



PLANNING & HOUSING OVERVIEW & SCRUTINY PANEL

TUESDAY, 26TH JANUARY, 2016

At 7.00 pm

in the

COUNCIL CHAMBER - TOWN HALL, MAIDENHEAD

SUPPLEMENTARY AGENDA

PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
5.	<u>DRAFT CONSERVATION AREA APPRAISAL, HOLYPORT - APPENDIX</u>	3 - 62

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Foreword

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By Councillor Derek Wilson

Lead Member for Planning

The Borough Council has carried out an appraisal for the Holyport Conservation Area and produced this appraisal document, which describes the important features and characteristics of the area and will be used when planning decisions are made that affect the area. The approach used follows advice set out in Historic England guidance.

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

The Holyport Conservation Area Appraisal also includes a Five Year Conservation Area Management Plan, which is intended to summarise the actions that the Council will take in the period to ensure that the character and appearance of the area are preserved or enhanced.

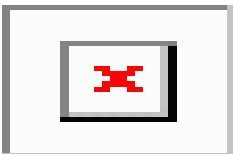
This draft version of this document will be subject to a public consultation exercise in early 2016 after which a final version will be published containing amendments to reflect feedback from the consultation.

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

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Introduction

Introduction

1 Introduction

What does Conservation Area designation mean?

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

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

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

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

- Local Authorities have general control over most complete demolition of buildings within conservation areas
- Local Authorities have additional control over some minor development
- Special provision is made to protect trees within conservation areas

1.5 When assessing planning applications, Local Authorities must pay careful attention to the desirability of preserving or enhancing the character and appearance of the conservation area and its setting.

1.6 In addition to statutory controls and national policy, the Local Authority can include policies in the Local Plan or Local Development Framework to help preserve the special character and appearance of conservation areas.

What is the purpose of a Conservation Area Appraisal?

1.7 The aim of the Appraisal is to:

- Identify the special architectural or historic interest and the changing needs of the conservation area
- Define the conservation area boundaries
- Increase public awareness and involvement in the preservation and enhancement of the area
- Provide a framework for informed planning decisions
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design

What is the status of this document?

1.8 Consultation draft

Planning Policy Context

1.9 The Development Plan sets out priorities and policies for development in relation to housing, business, infrastructure (such as transport, waste, and telecommunications), health, community facilities and services and the environment. For the purpose of S38(6) of the Planning and Compulsory Purchase Act (2004), the Development Plan for Windsor and Maidenhead consists of the Royal

1 Introduction

Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations adopted 2003), Maidenhead Town Centre Area Action Plan, Minerals and Waste Plans, South East Plan policy NRM6 - Thames Basin Heaths and adopted (or "made") neighbourhood plans.

1.10 The adopted Plan contains a suite of saved policies relating to the historic environment, including policies relating to conservation areas. The Local Planning Authority is currently reviewing the Adopted Local Plan with the aim of producing a borough local plan. This plan will set the long-term strategy for managing development and supporting infrastructure in the borough. It will set out where best to accommodate the homes, jobs and infrastructure we need in the most sustainable way and will include policy advice in relation to the historic environment.

In May 2010 the Government announced its intention to abolish Regional Strategies, including the South East Plan. The South East Plan was partially revoked on 25 March 2013. The Order revokes the Regional Strategy for the South East, published in May 2009, except for policy NRM6: Thames Basin Heaths Special Protection Area.

The current Minerals and Waste Plans for the Royal Borough are:

- *The Replacement Minerals Local Plan (Incorporating the Alterations Adopted in December 1997 and May 2001).*
- *The Waste Local Plan for Berkshire (adopted December 1998).*

There currently is one neighbourhood plan, the [Ascot, Sunninghill and Sunningdale Neighbourhood Plan](#) that has been made part of the development plan.

Background

1.11 The conservation area was designated in April 1968 and amended in October 1994.

Summary of Significance

2 Summary of Significance

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2.1 The Holyport Conservation Area is a settlement preserving a mix of historic buildings. The use of traditional building materials - timber, brick and clay tile - is a feature of the conservation area. The village preserves an important and distinctive layout and streetscape; scale, spacing, setting and design all contribute to the quality of the historic environment. There are important views along streets, between buildings and across open spaces. Away from the centre of the village, spaces between buildings and mature trees create a rural ambiance. The surrounding landscape of open fields is important in preserving the historic setting of the conservation area.

Location and Landscape Setting

3 Location and Landscape Setting

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Location and Activities

3.1 Holyport is a village in the civil parish of Bray. It is located in the green belt approximately two miles south of Maidenhead. The M4 motorway runs north and west of the village, with the River Thames approximately two miles to the east.

3.2 The conservation area boundary encloses not only the historic core of the village, but also a number of historic farms and manors on its periphery. The land around the village is extensively used for farming and equestrian purposes. The village is largely residential. There are no longer any retail shops within the conservation area; commercial premises are confined to two public houses and a care home.

Topography and Geology

3.3 Holyport is a low-lying settlement with poor drainage in an area of London Clay. The clayed alluvial soils and high groundwater keep the subsoil permanently wet. Drainage improvements have only limited effect as a result of poor outflow to the river. The Bourne rises in Winkfield to the south running quickly downhill across the impervious clays. This rapid run-off results in winter flooding and wetness at Holyport where the land is low and level. This limits the potential for arable crops; consequently the land has been extensively used for pasture. The Bray Drainage Act of 1818 improved what had previously been marsh at Holyport making this land viable for enclosure by local landowners.

Relationship of the Conservation Area to its surroundings

3.4 The settlement of Holyport is situated in an area of flat agricultural land between Windsor and Maidenhead. Abutting the northeastern side of the village is an area of new residential development which is effectively part of the Maidenhead Urban Area. Directly to the north of the Conservation Area is the M4 motorway which traverses in an east-west direction. To the south is agricultural land with areas of ancient woodland which are remnants of Windsor Forest. In addition there are two linear settlements to the south, Moneyrow Green and Sturt Green.

Historic Development

4

Historic Development

4 Historic Development

4.1 Excavations at Holyport in 1972 produced evidence for a group of dwellings that were preserved in peat and yielded wooden stakes and brushwood floors with grass-marked pottery typical of that period. This site was radiocarbon dated to about AD 753.

4.2 The earliest reference to a settlement named 'Horipord' is in the 13th century. The prefix 'Hori' may be from 'Horrig' meaning muddy which when combined with the suffix 'port' suggests the existence of a 'muddy market town' from early times, probably around The Green. Since the settlement is situated close to a road recorded in the Domesday Book, leading from Windsor to Reading, it is likely that it was a trading centre.

4.3 Holyport was a settlement within the Royal Manor of Bray. The surrounding land formed part of the Royal Forest. By the medieval period most of the land in Holyport was under the control of the Philberds Manor, which was situated in a compound at the northern end of Holyport Street. The only relic of its former existence and a subsequent mansion on the site, is the moat now located in the grounds of Lodge Farm to the north east of the Conservation Area. The existence of a number of "manor" houses in the vicinity of the village (Mores/Moor Farm, and Hyndens, now the modern Lynden Manor) probably provided residences for knights or officials associated with nearby Windsor Castle.

