

Conservation Area Appraisal



Burchetts Green

May 2008

Planning Policy Manager
Royal Borough of Windsor and Maidenhead
Town Hall
St. Ives Road
Maidenhead
SL6 1RF



Foreword

By Councillor Mrs Alison Knight

Lead Member for Planning and Housing

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

An appraisal for Burchetts Green was last produced in 1995, but it is now recommended in the guidance from English Heritage that these appraisals are reviewed every five years. This appraisal is part of a longer project to review all the existing Conservation Area appraisals in the Borough, and to complete appraisals for the Conservation Areas that do not presently have one.

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

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

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

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

Or email planning.policy@RBWM.gov.uk



Contents

Contents

1 Introduction	1
What does Conservation Area designation mean?	1
What is the purpose of Conservation Area Appraisals?	1
What is the status of this document?	2
2 Planning Policy Context	3
3 Background	4
4 Summary of Special Interest	5
5 Location, Setting and Development of the Area	6
Location and Setting	6
Topography and Geology	6
History and Development	7
Archaeology	8
6 The General Character and Form of the Area	9
7 Special Features of the Area	10
Listed Buildings	10
Important Non Listed Buildings	10
Building Materials	11
Architectural Details	12
Trees	14
Open Spaces	15
Boundaries	16
Street Furniture	17
Paving and Surface Treatments	17
Important Views, Vistas and Landmarks	18
8 Opportunities for Enhancement and Change	19
Negative Areas	19
Condition	19
Enhancement Opportunities	19

Contents

Sensitivity to Change	20
9 Map of Main Features of Conservation Area	21

Appendices

1 Historic Maps of the Conservation Area	25
2 Listed Buildings Descriptions and Images	27
3 Significant Non-Listed Buildings and Images	32
4 Description of Conservation Area Boundaries	34
5 Bibliography	35
6 Consultation Process	36

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan	37
--	-----------

Contents

1 Introduction

What does Conservation Area designation mean?

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

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

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

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

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

What is the purpose of Conservation Area Appraisals?

1.5 The aim of the Appraisal is to:

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

1 Introduction

What is the status of this document?

A draft version of this document was published for public consultation during February and March 2008, and this process is summarised in Appendix 7. Following the consultation exercise the comments received have been considered and some amendments have been made. This final version of the appraisal has been approved for publication by the Lead Member for Planning and Housing, and endorsed by the Cabinet of the Royal Borough of Windsor and Maidenhead, for use to guide and inform all planning considerations and other council activities in the Conservation Area, on 22nd May 2008. The previous Conservation Area Appraisal published in 1995 is now superseded by this document.

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

1.7 Similarly, the controls that apply to elements vary and in some instances the items that have been identified as significant features cannot be fully protected by planning legislation. Further guidance on the controls that apply in conservation areas is given on the council's website www.rbwm.gov.uk <<http://www.rbwm.gov.uk>> or in the leaflet 'Conservation Areas- what they are and what it means to live in one'. Copies of the leaflet or initial advice on individual planning queries can be obtained by contacting the Council's Customer Service Centre either in person at the Town Hall Maidenhead, via the Council website, or by telephoning 01628 683 810.

Planning Policy Context

2 Planning Policy Context

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

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

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

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

Background

3 Background

3.1 Burchetts Green Conservation Area was first designated in June 1974. In 1995, the area boundaries were reviewed and amended slightly when a Conservation Area statement was produced. Since this time, there have been no further reviews of the area. This document acts as an update and review of the 1995 document and does not suggest any further boundary amendments.

3.2 The Conservation Area was designated in 1974 due largely to its rural and historic character. The 1974 designation identified that Burchetts Green was special in *offering a quiet rural atmosphere despite the presence of the A404*.

Summary of Special Interest

4 Summary of Special Interest

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

- The Conservation Area is situated in a commanding site, on a slight incline and enjoys extensive views over the surrounding countryside.
- The area is characterised by the vernacular style indigenous to the area. Local materials are utilised in construction and design.
- Burchetts Green retains a strong rural atmosphere. This is defined by the presence of large hedgerows, significant trees and grass verges.



