-street parking.

**Open Space/Greenspace**

This type has a strongly wooded aspect which arises from the presence of woodland belts between plots as well as in private garden plots.
Retention of historic features, such as avenues, within development.

Greenspace is almost entirely in private ownership with only localised areas of communal greenspace such as verges and turning circles. Some features of the former landscape, such as avenues, have survived within the townscape.

Wellingtonias at North Ascot.

Private gardens are often densely wooded, with mature trees within making a notable contribution to townscape character. Tall hedges to garden boundaries reinforce the wooded character of these semi-rural suburbs.

Views/Landmarks

The winding character of roads and wooded character of the suburbs provides few opportunities for long views or intervisibility with adjacent townscape types. However, occasional long views are created by avenues which are former landscape features now encompassed within the townscape, for example at Kennel Avenue.

There are no obvious landmarks, and the townscape often has a slightly disorientating quality. However, the villas themselves often form focal points.

Longer views framed by avenues e.g. at North Ascot.

Experience

This is a very peaceful, tranquil environment, of a semi-rural, 'sylvan' character. It is essentially closed and private with a number of private roads. This sense of privacy is reinforced by high hedges and the fact that properties are set well back from the road. This private quality is further reinforced by the presence of CCTV cameras and conspicuous signs referring to use of private security.

B. EVALUATION

Condition

Mature woodland and tree belts are largely intact, with a number of trees making a significant contribution to townscape character and visual amenity. The urban form of large, organically formed plots off wide sinuous streets is similarly intact, as are the generally well wooded garden boundaries. However localised erosion has occurred at points where more open garden frontages and walls and gates with an 'urbanising' quality which detract from the semi-rural character.

Two character areas within this type are judged to be in particularly good condition/to be intact examples of the type. These are:
14B: Queen Anne’s Road and Kings Road, Windsor

14C: Garson Lane, Wraysbury

**Forces for Change**

The Villas in a Woodland Setting seem to be relatively stable in terms of change, however forces for change which were evident on the site visit are as follows:

- Replacement of older dwellings and development intensification including flatted development on larger plots, and resultant loss of mature trees.
- Larger and more modern housing designs, often accompanied by open or ‘urbanised’ frontages.
- Loss of hedgerows along garden frontages.
- Maturing vegetation – trees will eventually come to the end of their life.
- Presence of and reference to private security systems introduces an unwelcoming element to the environment.
- Replacement of gravel driveways with block paving.

**Guidance/Opportunities**

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

- Retain mature trees and woodland belts. The active management of woodlands and other treed areas is encouraged, including planning for future planting.
- Consider the planting of larger trees at key locations.
- Conserve the use of hedging, trees and other shrubs for boundaries, in preference to other forms of boundary treatment, such as walls, fences, gates and railings.
- Design development proposals to allow for significant planted areas, particularly those fronting roads, and allow space for planting to mature.
- Development should be designed to maintain the pre-eminence of mature trees and shrubs when viewed from public areas.
- Use of gravel surfacing for driveways in preference to tarmac and block paving.
- Retain remaining Victorian and Edwardian buildings. Renovations should be sensitive, retaining period details such as fenestration and doorways, and using a muted colour palette for paint finishes. Particular regard should be given to roof heights, pitches, materials and detailing.
- Sensitive contemporary design responding to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may also be appropriate.
- Signage should be discreet and low key in character.

**Character Areas**

**WINDSOR GROUP**

There are only 3 local character areas in the Windsor Group (comprising Datchet, Eton, Eton Wick, Windsor, Old Windsor and Wraysbury). These are:

14A  Burfield Road, Old Windsor
14B  Queen Anne’s Road and Kings Road, Windsor
14C  Garson Lane, Wraysbury
This type of development is found in small pockets – one on the southern edge of Windsor, one on the southern edge of Old Windsor and one in Wraysbury. Areas 14A and 14C lie within EA Flood Zone 3 (high risk of flooding event) which may have implications for future management.

These areas are all typical of the type in terms of urban form, comprising wide, winding unmarked roads and subsidiary cul-de-sacs with large, detached two and three storey villas set well back from the road. Area 14A Burfield Road, Old Windsor includes Burfield Lodge (a large early 19th century house of French Renaissance style) and its gatehouse (both listed buildings). Area 14B Queen Anne’s Road and Kings Road, Windsor includes Queen Anne’s Gate Lodge and Cottages (listed buildings within Windsor Great Park, a Registered Historic Park and Garden) which are particularly distinctive features, forming a gateway to Windsor. Area 14C Garson Lane, Wraysbury is particularly distinctive for its architectural style comprising half-timbered and thatched properties.

All of the generic guidance presented above applies to these local character areas, with particular emphasis on conserving the surviving historic properties in Area 14A (Burfield Lodge) and Area 14B (Queen Anne’s Gate Lodge and Cottages) and the wooded character of the areas. In addition to this, the historic gateways formed by the collection of distinctive buildings (including Queen Anne’s Gate Lodge and Crown Cottages) along Kings Road in Area 14C should be conserved as a key ‘arrival’ point into Windsor from Windsor Great Park.

New planting of native species could enhance links to the parkland landscape setting of Old Windsor, Windsor and Wraysbury. Suitable native tree species include Beech, Oak, Birch, Ash, Sycamore, Cherry, Rowan, Hawthorn, Field Maple, Hazel, Hawthorn, Willow and Lime.
Photographs of character areas

Area 14A  Burfield Road, Old Windsor

Area 14B  Queen Anne’s Road and Kings Road, Windsor

Area 14C  Garson Lane, Wrotham
15: COLLEGIATE

**Key Characteristics**

- An institutionally linked townscape with a diverse and spacious character including college buildings and their associated buildings set within large scale plots.
- Urban form is based on a main through route (or ‘High Street’), with narrower secondary lanes (often ending in dead-ends) branching off, and network of pathways or alleyways permeating between buildings.
- Block pattern is large, with large scale detached buildings orientated at various angles within irregular plots.
- Many of the college buildings are set back from the street, within large gardens and integrated with courtyards and greenspaces which contribute to a leafy character.
- Buildings range from the 15th century buildings (including the ornate chapel) to 20th century buildings which often form extensions to earlier buildings.
- Most buildings are constructed from local red brick and stone with slate or hand-made tile roofs.
- The boundary between the public and private realms is clearly marked by imposing frontage buildings, brick walls or cast iron railings.
- There are many important trees on the corner of roads, as well as tree lined roads and lanes which contribute to the leafy character.
- Glimpsed views are available down alleys and through doorways to the private grounds of the college buildings.
- The sense of vitality fluctuates, with a marked contrast between term and holiday time.
A. DESCRIPTION

Location/distribution of type
This townscape type only occurs in Eton. It is associated with Eton College.

