

Mill Lane, Clewer Village Conservation Area Appraisal

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DRAFT

Acknowledgements

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The Royal Windsor Web Site (RWWS)

Windsor & Royal Borough Museum and Library Services

Note

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The contents of this appraisal are intended to highlight significant features but they should not be regarded as fully comprehensive and the omission of, or lack of reference to a particular building or feature should not be taken to imply that it is of no importance. Its significance may only be fully identified when is subject to rigorous assessment, which may occur as part of an assessment related to a development proposal. Similarly, the controls that apply to elements vary and in some instances the items that have been identified as significant features may not be protected by current planning legislation.

Foreword

By Councillor Adam Bermange, Cabinet Member for Planning

The Borough Council has carried out a character appraisal for the Mill Lane, Clewer Village Conservation Area and has produced this draft appraisal document, which describes the special architectural and historic features of the area. The approach taken follows advice set out in current Historic England guidance and fulfils national legislation and policy. Once agreed, this appraisal will be used when planning decisions are made that affect the Conservation Area so will play an important role in its future preservation and enhancement.

This is a new appraisal document and is part of a longer-term project to review the existing evidence base for all Conservation Areas in the Borough, completing appraisals for Conservation Areas that do not presently have one and revising those that are found to be out of date.

The document will be the subject of a public consultation exercise in 2024 after which, this draft version will be amended to reflect feedback from the consultation process.

If you have any questions regarding any aspect of the appraisal please contact: conservation@rbwm.gov.uk, or

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Conservation Areas in RBWM

1. Hurley
2. Bisham Village
3. Cookham Dean
4. Cookham Village
5. Burchett's Green
6. Pinkneys Green
7. Furze Platt Triangle
8. Maidenhead Riverside
9. Littlewick Green
10. Altwood Road
11. All Saints
12. Castle Hill
13. Maidenhead Town Centre
14. Bray
15. Waltham St. Lawrence
16. St Marys and Bury Court
White Waltham
17. Holyport
18. Beenhams Heath
19. Shurlock Row
- 20. Mill Lane, Clewer**
21. Eton
22. Windsor Town Centre
23. Trinity Place and Clarence
Crescent
24. Inner Windsor
25. Datchet
26. Old Windsor
27. Sunningdale

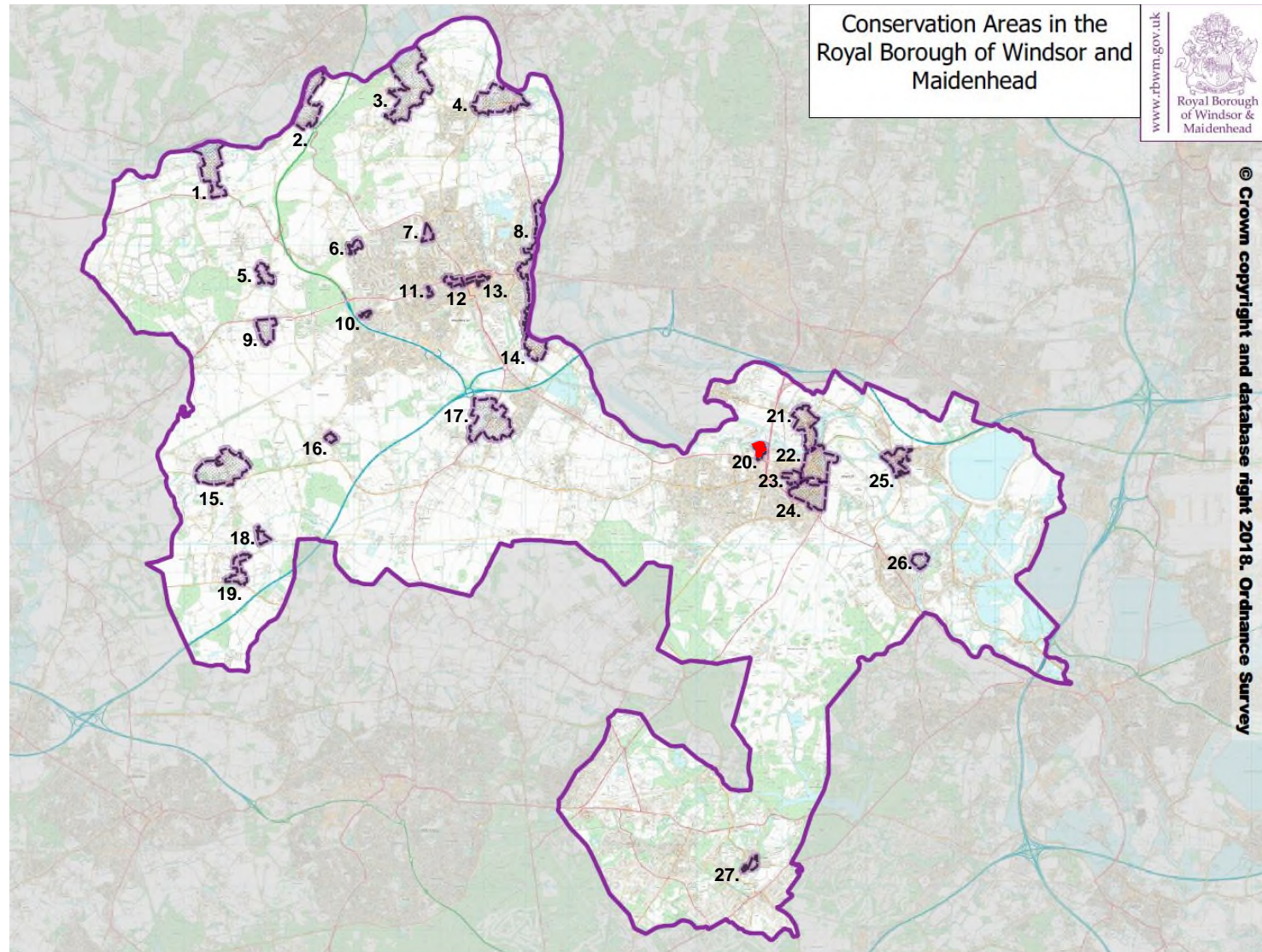


Fig. 1 Boundary Map: Conservation Areas The Royal Borough of Windsor and Maidenhead

1. Introduction



Fig. 2 Edgeworth House, Mill Lane, Clewer, listed grade II

The Mill Lane, Clewer Village Conservation Area is largely residential and lies to the south of the River Thames and to the west of Windsor town centre. It was originally included in the Windsor Riverside Conservation Area, designated in 1968. In 1977 the Windsor Town Centre District Plan identified the need to review the town's Conservation Area boundaries. Following this, on 29th March 1978, Berkshire County Council agreed to designate the village as a separate Conservation Area. In terms of current legislation and planning policy, both local and national, the Conservation Area is considered as a "designated" heritage asset.

The main purpose of this appraisal is to identify the significance, or heritage interest of the Mill Lane, Clewer, Conservation Area. This may be archaeological, architectural, artistic or historic interest as defined by the National Planning Policy Framework 2021. It should be noted that significance is derived not only from the asset's physical presence but also from its setting. This document also seeks to raise awareness of the importance of the area and the need for its preservation and enhancement. It will provide guidance for residents, developers and the Council when considering new development and alterations to existing properties, and identifies opportunities within the area for improvement and enhancement. It will also be an important document to guide decisions made at Appeal.

More information on Conservation Areas, significance, heritage assets, details of heritage policies and current guidance can be found in the Appendices to this document.

1.2 Introduction

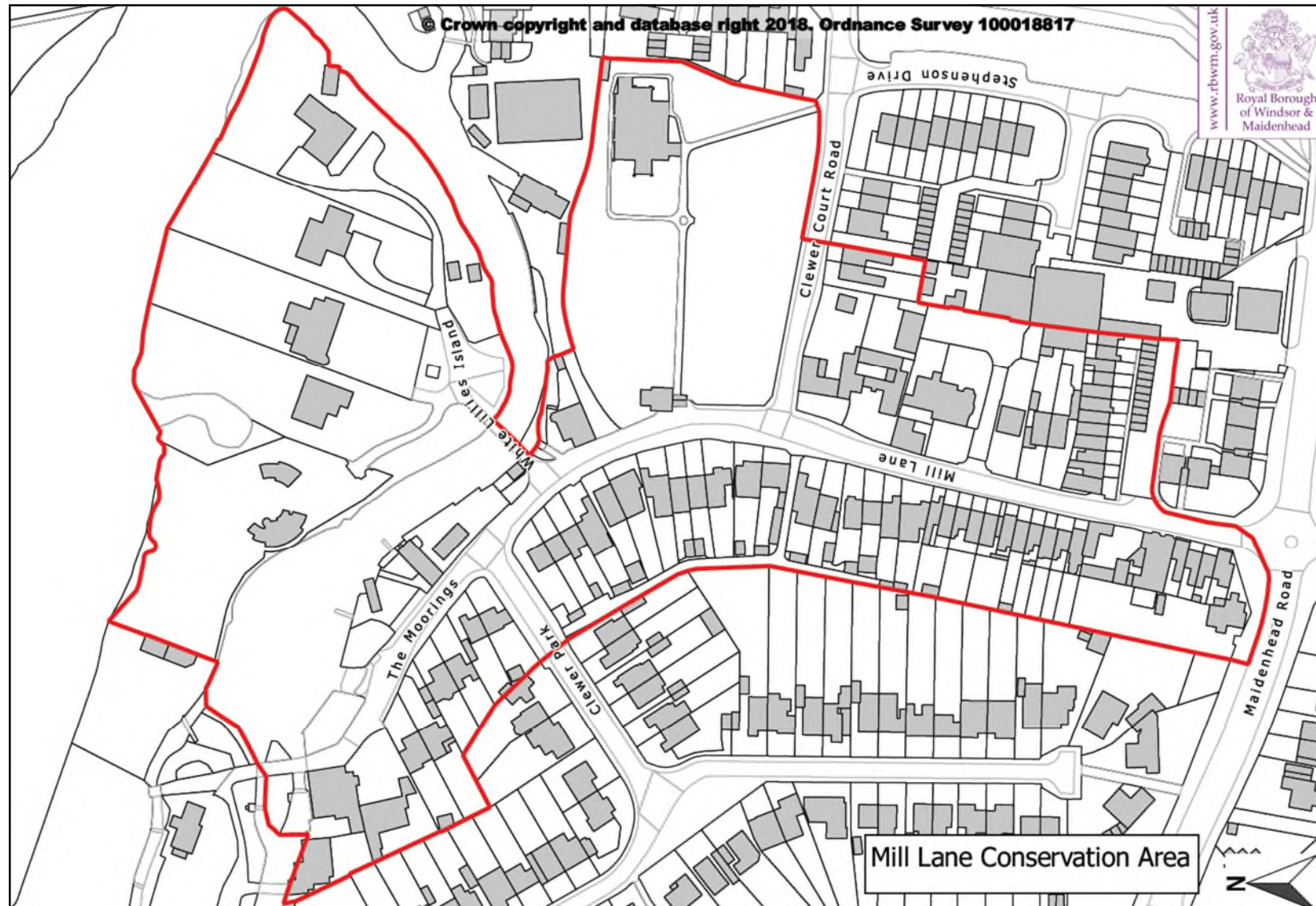


Fig. 3 Boundary Map: Mill Lane Conservation Area

2. Summary of special interest

The significance in terms of the special interest of the Mill Lane, Clewer Village Conservation Area is considered as:

Archaeological Interest

The area was a Saxon riverside settlement that predated Windsor, with a church, mill and fisheries. The Church and Churchyard of St Andrew's stand on the site of an earlier church and date from the 12th century. The village is, therefore, archeologically sensitive.

Architectural Interest

The Conservation Area includes a number of high quality buildings, both listed (including grade II* listed buildings) and unlisted. These include St Andrew's Church, early houses dating from the 17th and 18th centuries; well detailed terraces of 19th century workers cottages; and more modern properties, such as Mill Run, a 20th century house of notable design.

Historic Interest

The area has a distinctive layout with Mill Lane forming part of an historic drovers route to Windsor Forest, running north south, and includes a stretch of the Thames (Clewer Mill Stream), moorings, a boatyard and White Lilies Island.

It has historic links with a number of famous people, families and events. These include Sir Bernard Brocas, a 14th century commander in Edward III's army, who is buried in Westminster Abbey; and Sir Daniel Gooch, MP and

famous GWR railway engineer. Gooch was also responsible for laying the first transatlantic telegraph cable and involved with the construction of the Severn Tunnel. He was instrumental in bringing the railway to Windsor.

Also buried in the churchyard is Owen George Allum, a 17 year old Windsor General Post Office telegraph boy, who was a victim of the Titanic disaster. The area also has royal links as a number of people who worked for the Royal Household over the years are buried in the church yard.

Charles Thomas Wooldridge murdered his wife Laura Ellen in the Clewer Park area, and the execution of Wooldridge in 1896 was immortalised in Oscar Wilde's The Ballad of Reading Gaol.



Fig. 4 Path through St Andrews Church Yard

3. Location and context

The village of Clewer falls within the County of Berkshire, and lies within the south east of the Royal Borough of Windsor and Maidenhead. It is a suburb positioned to the west of the town of Windsor and is separated from it by The Royal Windsor Way. This is a four lane road constructed in the 1960s as the Windsor and Eton Relief Road. It is one of the busiest roads in the Borough and links Windsor with the M4. It was refurbished and renamed in 2012.

To the north Clewer village is bounded by Royal Windsor Race Course and the River Thames, and forms part of the setting of the river. Included within the Conservation Area is White Lilles Island, created by an inlet of the river and accessed via a bridge. To the south is Maidenhead Road and to the west the open spaces of Clewer Park and allotments. The park forms part of the setting of the Conservation Area and contains an ornamental pond, grassland and areas of woodland, including some ancient oak trees that survive from Windsor Forest. The park is a haven for wildlife and birds, and the landscape is all that remains of the former Clewer Park Estate. This area was purchased by the Royal Borough of Windsor and Maidenhead in 1975 to prevent further development and to provide an open space for the enjoyment of residents. The Conservation Area falls within a protected species region, which is noted for bats, Kingfishers, Reed Bunting, Dunnock, Song Thrush, House Sparrows and Woodpeckers.

The Clewer area has been identified in the Council's Borough Townscape Assessment (2010) as being a

“Historic Village Core”. These areas are noted as “the historic core of villages usually associated with a village church, green or common. The type includes examples of development shown on the 1816-1822 Ordnance Survey maps of England and Wales”. The assessment of Clewer village describes the village as having been subsumed within the wider urban fabric of Windsor. With parts of the main street, Mill Lane, redeveloped in the 19th and 20th centuries to include two storey terraces and semi detached properties. The importance of the lych gate, Church Lodge and church are particularly noted. The large specimen trees within the area are considered to contribute strongly to its leafy character and the importance of maintaining structural vegetation within the area, in both public and private spaces, is highlighted.

The area falls within the Clewer Corridor Neighbourhood Area identified in the Windsor Neighbourhood Plan. This is described as “a continuous ancient route stretching from the mill at a fordable spot on the Thames to ...Windsor Forest’. The country lane character of Mill Lane is particularly recognised.

It is noted that most of the Conservation Area falls within EA Flood Zone 2, and there is also a culverted stream running along Mill Lane.



Fig. 5 The relief road following its construction, with the race course stables in the left hand corner of the image (photo The Royal Windsor Forum)

4. General character

Clewer Village is a peaceful, predominantly residential, suburban area with an interesting history and a mix of mostly modest buildings of different types and ages.

An important building in the townscape and community focus is the church of St Andrew the Apostle with its distinctive timber shingle clad spire. The Church falls within the Diocese of Oxford and has regular services, with an active team of bell ringers. The church lodge, lych gate and boundary wall to the church yard are also important architectural and historic features of the Conservation Area.