Cities Revealed® copyright by The GeoInformation® Group, 2003 and Crown Copyright © All right reserved. Reproduced under Licence Number 2166

Location, Setting and Development of the Area

5 Location, Setting and Development of the Area

Location and Setting

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

5.2 The village of Burchetts Green lies around four miles to the west of Maidenhead and a mile north of the A4. The area is rural, with similar sized settlements nearby. Littlewick Green lies to the South and Knowl Hill to the South West. The main road through the village links the A4 with the A404 and Marlow.

5.3 The village is on the route of the ancient highway joining the Abbeys of Reading and St Albans. The settlement pattern is linear, following the line of Burchetts Green Road. Two smaller roads spawn from this road, Hall Place Lane and Burchetts Green Lane. Where these three roads converge comprises the majority of the village.

5.4 The open land surrounding the village is dominated by arable practices. The area is in the Green Belt. Hall Place, now an agricultural college, lies to the north west of the village, and to the east and west there are large areas of woodland, namely, Maidenhead Thicket and Ashley Hill Forest.

Topography and Geology

5.5 The mainly flat topography of the area is dominated by the presence of Ashley Hill, which can be seen from the settlement. Burchetts Green, itself, has a slight incline towards the centre of the village when approached from the south.

5.6 Burchetts Green is located in an area defined by the Borough Landscape Character Assessment as Farmed Chalk Slopes. Some of the key characteristics of this landscape are identified as:

- Flat to rolling slopes and dry valleys
- Mixed land uses of arable, pasture, woodlands and commercial equine
- Ancient woodlands, linear woodlands and woodland copses
- Narrow 'unimproved' linear rural track ways which run up the incised dry valleys of the chalk scarp forming a local road network with considerable charm
- Modern road development which often cuts into the chalk landscape
- Remnant hedgerows and hedgerow trees
- Large farmstead/estates set within their farmland
- Large fields with variable field boundary types
- Equestrian related features such as paddocks and stables
- Long distance open views of the rural chalk landscapes, the Thames river floodplain and Chiltern Hills

Location, Setting and Development of the Area

5.7 Woodland forms important vertical features within the open landscape, with characteristic tree species such as Beech, Ash, Sycamore, Oak, Whitebeam, Yew, Hazel, Hawthorn, Elder and Holly.

5.8 The underlying geology of the area is Upper Chalk, its porous properties resulting in the absence of permanent hydrological features within the landscape. There are rich agricultural soils over most of this landscape type.

History and Development

5.9 Burchetts Green was originally part of the manorial holding of Hurley, which covered a large area including, Knowl Hill, Warren Row, Cockpole Green.

5.10 The main road running through Burchetts Green is a traditional thoroughfare. Milestones along this route give distances to both Bath and Hatfield. Lord Salisbury, who lived in Hatfield, is believed to have used this route to reach Bath. He suffered from ill health and wished to visit the spas, but wanted to avoid travelling through Maidenhead Thicket, due to the presence of highwaymen.

5.11 The settlement of Burchetts Green lies between the estates of two large country houses. Stubbings House lies to the east of the village, with Hall Place to the northwest. The larger of the two estates, Hall Place, was built in 1728 – 1735 for William East, on the site of a late 17th Century house, of which only a small part remains. Hall Place is now approached from the east by a long avenue of lime trees. Originally there were 4 avenues of trees all of which pre-date the house. They are thought to have been planted by Sir Jacob Banks, a native of Stockholm, who came to live in England in 1681, and built an earlier house on the site. Of the four original avenues of trees only three remain today. The fourth led to the entrance from Burchetts Green, and has now disappeared.

5.12 Until the early 1800's the main drive ran from the house to a point midway down the current drive, then turned south along the edge of the wood toward Burchetts Green. In the early 1800's an archway was built where the drive turned towards the village, on the top of the rise where it could be seen from the main road, and a new driveway was struck down directly to the road. The old section of the drive to Burchetts Green, known as Hall Place Lane, fell into disuse. This lane, the remnant of the original entrance, is now effectively a cul-de-sac, but has some of the oldest properties in the village. Workers of the Hall Place Estate would have occupied these properties. The 1875 Ordnance Survey map (see appendix 4) shows Hall Place Lane when it was still open and shows that the village grew from the central axis where the roads converged.