Physical Influences
The underlying geology and soil characteristics are expressed through vegetation within open spaces in and around the college buildings. Vegetation types also reflect the college’s floodplain/ riverside location. Topography tends to be flat or gently undulating and therefore does not greatly influence the urban form.

Human Influences
The Collegiate townscape has a wide variety of buildings representing development, alteration and redevelopment over different periods from Medieval up to the present day, often with development carefully planned. As such character is eclectic and varied, with contrasting built periods and styles juxtaposed in close proximity and the type revealing a sense of evolution.

Map showing Eton and Eton College in the early 15th century.

Townscape Character

Land Use/Image
Land use is institutional and includes college buildings and their associated uses. Buildings are often large in scale with austere, monumental and decorated facades that create a highly distinctive image.

Urban Form
The urban form is based on a clear hierarchy of streets comprising a main through route (or ‘High Street’), with narrower secondary lanes (often ending in dead-ends) branching off, and network of pathways or alleyways permeating between buildings.

Block pattern is large, with large scale detached buildings orientated at various angles within irregular plots. Older buildings are pulled close to the street and provide a continuous building line along the main street with open spaces behind the buildings. Many of the college buildings are set back from the street, within large gardens and integrated with courtyards and greenspaces. This larger scale, open character contrasts with the tight grained, enclosed Historic Core of Eton, although there continues to be a sense of enclosure in the Collegiate area, particularly along the lanes which have relatively narrow widths compared to the height of the buildings, and along the pedestrian alleys between buildings.

Built Form & Architecture

Architectural style varies widely across the type due to the variety of ages of development. However, all development is of high quality and is often exuberant and, occasionally, ostentatious. Buildings range from the 15th century buildings (including the ornate chapel) to 20th century buildings which often form extensions to existing buildings, or form infill within the grounds of existing buildings. Medieval gothic design is typical of earlier buildings - a variety of roof pitches and features such as brick chimneys, turrets and cupolas contribute to a visually stimulating rooftops.

Most buildings are constructed from local red brick – the type includes important examples of early brick buildings. However, the College Chapel (an important landmark building) is constructed from stone and this, as well as its ornate architecture, sets it aside from the other college buildings.

19th and 20th century buildings are 3-4 storeys in height and constructed from brick with natural slate or hand-made clay tile roofs. Some of the early 20th century buildings often ostentatious in character, constructed from brick and stone often with patterns in the brickwork.

Later development is of more simple, with brick and steel structures, flat roofs and a high proportion of glass.

Public Realm & Streetscape

The boundary between the public and private realms is clearly marked by imposing

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frontage buildings, brick walls or cast iron railings. Signage (information boards, directional signage, building name plaques) unifies the townscape while good quality paving links hard open spaces together (including alleys and quadrangles). The streetscape also includes institutional features such as bicycle stands.

Some streets have a ‘leafy’ character in Eton.

There are many important trees on the corner of roads, as well as tree lined roads and lanes which contribute to the leafy character of the collegiate area.

Open Space/Greenspace

There are many trees, gardens and open spaces – in fact the college is surrounded by open greenspace due to the presence of flood zones and unenclosed Lammas land immediately around the edges of collegiate area.

Eton College buildings are surrounded by open greenspace.

Most open space with this type is in private ownership and defined by gardens surrounding college buildings, as well as court yards. Gardens generally have a formal layout of lawns, borders and paths with some enclosing walls and railings. Vegetation tends to be ornamental in character, although some of the planting reflects its floodplain setting.

College grounds and gardens contribute to the network of open spaces within Eton.

Views/Landmarks

Glimpsed views are available down alleys and through doorways to the private grounds of the college, e.g. court yards, squares, and gardens. Key frontage buildings form landmarks e.g. Eton College Chapel.

Alluring glimpses through doorways, Eton.

In addition, trees that line the river are visible from many places in the townscape.

Experience

The sense of vitality in the Collegiate townscape type fluctuates, with a marked contrast between term and holiday time. Pedestrian and bicycle traffic is a significant part of the Collegiate townscape around the college buildings. The area also attracts tourists. The Collegiate townscape type also provides an attraction for tourists and the presence of Eton students in their distinctive clothing also contributes to the distinctive image.

This townscape provides a great sense of history and evolution. The type includes important examples of early brick buildings
which imparts a sense of architectural innovation.

**B. EVALUATION**

**Condition**

As most buildings within the Collegiate townscape type are privately owned and managed, and form part of a Conservation Area, the environment is in good condition. There have been some changes to buildings, building extensions and new buildings, but this has generally been in accordance with local styles and materials. The single character area within the type (ISA: Eton College) as judged to be an intact example of the type.

**Forces for Change**

Overall, the Collegiate townscape type appears to be stable in terms of change. However, some limited forces for change were evident during the site visit and are identified as follows:

- Presence of modern ancillary buildings, some of which have ignored the scale, form and style of historic buildings.
- Replacement of heritage materials with newer materials e.g. concrete kerbs or tiles.
- Pressures for parking resulting in a dominance of cars on the street.

**Guidance/Opportunities**

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

- Reflect the large scale block pattern, with large scale detached buildings orientated at various angles within irregular plots.
- Maintain and create new glimpsed and framed views down alleyways and through doorways.
- Conserve the palette of local red brick and stone, with slate and tile roofs. Seek to reinstate these features when lost.
- Conserve traditional boundary treatments such as local brick walls or cast iron railings.
- Reflect the eclectic and varied built vernacular, especially the character of front elevations and roofscape. Seek to retain active frontages to the street.
- 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 College buildings).
- Take account of physical and visual links to the surrounding countryside.
- 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.
- Use a coordinated approach to street furniture and signage.
- Retain important trees, including those on tree lined roads and lanes, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.
- Use a coordinated approach to tree planting, in terms of species palette and stature, considering the planting of larger trees in key visual locations.
Character Areas

15A Eton College

This townscape type is unique to Eton College, which is part of Eton Conservation Area. It lies within the northern part of Eton’s settlement boundary, north of the Barnes Pool Bridge. It is located on a solid geology of Reading Beds, on a flat open floodplain north of the river Thames. Eton College’s perception of being part of a small town on the River Thames is reinforced by being surrounded by open space, which still retains unenclosed Lammas land, providing a rural setting to the College. The College is interspersed with trees, private court yards and small gardens, which form part of Eton College historic park/garden. The gardens contain several specimen trees that contribute to views of the College buildings. Many of the alleyways that criss-cross the College are also tree-lined. The vitality of the College is most strongly felt during school term, when large numbers of students permeate through the area, dressed in their distinctive uniforms. This sense of vitality is enhanced by College grounds staff cycling between buildings, making deliveries. In addition, there is a large amount of pedestrian usage of the main college street by tourists. The whole area falls within EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management.