4.4 Enclosure of the open field system, common and waste lands began informally by agreement and was completed by Parliamentary Acts in 1786, 1813 and 1814. This resulted in the concentration of ownership in the hands of a small number of landlords. These benefited because their estates became more compact and cost effective. For small landowners the converse was the case. The loss of large areas of common land for pasture often made this way of life unviable.

4.5 The arrival of the Great Western Railway at Maidenhead allowed those who earned their wealth by commercial activity in London to maintain substantial houses in the countryside for weekend recreation.

4.6 Until the twentieth century the overwhelming majority of houses would have been rented or tied to the service of local landowners. The decline in the demand for agricultural and domestic labour resulted in the selling off of small houses and cottages and the beginning of the process of owner-occupation and gentrification.

Spatial Analysis

5 Spatial Analysis

5 Spatial Analysis

Spatial Analysis

5.1 Holyport never had a parish church as it was part of the parish of Bray. Its principal manor (Philberds) has been demolished. The physical evidence is the remains of a moat in the land to the north of Holyport Steet. Holyport Street would originally have linked the manor to the village green. It seems likely that the medieval houses in Holyport Steet and around the northern part of The Green would have stood in enclosed yards (toft) with small crofts behind for domestic food production.

5.2 On The Green this spacing is preserved in places, e.g. between The Rails and The George Inn (formerly a cottage). In Holyport Street these spaces between buildings have been infilled by later development, resulting in a much more dense streetscape. Other medieval houses and plots, particularly around The Green, have been developed and enlarged as substantial houses, e.g. Holyport House. This has resulted in the variety of scale, space and architectural style that is characteristic of the conservation area.

5.3 The L shaped village green is bisected along its long arm by the Ascot Road running southwest through the Conservation Area bounded by the wide spaces of The Green which is itself flanked on the western edge by the Bourne, a tributary of the Thames. A small group of houses set in extensive grounds lie at the south end of Ascot Road where it crosses Bourne Bridge.

5.4 At its northern extremity the Conservation Area features two farms, each set back from the Ascot Road. Both are centred around listed buildings dating from the 14th century (Moor Farm) and 17th century (Cresswells Farm) and perpetuating the names of two medieval manors.

5.5 Between these farms and The Green, the Ascot Road is flanked on its western edge by a variety of small, predominantly single storey houses set back from the road edge behind hedges and fences. On the eastern side the road is bounded initially by a hedge and then a high boundary wall. Moving further towards the centre of the village along the Ascot Road, a modern development, Hearne Drive is set back on the western side.

5.6 The other principal through-road, running approximately north-south through the Conservation Area, is Holyport Road continuing as Moneyrow Green Road south of the Green. On its northern entry point into the Conservation Area it has on its north western side the modern developments of Cadogan Close and Manor Way both of which are enclosed from the road by extensive boundary planting. There is a similar verdant boundary on the south eastern side of Holyport Road provided by the extensive grounds of the Lynden Manor complex. As the road continues south of The Green towards Moneyrow Green it is bounded on the west by the walled gardens enclosing Long Chase and Chuffs, and on the east by hedges.

5.7 Langworthy Lane lies to the south east of, and linked to, Moneyrow Green and Holyport Road. This road and Peters Lane, Gays Lane and Primrose Lane that lead off it, have a more rural and enclosed character than the other roads in the Conservation Area. Langworthy Lane is bounded by properties set in extensive grounds and enclosed by well planted boundaries and some high boundary walls.

Special Features of the Area

6 Special Features of the Area

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Building Types

6.1 The Holyport Conservation Area is characterised largely by domestic architecture across a wide range of dates and scales. In the heart of the village most houses are modest in scale. Medieval timber-framed hall houses are found in Holyport Street and at Moor Farm, with later timber-framed cottages around The Green. Most of the wattle and daub infill has been replaced by brick. Roofs are steeply pitched. Several substantial stuccoed nineteenth- and early twentieth-century houses exhibit classical architectural features. There are also a number of late nineteenth- to early twentieth-century houses in a neo-vernacular timber-framing with brick infill.

6.2 Around the periphery a number of large houses stand in substantial grounds. In some cases the only evidence of these in the public domain are large gates giving access off the highway. There are a small number of farms within the conservation area. Some of these preserve weather-boarded timber-framed barns.



Building Styles, Materials and Colours

Timber

There are a number of historic timber framed buildings. In early examples the box-framed structures are stiffened with large curving braces expressed on the exterior. Twentieth-century timber framed extensions to these buildings are distinguishable by the use of machine sawn timbers which create a more regular appearance. Timber framing is also deployed for decorative effect on some early twentieth-century houses.

Feather-edged boarding is used as a cladding on some houses and barns.



Special Features of the Area

Brick

Red clay brick is the dominant walling material in the conservation area though there are some examples of yellow stock bricks used in nineteenth-century houses. Where brick is used in solid wall houses, Flemish bond is usual. Stretcher bond is common where brick is used as an infill material in timber framed buildings. Other bonds are employed on garden walls. There are a small number of examples of the use of burnt headers for decorative effect. High quality finishes can be found on some buildings especially around The Green, such as pointing with ruled mortar joints and rubbed bricks used to create lintels over doors and windows. There is a significant risk that lime mortar pointing is replaced with cementitious mortars.

Where brick is painted, it is usually in shades of white.



Roofs and roofing

Great variety of types reflecting period, size, status and method of construction. Roofs on former medieval hall houses are either hipped or half-hipped. Late medieval and early-modern cottages tend to have gabled roofs, with exposed trusses. These are now all covered in old red clay tiles, though may originally have been thatched. Slate roofs become more common in the nineteenth century when this material was transported by train. Slate roofs can have a lower pitch and can be hidden behind a parapet on higher status buildings. Lead, which is often used around chimneys on clay roofs, is sometimes deployed on slate roofs for ridges and valley gutters.



6 Special Features of the Area

Chimneys

Many of the timber-framed buildings would have been built without chimneys. Where these are added later they often stand against the older structure. In later buildings chimneys are integral and often important structurally. Most are crowned with tall clay pots that add greatly to the interest of the skyline.



Doors

The great variety of period doors and doorcases that survive contribute to the character of the conservation area. Many cottages retain original doors and fixtures. Victorian letter boxes are often replaced as their small size is unsuitable for modern needs. Higher status houses often display their metropolitan tastes with classical features like pedimented doorcases.

Unfortunately there have been many losses with older doors being substituted with inappropriate modern replacements.



Special Features of the Area

Windows

In Holyport Street all period houses had wooden casement windows. Several houses feature small wooden canopies over windows.

Sash windows are found extensively in buildings around The Green. Many have exposed frames and glazing bars. Spurs feature on later nineteenth-century examples, when large sheets of glass became available.

There has been significant loss through replacement with uPVC windows and to a lesser extent hardwood frames.



Listed Buildings

6.3 There are approximately twenty-one buildings on the statutory list, though some listed items contain multiple properties (e.g. 1-12 Pamela Row appears as one listed building). All are listed as Grade II. The vast majority are small scale dwellings.

6.4 The oldest houses dating from the fourteenth to the sixteenth centuries are timber, box-framed structures, frequently with latter additions. The original wattle and daub infill has almost always been replaced by brick, frequently painted. There are a small number of hall houses (two at Moor Farm, Hamble Cottage, and Anne Duel's House) and several timber framed cottages dating from the sixteenth century (The Rails, Little Tudor and The George Inn).