5.13 Stubbings House, built in 1756, is located east of the Conservation Area. It is only the farm that is located in Burchetts Green, at Burchetts Green Lane. The origin of the name Stubbings is not known but one possibility is the 'place of the stubs'. This could have resulted from the House being built in a clearing of the thicket.

5.14 By the early 20th century the settlement had developed further and the village had several commercial properties. The village supported two public houses, it also had a bakery, formerly a post office. In Hall Place Lane there were a butcher, book-binder and a builder. Further evidence of this 19th/20th century expansion is seen from the row of terraces built in this time just north of the conservation area boundary along Burchetts Green Road. There has been a little modern infill in the later 20th Century, including three residential properties and a number of garages, however, the overall character of the village has remained the same, as the 1912 map illustrates.

Location, Setting and Development of the Area

Archaeology

5.15 In 1284 the name Burchetts Green was written as 'Byrchet', meaning birch or wooded birch hill. It is believed to originate from the Saxon 'Byrechechurste', hurste meaning copse. Evidence of earlier settlements in the area has been found south of Pinnock's Wood. Here, a late bronze age occupation site was discovered, an indication of early activity in the area, as do a number of Prehistoric flint tools found nearby.

5.16 A Neolithic flint axe found at Stubbings Farm and some mediaeval pottery are the only archaeological materials to be uncovered in the Conservation Area. However, in neighbouring Pinnock's Wood, a late Bronze Age occupation site indicates early settlement in the area.

The General Character and Form of the Area

6 The General Character and Form of the Area

6.1 The village core is where the three roads, Burchetts Green Road, Burchetts Green Lane and Hall Place Lane, all converge. Each of these roads has its own distinct characteristics. Burchetts Green Road carries the majority of the traffic, and accordingly is dominated by the tarmac road. The road has been subject to traffic calming measures. The majority of houses are set back from the road with wide green verges, and behind redbrick or brick and flint walls or large hedgerows. The verges are particularly wide at the centre of the village, where they include a gravel slip road to serve the residential properties on the west side of the road. On the east side, the Crown Public House fronts onto the road with a wide area of outdoor seating and tarmac between the entrance and the road. The overall impression is one of openness.

6.2 Hall Place Lane has a much more enclosed feel as the road is narrower and bounded by walls, hedges and buildings. On the east side of the road the buildings are small and sited close to the road. On the west side, the buildings are larger and either front directly onto the road or are behind high walls and hedges. There are no formal pavements laid out, a narrow strip of green verge separates the road from the private property.

6.3 Burchetts Green Lane also feels more enclosed, but in contrast to Hall Place Lane, this feeling is due to trees, rather than buildings. The green verges widen at the northern end, with large properties generally well set back from the road, behind tall hedgerows and trees. At the southern end of the lane the trees are thicker and set much closer to the road, in summer months this can completely enclose the road and create a tunnel-like impression. Again there are no formal pavements, with drives fronting immediately onto the road.

6.4 The village is predominantly residential. The only commercial use in the Conservation Area is now the Crown Public House. The small village school provides a further focus of activity. To the north of the Conservation Area is the Berkshire College of Agriculture, which attracts traffic and public activity.



Special Features of the Area

7 Special Features of the Area

Listed Buildings

7.1 An important aspect of the character of the Conservation Area is the number of Listed Buildings. Around half of the buildings in the area are Grade II Listed. The buildings date from the 17th century to the 19th century and indicate the history and evolution of the settlement.

7.2 Probably the oldest remaining building in Burchetts Green is Tiggers, located in Hall Place Lane. As well as Tiggers, there are three interesting Listed Buildings on Hall Place Lane. The Dower House is a large 18th century imposing building. Attached to this is the 17th century Old Cottage. Finally, 1-3 Hall Place Lane, a series of 18th century cottages, are important for their group value.

7.3 The Stubbings complex dominates the east of Burchetts Green Lane. Of the Listed Buildings, the distinctive 18th century Dovecote gives a strong visual focus. The dovecote and barns are now used as residential dwellings. The other buildings in the complex are linked by an interesting brick wall, which runs along the front of the properties.