Other notable features are the open space of the church yard, which is bounded and crossed by mature avenues of trees and includes some notable memorials.

The Mill Stream, which cuts across the northern part of the area, is fringed with mature trees, giving this part of the area a more open and semi-rural character. White Lilies Island is an unusual feature, formed between the Mill Stream and the Thames, accessed via a private road, this is the location of a small number of exclusive larger houses.

The only public house, The Swan, which includes substantial outbuildings, has historically been used as a coaching inn and court house. It closed some years ago, but was successfully listed as an Asset of Community Value in November 2018. In January 2019 it was purchased by a local community group and has been refurbished and reopened as a free from tie public house and local community hub.



Fig. 6 Stone cross in St Andrew's Church Yard



Fig. 7 The Swan public house, Mill Lane

5. Archaeology

The Palaeolithic Period

The stretch of riverbank where the village gradually grew attracted human habitation potentially as early as the Upper Palaeolithic period (the stone age, approximately 2.6 million years ago). The easternmost and oldest section of the Thames lies in a chalk valley between the North Downs and Chiltern Hills. Geological deposits across much of this section of the river are composed of London Clay, a stiff blue-grey marine sediment with notable fossil inclusions. This “proto-Thames” formed around 60-50 million years ago when Britain was submerged under warm tropical seas, although its course was severely disrupted around 110,000 years ago with the coming of the last Ice Age, when a slowly advancing glacier forced the river southward into something resembling its present course. With this diversion, the river eroded the London Clay valley creating a series of terraces and depositing heavier sediments such as sands, gravels and, in some locations (including Clewer), valuable brick-earth (sandy clay), which later became essential in the manufacture of building materials.

The Lower and Middle Palaeolithic

The Lower and Middle Palaeolithic periods (circa 3.3 million to 300,000 years ago) were characterised by alternate phases of warming and cooling. During this later phase the environment evolved from a treeless, stepped tundra, into woodlands populated with birch and pine trees. It is

probably at this point that the area began to see continuous human occupation, with climate conditions continuing to improve right up to the Bronze Age (circa 3,000 to 1200 BC).

Mesolithic

Mesolithic environments were largely wooded and supported the needs of hunter-gatherer communities. River valleys such as the Thames would have been especially hospitable to humans, providing a predictable source of food (hunting and fishing) and water, as well as a means for transport and communication. Evidence from this period of human activity in the Clewer locality is characterised largely by finds of flint tools and waste rather than structural remains. Mesolithic flints including blades, burnt flint and a few cores were found in 1987 along the riverside in Windsor. In Clewer, a flint tool around 5cm long was found in Orchard Avenue, near Hatch Lane, approximately 200m-300m south of Mill Lane.

Early settlement

Two archaeological investigations in the early 2000s sought to explore the early settlement. Archaeological monitoring took place when a new building was constructed within the grounds of Edgeworth House and when new lamp posts were erected within the graveyard of St Andrew's Church. Unfortunately, neither revealed any remains, other than 19th-century rubble within the graveyard, probably associated with the 19th-century renovations of the Church.

As such, nothing is currently known about the area prior to the

5.1 Archaeology

establishment of the medieval village and there are no known archaeological monuments (other than the church) or finds spots within the Conservation Area. The area, however, lies on the gravels and alluvium of the Middle Thames Valley, an area intensively settled and farmed from the Early Neolithic period (circa 4,000 BC) onwards.

Recent archaeological excavations, for example, on the north bank of the Thames in advance of the construction of the nearby Eton Dorney Rowing Lake, found important remains of prehistoric, Roman and Saxon date. Similar buried deposits are highly likely to survive within the Conservation Area, sealed below the current built environment.

Like elsewhere along the Thames, archaeological finds have been recovered from the bed of the River adjacent to Clewer. These include a stone axe head, a stone mace head and a Late Bronze Age (circa 1,000 BC) bronze spearhead. The huge number and range of such objects recovered from the River Thames as a whole suggests that these were not accidental losses, but deliberate depositions, the meaning of which is now lost.

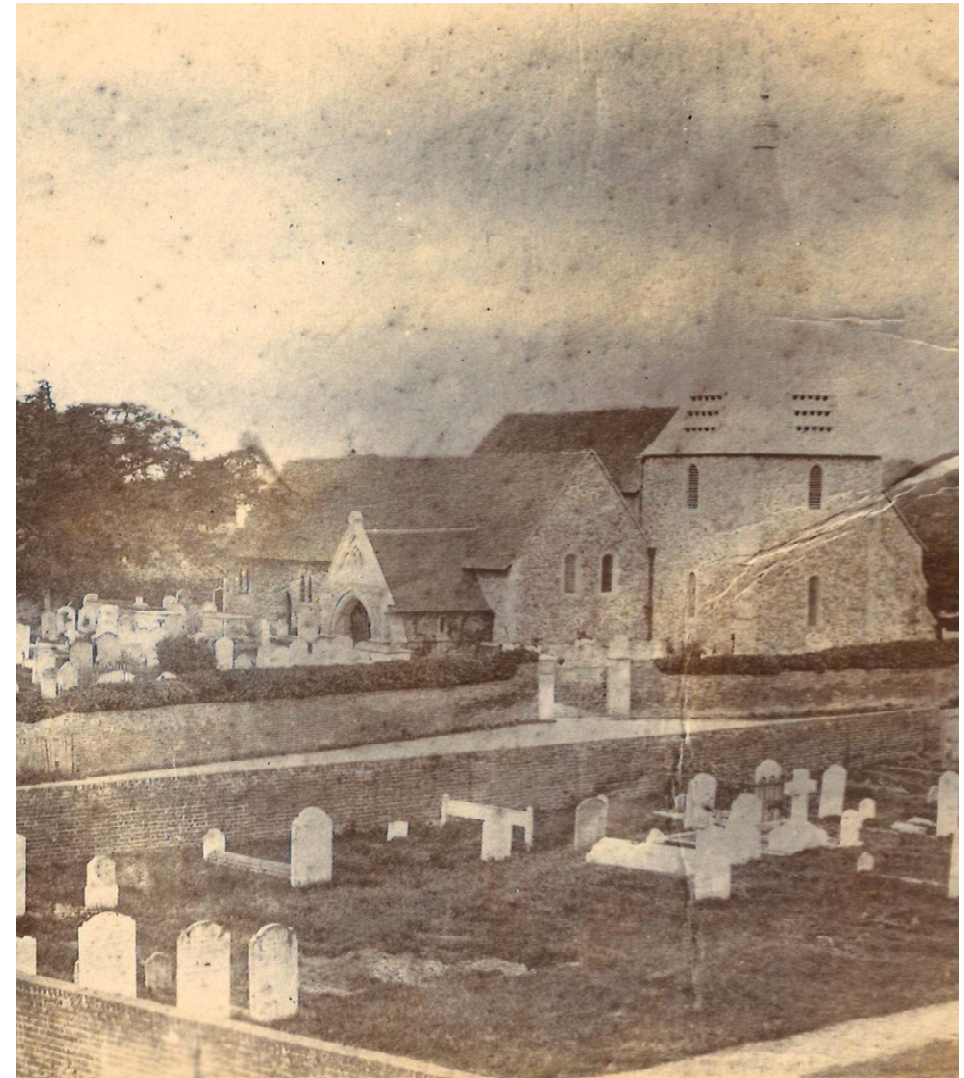


Fig. 8 St Andrew's Church, Clewer, circa 1857

6. History

The Mill Lane Conservation Area encompasses the historic settlement of Clewer and the settlement's location on the south bank of the River Thames was likely to have been an important topographic factor in its origins and development. Clewer Mill Stream is named after the mill it once drove, although it is unclear if the stream was purpose-built, or if it was modified from a pre-existing braid of the River Thames.

Clewer existed as a small settlement by the river long before Windsor came into being, with its church, mill (mentioned in Domesday Book) and fisheries. The Mill Stream provided a safe harbour with access to the Thames. Place name evidence indicates that Clewer had its origins in the late Saxon period. The Domesday Book records this area in 1086 as 'Clivore' (from 'Clifwara', meaning "Cliff-dwellers"), a reference to the prominent chalk outcrop within the Manor of Clewer held by Earl Harold (II) of Wessex, England's last Anglo-Saxon king. This chalk was the building material used for St Andrew's Church, the earliest part of which dates from the 12th century.

By the time William the Conqueror chose what is now known as Castle Hill in Windsor to build his fort, the Manor of Clewer had passed to Radulfus son of Seifride, who charged 12 shillings per annum for the half a hide of land the wooden fort was built on. William's descendants continued to pay rent until the 1500s.

Rector Elwell of St Andrew's sister church, All Saints Dedworth, records the local tradition that William the

Conqueror "was accustomed to hear Mass in Clewer Church", as there was no chapel built in the wooden fortification on Castle Hill.

In 1198 the Knights Templars of Bisham granted a fishery at Clewer to Richard de Sifrewast, who held the manor at the time.

In 1316 New Windsor was returned as a borough, and the Hundred of Ripplesmere consisted of Easthampstead, Winkfield and Ascot, Clewer and Dedworth, and Old Windsor.

During the reign of King Richard II, Sir Bernard Brocas, a prominent commander during the Hundred Years War, held lands in Clewer as well as the Manor of Clewer and Clewer Brocas. Eight years into King Richards reign, Sir Bernard endowed a chapel at St Andrew's Church in Clewer.

In the 18th-century the village was depicted, reasonably



Fig.9 Excerpt from John Rocque's Map of Berkshire (1761)

6.1 History

accurately although somewhat stylistically, on Rocque’s 1761 map of Berkshire, with houses either side of Mill Lane, which would have included The Limes and Edgeworth House, leading to Clewer Mill (Fig.9).

The original mill burnt down in 1781 and was soon after replaced with the current building. Prior to the fire, the interior machinery of the mill was noted to have been “curious and singular” (*Tighe, Robert Richard; Davis, James Edward (1858). Annals of Windsor. pp. 16–17*) drawing the attention of King George III and many noblemen. It operated as a mill, first flour, then corn until 1899 and by 1912 was referred to as Mill House. In more recent times it has been the home of a number of famous music and media personalities.

In addition to the church and mill, by the 1870’s (Fig. 10), Clewer consisted of a Police Station, a smithy, a public house (The Duke of Edinburgh) and separate Inn (The Swan). It included St Andrew’s Church lodge, rectory and burial ground; and Clewer Court, a large Georgian house (now demolished). Riverside Cottage fronting Mill Lane was its lodge. The 1870’s O.S map also details a pound and stocks to the south east of the church yard. Clewer Park with its lodge on Clewer Road (now Maidenhead Road) and large greenhouses onto Mill Lane are prominent features.

Clewer Park

Clewer Park house, now demolished, had 15th century origins and was later altered and modernised in the Georgian period to

become a large three-storey stucco mansion. It was used as a barracks to accommodate the Royal Horse Guards 1796-1800, until replaced 1881. The most famous owner of the estate was Sir Daniel Gooch, who purchased Clewer Park in 1859.

Starting his career as a locomotive engineer in 1837 he worked for the GWR and later took up the role as chief engineer of the Telegraph Construction & Maintenance Company. It was while working here that Gooch played an instrumental role in laying the first Transatlantic Telegraph Cable, reducing communication times from 10 days to a matter of minutes. He became the Director of the GWR and a Conservative MP in 1865 and was knighted in 1866. He is commemorated in Clewer by a plaque at no. 7 Mill Lane .

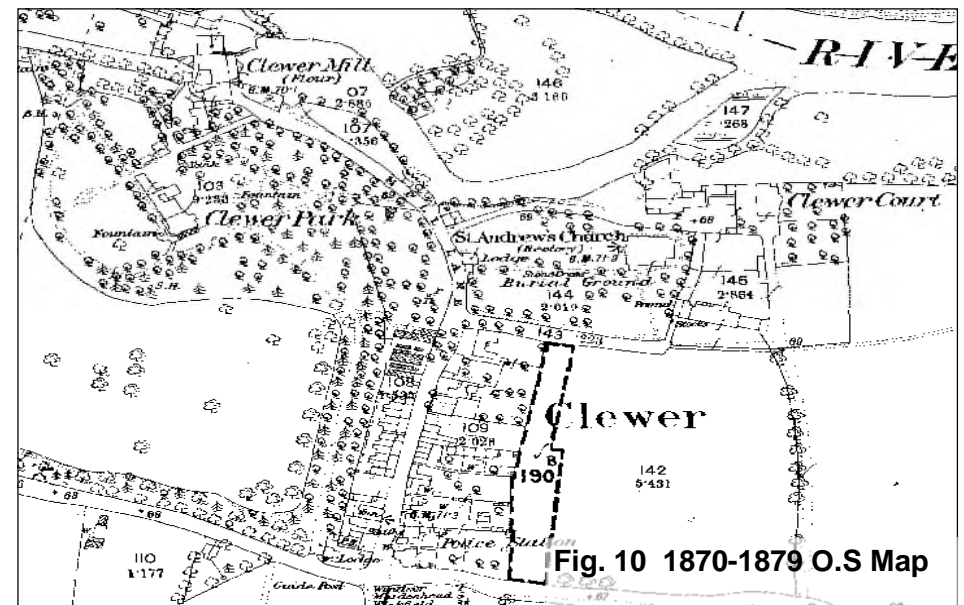


Fig. 10 1870-1879 O.S Map

6.2 History

In the 1860's Gooch replaced the irregular line of cottages on the west side of Mill Lane with the fine terrace that stands there today. He was also responsible for rebuilding the frontage of The Swan public house.

Sir Daniel Gooch died at Clewer Park in 1889 and was buried in St Andrew's church yard. The house and estate were passed down through the family until they were sold and bought by the wealthy widow, Mrs Harriet Frances Moss- Cockle (later called Mosscockle), in around 1907. This was three years after the death of her husband Charles Moss-Cockle, a solicitor and a Commissioner for Queensland. Harriet was a well known slightly



Fig 11. Clewer Park date unknown (photo RWWS)

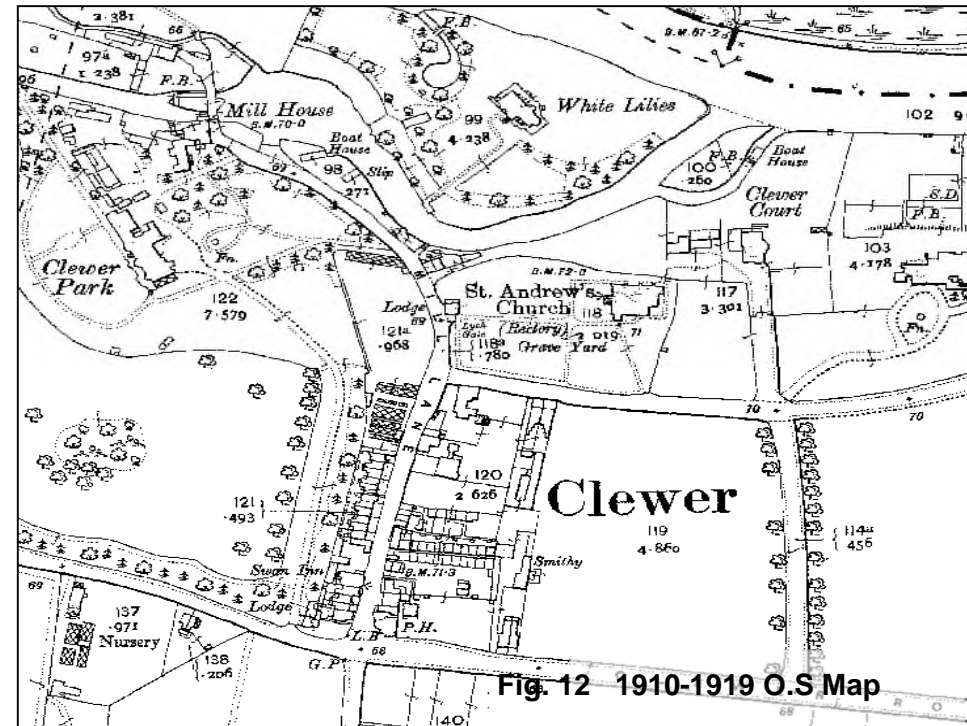


Fig. 12 1910-1919 O.S Map

eccentric local figure and a dog breeder of note.