All of the above generic guidance above applies to this area. One of the principal areas for enhancement 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, ensure the historic gateways at Folly Bridge and Slough Road continue to provide key ‘arrival’ points into the historic core of Eton. Ensure that changes (e.g. to building massing and scale, roovescape and pitches, or relationship of buildings to space) do not detract from Eton College Chapel and the Memorial buildings at Windsor Road/Common Lane junction, as landmarks and conserve the node in front of Eton College Chapel as a point of focus in the townscape. Ensure the Barnes Pool Bridge continues to be readable in the townscape as an historic gateway between Eton Town Historic Core and Eton College. Maintain views of Eton College Chapel and Windsor Castle across the playing fields from Fifteen Arch Bridge. Consider the appearance of the settlement in views from Windsor Castle and across the floodplain (including South Field). Ensure that any changes are sympathetic to the historic park/garden at Eton College. In addition, refer to the Eton Conservation Area Appraisal for further more detailed guidance.
## 16: LARGE INSTITUTIONAL DEVELOPMENTS

**Key Characteristics**

- This type comprises institutional developments, often of a scale which contrasts markedly with adjacent developments.
- Buildings include hospitals, barracks, emergency services and racecourses.
- The large scale of built development is matched by that of the surrounding open space, with greenspace, courtyards, forecourts and car parks all present.
- Principal buildings are often set back from street frontages, with smaller scale buildings or boundary walls to the street with formal entrances.
- Architectural idiom varies widely across the type, but includes ornate Victorian styles juxtaposed with contrasting contemporary buildings.
- The use of severe, utilitarian or monumental, and occasionally decorated facades creates a distinct identity.
- Glimpsed views are available from public roads to the ‘private’ grounds of the institutions.
- Busy and active urban environments, although activity is often sporadic or seasonal e.g. at the racecourse and barracks.
A. DESCRIPTION

Location/distribution of type

Large institutional developments are located throughout the Borough, but are particularly associated with the larger settlements (Windsor and Maidenhead), as well as the racecourse at Ascot.

Physical Influences

The underlying geology and soils are rarely expressed in townscape character. However, in some instances, open greenspace within the grounds of institutions provides references to the underlying geology e.g. oaks, beech and ash on clay, and pines or more ornamental species such as Cedar of Lebanon on sands. Topography underlying this type tends to be flat or gently undulating and therefore does not greatly influence the urban form.

Human Influences

The type bears witness to a relatively long history of built development, alteration and redevelopment, with developments within this type often originating in the 19th Century or earlier and being subsequently adapted, amended, added to or re-built. As such character is eclectic and varied, with contrasting built periods and styles juxtaposed in close proximity.

Developments often originate from the 19th Century and earlier, for example at Ascot Racecourse. [1891-1912 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].

Townscape Character

Land Use/Image

Land use is institutional and includes hospitals, military barracks, emergency services and racecourses. Buildings are often large in scale and clearly distinct from surrounding buildings, in terms of proportions, materials and aesthetic. The use of severe, utilitarian or monumental, and occasionally decorated facades create a distinct image.

Urban Form

Development is usually located alongside main roads leading into settlement centres. Principal blocks (equivalent to 3-5 storeys) are set well back from the street, although smaller buildings (equivalent to 2 storeys) may front directly onto the street. Street frontages are defined by high walls, railings or hedging.

Buildings are often large in scale and clearly distinct from their surrounding townscape, as in this example from Windsor.
Large buildings are set back from the street frontage (Ascot Racecourse).

**Built Form & Architecture**

Architectural idiom varies widely across the type, but includes ornate Victorian styles juxtaposed with contrasting contemporary buildings. A variety of roof pitches and features such as gables and cupolas create visual interest on older buildings. More modern ancillary development is of a much more simple, utilitarian character with ‘box’ forms and flat roofs.

Buildings vary in age and style across the type, but are consistent in their large scale (Maidenhead).

**Public Realm & Streetscape**

This is essentially a closed, private environment. Interface with the public streetscape is defined by imposing frontage buildings, brick walls or railings. Paving materials to the public streetscape are modern e.g. tarmac with concrete kerbs and do not generally reflect the historic built fabric/façade development.

Developments often have imposing frontages and a private character, as in this example from Windsor.

**Open Space/Greenspace**

Most open space with this type is in private ownership. The predominant character of open space is functional and utilitarian, with large areas of open space given over to car parking. Hard landscape also includes paved courtyards/ forecourts. Surfaces are typically tarmac and gravel bonded tarmac, with a lighter coloured finish.

‘Soft’ open space includes mown lawns and mature trees, sometimes of a parkland character.
Views/Landmarks

Glimpsed views are available from public roads to the ‘private’ grounds of the institutions, e.g. courtyards and forecourts and car parks, and associated visual clutter including signage and vehicles.

Key frontage buildings form landmarks e.g. at Ascot Racecourse.

Experience

These are busy and active urban environments, although activity is often sporadic or seasonal e.g. at the racecourse and the barracks. The variety of built detail adds to the visual interest of the townscape. Spatial relationships are rarely of a ‘human’ scale and can be experienced as imposing or uncomfortable.

Architectural detailing contributes to visual interest, as seen here at Ascot.

B. EVALUATION

Condition

The condition of the urban environment associated with this type is variable depending on the nature of the institutional use. Privately owned institutional properties are often in a good, well maintained condition, with prestigious, landmark buildings adding to this quality. Forecourts and open spaces are simple, neat, uncluttered and generally well managed. In contrast public sector institutional developments have a more neglected air, due to the more piecemeal character of development, and the lower grade of materials used for buildings and open spaces.

In spite of successive high profile redevelopments and provision of new facilities the type has often retained areas of intact Victorian development.

One character area within this type (16C: King Edward VII Hospital) is judged to be in particularly good condition/to be an intact example of the type.

Forces for Change

This townscape type is often evolving and has undergone much change and redevelopment. The stability of character is therefore variable.

Forces for change which were evident during the site visit were identified as follows:

- Redevelopment and re-siting of original infrastructure (e.g. re-location of stands at Ascot Racecourse) and associated implications for spatial character.
- Incremental redevelopments and additions have resulted in a variety of scales, orientations and use of materials in some areas.
- The use of temporary buildings in education and health institutions.
- Modern ancillary buildings which have ignored the original scale/architecture.
- Low grade of materials used for open spaces and paving in public sector institutional developments.