7.4 The majority of the buildings on the western side of Burchetts Green Road are important architecturally and form an interesting group. There are some similar design features that the buildings share. The Old Bakery dominates the aspect as it comes closest to the road. The barn at Burchetts Green House is also distinctive. Dairy Cottage, Bay Tree Cottage and the Greyhound also form part of this group.

7.5 On Burchetts Green Road, to the front of The Crown, is a listed red telephone box, of the K6 style designed by Sir Giles Gilbert Scott. On the east side of Burchetts Green Road at the entrance to Burchetts Green is a cast iron milestone, giving distances to Reading, Marlow and Hatfield.

7.6 Refer to appendix 2 for full listing details and illustrations.

Important Non Listed Buildings

7.7 In addition to the Listed Buildings, the village contains several buildings of interest that help add to the character of the Conservation Area.

7.8 Perhaps the most distinctive of these buildings is the 19th century Crown Public House, due largely to its prominent location on the junction of Burchetts Green Lane and Burchetts Green Road. The property dominates the village and is a focal point.

7.9 The row of terraced cottages to the south of the Crown are 19th Century, with small front gardens. These do not have front access onto the road and unless the footpaths are explored they are easily overlooked. It is this unusual setting which makes the buildings distinctive.

7.10 Burchetts Green Church of England Primary School was built in 1867/8, on land conveyed by a deed poll by Sir Gilbert Augustus Gilbert-East, a relative of the owner of Hall Place at that time. The building has distinctive ecclesiastical architecture, following the pattern of church schools at that time. The school has recently been extended to improve facilities, but the original character has been maintained. The school brings an important area of activity to the village.

7.11 Other non-listed buildings of note include Oakwood House (formerly Birches Green Cottage). This 19th century dwelling is in a prominent position opposite the Crown and fundamental to the character of the village.







Special Features of the Area

7.12 There are several buildings contained in the Stubbings Manor complex that are not listed but are of import. These buildings enhance the character of the Stubbings complex and provide an appropriate setting for the Listed Buildings.



7.13 Further information regarding important non-listed buildings can be found in appendix 3.

Building Materials

7.14 The Conservation Area contains buildings constructed from the 17th century to the 20th century, however, there is a uniformity of building materials that can be identified. Brick is the dominant material, along with clay tiles and timber.





Building Materials		
<p>Brick.</p> <p>The brickwork is universally the local orange/red brick. On older buildings in the village, such as Tiggers, the bricks are hand made, whereas on newer buildings machine made bricks are used. On several of the buildings the bricks have been painted white, such as Oakwood House.</p>		
<p>Flint.</p> <p>Flint is used on a number of boundary walls and as a decorative feature in some buildings.</p> <p>Lumps of flint are also utilised as a boundary aid.</p>		
<p>Timber Frame.</p> <p>All of the earlier buildings were built with a timber frame construction. The majority of these have a painted brick infill. The Dovecote at Stubbings has a timber frame with weatherboarding, painted white. The barn at Burchetts Green House is also weather boarded.</p>		

Special Features of the Area

<p>Building Materials</p>		
<p>Roof Materials.</p> <p>The vast majority of roofs are tiled. Many still show evidence of original, hand made tiles. Newer constructions have echoed this with the use of similar sized and coloured tiles.</p> <p>Some houses feature slate roofs and as such, stand out.</p>		

Architectural Details

7.15 Architectural details add to the character of the Conservation Area and are an important factor. Windows, ironwork and chimneys are all of a common style and create a distinct feel.

<p>Architectural Details</p>		
<p>Windows.</p> <p>Traditional windows in the area are made of timber, and are predominantly painted white. Side hung casements and vertical sliding sashes are found.</p> <p>Both diamond and square lattices feature. The majority of the casement windows are square, whereas the sliding sash windows tend to be tall and dominate the buildings, an example of which is the old Bakery.</p> <p>The barn at Burchetts Green House and the Dovecot at Stubbings both feature the same decorative feature of a round window with a specific geometric pattern. This is a distinct feature.</p> <p>The school has tall gothic style windows in keeping with the religious theme.</p>	 	 

Special Features of the Area

Architectural Details

Doors.

Front doors are timber, usually painted, the Greyhound, for example is painted black. Doors are of a simple nature with panelling. Some feature a moulded hood above the architrave.