6.5 A small group of modest, brick-built eighteenth-century houses face onto The Green (1, 2, and 3 Ascot Road and Post Office Cottage). Holyport House is much grander, and presents an eighteenth-century façade – brick, five bays, pedimented doorcase, sash windows with segmental heads. This is a re-facing of a fifteenth-century timber-framed house.

6 Special Features of the Area



6.6 The best representation of small-scale nineteenth-century housing is Pamela Row, a terrace of twelve brick houses with sash windows with glazing bars, clay tiled porches and a slate roof. The four central cottages are set slightly forward.



6.7 Non-residential listed buildings include: a large sixteenth-century threshing barn, now converted into three houses at Moor Farm; seventeenth-century stables at Cresswells Farmhouse; and the eighteenth-century brewhouse on The Green. The most unusual listed building in the Conservation Area is the Real Tennis Court (1889 by Joseph Bickley) behind Holyport Lodge.



Significant non-listed buildings

6.8 The oldest significant non-listed buildings are timber framed houses probably dating to the sixteenth century. In Holyport Street Manor House retains a fragment of a box-framed building and Vor Cottage is substantially timber-framed. Both are significant not only for the survival of their fabric,

Special Features of the Area

but also for the evidence they provide of the layout and distribution of historic building plots. Evidence for the agricultural history of the village and its surrounding area is preserved in the survival of a number of small farm houses and their associated barns and other out-buildings, of which Primrose Farm and Glentree are good examples.



6.9 The building of the railway meant that those who built their fortunes through work and business in London could escape to the countryside for leisure and relaxation. In the late nineteenth and early twentieth centuries the countryside became a site of leisure and enjoyment for the wealthy middle classes. This resulted in substantial houses being built within commuting distance of London. Some houses were built in a style reflecting the vocabulary of polite architecture with stuccoed exteriors and classical detailing (e.g. Chuffs House). The founding of Country Life magazine (1897) reflected and promoted a new attitude to the countryside. Houses demonstrating these attitudes adopted a neo-vernacular style using timber framing and local bricks and tiles. Pebbles Court and Lynden Manor are good examples of this type. Both may have medieval origins, but are now largely products of the turn of the twentieth century.

6.10 There are a number of buildings that are significant because of their prominent position on The Green, these include: Plashers Mead and Warden House. The water tower and its setting between Holyport Street and the Ascot Road is an important landmark.

Open Spaces, Trees and Landscape

6.11 The village green is the dominant feature of this Conservation Area. Although divided into separate plots by the network of roads passing through the village these grassed areas merge to provide a spacious centre to the Conservation Area. Significant trees on The Green include an oak and a horse chestnut. A group of willows next to the pond in front of the Belgian Arms Public House creates a more intimate area of open space. Significant trees viewed from The Green include those in the grounds of Long Chase on Moneyrow Green Road, Little Tudor, Ascot Road and a collection of conifers in Plashers Mead. As the Ascot Road enters into the Conservation Area from the south, it is flanked by long stretches of open space on either side. These areas are defined by mature hedge lines and are slightly less formal in character. They provide a long open approach into the village from the south.

6.12 The other important open space in the Conservation Area forms part of Cadogan Close residential development, this contributes to its spacious character and reflects the form of the older core of the Conservation Area. This open space benefits from a number of maturing trees.

6.13 Two other important areas of relatively open land are the former grounds of Holyport Lodge and the agricultural land to the north which provide an open rural character to the north end of Holyport Street.

6 Special Features of the Area

6.14 The part of the Conservation Area to the east of the Green has a less spacious and more intimate character, due to the heavy concentration of trees. Langworthy Lane itself is well treed and there are also notable specimens within the extensive grounds of the large properties situated on either side of the road.

Character Assessment

7

Character Assessment

7 Character Assessment

Introduction to the character areas

7.1 Holyport is a large and complex conservation area. Within its boundaries it encloses the whole of a complex historic settlement. As such it does not have a homogeneous character. Different parts of the conservation area have distinct histories, landscape qualities and built form. For this reason it is appropriate to divide the conservation area into four character areas.

Character Area 1: The Green

Spaces

7.2 The Green is the very large open space at the heart of the conservation area. Historically this was common land, used for grazing and markets.

7.3 The wide open space of The Green is the outstanding feature of the Conservation Area. The plan resembles a back-to-front capital L. The short arm, at the north, is roughly rectangular, surrounded by buildings and crisscrossed by roads and access tracks. These roads divide the grassed area into a series of smaller spaces and compromises their enjoyment and usefulness.

7.4 The long arm of the L runs roughly north-south; flanked by fewer buildings and more trees, it tapers to a point at its southern extremity, Bourne Bridge. The busy A330 Ascot Road runs its entire length, splitting the area into two grassed areas flanking the road. This long arm is further divided by a line of trees that follow a drainage ditch at right angles to the line of the road.

7.5 All the road surfaces are metalled and extensively painted with white lines and other traffic markings. Grassed areas are closely mown and edged with stone sets. Street furniture consists of historic lamp-posts with unsympathetic modern lamps, occasional benches, the Millennium sundial, War Memorial and listed K6 telephone box. There are numerous directional road signs, which could perhaps be rationalised and/or more thoughtfully located.



Buildings

7.6 High quality buildings define the edges of The Green's northern core. The scale is generally modest and domestic, even the largest buildings are subordinate to the scale of the space. Buildings date from the sixteenth to the twentieth century. There is some timber framing and extensive use of local brick, clay tiles and chimney pots. Some of the eighteenth- and nineteenth-century houses have rendered walls and slate roofs of a lower pitch. A small number of houses are larger in scale and deploy the architectural vocabulary of polite architecture (columns, pediments and parapets).

Character Assessment



Views

7.7 By whatever route one approaches The Green the impression is of emerging from darkness into light, from the confined to the expansive. Long vistas predominate, emphasised by roads and pathways, though there are also occasions where more intimate views are revealed, for example by the trees and bridges crossing the drain.



Landscape

7.8 The Green is an impressive green open space characterised by a large expanse of close mown grass featuring occasional specimen trees. Around its northern core it is edged by domestic buildings on a variety of scales set against a background of mature trees. On The Green's southern arm there are fewer houses, the space is increasingly constrained and edged by substantial trees. Water features in the form of a pond at the entrance to Holyport Street and the Bourne which runs along the western edge. The roads provide the dominant hard surfaces, though there are occasional tarmac pavements (e.g. outside the cottages facing onto the Ascot Road) and a hoggin path running parallel to the Ascot Road along the southern arm to the Bourne Bridge.

7 Character Assessment



Ambience

7.9 The relentless stream of traffic along the Ascot Road creates a constant background noise. The traffic traversing The Green at speed from a multitude of directions makes crossing the space difficult for pedestrians and imposes limitations on the utility of this space for recreational activities.



Summary

7.10 Key positives

- Historic open space accessible to the public
- Mature trees
- Quality of buildings
- Moderate scale and generous spacing of buildings
- Expansive and extensive views

7.11 Key negatives

- Volume and speed of through traffic
- Road signs and markings, some of these could be combined so that The Green is not casually scattered with unattractive clutter
- Temporary advertising signs on corner with Ascot Road
- Historic lamp posts with inappropriate modern light fittings
- Maintenance issues for some boundaries and gates

Character Assessment

Character Area 2: Holyport Street

7.12 Holyport Street is, on the evidence of surviving buildings, the oldest street in the conservation area. It runs from The Green, northeast to the site of the former manor house.