Guidance/Opportunities

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

- Retain remaining 19th Century buildings. Ancillary buildings and development in the surrounding area should seek the
integration of historic buildings and use a complementary palette of materials.

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

- Give consideration to the planting of larger trees at key visual locations and where they would help soften the appearance of larger buildings and areas of hardstanding.

- Development and management measures should seek to enhance the hard landscape, introducing a simple, coordinated and unified palette of materials and street furniture.

- Use design to create visual interest including the use of subtle variation in heights and roof pitches, in addition to the use of detailing to articulate building facades. The apparent scale of large buildings may be reduced through the use of a light, muted palette of earth and sky colours.

- Use master plans to ensure coordinated long-term development and management.
Character Areas

16A Victoria Barracks

This local character area comprises Victoria Barracks, built in 1853 and rebuilt in the 1980s, south of Windsor Castle. Located west of Sheet Street on a solid geology of Reading Beds, the Barracks sit within a residential context, surrounded by some of Windsor’s earliest suburbs to the east and south. The area abuts Windsor Historic Fringe to the north and west. The barracks have private character, entirely bound by high brick walls and guarded by armed forces. Principal buildings are set back from street frontages. Principal entrances are clearly marked by signage. Open space is defined predominantly by areas of car parking and a central lawned square.

All of the guidance above applies to this area. In particular, seek to enhance streetscape character with a more unified palette of paving materials that are sympathetic to the surrounding Historic Core (Area 1B), Georgian Suburbs (Area 4B) and Victorian and Edwardian Suburbs (Area 6H). Typical tree species on clay substrate in the Windsor area include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.

16B Combermere Barracks

This local character area comprises Combermere (Cavalry) barracks, home of the Household Cavalry. The barracks were built along St. Leonard’s Road in the early 19th century, south west of Windsor Castle, on a solid geology of London Clay. The barracks were redeveloped in 1953. Built form is characterised by simple, rectangular three to five storey buildings with a regular layout. Open space is defined predominantly by areas of car parking, squares and courtyards between buildings. Aside from King Edward VII Hospital (east of the area), the barracks sit within a residential context. Principal buildings are set back from street frontages; entirely bound by high brick walls and steel fences. Open space is not visible from the street; however trees within the barracks contribute to the streetscape.

All of the guidance above applies to this area. Typical tree species on clay substrate in the Windsor area include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.
16C King Edward VII Hospital

This local character area comprises King Edward VII Hospital, which was built in 1909 on the junction of St. Leonard's Road and Frances Road. The main hospital building comprises a three-bay pediment, mansard-tile roof and circular domed turret crowning the roof. It provides a key focus in views from nearby roads. However, the building’s foreground (including a statue) is dominated by car park. Considerable contrast is created by the juxtaposition of this early 20th Century building and the modern ancillary development which is of a simple, utilitarian character with ‘box’ forms and flat roofs.

All of the guidance above applies to this area, with particular reference to conserving the setting of older buildings and enhancing the quality of open spaces and the public realm. Typical tree species on clay substrate in the Windsor area include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.

16D The Princess Margaret Hospital

This local character area comprises The Princess Margaret Hospital; a late post war infill development built along Osborne Road, south of Windsor Castle. The hospital was built on former playing fields, opposite large 19th century villas, which form part of Windsor’s Leafy Residential Suburbs townscape type. Open space is defined by large areas of car parking to the front and rear of the hospital; which is softened by perimeter mature tree planting. Street trees along Osborne Road strongly contribute to the streetscape. This hospital forms part of the Inner Windsor Conservation Area.

All of the guidance above applies to this area, with particular reference to conserving the leafy character of Osborne Road. Maintain trees as part of the streetscape, using smaller species where space is tight or where larger trees may damage buildings. Typical tree species on clay substrate in the Windsor area include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder. Refer to the Inner Windsor Conservation Area Appraisal for further guidance.
16E Alma Road, Windsor

This local character area comprises the Metropolitan Police headquarters, East Berkshire College and Windsor Fire Station, along Alma Road and Hawtrey Road. The area includes late post war infill developments built on former open space (including allotment gardens) associated with Imperial College and Holy Trinity Church. The area is split by large Victorian houses lining Alma Road, which form part of Windsor’s Leafy Residential suburbs. Considerable contrast is created by the juxtaposition of Victorian residential development with this later and modern development, which is of a different scale and vernacular. Modern development is of a simple, utilitarian character with ‘box’ forms and flat roofs, surrounded by parking and small courtyards. Street trees along Alma Road strongly contribute to the streetscape.

All of the guidance above applies to this area, with particular reference to conserving the leafy character of Alma Road. Maintain trees as part of the streetscape, using smaller species where space is tight or where larger trees may damage buildings. Typical tree species on clay substrate in the Windsor area include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.

16F St John Ambulance, Maidenhead Road

This local character area comprises St John Ambulance Hall and grounds, built on the flat floodplain south of Clewer Village. The character area falls within EA Flood Zone 3 (high risk of a future flooding event), which may have implications for future management. Development is of a simple, utilitarian character with ‘box’ forms and flat roofs, surrounded by parking and large areas of open spaces, including several outdoor tennis courts and lawn areas. Mature trees (limes) along Maidenhead Road are an important feature of the streetscape.

All of the guidance above applies to this area, with particular reference to conserving the street trees along Maidenhead Road. In addition to this, sustainable urban drainage systems (to assist in flood management) 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.
17: INDUSTRIAL AND COMMERCIAL ESTATES

Key Characteristics

- Low density industrial and commercial development including industrial estates, business parks and offices.
- Development is within large plots, accessed by roads terminating in dead ends.
- Built form is large scale and simple, often comprising rudimentary sheds together with smaller subsidiary office buildings to street frontages and at entrances.
- Boundaries are delineated by palisade fencing and other security fencing including stout timber close board fencing and chainlink fencing topped with barbed wire.
- Open space includes car parking and ornamental landscape schemes in communal areas.
- Materials palette is simple, with steel framed sheds clad with metal sheet cladding, dark wire cut brick and asbestos roof tiles, in addition to concrete and yellow brick for office buildings. Business park developments include plate glass and stainless/painted steel construction.
- Surfaces are mainly tarmac, in situ concrete and DOT Type 1 (crushed stone) with concrete kerbs. Modern business parks use more ‘designed’ hard materials including concrete flags and block paving.
- Views are kept short by large buildings.
A. DESCRIPTION

Location/distribution of type

This type is located in discrete areas within a number of major settlements within the borough, including Maidenhead and Windsor.