Burchetts Green House features an ornate half moon fanlight.

Many of the doors contain glass panels. Old Cottage and the Dower House are two examples.

Small, open porches and Verandhas are a common feature, with the large verandah on the Greyhound the most striking.



Roofs.

Roof shapes are on the whole, simple with gabled, hipped and half hipped ends. There are few examples of gables facing onto the road and there are no attic or dormer windows, except on modern infill sites and one building in the Stubbings complex.



Chimneys.

Chimneys are a common functional feature within the area, they tend to be tall, brick built structures and quite ornate. The chimneys on Tiggers are a prime example. The chimneys are either located centrally or symmetrically at either end of the building.



Special Features of the Area

Architectural Details		
<p>Boundary Walls.</p> <p>One of the most distinct walled boundaries in the area runs along the Stubbings complex. Here, the wall reaches two metres and features oval eyelets as well as attractive brick patterns and rounded coping. The walled boundary at Burchetts Green House is another unusual example, using a combination of flint and brickwork.</p>		
<p>Building heights.</p> <p>The buildings within the Conservation Area are predominantly two storey, with the exception of the old barn buildings.</p> <p>The Dovecote at Little Stubbings dominates, being several storeys higher than surrounding buildings, with distinctive painted weatherboard and pigeon hole features.</p>		

Trees



7.16 Burchetts Green has its origins as a settlement in a clearing in Maidenhead Thicket. Trees are vital to the character of the area and as such many individual trees, at various properties, have Tree Preservation Orders in place. There are also two groups of Limes protected at Stubbings Manor. The feeling of being a clearing amongst woods is retained on the entrances into Burchetts Green from the south.

Special Features of the Area

7.17 The Conservation Area has many tree varieties that contribute to the character of the area. Mature specimens provide individual landmarks, including the group of Sycamores adjacent to Little Stubbings and the mature Horse Chestnut in the front of Stubbings Gate. The area on the junction of Burchetts Green Road and Hall Place Lane, houses a dominant, mature oak tree. This specimen was planted to mark The Queen's Coronation and is a village landmark.

Open Spaces



7.18 Most of the land along the road side and the small woodland between Burchetts Green Road and Burchetts Green Lane is common land. It was once land owned by the Manor of Hurley and was sold as part of the manorial waste in the 19th century. There are therefore legal restrictions as to what can be carried out on this land.

7.19 The small natural woodland to the rear of the school linking up to Burchetts Green Lane is an important open space, in terms of visual amenity, providing a natural backdrop and buffer for the village and a habitat for woodland life. It also acts as an historic reminder of the once wooded area. There are several footpaths running across this area to the School.

7.20 To the rear of the properties along the west of Burchetts Green Road and Hall Place Lane are large open areas of arable land. This land provides a rural backdrop to the Conservation Area and allows for views across out into the open countryside beyond, and to Hall Place.

7.21 There are several footpaths leading from the Conservation Area which link Ashley Hill, Maidenhead Thicket and Hall Place with Burchetts Green.

Special Features of the Area

Boundaries



7.22 The boundaries between properties are one of the key characteristics of the area. A variety of styles and treatments are utilised.

7.23 Hedgerows are a very common feature of the area and dominate the streetscape. Hedgerows are most prominent at Stubbings and Burchetts Green Road. Throughout the area grass verges are used as a boundary tool. These are often divided from the road surfaces by stone setts, although on Hall Place Lane, bricks and wooden sleepers are also utilised. Verges are used in lieu of pavements on both Burchetts Green Lane and Hall Place Lane. A triangular grass verge, creating a buffer between the houses and the main road, dominates the village crossroads. This is a distinguishing feature.

7.24 There is a variety of fencing used in the area, most in keeping with the rural character. Some of the fencing at the south entrance to the Conservation Area from Burchetts Green Lane is not the most appropriate.



7.25 Flint is used as a boundary feature in various parts of the Conservation Area, where there is grass boundaries leading directly onto the road, flint stones have been placed. Located at the entrance to the Dower House and on the south entrance to the Conservation Area on Burchetts Green Road, staddle stones feature. Although not necessarily original to the area, these stones are a reminder of the village's agricultural heritage.