At the start of WWII Clewer Park was commandeered by the Royal Navy and used by the WRN's in the "Pay and Admin" branch. It was returned in 1945 but due to its state of disrepair it was sold in 1955. The following year, 60 houses were built by a developer forming the housing estate known as Clewer Park Fig.13. Today all that remains of buildings of Clewer Park are the gate posts and lodge (now much altered) on Maidenhead Road and a well to the rear of Mill Lane. The remains of the estate are now used as allotments and a public park, and are located to the

6.3 History

west of the Conservation Area, these form a part of its setting.

The Limes

In 1848, the widow of an English clergyman, Mariquita Tennant, began taking impoverished women into her home. This was a response to the social conditions of Windsor at this time and the concerns over living conditions for women who had fallen into “drunkenness and prostitution”. She continued until 1849, when she could no longer cope with the number of women under her care. Rev Thomas Carter of St Andrew’s Church moved the now “House of Mercy” from Mill Lane to Hatch Lane in 1851 where a convent and chapel were built (Convent Court). The sisters left Hatch Lane in 2001. Mariquita and Rev Thomas are both buried in the churchyard, as are many of the “Magdalen Women”, most in unmarked graves, who were in their care.

Titanic Connection

Owen Allum embarked the Titanic at Southampton and was travelling in third class bound for New York City to meet up with his father who had only recently taken up a position in the USA. Following the sinking of the ship, Owen’s body was recovered by the Mackay Bennett (ship) and taken to Boston, this is unusual as most 3rd class passengers were buried at sea. His father accompanied his body back to Clewer, where it was to be laid to rest beside that of his little sister. Owen’s grave is listed as one of nine memorials in the churchyard to be included as Locally Important Buildings in Appendix 4.

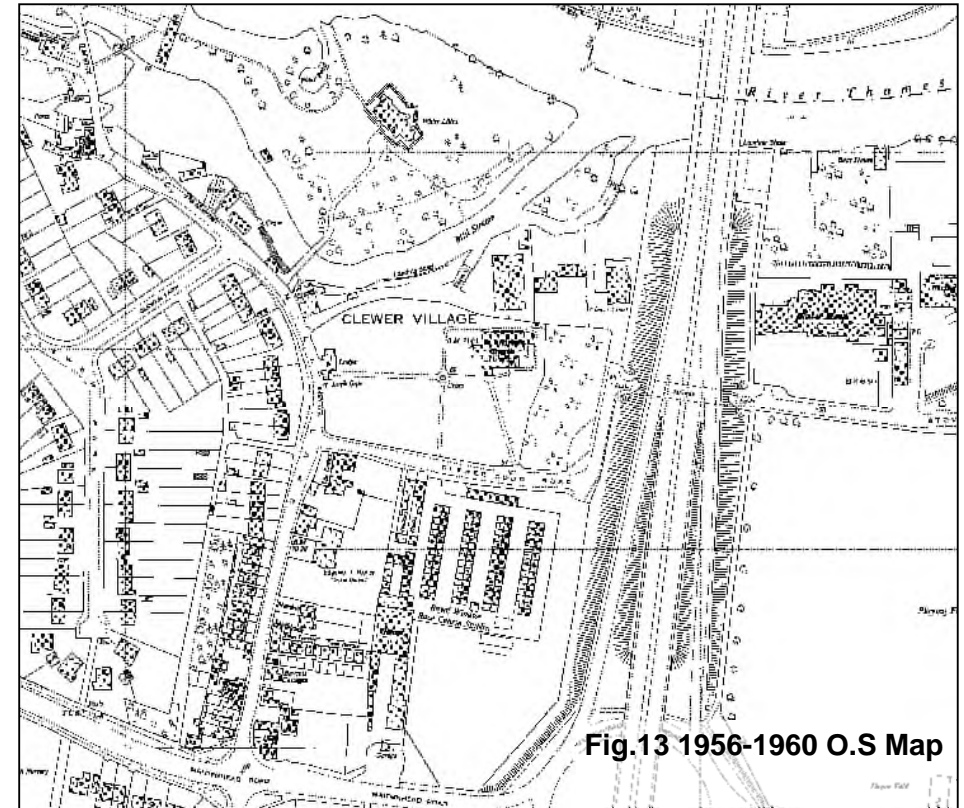


Fig.13 1956-1960 O.S Map

The historic 1956-60 O.S map above shows the land to the east of Mill Lane used as stables for the Royal Windsor Race Course. These remained until Clewer Court Road and Stephenson Drive were developed in the late 1960s. Figs.12 and 13 also show the large late 19th century house, White Lilies, located on White Lilies Island, this too was demolished in the late 1960s. The projected route of the Windsor Relief Road and pedestrian underpass are outlined on the map.

6.4 History

Windsor Relief Road

In July 1964 construction began on the Windsor Relief Road with its completion in July 1966. The impact on Mill Lane was devastating, resulting in the demolition of Clewer Court and the decline and eventual demolition of Clewer Mead. Clewer Mead, shown on Fig.13 at the very edge of the relief road to the east, was a two storey late 19th century building Fig. 14. It became home to the Etonian Country Club, it included grand interiors and landscaped gardens. The house fell into disrepair by the time it was used in the 1960s as a venue for the infamous Ricky Tick Club, a rhythm and blues club. It stood on the site of the Windsor Leisure Centre Fig. 15.

Fig. 14 Clewer Mead, date unknown (photo RWWS)



Fig. 15 Clewer Mead following the construction of the Relief Road (photo RWWS)



St Andrew's Church Yard

The church was restored in the 1850s, it is thought that the entrance lodge and lychgate (grade II listed), designed by Henry Woodyer, were built at this time. The graveyard of St Andrew's, Clewer was extended westwards circa 1866, and the hexagonal stepped memorial topped with a cross, located to the west of the church, commemorates this event.

The earliest memorials are to the south and east of the church and include two headstones commemorating members of the Charlton family. Memorials include a large granite slab to Daniel Gooch, a simple cross marking the grave of Mariquita Tennant; a headstone to Mary Anne Hull, nurse to Queen Victoria's children (d1888); a large chest tomb with ornate carvings of contemporary military inspired features to Edward Adams, a quartermaster in

6.5 History

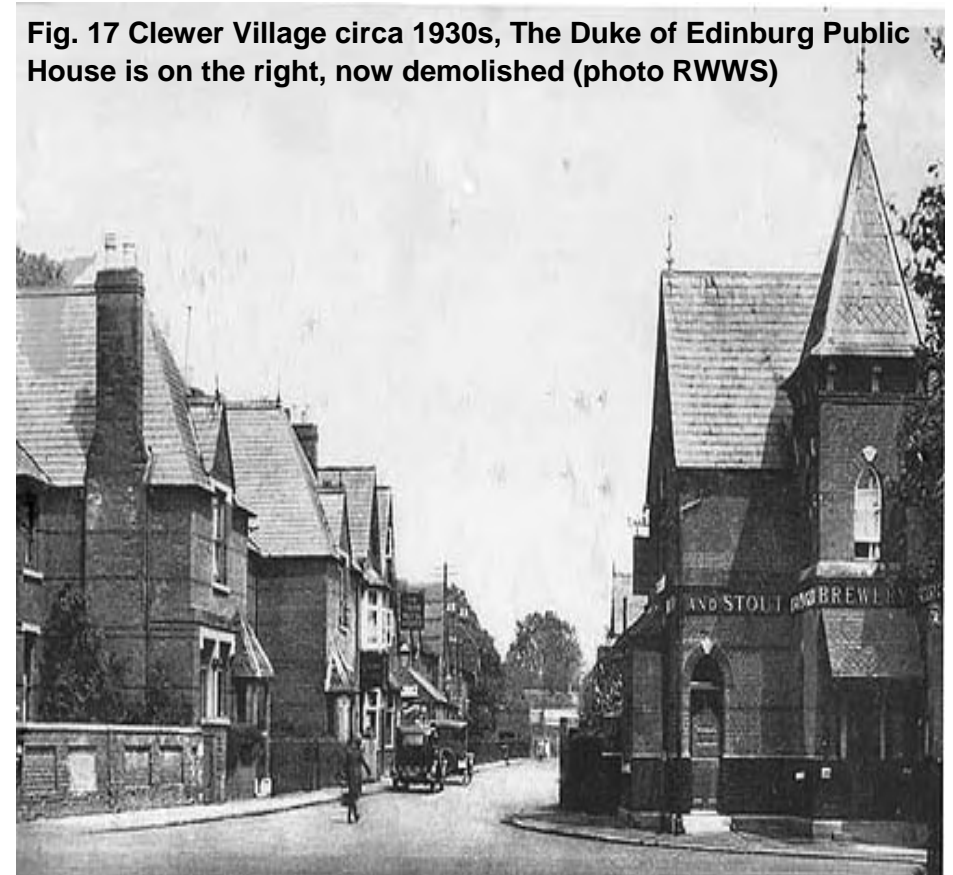
the Royal Horse Guards, and a simple monument to Mary Ann Glover, nurse to the Princess Royal, one of Queen Victoria's children.

It also contains many unmarked Magdalen graves (women cared for at the Limes and by the Sisters of the House of Mercy), and twenty two scattered war graves, eighteen from the First World War and four from the Second World War further details can be found at <https://www.tracesofwar.com/sights/31327/Commonwealth-War-Graves-St-Andrew-Old-Churchyard.htm>



Fig. 16 Andrews Church amongst the fields, 1906 by T E Cochrane, a local photographer and publisher (photo RWWS).

Fig. 17 Clewer Village circa 1930s, The Duke of Edinburg Public House is on the right, now demolished (photo RWWS)



Further details of the monuments identified as Locally Important Features can be found in Appendix 4 and a history of the Church and churchyard can be found at: [St Andrews Church, Part of the Clewer Parish of Windsor \(standrewsclewer.org\)](http://standrewsclewer.org)

7. Spatial Analysis: Scale, layout and urban grain

Scale, Layout and Urban Grain

The Mill Lane Conservation Area has a varied urban grain comprising a mix of plot sizes and groups of mainly semi-detached and terraced, predominantly two storey, properties.

The principal road, Mill Lane, runs north south within the Conservation Area and to the north this becomes The Moorings, which curves north– east along the mill stream. Clewer Court Road runs east -west to the south of the church yard. To the north of this is the access, via a bridge, into White Lilies Island. Clewer Park, only a small section of which falls within the designated area, is to the west of Mill Lane. To the rear of houses is a small section of the original carriage drive to Clewer Park that remains within the garden of the former lodge.

Mill Lane

There is a strong contrast in layout between the west and east sides of Mill Lane. On the west, the plots are continuous and linear in layout, Fig.18 and on the east, particularly where the older buildings are located, they are more varied in orientation, size, depth, and relationship to the road, Fig.19. On the west side, the buildings are tightly spaced with no break between properties. In contrast, and except for the buildings that form Swan Terrace, the properties on the east side of Mill Lane tend to have larger footprints and more varied orientation. These buildings are enclosed with high boundary walls that create a strong

sense of enclosure from the junction with the A308 (Maidenhead Road) up to the churchyard.



Fig 18 West side of Mill Lane, consistent building line and terraced properties



Fig. 19 East side of Mill Lane, varied building line and set back from the road

7.1 Spatial Analysis: Scale, layout and urban grain

The Moorings

Northwards, within The Moorings, the buildings and plots become more generous in size. There are breaks between the short rows of 2 storey terraces and semi-detached dwellings. This gradual change in layout has resulted in larger front gardens, although these vary in size. The wide grass verges also make the streetscape appear more spacious. At the northern end of The Moorings, the built form is less dense and more informal. This part of the Conservation Area has a more spacious and semi-rural appearance, as there are fewer buildings and more greenery. This change in character is reinforced by the presence of the Mill Stream creating an important break in the townscape, it offers river views, and allows glimpses of the large properties to the east on White Lilies Island.



Fig. 20 View looking south along The Moorings

White Lilies Island

White Lilies Island is different to the rest of the Conservation

Area as the houses and plots are large and the latter irregular in shape. All bound the Thames to the north and in some cases the plots also have boundaries with the river inlet to the south and west. The island has a spacious, green and leafy character.

Clewer Court Road

A short section of this road falls within the Conservation Area, it includes the boundary of the church yard, the flank wall of The Limes, which is positioned hard on the back of the pavement and a pair of Victorian houses, which are set back from the road.

St Andrew's Church and Churchyard

The church and church yard are important focal features of the Conservation Area. The church is the most architecturally and historic significant building and the churchyard is the largest open space. The latter has a sylvan character and clear boundaries defined by distinctive brick and flint walls that front both Mill Lane and Clewer Court Road. The open appearance of the churchyard creates a strong contrast to the more tightly developed frontages along Mill Lane.



Fig. 21 Clewer Court Road looking east towards the church yard

7.2 Spatial Analysis: Views and entry points

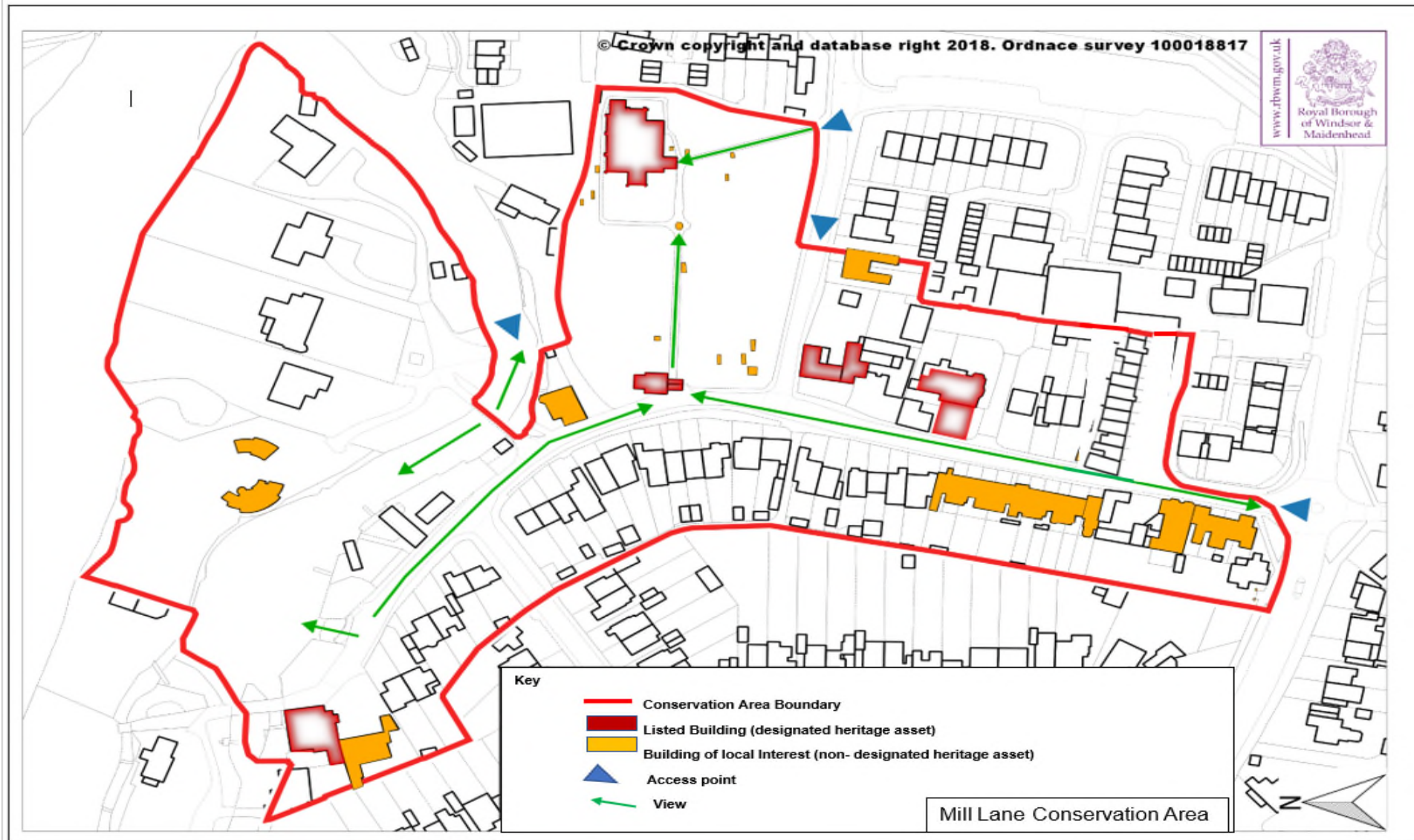


Fig. 22 Views and Entry Points Map: Mill Lane Conservation Area

7.3 Spatial Analysis: Views and entry points

Important Entry Points

There are two vehicular entry points (1 and 2 Fig. 22) into the Conservation Area, the main one is to the south from the busy Maidenhead Road Fig.23, the village having been cut off from Windsor to the east by the development of the Royal Way in the 1960s. To the east is a well-used pedestrian underpass that links Clewer Court Road to Stovall Road and Windsor (outside of the Conservation Area).