Spaces

7.13 On the west side of the street most houses are set back from the road behind modest front gardens, whereas on the east side more properties face directly onto it. There are short stretches of terraced housing, but most buildings are on individual plots with numerous gaps between houses allowing views to landscape beyond. There are a wide variety of treatments for property boundaries including formal hedges, picket fences and brick walls. Street furniture consists of a listed K6 telephone box, benches around the pond, standard timber telegraph poles and three historic iron street lamps with unattractive modern lamp heads. There is no pavement. The road surface is metalled, with no road markings. The large number of parked cars means that what vehicle movements there are take place at low speed. Large vehicle access is problematic. The street terminates rather disappointingly in a turning circle with a historic lamppost at its centre; this area gives an untidy and neglected impression, not assisted by the presence of parked vehicles.



Buildings

7.14 The buildings are key to the understanding and appreciation of the Character Area. All buildings are modest and domestic in scale, though many have been enlarged. This is a residential street with the Belgian Arms as the only commercial premises. The buildings date from all periods from the medieval to the modern. There are a small number of timber-framed buildings. Otherwise the majority are built of brick, most of it local red brick with some yellow stock bricks and some twentieth-century houses are constructed with characterless modern brick. The buildings are generally in very good condition though inappropriate replacement of doors and windows as an alternative to repair and decoration is degrading the historic character of the street.

7 Character Assessment



Views

7.15 The street meanders gently so that no view is available along its entire length. The eye is drawn to key buildings on the curve of the road or standing forward of the general building line. There are attractive views out of Holyport Street. At the south end the street opens onto The Green where the view towards Pebblescourt is framed by overarching mature trees. The red of the telephone box creates a highlight and the pond provides foreground interest. At the opposite end the absence of houses on the west side of the street allows views across open fields to the Watertower framed by mature trees. Beyond the turning circle important views are available from the footpath across the fields, framed by formally planted mature trees. The skyline is characterised by many brick-built chimneys with clay pots, though the enjoyment of this roofscape is hampered by the presence of multiple television aerials and high-level telephone cables.



Landscape

7.16 The land is flat with mature trees and well maintained gardens contributing to the verdant nature of the area. At the north end the street opens on to open fields with the edges of urban Maidenhead visible beyond. At the south end, the pond contributes to the landscape value and encourages biodiversity.

Character Assessment



Ambience

7.17 This is a quiet street. During the day there are occasional traffic movements, but also walkers and some horse riding. The street scene is marred to some extent by the presence of large numbers of parked cars. These also create something of a problem for large vehicle movements. Whilst the hum of the M4 competes with the birdsong, particularly at the north end of the street, the area is free of passing traffic.



Summary

7.18 Key positives

- Sympathetic scale of new buildings
- High quality historic buildings
- Harmonious mix of buildings from wide range of dates
- Views within the street, between buildings and to the countryside beyond the street
- Character and quality of boundary treatments
- Absence of through-traffic

7.19 Key negatives

- Parked cars
- Inappropriate modern replacement windows and doors
- Turning circle's neglected appearance and parked vehicles on verges
- High-level telephone wires and multiple television aerials. Are redundant installations being removed?
- Historic lamp posts with unattractive modern replacements

7 Character Assessment

Character Area 3: Holyport Road, Langworthy Lane and Moneyrow

7.20 Holyport Road and Langworthy Lane are two roads roughly parallel to and southeast of Holyport Street; both join Moneyrow Green at their western ends. Holyport Road carries significant traffic whilst Langworthy Lane is a quiet country lane with motor traffic confined to vehicles serving residential properties. Two large houses and their grounds dominate this area. Lynden Manor (now four houses) lies between Holyport Road and Langworthy Lane. John Gay's House (Listed Grade II) lies southeast of Langworthy Lane. Towards the west end of Langworthy Lane the buildings of Primrose Farm occupy a significant site. Two modern developments lie between Holyport Road and Holyport Street. Cadogan Close is a twentieth-century development of suburban character with houses arranged in a crescent around a large green with maturing trees. Manor Way is a gated development of three 1960s modernist houses.

Spaces

7.21 The modern housing in Cadogan Close consists of detached houses facing onto a large open green space. This arrangement is not typical. Most of the buildings in the character area are widely spaced. Their substantial grounds are surrounded by high walls, hedges and close-boarded fencing and are only occasionally visible from the public realm. Public space is confined to the highway and its verges. The combination of tall boundaries and substantial trees give both Holyport Road and Langworthy Lane an enclosed feeling with contrasting areas of light and shade. There is a substantial flow of motor traffic along Holyport Road. This contrasts with Langworthy Lane, which despite the absence of pavements is a popular route for walking (e.g. to School).



Buildings

7.22 Most significant buildings in the character area are located behind high boundary hedges, walls or fences and thus make little contribution to the public realm. The brick and timber Lynden Manor complex may be glimpsed above its high brick boundary wall on Langworthy Lane. Its formal entrance on Holyport Road features elaborate brick walling with heraldic stone lions and attractive *art nouveau* carriage lamps and iron gates, all rather dilapidated. John Gay's House is largely invisible, with imposing gates and lodge opening onto Langworthy Lane. Primrose Farm and barn form an attractive group of former farm buildings now converted for domestic use. Off Moneyrow Green, Chuffs House and Selwyn House are significant buildings, but make little contribution to the public realm.

Character Assessment



Views

7.23 Views within the character area are focused along the roadways. At the west end of Holyport Road and Moneyrow Green views open from the dark tree-lined roads onto the open space of The Green. To the north of the character area are important views across open fields between Holyport Road and the Ascot Road.



Landscape

7.24 The area is flat, with a large number of mature trees, mostly within private grounds, overhanging the roads. Beyond the grass verges and drainage ditches, the public roads are flanked by ostentatiously private grounds, formally laid out behind high defensive boundaries. Some verges are informal and rural, others closely mown and suburban in character.



7 Character Assessment

Ambience

7.25 Away from the busy Holyport Road traffic is light, allowing safe walking, riding and cycling. There is a constant audible roar of traffic from the M4, and occasional aircraft noise. The public realm is generally shady and enclosed.



Summary

7.26 Key positives

- Mature trees
- Large houses set in substantial grounds
- Historic walls and gates
- Tree-lined views along roads
- Lack of through traffic in Langworthy Lane
- Open space in Cadogan Close
- Significant modern houses at Manor Way

7.27 Key negatives

- Security apparatus including signage, barbed wire, broken glass, entry phone systems.
- Poor quality boundaries (close-boarded fencing and poor hedges)
- Dilapidated gateways to significant properties

Character Area 4: Ascot Road from Moor Farm to The Green

7.28 The Ascot Road is one of the main approaches to the conservation area. It carries heavy traffic between Ascot, Maidenhead and the M4. Away from the highway the area is characterised by significant open spaces.