Physical Influences

Underlying physical landscape characteristics do not heavily influence the character of the type. Bedrock geology is highly variable with settlements in the southern part of the Borough characterised by Bagshot Beds, settlements adjacent to the Thames around Windsor on London Clay, and to the north on chalk, associated with the scarps rising from the Thames. On the Bagshot Beds, the geology and associated sandy soils are expressed through vegetation including Scots Pines.

Topography underlying this type tends to be flat or gently undulating and therefore does not greatly influence the urban form.

Human Influences

The type evolved in a number of ways – some areas evolved on the site of railway sidings and goods yards/depots, while other areas evolved on poor quality or undesirable land (for example in floodplains, or alongside major roads) to provide sources of employment for nearby residential areas.

Townscape Character

Land Use/Image

Land use is predominantly focused in the industrial, commercial and business sectors. Gas holders and related infrastructure are also present.

This example from Sunninghill (Bridge Road) shows the presence of industrial infrastructure, such as gas holders.

Urban Form

Development is within large plots, accessed by roads terminating in dead ends, and typically has its back to residential areas. The scale of built development is large, typically 2-3 commercial storeys (approximately 9-12 metres) in height. Buildings are arranged as large, regular and often repetitive blocks, of relatively uniform height and simple rectangular form within each estate. There are generally large spaces between buildings resulting in a low density of development.

Built Form & Architecture

Built form and architecture is characterised by 20th Century industrial and employment development. Built form is simple and includes large sheds, often steel framed and
clad in corrugated sheet metal or otherwise built of dark, wire cut brick. Roof materials are typically asbestos roof tiles for 1930s or 1940s buildings, or sheet metal cladding systems for newer development. More recent business park type development has more architectural details and uses a lighter palette of building materials including aluminium cladding and light coloured brick.

Buildings are large and often simple in form (South Ascot).

Utilitarian structures including gas holders form another distinctive and prominent component of the built form.

A number of the industrial estates have been partly redeveloped as business parks and office/campus type developments. Modern, large scale 2-3 storey plate glass and steel buildings are often present in these developments.

Newer business parks include buildings constructed from glass and steel (Maidenhead).

Public Realm & Streetscape

Some estates are inaccessible due to the presence of steel palisade, barbed wire topped security fencing, and substantial timber close board fencing. In publicly accessible estates, the distinction between public and private realm is often blurred due to the use of a single type of paving surface and the lack of distinction in levels between private land, communal areas and public streets.

The streetscape is characterised tarmac streets with concrete kerbs and tarmac pavements. Block paved areas are common in newer business parks. Parking is often on streets or in communal parking bays.

Street trees are uncommon; however communal areas are often landscaped with ornamental planting, particularly in more modern business parks.

Open Space/Greenspace

Open space is generally planned into each estate and consists of areas of hardstanding (often given over to car parking), grass verges and communal landscaped areas. The planting is ornamental in character and often bears no relation to underlying landscape character. Industrial areas are often surrounded by amenity planting of fast growing species such as Lombardy Poplar.

Planting is ornamental in character, as in this example at Maidenhead.

There are occasional remnant native trees which are remnants of the former landscape structure and provide links to the underlying geology and soils.

Views/Landmarks

Views are often framed by industrial buildings and limited by development and
fenced boundaries within the industrial estates. The foregrounds to most views are characterised by fencing (an eclectic range of boundary treatments including palisade fencing and chainlink with barbed wire), car parking and signage.

Due to the consistency in character of built form within each estate, landmarks are not a feature of the Industrial and Commercial Estates.

**Experience**

Due to the influence of vehicular movement this is an active environment during the day. The presence of tall boundary fences contributes to a slightly threatening character, particularly at night. These are inward-looking developments – buildings typically have their backs to adjacent residential areas.

**B. EVALUATION**

**Condition**

Industrial and commercial land uses have varied levels of management with some areas in poor condition, although more recent business park developments show a higher level of landscape management. Within the older developments verges and boundaries are often in neglected condition. Older buildings often have a weathered appearance, particularly where non-galvanised or ferrous metals have been used for cladding/framing. There are no areas that are in particularly notable for their condition or intactness within the Windsor settlement group.

**Forces for Change**

Stability of this type is variable, with redevelopment and upgrading of existing sites often visible.

Key forces for change which were evident during the site visit are as follows:

- Continued extension and expansion of existing industrial estates, in particular to cater for more ‘prestigious’ business park type development, including some larger scale buildings. This includes intensification of land uses within existing industrial estate footprints.

- Incremental redevelopments and additions have resulted in a variety of scales, orientations and use of materials.

- The low level of maintenance to building elevations, site boundaries and verges in older estates result in continuing gradual decline in condition.

- Ongoing repairs/replacement of streetscape features e.g. paving and infrastructure such as gas and water mains.

- Gradual/piecemeal intensification of parking, which has occupied all areas of open land up to building footprints.

**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 should aim to enhance landscape and boundaries. Soft boundary treatments including hedges are encouraged. In such instances security fencing should be screened by planting.

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

- Consider the planting of larger trees at key visual locations and where they would help soften the appearance of larger buildings and areas of hardstanding.

- Development and management decisions should seek to reduce the impact of parking provision and access through sensitive design. Parking areas should be provided behind and to the side of buildings to help reduce its dominance from public areas, particularly from outside the estate (e.g. from adjacent residential areas). Consideration should also be given to landscape planting to frame or ‘foil’ parking areas.

- The establishment of new and improved pedestrian and cyclist routes.

- Use design to create visual interest including the use of subtle variation in heights and roof pitches. The apparent scale of large buildings may be reduced through the use of a light, muted palette of earth and sky colours in material finishes.

### Character Areas

#### WINDSOR GROUP

There are 4 local character areas in the Windsor Group – they occur in Datchet and Windsor (there are none in Eton, Eton Wick, Windsor, Old Windsor or Wraysbury).

17A  Datchet Rail Sidings
17B  Inner Windsor
17C  Maidenhead Road, Windsor
17D  Dedworth Road, Windsor

These areas tend to be located alongside the railway, or on the outskirts of settlements. Areas 17A and 17B fall within Environment Agency Flood Zone 3 (high risk of flooding event) which may have implications for future management.

These areas are typical of the generic industrial and commercial estates type in terms of urban form, with development in large plots, accessed by roads terminating in dead ends. Areas 17A, 17B and 17D comprise 1960s/1970s style brick buildings in mixed business and light industrial use (see photos below). Area 17C Maidenhead Road, Windsor is a modern business park development containing contemporary plate glass, concrete and stainless steel buildings. Open space within this area is particularly well cared for with clipped hedges and manicured lawns. Area 17B Inner Windsor is notable for its location close to the centre of Windsor, alongside the railway arches carrying the Windsor-Slough railway line (a listed structure).