Fig. 23 View looking north from Maidenhead Road

Views

Maidenhead Road to Mill Lane, entry point 1, view A- B Fig.22

Maidenhead Road is a busy route into Windsor, so when entering Mill Lane, there is a distinctive change in ambiance between the areas. Whilst there is vehicle activity, Mill Lane is noticeably quieter. From this entrance into the Conservation Area there is a long view north toward the church, lodge and lych gate, Fig. 23 This view is framed by built form, it is enclosed by brick buildings with clay tiled and weathered slate roofs. The suburban character of the Conservation Area is conspicuous in this view.

The undulating roof lines, chimneys and tall boundary walls are important features that add to the character of the area. The signage and hanging sign of The Swan are important historical features and are prominent in this view. Car parking narrows the views midway along the road Figs. 24 and 25.



Fig. 24 View from the Lych Gate towards Maidenhead Road



Fig 25 View looking north along Mill Lane

Clewer Court Road, entry point 2 Fig.22

This is the second vehicle entry point into the area. The presence of the flint and brickwork church boundary wall closely defines and encloses the street, as does the tree screening along the boundary of the church yard, Fig 26. On the south side of Clewer Court Road, a pair of semi-detached Victorian town houses with visually striking gables form a distinctive marker at this eastern entrance to the Conservation Area.



Fig. 26 View east along Clewer Court Road

7.4 Spatial Analysis: Views and entry points

Approaching from Mill Stream, entry point 3, views C,D,E, and F Fig. 22

This entry point is only accessible by boat and is important as it is an historic access into the Conservation Area. The stream leads to the Clewer Mill and its presence today is a reminder of the origins and history of the Conservation Area. Riverside Cottage and the bridge leading to White Lilies Island are visually prominent at this entry point. Beyond the bridge the activity and unsightly clutter of the boat yard can be seen from views E and F, Fig. 22. Whilst generally considered unattractive, this does have a very distinctive character and is unusual as it is a working boat yard in a residential location. Further north, the mature greenery and trees create an almost rural appearance to this area, which has a tranquil atmosphere, view D. The informal river bank slopes to the water and the lack of built form creates a secluded atmosphere. There are views of the water that are not available elsewhere within the Conservation Area, Fig 28 this is a positive townscape feature.



Fig. 27 The Moorings towards Mill Stream viewed from White Lilies Bridge

Looking south along Mill Lane, view C, Church Lodge, a strong visual focal feature, comes into view. Greenery is important as



Fig. 28 Mill Stream, viewed from The Moorings

St. Andrews Church Yard from Clewer Court Road, entry point 4, views H and G

This pedestrian entry point 4 Fig.22, has a very distinctive character as there is a dramatic change from residential street to a secluded grave yard and paths lined with tall dark yew trees. These draw the eye towards the church, with glimpses of the main entrance and the spire rising above the tree line, view H, Fig. 22. The church spire is considered an important focal point in views into and within the area.

The burial ground has a distinctively different character to the rest of the Conservation Area, largely as a result of the extensive mature greenery and trees, and also because of the screening created by the surrounding brick and flint walls.

7.5 Spatial Analysis: Views and entry points

The entry from the lych gate towards the church, view G Fig. 22, takes the viewer from the street into the secluded and quiet church yard. The stepped memorial is visible at the end of the route and is a strong focal point framed by an avenue of tall yew trees. Fig. 30 .Other than the avenue, the character here is more open than the entrance to the church yard from Clewer Court Road. The church remains a dominant presence.

The Conservation Area also falls within 2 of the viewing corridors identified in the Windsor Neighbourhood Plan, View of Windsor Castle from Maidenhead Road and View of the race-course from Royal Windsor Way Bridge - [WNP APPENDIX 3 VIEWS ADOPTED FINALVersion 29.06.21.pdf \(windsorplan.org.uk\)](#) .



Fig. 29 St Andrew's church yard path from Clewer Court



Fig. 30 View from the lych gate towards the memorial cross

7.6 Spatial Analysis: Routes

Important Routes

Vehicular

The quiet ambience of the Conservation Area is negatively affected by the flow and activity of residential traffic, and traffic noise from the busy Royal Windsor Way and Maidenhead Road. Traffic is mainly concentrated on Mill Lane and Clewer Court Road with some through traffic heading for Clewer Park and White Lilies Island. The latter is accessed from a bridge and a private road. The atmosphere is much quieter at the northern end of the Conservation Area and the flow of vehicles less regular. Congested and ad hoc road side parking along Mill Lane detracts from the appearance of the Conservation Area.

There is a service lane joining Clewer Park and Mill Lane to the rear of the modern houses, which runs approximately on the line of the original wall of the walled garden to Clewer Park Fig 32.

Pedestrian

Pedestrian footfall is concentrated on Mill Lane and through to Clewer Court Road as this is a well used route into Windsor town centre.

There are footpaths leading from the principal roads, these include the access to the front of the houses on Swan Terrace, and the paths through St Andrew's Church Yard. There is also the rear lane access from Clewer Park to Mill Lane, noted above, although this is less inviting for pedestrians.



Fig. 31 Swan Terrace foot path

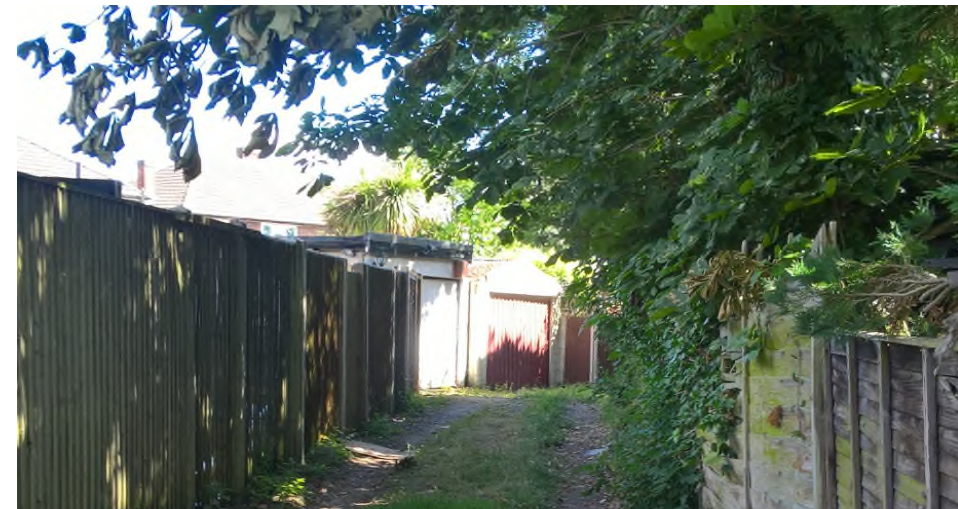


Fig. 32 Rear lane from Clewer

7.7 Spatial Analysis: Public realm and street furniture

Public realm, street furniture and signage

Throughout the area the road surfaces are tarmacked and the pavements finished with blacktop or concrete slabs, with some areas of traditional granite kerbs and gutters lined with setts. These are generally in good condition. On the east side of Mill Lane there is no pavement north of Church Lodge and wide, visually dominant double yellow lines run north into Clewer Court Road.

Throughout the area are modern black painted traditional Windsor style lamps on decorative standards Fig. 33 There are also modern metal cannon type bollards, of a traditional design, in front of The Limes.

Signage is mainly modern, there are three traditional decorative cast metal road signs (two on Mill Lane and one on Swan Terrace) Fig. 34, which are an attractive feature of the area. There are numerous modern way finding and information signs attached to the lamp posts, creating a cluttered appearance Fig.35.

The Swan has a distinctive hanging sign Fig.36 and also had a flag pole, that may have originated from a traditional “ale pole”.

Boundaries

Well defined plot boundaries are a positive feature of the Conservation Area. On the west side of Mill Lane the buildings



Fig. 33 modern Windsor style lamp



Fig. 34 Road sign on Mill Lane



Fig. 35 cluttered way-finding



Fig. 36 The Swan hanging sign

7.8 Spatial Analysis: Boundaries

have a strong relationship with the road, most have low boundary or dwarf walls, and small gardens with some greenery. The modern houses to the north are set behind modest front gardens, with low boundary walls and generous grass verges Fig 40. A number of the boundary walls to these properties have, however, been removed to facilitate off street parking. This has opened up the frontages and blurred the traditional division between private/public space that exists elsewhere in the Conservation Area. This has also resulted in a loss of greenery that would contribute positively towards the quality of the streetscape.

A number of the properties on the east side of Mill Lane are set behind distinctive tall boundary walls. These are mostly of some age, are constructed of red brick, and have ornate gates and piers, some with stone cappings. A number of these walls and gateways are listed, either in their own right, e.g. Edgeworth House Figs.2 & 42, or are considered curtilage listed, e.g. The Limes Figs. 38, 39 & 43 and Old Mill House Fig. 51 (for further information on listed buildings and curtilage listing see page 49).

In places, such as at the western end of Swan Terrace, buildings are built up to the back of the pavement edge and on the corner of Clewer Court Road and Mill Lane, the old red brick garden wall and the timber framed building (The Limes) merge.

The long brick and flint wall to the churchyard (curtilage listed) with its distinctive brick canted coping is a prominent and important architectural feature at the heart of the Conservation Area Fig. 41.



Fig. 37 Brick boundary wall and wrought iron gates to The Coach House, Mill Lane (unlisted)



Fig. 38 Boundary wall to The Limes (listed)

7.9 Spatial Analysis: Boundaries



Fig. 39 Historic brick wall to The Limes (curtilage listed)



Fig. 40 Modern red brick wall, Mill Lane, which defines the public/private boundary in the streetscape



Fig. 41 Flint and brick boundary wall to the church (curtilage listed)



Fig. 42 Wrought iron Gate to The Edgeworth House with decorative shield, (grade II listed)



Fig. 43 Timber gate to The Limes (listed)

7.10 Spatial Analysis: Open spaces, trees and vegetation

Open spaces, trees and vegetation

The open spaces, trees and vegetation within the Conservation Area contribute positively to and enhance its character. Fig.46. The churchyard is a key open space and focal point within the area. The planting here comprises mainly mature specimen trees including Cedar, Lime, Oak, Ash, Holly and English Yew. There are two notable avenues of Irish Yew that mark both pathways leading to the church, the most prominent of which leads to the lych gate on Mill Lane. There are also a row of pollarded Lime trees that skirt the southern boundary of the church yard along with Clewer Court Road.

There are a wide variety of specimen trees within the former grounds of 'White Lilies'. (covered by a Tree Preservation Order). These are also key features of the Conservation Area and strongly contribute to its leafy character. This is enhanced by native trees, such as willows, lime, poplar, yew, ash, beech and thorn, appropriate to the riparian setting given White Lilies Island is bounded by the river Thames to the north and the Mill Stream to the east and south. The tree cover is reflected on the opposite bank adjacent to Mill Lane and land north of the churchyard, greening the area and contributing to its biodiversity. The trees provide a visual point of reference that help define the waterway.

There are a few other trees of note, including a mature horse chestnut in the grounds of the Old Mill House and other individual trees at Edgeworth House (also covered by two Tree Preservation Orders) and at The Church Lodge. The two trees

on the public highway at Mill Lane, whilst currently of small stature, also positively contribute to the appearance of the area. Other vegetation, including the grass verge along the west side of Mill Lane and the irregular linear belt of shrubs further to the north on the east side of the road, add to the verdant appearance of the designated area.

River and Waterside Areas

These areas are generally informal with direct access to the Mill Stream at the northern end of Mill Lane and overgrown steps leading down to the water to the rear of Riverside Cottage Fig. 44. There are pontoons and other semi permanent structures alongside the moorings that are visible from Mill Lane and White Lilies Bridge, Fig. 45, these are considered to detract from the appearance of the Conservation Area.

Fig. 44 steps adjacent to Riverside Cottage



Fig.45 semi permanent structures at The Moorings

7.11 Spatial Analysis: Spaces, trees and vegetation



Fig. 46 Important spaces , trees and vegetation

8. Buildings: Age and architectural style

Ages and Architectural Style

The ages and architectural styles of the buildings in the Mill Lane Conservation Area are varied. Fig. 49 illustrates the main buildings of architectural interest. The oldest building is St Andrew's Church (grade II*), thought to be one of the oldest buildings in Windsor. It was listed in 1950 and is 12th century in origin with later 14th and 15th century additions. It is largely Norman in style with later Gothic Revival elements and is constructed of flint, with Bath stone dressings. The early supporting piers are of chalk block (clunch), the roof is tiled and the spire shingled. The church was restored and partially rebuilt by the well known church architect Henry Woodyer (1815-1896), a pupil of William Butterfield, in the mid and late 19th century. As part of this work, the rood screen, reredos (a WWI War Memorial) and the pulpit were installed (for full descriptions of all listed buildings see Appendix 2).

The pretty grade II listed Lych Gate and Lodge are also probably by Woodyer, Fig. 47. In 1967 the church was again refurbished by the architect Roderick Gradidge, and the interior decorative screen largely dates from this time, although some early wall paintings remain. The mural of the Risen Lord, by Anthony Ballantine, was also commissioned as part of this work. The interior includes a 12th century font, early carved church furniture, 19th and 20th century stained glass, and a range of memorials.

The newest structure at the time of writing is White Lilies, approved in 2016, this house replaced a earlier 3 storey

building of little historic or architectural interest. It is of contemporary design and 4 storeys in height, Fig. 48.