Spaces

7.29 The road is enclosed on the east side by a long stretch of hedging and high brick wall. On the west side it is flanked by single-storey twentieth-century housing and the two-storey residential development at Hearne Drive. Beyond these enclosing elements the area is characterised by large areas of open space, the fields on the west side of The Bourne around Creswells Farm. The open treatment of gardens at the Hearne Drive development contributes to a feeling of space.

Character Assessment



Buildings

7.30 The character area's most significant heritage assets include listed buildings at Moor Farm and Cresswells Farm. The small scale of the houses fronting the highway limits their impact on the conservation area.



Views

7.31 The fields west of The Bourne are crossed by footpaths allowing views of the rural setting of the conservation area and Cresswells Farm. On the Ascot Road views are channelled along the highway. Mature trees in the vicinity of the Tennis Court further enclose the space which opens up into space and light on arriving at The Green.



7 Character Assessment

Landscape

7.32 To the west the area is characterised by farmland around Creswells farm. The Ascot road itself is a busy highway with a pedestrian pavement on one side. Tall trees in the grounds of the Tennis Club add to the enclosed effect created by the high boundary walls and hedging.



Ambience

7.33 On the Ascot Road heavy traffic and its resultant noise has a detrimental impact on the conservation area. Consequently this is not an attractive area for walking. Beyond the housing however the rural nature of the space can be appreciated from public footpaths.

Summary

7.34 Key positives

- Listed buildings
- Open spaces
- Rural setting accessible from footpaths
- Mature trees
- Historic brick walls

7.35 Key negatives

- Traffic and noise
- Undistinguished suburban residential development
- Close-boarded fencing flanking the road

Opportunities for Enhancement and Change

8 Opportunities for Enhancement and Change

8 Opportunities for Enhancement and Change

Opportunities for Enhancement and Change

Vulnerability of the character and appearance of the conservation area

Boundaries and enclosures

8.1 The relationship of properties to the street and the treatment of their boundaries are important feature of the conservation area.

8.2 Some houses face directly onto the street. Others sit in plots with front gardens that contribute to the openness of the spaces and whose mature planting enhances the verdant character of the area. In other cases historic brick walls are a significant feature. The character and appearance of the conservation area is vulnerable to the enclosure of front gardens behind high fences and walls, and the removal of historic boundary walls, fences, hedges and gates.

8.3 A number of boundary fences and gates into large properties have a detrimental impact on the conservation area. Aggressive security features ('Keep Out' signs, barbed wire and even broken glass) contribute to a hostile environment. There are a number of significant entrance gates where historic metalwork (especially lamps) is in a decayed state.

Replacement windows and doors

8.4 The conservation area has already suffered substantial harm to its character and appearance through inappropriate replacement doors and windows. The replacement of historic windows with uPVC units represents a loss of historic fabric (not only the timber frames but also glass and metal fittings). Similarly lost doors include the loss of important historic door fittings. Inappropriate replacements also harm the integrity of groups of buildings such as terraced housing. As uPVC windows are almost impossible to maintain they will in due course require replacement themselves. Some of this harm can be mitigated if they are subsequently replaced with windows of an appropriate design and material.

Hard standing

8.5 Problems with on-street parking mean that the conservation area is vulnerable to front gardens being converted to hard standing and the use of inappropriate paving materials.

Building materials

8.6 Building materials make an important contribution to the character and appearance of the conservation area. Historic timber framed buildings are, for the most part, protected by statutory listing. Brick is particularly vulnerable to being painted. This has a number of damaging impacts on the conservation area: the damage to historic fabric, the damage to the integrity of terraced or semi-detached buildings, and the risk of painting in inappropriate colours. Rendered buildings are also at risk of inappropriate painting schemes.

Built form and massing

8.7 The facades of buildings, massing and roof-scape are important for the character and appearance of the conservation area. These aspects of the conservation area are vulnerable to the addition of inappropriate extensions, porches, skylights and solar panels which may damage the integrity of façades and roofscapes.

Opportunities for Enhancement and Change

Opportunities for enhancement and change

8.8 Holyport is fortunate in retaining a number of historic lamp posts in Holyport Street and on The Green. These have been fitted with functional but visually inappropriate lamps. A scheme to replace these with more appropriate designs would enhance the appearance of the conservation area.

8.9 The turning circle at the north end of Holyport Street is a useful feature that enables vehicles to leave the street without turning around in the road. However, this has an uncared for appearance, not enhanced by the parking of vehicles on the verge.

8.10 The Green has a large number of traffic signs of all types. Whilst many of these are necessary for traffic management some rationalisation could minimise the impact on the conservation area.

8.11 Overhead cables in sensitive locations could be placed underground, removing the need for unsightly poles and wires.

8.12 Many chimneys in the conservation area are encumbered by multiple television aerials. The removal of redundant equipment would enhance roof-scape and skyline.

Proposed changes to the boundaries of the conservation area

Proposed changes to the boundaries of the conservation area

9 Proposed changes to the boundaries of the conservation area

Proposed extension of the conservation area to include the moated site of Philberds Manor at the north end of Holyport Street.

Rationale

9.1 Holyport Street originally linked the principal manor of the village, Philberds Manor, with The Green. The loss of the manor results in Holyport Street being seen as a residential cul-de-sac. This reduces its historic significance. The protection of the site of the manor, its earthworks and archaeology is important not only for preserving the physical remains, but also in making clear the historic importance of the street's history and layout.

Benefits

- Preserves the archaeology and setting of a site that is important to the history of the conservation area
- Preserves the relationship of this important street with the site and remains of its former manor
- Extends conservation area protection to some important trees

Proposed removal of Character Area 4 from the conservation area

Rationale

- The NPPF (para 127) states, 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'
- 'A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' (Planning [Listed Buildings and Conservation Areas] Act 1990, Section 69). Character Area 4 is not an area of special architectural or historic interest.
 - There are two significant farms in the Character Area (Cresswells Farm and Moor Farm). Historic buildings at these farms are listed and thus have a higher level of protection than that of the conservation area.
 - There are no other significant buildings in the Character Area.
 - The character area contains large areas of agricultural land, which would in any case be protected as this constitutes the setting of the Conservation Area or the setting of the listed buildings.
 - It is not normal practice to designate large areas of agricultural land as part of the conservation area. This land is protected in other ways.

Benefits

- By excluding a large area of modern housing and open fields, the conservation area will have greater integrity, high quality character and appearance.
- Householders in the character area will not have unnecessary limitations on their permitted development rights.
- This will result in a reduction in workload and costs associated with processing queries and applications.