All of the generic guidance applies to these areas. In particular, in Area 17, seek to use landscape design to enhance the relationship of car parking to frontages. In Area 17B, conserve the railway arches carrying the Windsor-Slough railway line and seek opportunities to make the most of this structure in the townscape by integrating modern design that makes innovative use of the structure and responds well to its scale and detailing.
Typical tree species on the clay substrate in Windsor and Datchet include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.

**Photographs of character areas**

- Area 17A Datchet Rail Sidings
- Area 17B Inner Windsor
- Area 17C Maidenhead Road, Windsor
- Area 17D Dedworth Road, Windsor
5. USING THE ASSESSMENT

5.1. This assessment provides a comprehensive characterisation of the settlements within the Royal Borough of Windsor and Maidenhead. The assessment aims to:

- provide a tool for decision making in the development control process;
- inform planning policy formation;
- guide management decisions;
- form an information source for further work e.g. Area Action Plans, development briefs, and more detailed guidance on specific subjects.

5.2. Government guidance requires that plans, including Local Development Frameworks should be “objective led” and to this end the assessment provides clear statements of what needs to be done to deliver conservation, enhancement or restoration of the townscape.

5.3. It is proposed that this work will be an important part of the evidence base supporting the policies within the Local Development Framework (LDF) and will therefore be an initial information source for individual planning applications. The assessment will need to be used in conjunction with the saved policies of the Local Plan, the emerging LDF, and other adopted planning policy and guidance.

5.4. First and foremost, the assessment is intended to be a useful source of information for all those that are involved in the development process or the management of the public realm. The assessment is not prescriptive but does recommend principles which should be carefully considered. It should be read in conjunction with other characterisation assessments such as Conservation Area Appraisals and Village Design Statements, and does not replace the need for qualified design advice from architects, urban designers, landscape designers and planners. The flow chart overleaf provides a process to assist those using the report in relation to development control decisions.
**STEP 1**
COLLECT INFORMATION

**STEP 2**
IDENTIFY SIGNIFICANT TOWNSCAPE CHARACTERISTICS AND SENSITIVITIES

**STEP 3**
DETERMINING POTENTIAL EFFECTS ON CHARACTER

**STEP 4**
USING INFORMATION IN DECISION-MAKING

**LOCATION**
Identify geographical location of the development (using maps in the relevant Volume of the townscape report)

**SETTLEMENT**
Identify which settlement the development is located within

**CHARACTER TYPE / AREA**
Identify which townscape type / character area the development is located within

**FOR RELEVANT SETTLEMENT**
Use relevant Volume to identify:
- urban structure
- values
- guidance/opportunities

**FOR RELEVANT TOWNSCAPE TYPE / AREA**
Use relevant Volume to identify:
- character
- condition
- guidance/opportunities

**DEVELOPMENT**

**EFFECT ON TOWNSCAPE CHARACTER**
- Does the development affect the urban structure?
- Does the development affect values?
- Does the development comply with the guidance for the settlement?
- In what ways does the development fit with the character of the type/area?
- Does the development comply with guidance or offer opportunities to implement the recommendations?

**SUMMARY OF EFFECTS ON CHARACTER**
- Development enhances character and quality
- Development adversely affects character and quality