Fig 47. Church Lodge and Lych gate



Fig. 48 Approved drawing for White Lilies

8.1 Buildings: Historic assets

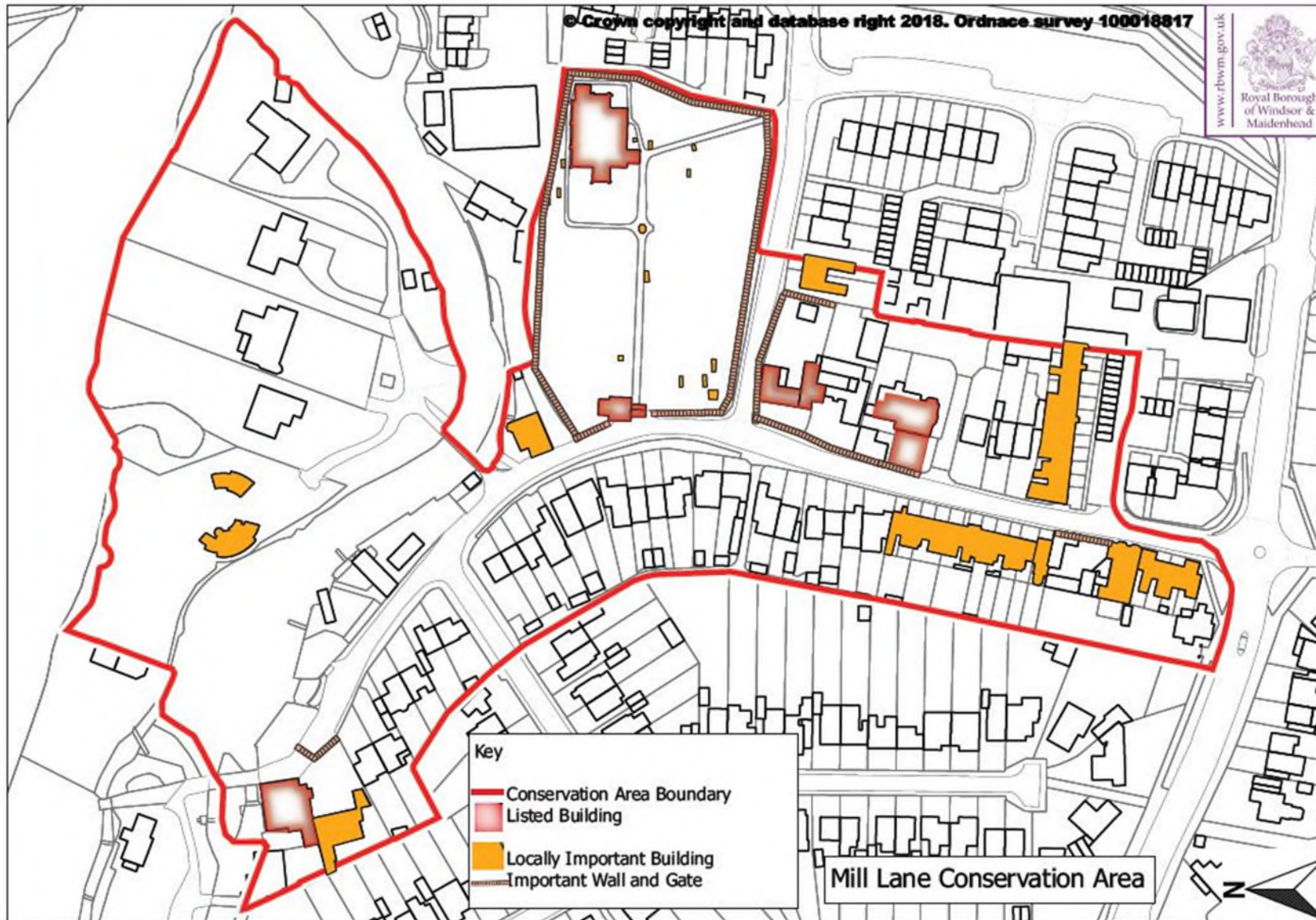


Fig. 49 Historic assets map: Mill Lane Conservation Area

8.2 Buildings: Age and architectural style

The only vernacular building in the Mill Lane Conservation Area is The Limes, located on the corner of Mill Lane and Clewer Court Road Fig. 50. It is circa 17th century in date with later 17th and 18th century additions. It was listed in 1975 and is grade II*. It is partly timber framed, visible from Clewer Court Road, with hand made brick infill. The building has a distinctive irregular old tiled roof and tall soft red brick chimney stacks.

Directly to the south of The Limes is Edgeworth House, a three storey, white rendered four bay Georgian house of 1707, with later extensions. This building was listed in 1975 and is grade II* listed, Fig 2.

The Old Mill House, Fig 51 is also grade II listed, and is located in the north of the Conservation Area, next to the mill stream. It is 18th century in date and originally formed a part of the Clewer Park Estate. It is constructed of red brick with a brick parapet, stone coping and old hipped clay tiled roof. It's porticoed entrance is to the south elevation and the east elevation includes a recessed brick arch and delicate wrought iron balconettes.



Fig. 50 The Limes, exposed timber framing to northern elevation



Fig. 51 refined elevational detailing and use of materials to The Old Mill House, Mill Lane

The listed buildings are considered as designated heritage assets and are all of historic, architectural and in the case of the timber framed buildings, archaeological interest. Accordingly, they are considered to have a high degree of significance (see page 49) as defined by the National Planning Policy Framework 2021. Further information on historic assets can be found in Appendix 1.

At the southern entrance of the Conservation Area to the west are a group of four unlisted two storey Victorian estate houses adjoining The Swan public house. These are one bay wide and constructed of red brick, with burnt brick coursing and stone lintels under slate roofs with decorative clay ridge tiles. Originally of symmetrical design, Fig. 52, the central section of the group is recessed with front doors under a shared timber framed open porch. The first floor is decorated with a stone crest and date stone of 1869 under a turreted roof. At ground floor the forward wings have projecting open door canopies with tiled roofs and

8.3 Buildings: Age and architectural style

scalloped decoration. There are two window openings divided by a brick pier with chamfered detailing at ground floor, stone lintols with chamfered stop ends and a prominent brick arch over. At first floor there are brick gables over the central windows, the right wing has a plaque to Daniel Gooch, Fig. 51. Part of the terrace has been rough rendered and original windows and doors have been replaced with new units of design and materials that are considered to detract from their appearance.

The Swan public house adjoins the terrace, Fig 53. It comprises three storeys, including an attic floor within two gables, with decorative barge boards, that front the road. The street elevation is of redbrick and there is a later double height bay to the left hand side of the frontage and a single storey bay to the right.



Fig. 52 view of frontage of no 7 Mill Lane, with plaque commemorating Daniel Gooch

There is a central front door with fan light under a slate canopy extending from the adjacent single storey bay window. At first floor there is a projecting modern sign on a long decorative metal bracket. No original window or doors remain and the frontage is in poor decorative order at present. The site includes a good example of a Victorian coach house and various period outbuildings.

This group of buildings are important because of their position as they mark the southern entrance to the Conservation Area—the grey rendered building is a landmark when seen from Maidenhead Road. The buildings are also important because of the quality of their architecture and their historic links to Daniel Gooch. The public house is considered to also has a high degree of communal importance.



Fig. 53 Frontage of The Swan public house

8.4 Buildings: Age and architectural style



Fig. 54 nos 15 33 Mil Lane, a strong symmetrical architectural composition that contributes positively to the local street scene

Further north is a longer symmetrical Victorian terrace, of two storeys, Fig 54. This is notable because of its length and strong architectural form, with a central forward gable and intricate basket work patterned brickwork at first floor. The terrace is terminated at either end by forward projecting gables with half hipped roofs and dentil course eaves detail. The frontage is constructed of red bricks with burnt brick string courses, and red and black brick gothic style arches with key stones over the shared recessed entrances and upper floor windows. The terrace has tall chimneys, tile decorative hanging over the entrances and some original gothic style timber sash windows with early glass.

The first of these buildings has been rough rendered and the last has an unsympathetic porch addition to the detriment of the appearance of the terrace as a whole. This well detailed Victorian group is important as it has a strong presence on the street frontage and contributes positively to the character and appearance of the area.

To the east, Swan Terrace, Fig 55, comprises small, mid Victorian stock brick workers cottages, whilst of some local interest, they have, however, been heavily altered.



Fig 55 the south elevation of Swan Terrace with numerous alterations

Riverside Cottage, Fig 58, is an attractive two storey red brick cottage with decorative brick detailing including moulded and coloured brickwork. Above the frontage windows are small gables hung with timber boarding. This building was originally the lodge to Clewer Court and positioned on the rear access to the house leading to a service court.

The Victorian houses are generally considered to be of local historical interest and a number are also considered to be of local architectural importance and to meet the Council's agreed criteria for consideration as Locally Important Buildings (non -designated heritage assets) These buildings are described in Appendix 4 and the criteria for inclusion on the Local List can be

8.5 Buildings: Age and architectural style

found in Appendix 3.

Beyond these buildings to the north are houses that date from the 1950's and 60s, these were developed in the grounds of the original manor house at Clewer Park. These two storey buildings are of a mix of semi-detached and short terraces, typical of their time in both materials and design. Some, however, include attractive architectural touches such as yellow brick work detailing at ground floor and projecting concrete canopies. Original doors and windows have mostly been replaced in different styles and a number of ad hoc extensions, garages and porch additions, have been constructed, although these do not generally detract from the overall character and appearance of the Conservation Area.



Fig. 56 Modern Mill Lane houses



Fig. 57 Mill Run, White Lilies Island (Savills 2019)

White Lilies Island is unlike the rest of the Conservation Area with each house individually designed and different to its neighbours. On White Lilies Island each building has an individual palette of materials including red brick, painted weather boarding and white render.

Mill Run, Fig.57 is located on the west of the Island and was built in 1979 in a modernist style with a semi-circular footprint developed around a large lime tree. This is considered to be of local interest and suitable for inclusion in the Local List. Further details can be found in Appendix 4.

9. Buildings: Materials, detailing and features

Materials

The materials used in the construction of the buildings and structures within the Conservation Area are traditional in appearance and quite varied. Red brick, clay roof tiles and slates are dominant elements, although several of the earliest surviving buildings are of timber-framed construction and the tower of the church is roofed with timber shingles.

Materials found in Mill Lane Conservation Area include:

- Brick (predominately red, burnt (black), moulded and also some yellow stocks,) used for buildings and boundary walls
- Lime mortar for jointing and varied types of render
- Flint (church buildings, walls)
- Slate, clay tile, and lead (roofs)
- Decorative clay tiles (hanging and ridge)
- Stone (used as surrounds for windows and doors, sills, thresholds and copings for walls)
- Painted and natural timber (building frames, windows, doors, barge boards and some cladding)
- Painted cast or wrought metal (railings, gates, rainwater goods, boot scrapers, bollards, street signs, lamp standards and lanterns, and White Lilies Bridge)
- Crown or cylinder glass remain in some of the Victorian or older properties (this has an irregular appearance quite different to modern float and plate glass)

- The mid 20th century semi-detached and short terraces towards the northern end of Mill Lane and The Moorings have walls of hard red brickwork, cement based pointing and weathered concrete roof tiles. A limited number retain cast concrete porches and small projecting bay windows. Some of the later infill houses have distinctive green fishtail pattern tile hanging.

The choice of materials in all new works within the Conservation Area is, therefore, important, as the use of inappropriate and unsympathetic materials, or poor workmanship, can harm the appearance, and also architectural and historic significance of the buildings and the area.



Fig. 58 projecting and moulded brickwork banding and use of polychromatic brickwork on the upper floor of Riverside



Fig. 59 bull nose and fishtail pattern tile hanging, and decorative brick and stonework detailing on one of the Victorian terraces

9.1 Buildings: Materials, detailing and features



Fig. 60 painted brick work, Anglesey and 2 Clewer Court Road



Fig. 61 Mill Lane: Victorian tiled path



Fig. 62 traditional wrought iron boot scraper outside the church



Fig. 63 Church Lodge, decorative brick and flint walling with distinctive oriel window

9.2 Buildings: Materials, detailing and features

Roofs

The Conservation Area features two main historic roofing materials, clay tiles and Welsh slate .

Machine made clay tiled roofs of a regular appearance are found on the Victorian terraced buildings along the west side of Mill Lane. The Limes, Edgeworth House, Church Lodge and Riverside have more distinctive hand made clay tiles, which have a more rustic appearance. Natural slate, most likely Welsh slate, a typical Victorian roofing material, is found on the group of buildings at the south west entrance to the Conservation Area, The Coach House and 2 and 4 Clewer Court Road.

St Andrews Church spire is conspicuous as it is clad in overlapping wooden oak shingles Fig.65. The more modern houses have weathered brown interlocking concrete tiled roofs, as do the older houses on Swan Terrace, although these are likely to originally have had slate roofs.

The roof forms are a mix of traditional hipped, half hipped and gabled roofs found on both the historic and more modern properties. Some of the historic properties have complex roof forms and there are few modern roof extensions of any type. Small traditional dormer windows with flat or pitched roofs are, however, found on the traditional properties within the area.

Some roofs include fancy clay ridge tiles and metal finials, others such as the former Swan Public House have decorative timber barge boards.

Roof forms and coverings are distinctive features of this Conservation Area and as such new roofing works should reflect original materials, detailing and workmanship as closely as possible. Original features should be retained for reuse where they can be salvaged. Large roof extensions are not a feature of the area and should be avoided in favour of traditionally designed dormers, where these are appropriate in terms of the host building and its context. All new roof extensions within the Conservation Area will require consent.



Fig .65 St Andrews Church, spire clad in timber shingles



Fig. 64 The Swan, slate roof and decorative timber barge boards



Fig. 66 Clewer Court Road roofline metal finials



Fig. 67 The roof of the Limes has weathered hand made clay tiles

9.3 Buildings: Materials, detailing and features

Rooflights

A few properties within the area have rooflights on their front roof slopes. In general within Conservation Areas, these should be placed on rear roof slopes and be limited in number to avoid roofs appearing overly cluttered. All rooflights should be of a conservation type, having a single vertical glazing bar and lie flush with the roofline. On older buildings, or on those identified as heritage assets, rooflights, where appropriate, should be traditionally constructed and metal framed. Depending on the type of property the installation of rooflights may require consent.

Satellite Dishes

There are a few dishes within the Conservation Area and these, together with their cabling, could detract from the appearance of the area and need to be carefully located. They should be placed away from chimneys, front roof slopes and publicly visible elevations. Once no longer in use they should be removed. In some cases these may require permission.

Chimneys

Chimneys are a common and important feature of the Conservation Area, Figs 67 and 68. They are a prominent and attractive streetscape element punctuating the skyline, often incorporating decorative clay pots. In Mill Lane the more recent houses also have chimneys, and these should be retained, even if no longer used. Terracotta chimney pots of different colours, designs and sizes are present on many of the historic stacks and should be

retained where they remain and replaced where lost.



Fig .68 15-35 Mill Lane, gables and chimneys with terracotta chimney pots



Fig. 69 15-35 Mill Lane, decorative ridge tiles

9.4 Buildings: Materials, detailing and features

Windows, Doors and Porches

Traditional windows and external doors are features of the older houses in the Mill Lane Conservation Area and make an important contribution to its historic architectural character and appearance.

A large proportion of original windows are timber sashes of varying age and design. Both Georgian and Victorian windows remain and have different glazing patterns that reflect the architectural fashion and glass manufacturing techniques of the time Figs.70 and 71.

Unfortunately, some historic sash windows have been removed and modern replacements installed, including UPVC. Original metal and timber casements are present on several of the buildings, often combined with leaded lights. St Andrew's Church Lodge features a narrow stone mullioned oriel window, a unique feature within the Conservation Area, Fig.63. The Church also includes a good group of 19th and early 20th century stained

glass windows, noted in its listing description (page 52).