Five-year conservation area management plan

Five-year conservation area management plan

10 Five-year conservation area management plan

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

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

Objective	Purpose of Objective	Action	Timescale
Objective 1	Provide information for local residents	Public consultation on conservation area appraisal Provide supporting information and guidance via council website	2015 and ongoing
Objective 2	Improve the quality, amenity value and appropriateness of the public realm	Highway works must recognise CA context and respond accordingly with sympathetic materials, and street furniture Maintenance of existing high quality features, including (but not exhaustively) the following: <ul style="list-style-type: none"> • Narrow primrose-coloured lines should be used for all waiting restrictions (including updating existing) • The minimum size of traffic signs should be used, as permitted by the Traffic Signs Regulations and General Directions, providing that they satisfy safety requirements • Where possible the number of traffic signs should be minimised and multiple signs placed on single posts • Encourage the replacement of inappropriate light fittings on historic lamp posts • Encourage the parish council to maintain public seating • Where possible promote the replacement of high-level cables with underground infrastructure 	Ongoing
Objective 3	Preserve and enhance characteristic features and details on properties	Introduce Article 4 Directions to control alterations to buildings in the conservation area that would lead to the loss of historic fabric or an adverse impact on the character and appearance of the CA Encourage appropriate repair and maintenance through clear and easily accessible advice to property owners	2015 and ongoing

Five-year conservation area management plan

		Ensure maintenance of features and detailing in determining planning of LBC applications	
Objective 4	Monitor planning applications to ensure proposals preserve and enhance the character and appearance of the CA	Conservation team to review and where appropriate work with planners on pre-applications and applications, to add value to schemes in the CA	2015 and ongoing
Objective 5	Monitor and respond to unauthorised work	Planning Enforcement team take action regarding unauthorised works in accordance with the Council's Enforcement Policy	Ongoing
Objective 6	Monitor change in the CA	Carry out 5 yearly appraisal review	2020

Maps of the Conservation Area

Maps of the Conservation Area

App 1 Maps of the Conservation Area

NB For the purposes of this draft Maps are presented as a separate document. Finalised versions will be inserted here in due course.

Listed Buildings

Listed Buildings

App 2 Listed Buildings




The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area, they may therefore include reference to features that have changed since that list was compiled, and the descriptions may not coincide with individual property ownership.

Name	Grade	Description	Photo
Coventry Cottage, Holyport Street	II	<p>Timber frame, part weatherboard, part brick infill and part render. Old tile hipped roof with gable on north west. Rectangular plan with gable facing road. 2 storeys. 2 chimneys with clay pots. Road gabled front: weatherboarded on first floor, brick on ground floor. C19, 2-light casement window with glazing bars on first floor. Return (north- east) front: no windows on first floor. Plain door at each end with two, 2-light casement windows between. Coventry Cottage adjoining Goffs Cottage and Ivy Cottage on right, which are listed separately</p>	
Goffs Cottage and Ivy Cottage, Holyport Street	II	<p>Late C16, altered C19. Timber frame with brick infill, part brick. Old tile roof, half hipped on right. Long rectangular plan of 4 framed bays. 2 storeys. One chimney on ridge and one at right-hand end; both with clay pots. Road (north-west) front: C19 casement windows with glazing bars, some altered. 4 windows on each floor. C20 half-glazed entrance door to Goffs Cottage with porch and small pent roof to right of first bay. C19 plank entrance door with pent hood on brackets to Ivy Cottage. Goffs Cottage and Ivy Cottage adjoin Coventry Cottage on left, listed separately</p>	
Anne Duel's House, Holyport Street	II	<p>Hall house, now house. Early C15, altered and extended late C19 and C20. Part timber frame with painted brick and part render infill; part painted brick. Old tile gabled roof. Formerly rectangular plan of 2 framed bays, now L-shape with extension on right hand, and rear. 2 storeys. 2 end chimneys with clay pots. Road (north-west) front: left hand section. Timber framed gable; 2-light casement window on first floor with glazing bars, one single-light window and one 2-light similar window on ground floor. Plain C20 entrance door on right. Right hand section projects forward with a further gabled projection on right; all with C20 casement windows with glazing bars. A 2-light window on the first floor to the left; 3-light windows in the gable with small wooden pent hoods on both floors, single-light window on both levels of the returns. Interior: fine quality, timber frame exposed. Large square-section</p>	

Listed Buildings

Name	Grade	Description	Photo
		inserted floor joists, probably C16. Redundant crown post roof with heavily cambered tie beams, clasped side purlins, curved windbraces and jowled posts. Anne Duel was the owner of the house in the early C19.	
Hamble Cottage, Holyport Street	II	Hall house, now house. Mid to late C14, altered and extended early C15, altered C19 and late C20. Timber frame, encased in roughcast, old tile half-hipped and gabled roofs. L-plan of 3x2 framed bays; gable facing road. Part 2 storeys, part one storey. Chimney on left wall, and one on ridge of one-storey part. C20 casement windows. Road (south east) front: one-bay gable on left with one 3-light window on both floors. One-storey section set far back on right with plain entrance door on left and a 2-light window on right of this. Interior: parts of timber frame exposed. Collar purlin roof with plain crown posts braced twice to purlin, many sooted rafters. Large section plain floor joists running the length of the older part, probably inserted mid C16. Single-storey part has queen post roof heavily sooted, with curved windbraces, jowled posts, and larger inserted C16 chimney.	
John Gay's House, Langworthy Lane	II	Large house. Early C17, altered and extended early C18, mid C19 and late C20. Mostly brick with part timber frame behind brick gable. Hipped old tile roofs. Formerly rectangular plan of 2 framed bays, later extended on the north east in C18, and on the south west in C19 and further on the south west in the C20 with an enclosed swimming pool. 2 storeys, several chimneys with offset heads and clay pots. Sash windows with glazing bars. North-west front: 2:4 bays. Brick string at impost level, moulded eaves cornice. Left hand section: higher roof; 2 windows on first floor, Venetian window on left; 3 taller windows on ground floor. Right hand section: 4 windows on first floor, 3 with semi-circular heads and radiating glazing bars; 3 tall windows on wand floor with similar heads; to the left of these a porch with Tuscan columns and moulded cornice. Half-glazed door and fanlight with leaf and diamond pattern glazing bars. South east front: 3 sections, of 2:2:3 bays. Centre section: gable and chimney fronting timber-framed older part; 2 wide windows on first floor. Ground floor has C20 pedimented porch with Tuscan columns and C20 entrance door. Left hand section: Chimney in centre springing from eaves level. 2 windows on first floor with semi-circular heads and radiating glazing bars, 2 windows on ground floor in architrave frames. Right hand section: chimney on ridge to right of centre. 3 windows on first floor with louvred shutters each side; two, narrow, 2-light casement windows on ground floor with segmental brick arch heads. Interior: much restored. 2 bays timber frame exposed with C20 gallery, now forming entrance hall on southwest. Library: elaborate cornice, with dentils and egg and dart ornament. Panelled window shutters, enriched with egg and dart ornament. Drawing room: marble fireplace with urn in centre, moulded mantelpiece enriched with festoons and acanthus leaf ornament. Stairs with stick balusters and wreathed handrail; panelled dado. Shown on the Ordnance Survey map as Gay's House.	
The George Inn, The Green	II	Cottage, now public house. Late C16, altered and extended mid C18, C19 and C20. Part timber frame with painted brick infill, part painted render. Old tile roof hipped at front, gabled at rear. Rectangular plan of 4-framed bays with extension at front and at side. 2 storeys. Large chimney on each end of front section, small chimney near ridge on rear section; all with clay pots. Entrance (north-east) front: facing The Green. 2 bays. Dentilled eaves, black painted plinth. 2 sash windows with glazing bars on first floor, that on the right larger. C19, canted bay window on left of ground floor, with flat roof. C20 gabled, enclosed	