Use information in the guidance to attach relevant conditions
Use answers to questions above to justify decision or recommend an alternative scheme
Appendix 1: Glossary
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>‘Ancient Lights’</td>
<td>Used on older buildings to denote an historic easement for windows/natural light which should not be breached by taller development.</td>
</tr>
<tr>
<td>Ashlar</td>
<td>Masonry of large blocks wrought to even faces and square edges.</td>
</tr>
<tr>
<td>Bay window</td>
<td>Window of one or more storeys projecting from the face of a building. (Canted = straight front and angles sides; Bow = curved; Oriel = rests on brackets and starts above ground level).</td>
</tr>
<tr>
<td>Blockwork</td>
<td>Use of large blocks for walling as opposed to bricks. Blocks with a decorative finish are often referred to as ‘fair face’ blockwork.</td>
</tr>
<tr>
<td>Built form</td>
<td>The characteristic nature of built development.</td>
</tr>
<tr>
<td>‘Bull nose’ windows</td>
<td>Circular feature windows, often seen on arts and crafts/‘garden city’ or garden suburb houses of the pre war period.</td>
</tr>
<tr>
<td>Burgage plots</td>
<td>Enclosed plots or divisions of manorial open fields within the medieval Open Field System.</td>
</tr>
<tr>
<td>Corinthian</td>
<td>One of the Graeco classical architectural orders, with columns defined by elaborately carved ‘acanthus’ heads.</td>
</tr>
<tr>
<td>Crucks</td>
<td>Of timber framed buildings: large principal timbers used to form an ‘A frame’ and to create the structural integrity in earlier medieval timber framed buildings</td>
</tr>
<tr>
<td>Cupola</td>
<td>A small dome on a circular or polygonal base crowning a roof or turret. Often covered with lead flashing or weathered copper sheet.</td>
</tr>
<tr>
<td>Density</td>
<td>The concentration of building units within a certain area (PPS 3 indicates that 30 dwellings per hectare (dph) net should be used as a national indicative minimum). NB net density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided, PPS3.)</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
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<td>---------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Dispersed</td>
<td>Of a settlement: Scattered/open form</td>
</tr>
<tr>
<td>Doric</td>
<td>One of the Graeco-classical architectural orders, with columns defined by simple, severe ‘drum’ heads.</td>
</tr>
<tr>
<td>Dormer window</td>
<td>Window projecting from the slope of a roof.</td>
</tr>
<tr>
<td>DOT Type 1</td>
<td>Low grade crushed stone or ‘scalpings’ which are often used to form sub bases for paving and streets.</td>
</tr>
<tr>
<td>Double-fronted</td>
<td>Where the building façade extends to either side of the principal entrance. The arrangement may be either symmetrical or asymmetrical.</td>
</tr>
<tr>
<td>Drag faced</td>
<td>A technique for finishing bricks where a serrated wire is used to cut the bricks, giving a rough textured effect. Often used on early postwar dwellings.</td>
</tr>
<tr>
<td>Edwardian</td>
<td>The era between 1901-1910/1914.</td>
</tr>
<tr>
<td>Engineering brick</td>
<td>Dense, highly vitrified and very durable brick, in dark blue/purple/plum colours. Often used for railway infrastructure and paving.</td>
</tr>
<tr>
<td>‘Eye brow’ windows</td>
<td>(Usually) upper floor windows partly recessed into the roofline with distinctive curve/bulge to roof tiling to accommodate.</td>
</tr>
<tr>
<td>Eyots</td>
<td>Wooded riparian islands, often characterised by willows/osiers</td>
</tr>
<tr>
<td>English bond</td>
<td>A pattern made from alternating courses of headers with courses of stretchers.</td>
</tr>
<tr>
<td>Faience</td>
<td>Vitrified enamel tile frontages often used for commercial frontages in the early 1900s.</td>
</tr>
<tr>
<td>Fanlight</td>
<td>Decorative glazing above the front door to a property, often evident to Georgian and Regency properties.</td>
</tr>
<tr>
<td>Fenestration</td>
<td>The pattern/arrangement and style of windows.</td>
</tr>
<tr>
<td>Ferrous</td>
<td>Of metals: Iron and related alloys such as steel; corrosive metals.</td>
</tr>
<tr>
<td>Figure: Ground</td>
<td>The relationship of built form to open space/areas.</td>
</tr>
<tr>
<td>Flemish bond</td>
<td>Brick bond where stretchers and headers are laid alongside one another.</td>
</tr>
<tr>
<td><strong>Term</strong></td>
<td><strong>Definition</strong></td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Gable</td>
<td>The triangular top section of a side wall on a building with a pitched roof that fills the space beneath where the roof slopes meet; or a triangular structure added to a building for decoration (e.g. over a door or window).</td>
</tr>
<tr>
<td>Gault brick</td>
<td>Brick made from Gault clay, giving a pale/grey or ‘white appearance when fired. Popular in the Victorian era.</td>
</tr>
<tr>
<td>Georgian</td>
<td>The era between 1714-1830. Buildings are characterised by a pared down, symmetrical and ordered classical style. The final incarnation (1820-30) is often referred to as Regency, and is more delicate, ornamented and ‘insubstantial’ in visual appearance. Early buildings of the Georgian period incorporated features associated with the Palladian style of the late 17th Century.</td>
</tr>
<tr>
<td>GIS</td>
<td>Geographic Information System - an information system for capturing, storing, analysing, managing and presenting spatial data.</td>
</tr>
<tr>
<td>Grain (urban grain)</td>
<td>Pattern of streets, buildings and other features within an urban area.</td>
</tr>
<tr>
<td>Half hipped roof</td>
<td>Where the gable ends of a roof are truncated/part sloped to the top.</td>
</tr>
<tr>
<td>Hipped roof</td>
<td>A roof with sloping ends as well as sides.</td>
</tr>
<tr>
<td>Idiom</td>
<td>(Of architecture). A visual style/image/appearance.</td>
</tr>
<tr>
<td>Indigenous</td>
<td>(Of building materials) Specific to a given locality/place.</td>
</tr>
<tr>
<td>Intervisibility</td>
<td>The property of visibility from two or more points/references.</td>
</tr>
<tr>
<td>Interwar</td>
<td>The era between 1918-1939.</td>
</tr>
<tr>
<td>Ionic</td>
<td>One of the Graeco-classical architectural orders, with columns defined by simple, scrolled heads.</td>
</tr>
<tr>
<td>Isovist</td>
<td>Intervisibility expressed in graphical form e.g. the extent of visibility, by projecting the extents of a building façade or a space outwards.</td>
</tr>
<tr>
<td>Jacobean</td>
<td>The final incarnation of Tudor architecture (late 16th/early 17th Century), much imitated in mid/late Victorian house building.</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
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</tr>
<tr>
<td>Knapped flint</td>
<td>Split flints arranged with split face exposed for decorative effect e.g. in a wall.</td>
</tr>
<tr>
<td>Lammas land</td>
<td>A class of commonable land, normally meadow, communally held and managed for part of the year, but open to commonable animals when harvest is over (historically between Lammas Day: 1 August and Lady Day: 25 March) (British Agricultural History Society, <a href="http://www.bahs.org.uk/09n2a5.pdf">http://www.bahs.org.uk/09n2a5.pdf</a>).</td>
</tr>
<tr>
<td>Landmark</td>
<td>A prominent structure or geographical feature that identifies a location and contributes positively to the townscape.</td>
</tr>
<tr>
<td>Lime wash</td>
<td>Thin layer of lime plaster render.</td>
</tr>
<tr>
<td>Linear</td>
<td>A settlement form where development is centred on one street, often with little depth and building pulled close to street frontages</td>
</tr>
<tr>
<td>London stock</td>
<td>Bricks made of London Clay. Usually have a warm yellow appearance when fired.</td>
</tr>
<tr>
<td>Medieval period</td>
<td>From 1066 (Norman Conquest of England) to the 16th century.</td>
</tr>
<tr>
<td>Node</td>
<td>A junction or intersection formed perhaps historically e.g. by a market cross or milestone, a place where people congregate e.g. market/urban square or urban green.</td>
</tr>
<tr>
<td>Nolli Map</td>
<td>A figure ground map (named for Giambattista Nolli)</td>
</tr>
<tr>
<td>Mansard roof</td>
<td>A roof that slopes on all four sides, with each side divided into a gentle upper slope and a steeper lower slope.</td>
</tr>
<tr>
<td>‘Metropolitan’</td>
<td>Relating to the suburban style of domestic architecture prevalent during the interwar period (1918-39).</td>
</tr>
<tr>
<td>Mullion</td>
<td>The vertical dividing bars of a window.</td>
</tr>
<tr>
<td>Nucleated</td>
<td>A radial settlement form (depth).</td>
</tr>
<tr>
<td>Pebble dashing</td>
<td>A type of render where aggregate is thrown at a wet plastered wall to create a textured effect. Often seen on interwar period houses.</td>
</tr>
<tr>
<td>Polychrome</td>
<td>(Of brickwork). Use of multicolour brickwork in geometric patterns for decorative effective, for example</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>courses of gault brick/London stock or</td>
<td>‘headers’ juxtaposed/contrasting with the principal coloured bricks for the face. Popular for higher status buildings in the Victorian era when an increasingly wide materials palette was available.</td>
</tr>
<tr>
<td>blue brick</td>
<td></td>
</tr>
<tr>
<td>Regency</td>
<td>Styles of architecture and design in Britain in the period 1800-1830 forming a natural continuation of the Georgian style. Typically classical in nature comprising brick buildings covered in stucco or painted plaster with fluted Greek columns and painted cornices.</td>
</tr>
<tr>
<td>Riven stone</td>
<td>Where stone is cleft or split along the ‘grain’ as in case of York stone paving.</td>
</tr>
<tr>
<td>Roman cement</td>
<td>Another word for stucco or decorative plaster, particularly where it used to be used to create the illusion of carved/moulded stonework or ashlar.</td>
</tr>
<tr>
<td>Sand faced</td>
<td>Of bricks: where sand is scattered over brick faces before firing, to give a decorative texture when burnt.</td>
</tr>
<tr>
<td>Streetscape</td>
<td>The elements within and along a street that define its appearance, identity, and functionality, including adjacent building frontages, street furniture, trees, pavement treatments, and roads.</td>
</tr>
<tr>
<td>Stretcher bond</td>
<td>A brick bond/pattern with each course made entirely of brick laid end to end.</td>
</tr>
<tr>
<td>Stucco</td>
<td>Fine lime plaster worked to a smooth surface.</td>
</tr>
<tr>
<td>Suburb</td>
<td>A residential district on the outskirts of a city or town.</td>
</tr>
<tr>
<td>Tegula</td>
<td>A form of modern sett paver, made of concrete, often coloured and in variety of sizes. Used in modern heritage paving schemes from the late 20th Century.</td>
</tr>
<tr>
<td>Townscape character</td>
<td>The distinct, recognisable and consistent pattern of elements that occur in a particular townscape and how these are perceived. It reflects particular combinations of geology, landform, land use, morphology and building types.</td>
</tr>
<tr>
<td>Townscape character types (borough level)</td>
<td>Distinct types of townscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different settlements across the Borough, but share broadly similar combinations of</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
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<td>-------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>land use, morphology and building types.</td>
<td></td>
</tr>
<tr>
<td>Townscape character areas (borough level)</td>
<td>Single unique areas that a discrete geographical area of a particular townscape type.</td>
</tr>
<tr>
<td>Transom</td>
<td>A horizontal dividing bar for a window.</td>
</tr>
<tr>
<td>Vernacular</td>
<td>The local architecture of a place or people.</td>
</tr>
<tr>
<td>Victorian period</td>
<td>The period from 1837 to 1901.</td>
</tr>
<tr>
<td>Wattle and daub</td>
<td>The characteristic infill of medieval timber framed buildings, using woven willow/hazel wands or timber laths, and then plastered with horse hair and or lime plaster.</td>
</tr>
<tr>
<td>Wire cut</td>
<td>Bricks finished by being cut by wire, giving smooth sides. Used on modern (mid 20th Century and later) properties.</td>
</tr>
<tr>
<td>York stone</td>
<td>A type of hard sandstone from the Yorkshire Dales, of warm gold colour. Very durable and often used for street paving prior to the early/mid 20th Century.</td>
</tr>
</tbody>
</table>
Appendix 2: Field Survey Form
RBWM TOWNSCAPE: FIELD SURVEY SHEET – SETTLEMENT LEVEL