A number of the buildings retain original timber front doors, some quite grand as at the Old Mill House, Fig. 79 and also the Church Fig 74. Both of these buildings are listed so the removal or alteration of windows and doors would require consent. Some of the original windows and doors of the unlisted houses have been lost and replaced with a variety of materials and different designs. This detracts from the appearance of the buildings, particularly the Victorian terraces, where the repetition of features is an important part of their character. No 25 Mill Lane retains an original door with stained glass inserts Fig.76 .

Original windows and doors reflect the age and architecture of buildings and the technology of the times in which they were constructed. They are a useful tool in dating the older buildings in the Conservation Area and should be repaired, retained and replicated wherever possible. Works to listed buildings will require consent.



Fig. 70 Edgeworth House, Georgian sash window with early glass and fine glazing bars



Fig. 71 The Limes, metal and timber casements with leaded lights



Fig.72 19 Mill Lane, Victorian sash windows, with larger panes

Fig. 73 St Andrew's Church: lancet window with metal frame and stained glass



9.5 Buildings: Materials, detailing and features



Fig. 74 Church Lodge timber door with metal strap hinges and cast iron door knocker

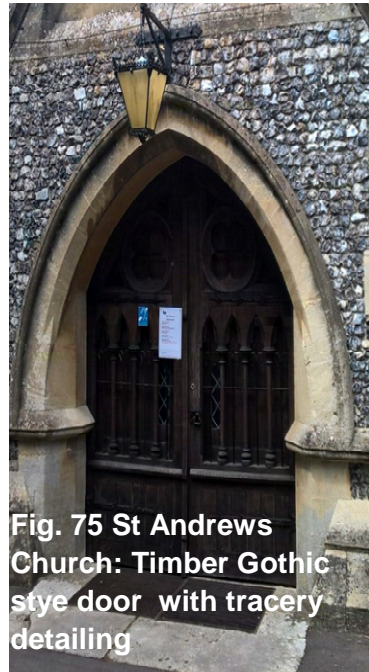


Fig. 75 St Andrews Church: Timber Gothic style door with tracery detailing

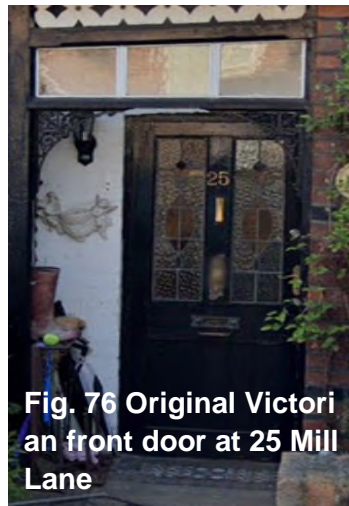


Fig. 76 Original Victorian front door at 25 Mill Lane



Fig. 77 Shared pitched roof open porch over 3/5 Mill Lane



Fig. 78 Modern porch extension to a Victorian terraced property



Fig. 79 Old Mill House, Georgian timber door with deep mouldings and raised and fielded panels, under a porch supported on Doric columns

9.6 Buildings: Materials, detailing and features

Date Stones and Plaques

There are a number of date stones and plaques within the area and these are important in understanding its history and special interest. These have relevance in their original positions and should be retained in situ. Their relocation should only be considered as a last resort, when other options are not viable.



Fig. 80 7 Mill Lane: large stone plaque, the inscription is noted below

**"SIR DANIEL GOOCH BART DL JP
1816-1889**

***Cable laying and locomotive engineer
Lived in Clewer Park From 1859
These Houses Have his
Armorial bearings
Supt. Great Western Railway at 21
And Chairman 1886
Engineer SS great eastern laying the
First transatlantic cables 1865 & 1866
Buried in Clewer"***

**Erected by the Royal Borough of Windsor and Maidenhead Mary
Johnson fecit 1979**



Fig. 81 3 and 5 Mill Lane: with date stone (1869), coat of arms and Latin inscription "Fide et virtute" - "faith and virtue."



Fig. 82 Plaque at The Limes, this notes that "*Mariquita Tennant 1811-1860 lived here and started her work of helping the impoverished women of Windsor*"

10. Threats, opportunities and managing change

Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a statutory duty to draw up and publish proposals for the preservation and enhancement of Conservation Areas. In the case of the Mill Lane Conservation Area this review identifying threats and opportunities will be developed into a more detailed management plan that is specific to the area's needs and promotes positive change through the creation of additional guidance and protective measures.

Traffic and parking

The flow of traffic detracts from the architectural interest and atmosphere of the Conservation Area. The character of the Conservation Area would benefit from measures to calm traffic and to control parking. New double yellow lines should be of a conservation type, i.e. narrow and primrose yellow in colour.

Pavements and Road surfaces are in varied condition, and utilise a number of different materials. An audit of finishes is required and a consistent approach to good quality new surfaces agreed. Where good quality original natural materials remain, e.g. granite kerbs and setts, they should be retained, reused and used as a pattern for new works.

Signage and street furniture

Existing signage is cluttered in some locations and disparate in terms of design and materials. The traditional cast metal signs, lamp posts and bollards, are particularly attractive and

should be retained and used as a pattern for replacement. The existing signage should be reviewed and streamlined. There is also a lack of maintenance in general with regards to the existing street furniture that needs to be addressed.

New development

Some development surrounding the Conservation Area has had a negative impact on its setting, such as the modern block of flats directly to the south-east of the site of the former Duke of Edinburgh public house. All new development within the area, or close to its boundary, has the potential to effect, not only its setting, but also that of the heritage assets within the area. Care should also be taken when considering the positioning, design and materials of all new buildings, and also taller buildings, particularly those within the viewing corridors identified within the Neighbourhood Plan. This is not an area considered suitable for tall buildings

As the area is archeologically sensitive, applications for new works will need to be mindful of any impacts on below ground archaeology (for further information on applications see page 48).



Fig. 83 memorials in poor condition in the grave yard

10.1 Threats, opportunities and managing change

Some historic buildings, particularly early timber framed buildings may be of archaeological importance in themselves, and it is possible that there may also be the remains of related structures, such as kitchens, cisterns or barns, in the area immediately around the building. “Hidden archaeology”, therefore, needs to be factored into works within sensitive areas., and may delay works on site if not considered early in the development process.

Flood Risk may also be an issue for some properties within the area and this can have an impact on design and materials, it is important that these reflect the architecture and historic character of the village.

The Council will consider providing detailed design guidance on new development in all Conservation Areas.

Replacement of windows, doors and architectural features

Some minor works to houses in Conservation Areas may not require permission, provided the buildings are not listed, but this can still have a negative impact on the appearance of the area. The replacement of historic windows and doors on Victorian and earlier properties, such as on Mill Terrace, poorly deigned and positioned additions, and the loss of other external features such as original tiled entrance paths, is having a slow and incrementally negative effect on the character and appearance of The Conservation Area. The Council will consider the making of an Article 4 Direction for some of the less altered Victorian terraces to ensure that original features are retained or replicated, and also providing detailed design guidance for residents.

Churchyard

Many of the gravestones in St Andrew’s Churchyard are in a state of disrepair, which creates a neglected appearance within the grave yard. The churchyard is owned by the Council and there is currently a management plan in place for the mowing and cutting of the grass. St. Andrew’s Church also has an active volunteer group that carries out work parties every couple of months to remove self-sett suckers and overgrown vegetation from some of the older sections of the Church Yard.

A future emphasis on the maintenance of the head stones and locally important structures within the churchyard would further serve to improve the appearance of this historically significant area.

Boundary walls and frontages

Boundary walls are an important feature of the Conservation Area and these should be retained. A number are in poor condition, in particular, the listed boundary walls to The Limes and to north of The Moorings leading to The Coach House, which require repair. Other boundary walls to the modern properties to the north of the area have also been removed to facilitate car parking.

There are opportunities to establish maintenance plans for the continued preservation of these significant features within the Conservation Area and the Council will work with residents to seek achieve this. The Council will also consider drafting design guidance for residents to help create sustainable off road parking that encourages biodiversity and without damage to the

10.2 Threats, opportunities and managing change

the appearance of the historic street scene in this sensitive location.

Boatyard

The Boat Yard because of its ad hoc appearance, in particular the rough fencing, unkept areas of grass, accumulation of rubbish, carelessly parked vehicles and poor quality temporary structures, is not considered to contribute positively to the appearance of the Conservation Area. Whilst the presence of a boatyard might add to the interest and vitality to a riverside area, the current poor state of this area is considered to detract from its appearance. The Council will take action to remove unauthorised uses and buildings.

Trees, open spaces and verges

The area is sensitive to change through any potential loss of the green character of the roads. The areas of open space and the trees within the Conservation Area are generally well maintained. Most of the private garden areas are also well cared for and attractive, but some are showing signs of neglect, or have become dominated by car parking. The grass verges also positively contribute to the green appearance of the conservation area.

There should be particular emphasis on maintaining structural vegetation (including mature trees in private gardens, the churchyard and adjacent to the river and stream banks) and planning for new tree planting to ensure continuity of tree cover and a diverse age structure. Planting opportunities resulting from new development may benefit from integration with sustainable urban drain-

proposals and should predominately include native species that would enhance links to the floodplain landscape setting, such as Willow, Alder, Poplar and Birch.

Some of the 20th Century residences could potentially accommodate small scale but cohesive planting such as the introduction of (or adding to) low level hedging or similar along the front boundaries, where the land has not already been given over to parking. The grass verges should be retained, grassed area mowing regimes continued and any further reduction or loss of these areas resisted.

Design guidance with regards to crossovers would need to be included with that for off street parking, this could be generic to the Borough. These measures will be subject to public consultation.



Fig. 84 the Boat Yard from White Lilies Bridge

11. Boundary review

The boundary of the Mill Lane Conservation Area has been reviewed as part of the appraisal process and no amendments to the boundary of the area are currently proposed. This may need to be revisited following public consultation on this document. The boundary currently remains as illustrated opposite.

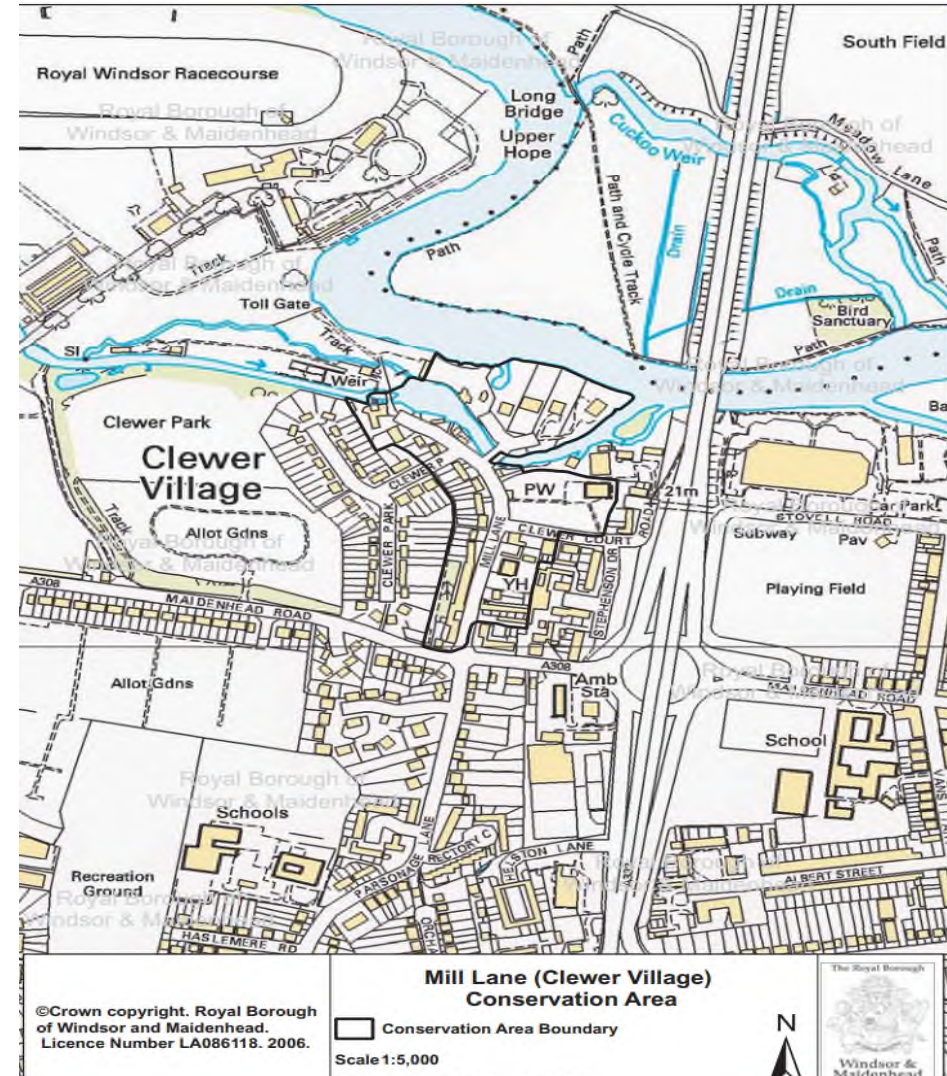


Fig. 85 View into the church yard from the lych gate

Fig.86 Map of the Conservation Area boundaries

Appendix 1: Heritage assets

Heritage assets

The National Planning Policy Framework 2021 (NPPF), notes that heritage assets are an irreplaceable resource and defines a heritage asset as :

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

In determining applications, that affect heritage assets local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

There is special provision under para 198 for statues

plaques, memorials and monuments, whether listed or not. For advice on submitting applications for works to heritage assets see page 48.

Designated heritage assets

Conservation Areas

Conservation areas were first introduced in the Civic Amenities Act of 1967. The provisions for Conservation Area designation and management are set out in legislation, that is the Planning (Listed Building and Conservation Areas) Act 1990. Government planning policy (as explained in the NPPF) and Government guidance (as described in the Planning Practice Guidance) provide further context on this. A Conservation Area is defined in the Act 1990 as an '*area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'.

Historic England advises that Conservation Area designation is a process that aims to protect the wider historic environment. Areas may be designated for a number of reasons, these may include the quality of the architecture of its buildings, their layout, the use of materials, or a particular historic use or designed landscape. These features are judged against local and regional criteria, rather than national requirements. Conservation Areas should be coherent areas in which buildings, streets and spaces create clearly identifiable townscapes that are of special interest.

Appendix 1: Heritage assets

The responsibility for designating Conservation Areas lies with the local authority. The NPPF advises that in designating Conservation Areas Councils should ensure that the area justifies such status through its architectural or historic interest. Local authorities also have a statutory duty under the 1990 Act to periodically review all their conservation areas and Historic England recommend that each area is reviewed every five years.

The Act also advises that it is the duty of local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas and to consult the public in the area in question, taking account of any views expressed. In the exercise by local planning authorities of planning functions within the Conservation Area the Act requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

The NPPF also advises that local planning authorities look for opportunities for new development within Conservation Areas 'to enhance or better reveal their significance'. And that 'Not all elements of a Conservation Area ... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the Conservation Area as a whole' (paragraph 207).

Conservation Area designation brings the demolition of most structures under the control of local planning authorities, limits permitted development rights for extensions and alterations and requires consent for certain works, such as cladding. Works to trees within Conservation Areas also require Council agreement.