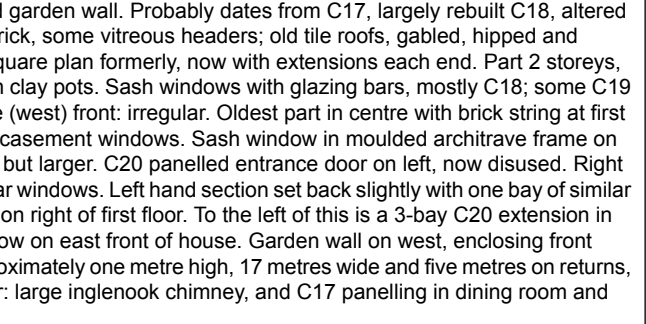


Listed Buildings

Name	Grade	Description	Photo
		porch in centre with plank door. On the right, a 3-light casement with glazing bars, probably late C18, with panelled shutter on left. Plain lean-to extension on right. Interior: timber frame exposed, queen post roof with clasped purlins.	
Little Tudor, Ascot Road, The Green	II	Cottage. Mid C16, extended C17, altered C20. Timber frame with brick infill, part brick; old tile gabled roof. Rectangular plan of 4 framed bays, originally 3, with small lean-to extension at rear. 2 storeys. 2 chimneys with offset heads. C20 diamond-lead casements. Entrance (south east) front: scattered fenestration. Two 2-1-light and two 3-light windows on first floor; one 4-light window and one 3-light window on ground floor. C20 plank entrance door to right of centre with small square window on left, and larger single-light window on right. Interior: timber frame exposed, with curved braces and windbraces. Queen post roof. One plain principal beam on ground floor, and one beam with chamfers and plain stops.	
1,2 and 3 Ascot Road, The Green	II	Row of 3 cottages. Mid C18, extended early C19. Brick, old tile roof, separate over No. 1. Rectangular plan, formerly 2 cell. 2 storeys. 2 chimneys; one tall chimney in centre of Nos. 2 and 3 with string course and offset head, clay pots; one of similar height but narrower on No. 1. Entrance (south east) front: Dentil eaves. 3 bays. Sash windows with glazing bars and painted gauged brick arches on ground floor, unpainted on No. 1. Nos. 2 and 3; two bays with plain entrance door with gabled porch on left and right of windows. No. 1, one bay with similar door and porch to right of windows.	
Post Office Cottage, The Green	II	Post office, now small house. Mid C18, altered C20. Brick, hipped old tile roof. Central staircase plan. 2 storeys. 2 chimneys, one very tall with string course, offset head and clay pots, on left end wall, one smaller chimney behind on side wall. Sash windows with glazing bars in architrave frames, with gauged brick arches. Entrance (south east) front: symmetrical. 3 bays. C20 entrance door in centre with top part glazed under small moulded, pedimented hood.	

Listed Buildings

Name	Grade	Description	Photo
Moor House Farmhouse	II	<p>2 Hall houses, now farmhouse. Early C14, early C15, extended C16, altered and extended late C20. Timber frame, part brick infill, part painted rendered infill; old tile gabled roofs of different heights. U-plan, 4 framed bays in main section, two 2-framed bay projections on north, brick and timber extension on south. 2 storeys. 2 chimneys, one with coupled diamond shafts and offsets on rectangular base. Entrance (west) front: timber frame exposed with painted render infill. C19 and C20 scattered casement windows with glazing bars. One bay gable on right, 2-light window on first floor; 3-light window ground floor. Left hand section; two 2-light windows first floor, one 3-light window on ground floor with C20 plank door and hipped roof porch on right. C20 brick extension set back on right with gabled entrance porch and plain door. Interior: timber frame exposed. Crown post collar roof in 2 western framed bays of roof with 2 plain crown posts remaining braced to collar purlin; one crown post missing, all sooted. Eastern 2 framed bays of roof also sooted, but with redundant crown post roof. C18 corner cupboard in living room, with moulded frame and scalloped shelves.</p>	
Beam End The Barn Threshers	II	<p>Large threshing barn, now row of 4 houses. Early C16, altered 1984. Timber frame, weatherboarded, old tile gabled roof. Rectangular plan of 8 framed bays, 2 former midstreys facing east. 2 storeys. C20 casement windows, some full height windows. Entrance (east) front: left hand gable, one bay, composite windows. To left of this, 2 windows on first floor of 3 and 5 lights. C20 plank entrance door with small glazed panel, and 2 windows, ground floor both of 3-lights. One bay gable on right with 3-light windows. To right of gable a 3-light window on first floor and a full-height window to the right of this with C20 plank entrance door and a rooflight above. Centre section has full height glazing at each end, including C20 plank entrance door; 2 single light windows between. 2 roof lights. Interior: fine timber frame mostly exposed. Queen post roof trusses, clasped purlins and jowled posts. Carpenter's marks in correct sequence. Rafter holes at feet facing south.</p>	


Listed Buildings

Name	Grade	Description	Photo
Brewhouse, The Green	II	Brewhouse, now general storage. Late C18. Brick, formerly tuck-pointed on north-west front. Old tile hipped roof. Rectangular plan with door and window openings on north-east front only. 2 storeys. Dentilled brick eaves. Symmetrical front to north-east (facing The Green) with a 2-light casement window on first floor in centre; two, 3-light casements on ground floor, all with glazing bars and segmental-arched heads. Wide, 6-panel door in centre with similar head. Interior: plain ladder stairs to first floor. Roof timbers exposed, king post roof. Included for group value.	
Cresswells Farmhouse and attached garden wall	II	Farmhouse, now 2 houses, and attached garden wall. Probably dates from C17, largely rebuilt C18, altered and extended C19 and C20; wall C19. Brick, some vitreous headers; old tile roofs, gabled, hipped and half-hipped of different heights. Nearly square plan formerly, now with extensions each end. Part 2 storeys, part 2 storeys and attics. 2 chimneys with clay pots. Sash windows with glazing bars, mostly C18; some C19 and C20. Gauged brick arches. Entrance (west) front: irregular. Oldest part in centre with brick string at first floor level. 2 gabled dormers with 2-light casement windows. Sash window in moulded architrave frame on first floor, similar window on ground floor but larger. C20 panelled entrance door on left, now disused. Right hand section: lower roof; one bay of similar windows. Left hand section set back slightly with one bay of similar windows and one C20, 2-light casement on right of first floor. To the left of this is a 3-bay C20 extension in similar style set right back. Entrance is now on east front of house. Garden wall on west, enclosing front garden. Semi-circular brick copings; approximately one metre high, 17 metres wide and five metres on returns, with C20 iron gate in each return. Interior: large inglenook chimney, and C17 panelling in dining room and drawing room.	
Stables at Cresswells Farmhouse	II	Stables, now storage. Late C17, altered C19. Brick, English bond; old tile gabled roof. Rectangular plan. One and a half storeys. East front: central plank stable door with 2-pane overhead. Wide plank doors on each side of this and 2-light casement window at each end. All under segmental brick arches. Clock in circular brick opening over centre door.	
1-12 Pamela Row	II	Row of 12 cottages. Early C19, extended late C20. Brick, hipped slated roof. Long rectangular plan, C20 one-bay extension on end of No. 12. 2 storeys. 9 chimneys with clay pots. Sash windows with glazing bars and segmental arches on ground floor. Entrance (north west) front: regular. 14 bays, including 2 bays of C20 extension in similar style. 12 doors with 4-panel doors; open gabled porches with tile roofs.	