Photograph Nos:______________
Date:______________________
Weather:___________________

SETTLEMENT:

LOCATION AND SETTING (including urban edges and links to the RBWM landscape character areas)

URBAN STRUCTURE

Historic routes:

Historic gateways:
Nodes:

Landmarks:

Key views:

KEY ISSUES (settlement level)
RBWM TOWNSCAPE: FIELD SURVEY SHEET – TYPE LEVEL

Photograph Nos: ________________
Date: _______________________
Weather: ____________________

TOWNSCAPE TYPE:

LOCATION/DISTRIBUTION OF TYPE

PHYSICAL INFLUENCES
Underlying geology
________________________________________________________________________
________________________________________________________________________

Underlying topography
________________________________________________________________________
________________________________________________________________________

Do underlying physical influences affect the character of the townscape (e.g. in the case of a floodplain or steep valley?)
________________________________________________________________________
________________________________________________________________________

_________________________________________________________
**HUMAN INFLUENCES**

Evidence of evolution of the urban form (and key visible historic components)

Period of predominant character (age of built environment)

**TOWNSCAPE CHARACTER**

<table>
<thead>
<tr>
<th>Key characteristics &amp; distinctive features (including contribution to overall character)</th>
<th>Condition/ sensitivities incl. examples</th>
<th>Forces for change (mechanisms, evidence, will change result in positive, negative or neutral impacts?)</th>
<th>Opportunities/ Guidance (design principles for development and opportunities for enhancement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use/Image</td>
<td>N/A</td>
<td>User conflicts?</td>
<td></td>
</tr>
<tr>
<td>Urban Form</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Roads – hierarchy and character</strong> (cul-de-sacs/main through routes; stone/concrete kerbs/no kerbs, unmarked/marked etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Nodes (concentration of activity and routes)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Enclosure &amp; Street Proportions</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block Pattern (including plot form and building lines)</td>
<td>Other infrastructure (e.g. rail, canal, bridleway, footpaths)</td>
<td></td>
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</tr>
<tr>
<td>3D Massing – scale and density of buildings</td>
<td></td>
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</tr>
<tr>
<td>Built Form &amp; Architecture</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Building types - architectural form, age,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>style &amp; materials</td>
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<tr>
<td>Frontages to street – incl. fenestration, doorways &amp; porches, rhythm and pattern of facades</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>-------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roofscape – incl. style, rhythm, details, materials etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Realm &amp; Streetscape</td>
</tr>
<tr>
<td>---------------------------</td>
</tr>
<tr>
<td>Public/private realm interface – do buildings present backs or fronts to public realm?</td>
</tr>
<tr>
<td>Boundaries and edges, paving materials, street furniture, lighting</td>
</tr>
<tr>
<td>Trees and their contribution to the streetscape (including street trees, trees on verges etc)</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Open space/Greenspace</td>
</tr>
<tr>
<td>----------------------</td>
</tr>
</tbody>
</table>

<p>| Private gardens and their contribution to streetscape character (incl. vegetation types &amp; whether they respond to underlying influences such as geology and soils) |
|---|---|---|---|</p>
<table>
<thead>
<tr>
<th>Distribution of open spaces, interaction with built form &amp; contribution to character. (incl. biodiversity; and vegetation types &amp; whether they respond to underlying influences such as geology and soils)</th>
</tr>
</thead>
</table>
### Views/Landmarks

<table>
<thead>
<tr>
<th>Views and visual sequences incl. key views &amp; inter-visibility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landmarks/focal points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Experience</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Vitality/tranquility; comfort/threat</td>
</tr>
<tr>
<td>active/dead frontages?</td>
</tr>
<tr>
<td>Stimulating/boring</td>
</tr>
<tr>
<td>Day/night use (if possible)</td>
</tr>
</tbody>
</table>