Under the Town and Country Planning Act 1990 it is an offence in a conservation area to fail to obtain planning permission for the demolition of unlisted buildings with a volume of 115 cubic metres or more or to demolish any gate, wall or other means of enclosure with a height of one metre if next to a highway or two metres elsewhere (Section 196D). The Royal Borough of Windsor and Maidenhead has included policies in Chapter 11 of the Local Plan to help preserve the special character or appearance of the Borough's Conservation Areas and other Heritage Assets, these can be found at [Adopted local plan | Royal Borough of Windsor and Maidenhead \(rbwm.gov.uk\)](https://www.rbwm.gov.uk/adopted-local-plan)

Listed Buildings

Listed buildings are designated by the Government taking into account advice from Historic England. The principles of selection for listed buildings seek to ensure that all buildings up to 1700 surviving in anything like their original condition are listed, along with most buildings from 1700 - 1840. After this there was a significant increase in the number of buildings erected, and therefore, listed buildings from this period are less in number being limited to the best examples of particular building types.

Appendix 1: Heritage assets

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and consent is required for any works, demolition or alteration that would affect their *'character as a building of special architectural or historic interest'*. It should be noted that curtilage structures in existence prior to 1948 are also counted as listed. When considering applications for works to a listed building, the Act requires local planning authorities to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.

There are currently six listed buildings and structures within Mill Lane Conservation Area. Full details of each listed building can be found within Appendix 2.

Non-designated heritage assets

These buildings and features, although not statutorily listed, have been identified by the Council as having a significant level of local value and are considered to make a positive contribution to the special character of the Conservation Area. The full list of criteria for identifying these buildings can be found in Appendix 3 of this document.

Details of each proposed local building of interest in the Mill Lane Conservation Area, including the reasons for designation, can be found within Appendix 4. These buildings/features will be subject to public consultation as part of the appraisal process and each owner will be contacted for their views on the proposed designation. Once agreed they will be included along with

designated historic assets on the Historic Environment Record, maintained by Berkshire Archaeology, and included in the Council's Geographical Information System (GIS).

Significance

The NPPF defines significance as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.

It also advises that *'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites, which are internationally recognised to be of Outstanding Universal Value. These assets are a valuable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*.

Applications for works to heritage assets

The Council will require applicants to describe the significance of any heritage asset affected, including any contribution to their setting, and to assess the impact of the proposed works on this. This will normally take the form of a Heritage Statement. It should be noted that deliberate neglect will not be taken into account in any decision. Where there is a likelihood of archaeological significance, a desktop assessment should be included.

Appendix 2: Schedule of Listed Buildings



Fig.87 View of the tower of St Andrew's Church

Church of St Andrew – Grade II*

Summary: Parish church, built in the early and later C12, C14 to C15, restored 1853-62 by Henry Woodyer, and in 1880-4. Refurbished 1967.

Reasons for Designation

The church of St Andrew, Clewer, built in the early and later C12, C14 to C15, restored 1853-62 by Henry Woodyer, and in 1880-4, is listed at Grade II* for the following principal reasons: * Architectural interest: in the evolution, stylistic development and decorative treatment of a C12 church and its extension in the C14 and C15; * C19 restoration and remodelling: primarily the work of the eminent church architect Henry Woodyer, for the High Churchman, Rev TT Carter; * Fixtures and fittings: ranging from the C12 font, the C19 ensemble by Woodyer, a good assemblage of C19 and early C20 stained glass, and memorials, including the reredos, unusually designed as memorial to the fallen of the First World War; * Historic interest: a church site dating from at least the C12, on the River Thames at the foot of the historic town of Windsor.

The church of St Andrew, Clewer, dates from the early C12; the present south aisle and chapel were formerly the nave and chancel of the original church. Later in the C12 the current nave was added, forming a north aisle, before it in turn was modified to create a nave, with a west tower and chancel. A north aisle was added c.1180 and rebuilt or enlarged in the C14 or C15. Also during the C14 or early C15, the nave was heightened, adding the clerestory windows. The Brocas Chapel, built as a chantry chapel by Sir Bernard Brocas for his late wife Mary, was added in the C14, probably extending the original chancel. From 1844-80 the Rev Thomas T Carter, a High Churchman and supporter of the Oxford Movement was rector. It was during his incumbency that the church was restored between 1853 and 1862 by the architect Henry Woodyer, under whose auspices the chancel was rebuilt, roofs were replaced and a new rood screen, reredos and presumably the pulpit were installed.

Henry Woodyer (1815-96), having considerable private means, was a 'gentleman-architect' who based himself at Grafham, Surrey.

He was a pupil of the great church architect William Butterfield and established a strong reputation himself for his church work. The greatest concentration of his work is in Surrey and the adjacent counties. His masterpiece is often considered to be Dorking parish church.

In 1967 the church was refurbished by the architect Roderick Gradidge who introduced the current decorative scheme. The font was mounted in its present position at the west end of the south aisle, the rood screen was painted - or perhaps repainted - and the mural above it, depicting the Risen Lord, by Anthony Ballantine was commissioned.

Appendix 2: Listed Buildings

The churchyard was extended westwards in the C19, and the earliest memorials are to the south and east of the church. Notable among these are two mid-C18 headstones to members of the Charlton family. The churchyard was probably extended in 1866, when the entrance lodge and lychgate (together listed Grade II), also designed by Woodyer, were built. A path flanked by yew and holly leads from the lodge to the south door, past a large memorial cross. Memorials of note include a vast granite slab to Daniel Gooch, railway pioneer (d.1889), who lived at Clewer Park; a poignant memorial to Owen George Allum, seventeen year old telegraph boy aboard the Titanic (d.1912) and memorial to Mary Anne Hull, nurse to Queen Victoria's children (d.1888). Within the churchyard are 22 scattered War Grave Commission headstones, 18 from the First World War and four from the Second World War.

Details

Parish church, built in the early and later C12, extended C14 to C15, restored 1853-62 by Henry Woodyer and in 1880-4.

MATERIALS: knapped flint with freestone dressings. The C12 piers are of chalk blocks or clunch. The spire is shingled; tiled roofs elsewhere.

PLAN: a three-bay south aisle, originally the nave, the former chancel rebuilt as a chantry chapel (Brocas Chapel) in the C14; C19 south porch. The nave is also in three bays, with a west tower with a broached spire and a chancel, the latter rebuilt in the mid-C19. The north aisle, originally in three bays, was extended eastwards in the late C19 to accommodate a chapel and organ chamber, with a single-storey vestry beyond it.

EXTERIOR: the exterior was largely refaced or repaired in the C19 but retains a number of its early door and window openings. The tower has diagonal buttresses and a chamfered plinth. Nearer the base the original rubble and flint fabric survives. On each face there is a single, narrow, round-headed C12 lancet light to the lower stage, and wider pointed arched lights above. The spire, restored in 1880-2, has three tiers of quatrefoil timber openings on each face and is surmounted by a

small octagonal cupola and a weathervane. The west windows of the south aisle are a pair of C12 lancets; the south windows are of two cusped lights; most are flat headed, the third has a pointed arch. Set tightly against this window is a narrow, pointed arched doorway with a much eroded and restored roll moulded arch. The door has serpentine strap hinges, a ring handle on a star-shaped plate and an elaborate plate to the keyhole. The east window to the chantry chapel is of two ogival lights beneath a pointed arch. Above it is a single, slightly pointed lancet. The medieval south doorway (within the porch) has a pointed arch of multiple moulded orders. The C19 south porch has a wide, slightly bowed, arched entrance with robust chamfered mouldings and a chamfered impost band and plinth to each side. Small buttresses are set back on the returns. In the gable is a small recessed two-light window set in a cusped, recessed panel, surmounted by an integral stone cross. On each return is a small lancet light. Timber outer gates. have encircled quatrefoil panels above shafted, cusped arcades. Within the porch, the

roof is of exposed rafters. The chancel, rebuilt or heavily restored in the mid-C19, has angle buttresses and a three-light east window of plain panel tracery. The gable is in coursed stone. The west end of the north aisle has diagonal buttresses, a four-light next to it a blocked lancet with a slightly pointed head. The north wall was heavily restored in the C19. Between buttresses, windows are flat-headed with cusped lights beneath a blind quatrefoil panel. Between them is a cusped doorway in a plain surround; all are linked by a moulded cill band. It has a two-light east window with delicate cusped tracery. Beyond is a late C19 flat-roofed vestry with a rectangular east-facing window of four flush, cusped lights.

INTERIOR: the nave arcades have drum piers and responds and round arches. The piers in the south arcade have square abaci and simplified waterleaf capitals and moulded bases, some with leaf spurs, on square plinths, and an incised chevron band above the arcades on the nave side. The north arcade, of which the western respond appears least restored, has square abaci and chamfered

Appendix 2: Listed Buildings

capitals, some with incised leaf ornament, and a continuous moulded band above the arches facing the nave.

The tower arch is tall with a pointed head flanked by piers with moulded abaci and bases similar to the north Aisle. An unmoulded arch, formerly the C12 chancel arch, leads from the south aisle to the chantry chapel. Although restored, a high proportion of the aisle, Brocas Chapel and tower windows retain elements of their original jambs, rear arches and tracery.

Clerestory windows, which are not visible externally, are of three cusped lights beneath three-centred arches, with moulded rear arches on engaged shafts.

The nave, chancel, south aisle and Brocas chapel have C19 panelled wagon roofs with quarter-moulded ribs, but in the nave, aisles and chapel appear to retain earlier moulded wall plates. The north aisle has a wind-braced, side purlin roof, with moulded tie beams and collars, braces to the collars and a deep moulded wall plate. The western three bays are original, the eastern two bays, one of which has cusped

braces, are later C19. The chancel was remodelled by Woodyer who created two-bay arcades of moulded, stilted arches to each side. On the north side the central pier has an elaborate carved capital; the entrance to the south has a figure head boss. The rood screen has traceried panels on moulded shafts and a pair of iron gates (now gilded) with quatrefoil traceried panels. The reredos, designed by Woodyer, sculpted by T Nicholls in marble and alabaster, depicts Christ in Majesty. Within the sanctuary are traces of wall painting comprising a repeated pattern of an encircled cross, with radiating beams at each quadrant, on a blue St Andrew's cross, superimposed on a grey linear grid resembling ashlar blocks. High up above the south arcade is a fragment of Gothic text.

The Brocas chapel: below the south-east window is an ogival-headed piscina with a projecting foliated basin. Next to it is a tomb recess with an ogival head, the apex curtailed by the C18 monument above, probably associated with Sir Bernard de Brocas (d.1396). The reredos, c.1920 by FE Howard, depicting the Crucifixion flanked unusually by St Michael, St George, St Nicholas and St Joan, is a war memorial,

commemorating those fallen in the 1914-18 war. The drum font, probably C12, is decorated with a blind arcade of round arches beneath a chevron band and has a cable moulded base. The pulpit, probably also by Woodyer, is octagonal and of timber panels (now painted) on a stone base. There is a single late medieval pew with poppy head bench ends.

Glass: most of the stained glass is by Clayton and Bell, the clerestory windows by Hardman, the south chancel window by Morris and Co. The south-eastern aisle window is by Kemp (1902), the south eastern

chantry chapel window by Sir Ninian Comper (1932). Monuments include: in the north aisle a neoclassical marble wall tablet to Earl Harcourt (d 1833) by Robert Sievier; a bronze wall tablet to TT Carter (d 1901) by W Bainbridge Reynolds; a tablet to GF Henson (1918) by TG Jackson and in the chantry chapel a large mid-C18 aedicular, pedimented wall monument in marble to the Jenyns family. Above the south aisle arch is 'Victory', a sculpted winged crucifix by Josephina de Vasconcellos, installed in 1967. Above the chancel arch is 'The Risen Christ' of 1967, a wall painting by Anthony Ballantine.

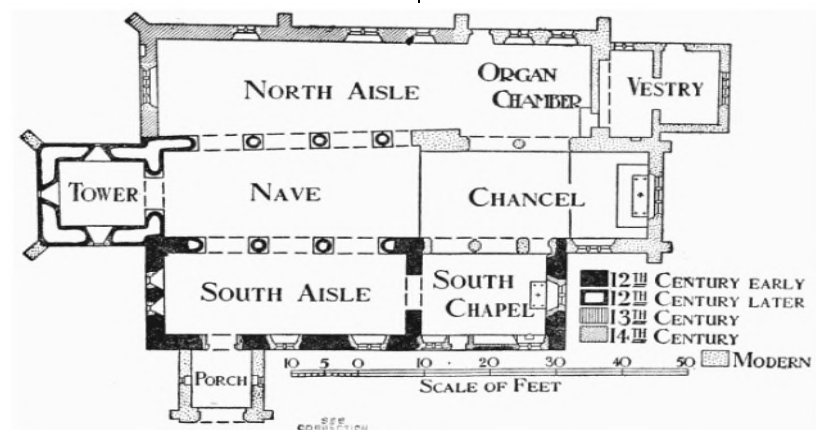


Fig.88 Source : British History on line

Appendix 2: Listed Buildings



Fig.89 Lynch gate and lodge to St Andrew's Church

Lych Gate and Lodge – Grade II

Probably by Woodyer. Flint faced lodge with red brick and stone dressings. Hipped gable ends to tiled roof with roof of timber framed lych gate running in at right angle. Pointed arched doorway. Very narrow stone mullioned oriel to road with steep tiled pent spire roof.



Fig.90 Old Mill House viewed from the street

Old Mill House – Grade II

C18 altered, 3 storeys, brick parapet with stone coping and hipped old tile roof. A 2-bay front with 2 slight projections carried up the full height, the left hand having one square sash window in an arched recess on the 2nd floor and one 3-light sash on 1st and ground floor. The right hand projection has a similar recessed window on the 2nd floor, French casement window to right hand of centre on 1st floor with C19 cast iron balcony and a single sash window on ground floor. To the left hand there is a later one storey porch with a 6-panelled door recessed. To the right hand is a later 2 storey extension with French casements on the 1st floor and a similar cast iron balcony and 1 window on ground floor.



Fig. 91 The Limes viewed from Mill Lane

The Limes – Grade II*

C17. 2 storeys, roughcast, old tile roof. 6 mullioned and transomed windows on the 1st floor. 5 similar windows on the ground floor, the 3rd from left hand is blocked. 1 half-glazed door to left hand. A small 1-bay C18 addition to left hand. 2 storeys, colour-washed brick, string at 1st floor level, cut brick window heads, hipped old tile roof. Wing at back 2 storeys, timber framed with brick infilling old tile roof. Irregular windows with leaded upper lights. The rear of timber framed wing overhangs, 2 storey centre break with 3 light leaded wood mullioned casements. South rear wing late C17 or early C18.

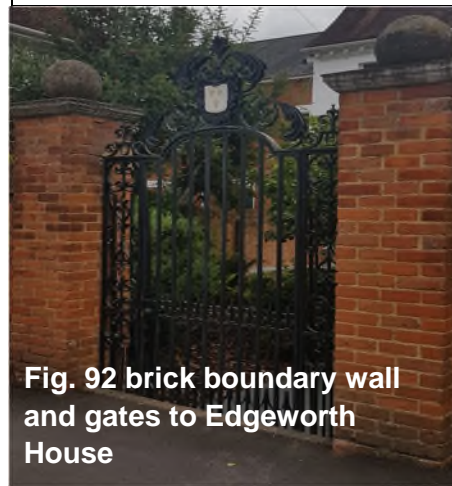


Fig. 92 brick boundary wall and gates to Edgeworth House

Front Wall Gateway to Edgeworth House – Grade II

Front wall gateway to Edgeworth House SU 97 NE 8/75A II 2. Red brick wall to garden has central gateway with square rubbed brick piers, stone caps and ball finials - wrought iron arched scroll pyramid overthrew with central coat of arms. The arched gate is made up of square bars with enriched cross bar and dog rails. Scroll enriched panelled standards and finials.