Listed Buildings

Name	Grade	Description	Photo
The Rails, The Green	II	<p>Cottage, now small house. Mid C16, extended C17, altered C20. Timber frame, painted brick infill; old tile gabled roof. T-plan of 2x1 framed bays with additional framed bay on right. 2 storeys. 2 chimneys, one with clay pots. C19 and C20 casement windows with glazing bars. Entrance (north- east) front: facing The Green. Scatterer fenestration; left-hand section set back, one 2-light window on first floor, one single-light window on ground floor and lean-to entrance porch in right corner, with plank door and small wooden fence and entrance gate. Gabled section in centre with projecting chimney to left of centre with one offset. Plinth. Two, 2-light windows on both floors. Right-hand section with lower roof ridge; one 2-light window on right of first floor, a similar window on left of ground floor. Interior: fragment of C17 wall panelling brought in from elsewhere.</p>	
Royal County of Berks Real Tennis Club	II	<p>Real tennis court. 1889 by Joseph Bickley for Samuel Heilbut in a utilitarian Queen Anne style. Brick with rendered and stone dressings, low pitched, hipped steel-frame roof, slate covered and with continuous lantern light over main section (tennis court). Rectangular plan of 7 bays to tennis court, with lower section on south east comprising reception, bar and changing rooms. One storey and one and a half storeys. 3 chimneys on outer walls near corners, with offset pedimented heads and decorative clay pots. Tennis court: deep implied plinth, continuous external balcony supported on iron brackets; curtain glazing between shallow pilasters with moulded stone capitals; parapet with moulded stone coping and urns on top of pilasters. Central bay on south-west front has clock in aedicule frame with broken pediment and moulded base on large curved brackets, breaking into parapet. Lower section: former entrance on south-west front on left with pair of half-glazed and panelled entrance doors in ashlar surround, cornice and moulded, semi-circular arched head, with the date 1899 and crossed tennis rackets in the spandrel. Above this a moulded base to a sash window in moulded architrave frame, reeded head; surmounted by a moulded pediment. To the right of this, set back is a 3-bay blind arcade with semi-circular moulded heads between pilasters; parapet with moulded coping and urns over pilasters. Entrance now on north-east front in small late C20 extension in similar style. Interior: reception area: wooden fireplace in the Adam style with festoons and floral decoration. Mirror over moulded mantel, with 4 mirrors, shelf unit and pedimented top. C19 cast-iron fireplace in first-floor</p>	

Listed Buildings

Name	Grade	Description	Photo
		<p>dressing room with moulded wooden surround and plain tile inset. Joseph Bickley (1835-1923) was renowned for his patent method of constructing the wall and floor finishes for tennis and rackets' courts.</p>	
Holyport House	II	<p>Large house. Probably C15, re-built and re-fronted early C18, altered C19, altered and extended early C20. Part timber frame encased in brick; mostly brick. Old tile hipped and gabled roofs. Rectangular plan with 2 gabled projections at rear. 2 storeys; 2 storeys and attics. 4 chimneys at rear with clay pots. Entrance (north-west) front: symmetrical, 5 bays. Sash windows with glazing bars, flush without reveals; segmental-arched heads. Plat band above first-floor windows; parapet with stone coping. 3 gabled dormers with sash windows. Central door, 6 panels, moulded and fielded, and semi-circular fanlight in pedimented doorcase with shaped brackets springing from moulded panelled surround. Interior: C18 panelling in drawing room and C18 fireplace with fluted surround. Similar fireplace in study.</p>	
K6 Telephone kiosk by War Memorial, The Green	II	<p>Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by Carron Co. Cast Iron. Square kiosk with domed roof. Unperforated replacement Elizabeth II crown to top panels and margin glazing to window and door.</p>	

Significant Non-Listed Buildings

Significant Non-Listed Buildings

App 3 Significant Non-Listed Buildings




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

The questions to be considered are:


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

These questions have been used to assess the buildings specifically identified in this appendix. However this is not intended to be a comprehensive assessment of each building, since other factors may be identified through specific individual building research. The appendix is intended to identify the most significant buildings within this category but the fact that a particular building is not identified in this category should not be taken to mean that it does not contribute to the special character of the area. The nature of the area is such that there are very few buildings that are neutral or negative elements.




Significant Non-Listed Buildings

Name	Description	Photo
Plashers Mead and lodge	Landmark building occupying a significant location at the western end of The Green. External appearance is Edwardian, however, complex roofs may indicate there is an older building concealed under later modifications.	
Pebbles Court	Largely early twentieth-century neo-vernacular style house. Timber-framed with diagonally laid brick infill and burnt headers to create decorative effects. Old clay tile roofs with large brick chimneys. A landmark building when viewed from Holyport Street.	
Greentree and barn	Early nineteenth-century house with low pitched slate roof. Stuccoed facade with glazed door on the ground floor and double hung sash windows with glazing bars dividing them into small panes at first floor level. Adjoining barn with weatherboarding and tiled roof.	

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Name	Description	Photo
War Memorial	Pyramidal tiled roof supported on timber posts at the front and brick wall to the rear, containing memorial plaque and sculpture of Christ. A landmark building on The Green with commemorative significance.	
Warden House	Edwardian red brick and half timbered house with complex roofs, elaborate bargeboards, finials and chimneys. Similar in design to nearby Plashers Mead.	
Manor House	Edwardian painted brick facade with attached C16 timber-framed building with painted brick infill. Old clay tiled roof. Brick chimney stands against outside wall, upper section is turned through 45 degrees.	


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Name	Description	Photo
<p>Rose Cottage/Appletree Cottage</p>	<p>A pair of semi-detached cottages. Late eighteenth or early nineteenth century(?). Perhaps originally one house. Later extension with dormers and catslide roof. Casement windows.</p>	
<p>Vor Cottage</p>	<p>Important timber-framed cottage in Holyport Street preserving period door and windows. Late sixteenth century(?). Queen strut roof, old clay tiles. Painted brick facade with casement windows.</p>	
<p>Watertower</p>	<p>Late nineteenth-century or early twentieth-century watertower. Square in plan, brick arch at base with blind arcading above. Rendered upper storey with pyramidal red clay tile roof.</p>	

Significant Non-Listed Buildings

Name	Description	Photo
Chuffs House	Stuccoed facades with double hung sash windows. Several clay tiled roofs partially hidden behind parapet suggest a complex earlier history. Also of note are the varied size and style of windows on the facade.	
Selwyn House	Eighteenth-century building. Possibly former service building for Chuffs House. Painted facade, with central pediment. Double hung sash windows with glazing bars. Prominent string between storeys. Door off centre. Old clay tile roof.	
Lynden Manor (inc Lynden Barn, Lynden Hall, and Langworthy)	A historic manor, substantially rebuilt in neo-vernacular style. Timber framed with red brick infill and clay tiled roofs. Boundary walls contribute to public realm. Retains some elements of historic buildings, including barn of c1600.	
Primrose Farm	Traditional farm house and outbuildings reflect the importance of agriculture to the historic economy of the village and surrounding area.	

Significant Non-Listed Buildings

Name	Description	Photo
<p>Three houses in Manor Way</p>	<p>Three 1960s modernist houses designed by architects Peter Foggo and David Thomas. Single storey, steel frame construction, fully glazed walls.</p>	

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