Appendix 2: Listed Buildings



Fig. 93 Street elevation of Edgeworth House illustrating the listed building, wall and gates

Edgeworth House – Grade II*

1707. 2 storeys and attic rendered, string at 1st floor level, heavy wood moulded and modillioned cornice, old tile roof. Flanking chimneys. A 4-bay front with half-glazed door in second bay from right hand with rectangular fanlight, semi-circular and radiating glazing pattern. Door case has architrave surround, flat brackets, plain frieze and enriched cornice and pediment. The house is set back with brick wall to road. Interior altered but retaining closed string dog leg staircase, turned balusters, turned pendant finials to newels.

Appendix 3: Locally Important Buildings and Features

Designation requirements

The Council's agreed criteria for identifying buildings or features of local importance advises that to be considered as locally important at least two of the following criteria should be met:

1. Has architectural interest or quality
2. Is a landmark feature
3. Has a relationship with adjacent designated heritage assets in age, materials or in any other historically significant way
4. Individually, or as part of a group, should illustrate the development of the local area
5. Has significant historic associations with features such as a historic road layout, a park or a landscape feature (designed or natural)
6. Has historic associations with important people or past events
7. Reflects the traditional functional character or former uses of the area
8. Contributes positively to the character or appearance of the area

(The same criteria have also been used in the Windsor



Fig.94 Lord Otho Fitzgerald's unusual grave stone in St Andrew's Church Yard

Appendix: 4 Schedule of Locally Important Buildings features

The Swan

Mid to late 19th century.

Two storey with attics and double gable slate roof. Red brick with painted bargeboards, window sills and timber framing on bay windows. Projecting sign reads “The Swan, Clewer Village”

Reasons for designation:

The Swan has architectural qualities as an attractive Victorian building with surviving features and it therefore contributes positively to the



Fig. 95 The Swan pubic house



Fig. 96 Mill Run (Savills 2019)

Mill Run

Built in 1979 by Tony Monk of Hutchinson, Locke and Monk. Both house and garage built in a radial layout around a central Lime tree. Built with red stock brick.

Reasons for designation:

Within the Conservation Area Mill Run is the only modernist architecture. It uses modern design with sensitive red brick and is architecturally interesting due to its radial design. Although different from the other designated and non-designated heritage assets in the conservation area, Mill Run positively contributes as it shows what can be accomplished with considered modern design in a sensitive historic area. (1, 4 & 8)

Appendix 4: Locally Important Buildings and features

Clewer Park Gate Piers (104 Maidenhead Road)

The two large stone gate piers at 104 Maidenhead Road are all that remains of the former Clewer Park. The square plan form stone gate piers retain a top iron gate hinge on the left pier and a part of the lock mechanism on the right pier. Gates are not original.

Reasons for designation:

The gate piers are all that remains of the once grand Clewer Park which shaped the Conservation Area and signalled the entrance to the long drive up to the house. (4,5,6&7) The piers are well detailed, although missing what appear to have once been a pair of urns set on pedestals. The gate piers retain the original gate hinges and part of the lock mechanism and are built of Portland stone which has remained in good condition. They contribute to the area as an interesting feature that are an echo of the past. (1 & 8)



Fig.97 Gates to 104 Maidenhead Road

The Coach House boundary wall and gates

Original coach house to Clewer Park, now extended. Painted brick with hipped slate roof. Clock tower. Large one over one arched sash windows with stone surrounds and keystones. Tall painted brick boundary of wall with wrought iron double gate.

Reasons for designation:

The coach house is physically attached to Mill House (Grade II) and formed a part of the same estate (Clewer Park) for several hundred years, which was owned by Sir Daniel Gooch. (3,4,5,6&7). The building features a large boundary front wall with decorative gates and strong architectural features including the large clock tower. The building contributes positively to the area. (1 & 8)



Fig.98 frontage to The Coach House, Mill Lane

Appendix 4: Locally Important Buildings and features

15-35 Mill Lane

Victorian symmetrical red brick terrace with Gothic design details. Some historic sashes, however many replaced. Striped burnt brick detailing and decorative tile hanging over street entrances. No 15 has been pebble dashed, which has detracted somewhat from its appearance.

Reasons for designation:

The red brick terrace retains original porches, floor tiling, burnt brick banding and arched sash windows which positively contributes to the area. (1 & 8) The terrace has a strong link to Sir Daniel Gooch as he built them as estate cottages in the 1860's (6). Together the terrace depicts the development of Mill Lane in a linear pattern.



Fig. 99 Victorian Cottages 15-35



Fig. 100 7 Mill Lane



Fig. 101 Riverside, Mill Lane

1,3,5,7 Mill Lane

1 Mill Lane, now painted grey. 2 and 5 set back from 1 and 7 with stone coat of arms and date stamp. "Fide et Virtute" Latin for Faith and Virtue with 1869 date. Workers cottages for Clewer Park built by Sir Daniel Gooch.

Reason for designation:

The short terrace has architectural qualities as an attractive Victorian terrace with surviving architectural features that contributes positively to the character and appearance of the Conservation Area (1,8). The terrace indicates the development of the Conservation Area in the 1800's as the group were built by Daniel Gooch, as estate cottages for the now demolished Clewer Park.

Riverside

Previously two lodge cottages to the lost dating to the 1870's. Red brick at ground floor with prominent red and burnt brick alternative banding at first floor.

Reasons for designation:

Interesting architectural details and use of local traditional materials, the building makes a positive contribution to the area.(1 & 8)

Appendix 4: Locally Important Buildings and features

St Andrews Churchyard Cross

Four tiered stone hexagon with tall shaft with collar cross atop. Located where two paths cross. Meaning of the various carvings unknown. Commemorates joining of 2 cemeteries in 1866



Reasons for designation:

The cross is located centrally and is a landmark feature within the church yard.(2) It is an important and interesting feature and its size and age (circ.1833) make it a rare example.(1 & 8)

Fig. 102 Stone Cross to west of church

Anglesey and Findon, Clewer Court Road

Pair of late 19th Century two storey brick buildings with full height bay windows topped with dormer windows. Findon still retains its original arched front door way, Anglesey has a later gabled porch and has been painted cream. One over one arched sash windows over front doors. Findon exhibits red brick detailing over windows, front door and retains a red brick band between ground and first floor.

Reason for designation:

Architectural quality as a pair of Victorian buildings which contribute positively to the appearance of the area, despite the painting of Anglesey. (1 & 8)



Fig. 103 Anglesey and Findon



Fig. 104. Owen Allum grave

Owen Allum Grave

17 year old Windsor telegraph boy. Titanic victim (one of few bodies recovered)
Large stone cross

Reason for designation:

Nationally important historic association with the world famous sinking of the Titanic. Very rare grave as only 340 bodies out of 1,500 were recovered after the Titanic sunk. (6)

Although not large this grave stone is a landmark feature in the Churchyard due to its importance. (2)



Fig. 105 Hull gravestone

Hull Grave

Mrs Mary Anne Hull was nurse Maid to all Queen Victoria's nine children, grave paid for by Royal Children with their names engraved on it. Grave with recumbent cross overlaid with palm leaf

Reason for designation:

The grave has architectural interest due to its decorative stone features.(1)

The grave has strong links to the Royal family in Victorian times. (6)

Appendix 4: Locally Important Buildings and features



Fig. 106 Thomas Thellusson Carter grave stone

Thomas Thellusson Carter Grave

Important and controversial High Church rector of Clewer. Founded House of Mercy, St Andrew's Hospital, several schools and St Andrew's Alms-houses

Reasons for designation:

The grave stone is of a decorative design and intricately carved with the same cross design as the Magdalen grave stones for the women from the House of Mercy he founded. (1 & 6)



Fig. 107 Vansittart Tomb

Vansittart Tomb

Large stone tomb chest behind iron fencing.

Reasons for designation:

The Vansittart family were large land owners in and around Maidenhead and Windsor. A political family, they settled at one point in many of the large historic houses in the borough, including Bisham Abbey and Shottesbrook Park which remain today. (1 & 6)

Lord Otho Fitzgerald Grave

Red marble with stone crossed raised on five small Corinthian columns.

Reasons for designation:

Interesting design which indicates the status of Fitzgerald. Lord Otho Fitzgerald was a British soldier and Liberal politician who lived at Oakley Court in Bray from 1874 until his death in 1882. Similar red marble is used for other notable graves here. (1 & 6)



Fig. 108 Lord Otho Fitzgerald Grave



Fig. 109 Sir Daniel Gooch Tomb

Sir Daniel Gooch Tomb

Large red marble ledger slab with iron chains. Patinated copper coat of arms.

Reasons for designation:

Sir Daniel Gooch is the most nationally famous resident of Mill Lane and had a huge influence on the Conservation Area that exists today having built much of the terrace on the western side of Mill Lane. The grave has architectural interest due to its use of red marble and copper coat of arms. (1 & 6)

Appendix 4: Locally Important Buildings and features



Fig. 101 McDonald Tomb

McDonald Cross

Grave of John McDonald died 1891. Large granite stone Celtic cross stands next to the path from the Lych Gate to the Church.

Reasons for designation:

The cross is the tallest grave in the church yard and stands out in comparison as a definite landmark feature. (1 & 2). The cross is intricately carved in a Celtic design and there are rumours that it was brought by traction engine from Scotland. (8) A similar memorial to Mc Donald is located in Garlochhead Churchyard in Scotland.

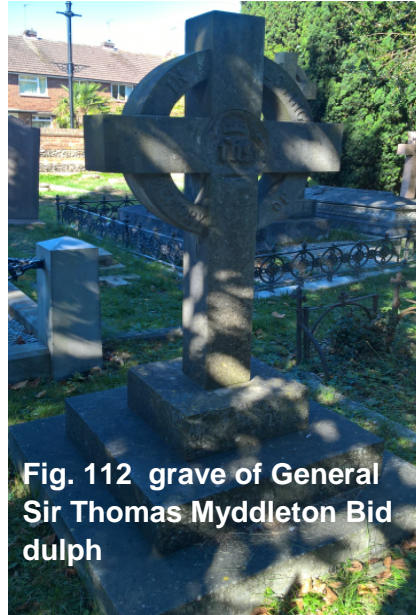


Fig. 112 grave of General Sir Thomas Myddleton Bidulph

General Sir Thomas Myddleton Bidulph Grave

Reasons for designation:

The grave has architectural interest due to its decorative stone features, carving and three layered plinth. (1)

The grave has strong links to the Victorian Royal family as Biddulph was first made Master of the Household in 1851, received a knighthood in 1863, was made Major-General in 1865 and in 1866 was appointed joint Keeper of the Privy Purse. He died near Balmoral with Queen Victoria visiting him daily. (6)



Fig. 111 two views of the chest tomb of Richard Barnes

Grave of Richard Barnes

Portland stone chest tomb of Quarter Master Richard Barnes officer in the Royal Regiment of Horse Guards. Noted by Pevsner.

Reasons for designation:

The tomb has architectural interest because of its fine detailing and carving of historic military equipment and a horse (1 & 5)



Fig. 113 Headstone of Mary Ann Elizabeth Kellner

Mary Ann Elizabeth Kellner

Simple stone head stone

Reasons for designation:

Mary Keller was the last lineal descendent of the English Branch of Martin Luther's family. The Kneller family are thought to have been court musicians. Martin Luther was a C16th monk who began the Protestant Reformation that spread across Europe and the world.

Appendix: 5 Legislation, policies and guidance

Relevant planning policy context

Statutory duties and National Planning Guidance

Town and Country Planning Act 1990 and Regulations
Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulations
The Ancient Monuments and Archaeological Areas Act 1979
NPPF, July 2021, Section 16: Conserving and enhancing the historic environment
NPPG 10 April 2014, last updated 23 July 2019: Advises on enhancing and conserving the historic environment.

Borough Local Plan (BLP)

The Council's Borough Local Plan was adopted in February 2022 and this plan provides a long term strategy for the management of growth in the Borough in a sustainable way until 2033. The plan and related documents can be found at [Adopted local plan | Royal Borough of Windsor and Maidenhead \(rbwm.gov.uk\)](#)

Chapter 11 of the plan addresses the Historic Environment and includes Policy HE1 and HE2 1.c that are relevant to the Mill Lane Conservation Area.

Windsor Neighbourhood Plan (WNP)

This was adopted by the Council in June 2021 [Windsor neighbourhood plan | Royal Borough of Windsor and Maidenhead \(rbwm.gov.uk\)](#) and aims to deliver the communities aims and objectives for the neighbourhood.

Chapter 6 of the WNP is particularly relevant and covers Appearance—heritage, character, design and views. It also includes policies that relate to these issues. Appendix 2 of this document includes historical information and design guidance for a wider area, known as the Clewer Corridor. The Conservation Area falls to the north of the

corridor. Appendix 4 includes a list of non-designated heritage assets, which includes some of the buildings noted as being of Local Interest in this appraisal.

Historic England advice/guidance

Conservation Principles Policies and Guidance, April 2008
Managing Significance in Decision Making in the Historic Environment, Planning Note 2, 27th March 2015
Conservation Area Designation, Appraisal and Management : Historic England Advice Note 1, 25th February 2016
Local Heritage Listing Advice Note 7, 11th May 2016
Understanding Place: Conservation Area Designation, April 2017
Understanding Place: Historic Area Assessments, 7th April 2017
The Setting of Heritage Assets, Planning Note 3, 22nd December 2017.
Historic England [Living in a Grade I, Grade II* or Grade II Listed Building | Historic England](#)

Useful Contacts:

Berkshire Archaeology [Berkshire Archaeology | Reading Museum](#)
Historic England [Contact Historic England | Historic England](#)
SAVE Britain's Heritage [Home Page | SAVE Britain's Heritage \(savebritainsheritage.org\)](#)
SPAB [Home | spab.org.uk](#)
The Gardens Trust [The Twentieth Century Society – Campaigning for outstanding buildings \(c20society.org.uk\)](#)
The Georgian Group [The Georgian Group | Promoting and protecting our Georgian heritage](#)
The Victorian Society [The Victorian Society - Home | Facebook](#)
The 20th Century Society [The Twentieth Century Society – Campaigning for outstanding buildings \(c20society.org.uk\)](#)
The Windsor and Eton Society [Heritage & Environment - The Windsor and Eton Society \(wesoc.org.uk\)](#)

Appendix 6: Purpose of this document

Purpose and status of this draft character appraisal

Conservation is defined in the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate, enhances its significance. Conservation area appraisals are a tool which can help local planning authorities to manage change within conservation areas.

The NPPG advises that a good appraisal will consider what features make a positive or negative contribution to the significance of a conservation area, thereby, identifying opportunities for beneficial change or the need for planning protection.

This Conservation Area character appraisal aims to:

- Identify the significance of the designated heritage asset, ie. the value of the asset to this and future generations because of its heritage interest (NPPF). This may be archaeological, architectural, artistic or historic interest. Significance derives not only from the assets physical presence but also from its setting.
- Increase public awareness and involvement in the preservation and enhancement of the area
- Provide a framework for planning decisions, in order to guide positive change and regeneration
- To review the conservation area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- To highlight particular issues and features which detract from the character or appearance of the conservation area which offer potential for enhancement or improvement through positive management.

The Council will aim to review this document in 5 years time, and where possible, provide a detailed management plan for the area.

Appendix 7: References

Annals of Windsor, Tighe, Robert Richard; Davis, James Edward (1858).

Royal Borough of Windsor and Maidenhead Townscape Assessment
Volume 2: Windsor Group (2010) RBWM

British History on line– A History of the County of Berkshire: Vol 3.

Historic England documents as noted on page 61

Sales Brochure for Mill Run, Savills 2019

The Buildings of Berkshire, Geoffrey Tyack, Simon Bradley and Nikolaus
Pevsner, 2910

The Royal Windsor Forum

Victoria County History

Sales Brochure for Mill Run, Savills 2019

Windsor Neighbourhood Plan,

Mill Lane, Clewer Village Conservation Area Appraisal

DRAFT

September 2023