7.26 Cast ironwork is used in gates and railings. Houses such as Tiggers and Oakwood House have well maintained examples. The lanes leading from the village, for example at the end of Hall Place Lane heading towards Hall Place, feature ironwork. The Crown has iron lanterns on its road side elevation.

Special Features of the Area

7.27 The majority of properties are of a sufficient size to accommodate drives to enable off-road parking. This helps to prevent the erosion of front gardens being used for off-road parking.

Street Furniture

7.28 There is an example of a Victorian lamp column on Burchetts Green Road which is in need of some maintenance. This is the only column of its type in the Conservation Area, there is another just outwith the area, and visible from the village core.

7.29 The main examples of street furniture throughout the village are road signs, most of which are in keeping and do not detract from the Conservation Area.

7.30 The K6 telephone box is an attractive piece of street furniture, as is the milestone, which is an interesting historical feature. The milestone has been restored and is well maintained.

Paving and Surface Treatments



7.31 Burchetts Green Road, being the principal road, is the most maintained in terms of surfacing and painting. It is also the only road to contain pavements. The pavement to the east of the road begins at the infant school and continues to the Crown. This pavement is a tarmac surface with stone setts dividing it from the road. To the west, the feel is much more rural. A narrow pavement is located centrally within a grass verge. The grass verge is separated from the road by stone setts. This pavement begins at Dairy Cottage and is a great deal narrower. Around the crossroads area, where there is an expanse of green, a double sett is used which is quite an attractive feature.

7.32 Burchetts Green Lane has no hard kerb edge and road surface is less maintained. There are no pavements and the only kerb edges exist on the property boundaries. Hall Place Lane is similar, lacking in hard edges.

7.33 Most of the drives leading to private property have gravel paths. The drives have, as a rule, utilised the same flint and stone pebble gravel, maintaining a coherent feel.

7.34 On Burchetts Green Road the gravel path is very wide and quite distinctive. In most cases, stone setts edge the gravel drives.

Special Features of the Area

Important Views, Vistas and Landmarks



7.35 Burchetts Green lies within a rural area. Views out of the area into the surrounding countryside are particularly important and can be seen from Burchetts Green Lane through Stubbings Farm and from the various footpaths which lead out of Burchetts Green.

7.36 Views of Hall Place and its grounds can be seen from the end of the footpath from Hall Place Lane, the main building standing on the brow of the hill, provides a reminder of the village's historic link with the house.

Opportunities for Enhancement and Change

8 Opportunities for Enhancement and Change

Negative Areas



8.1 There is an issue of sign cluttering at the village crossroads. In the same area, utilities work to Burchetts Green Lane has left the road surface in need of review. At the crossroads, the road surface is in a fairly poor condition. The volume and speed of traffic however, appears to have been somewhat alleviated by the traffic calming measures.

8.2 There is a small issue at the crossroads of the village on both Hall Place Lane and Burchetts Green Lane. The north side of both roads has a modern concrete kerb whilst the south sides have traditional setts. This is more of an issue on Hall Place Lane, as the road is quite narrow and the differing styles more noticeable.

Condition

8.3 In general the area is well maintained and in good condition. Individual properties and their gardens are well looked after. There is very little action required in terms of repairing buildings. In turn, the open spaces are well looked after and kept relatively well maintained.

Enhancement Opportunities



8.4 The access tracks to the properties on the northern side of Burchetts Green Road need management to keep them in good condition. These tracks are currently well managed and there is evidence of positive enhancement, such as the continued use of sympathetic surface materials.

Opportunities for Enhancement and Change

8.5 Regular maintenance of the trees is to be encouraged to keep them in good health and protect the wooded character of the area. There have been examples of new trees planted, for example at Stubbings dovecote and this is a positive enhancement.

8.6 The public paths are fundamental to the character of the area and should be maintained. There are examples of ironwork and fencing along these paths which needs to be improved. For example, the iron gate at the path from Hall Place Lane is in need of restoration.

8.7 The signage indicating the various footpaths could also benefit from being in one coherent style, presently a variety of signage posts are used throughout the area.

8.8 There is perhaps a need for some appropriately positioned seating at the village crossroads to encourage greater appreciation of the area.

Sensitivity to Change

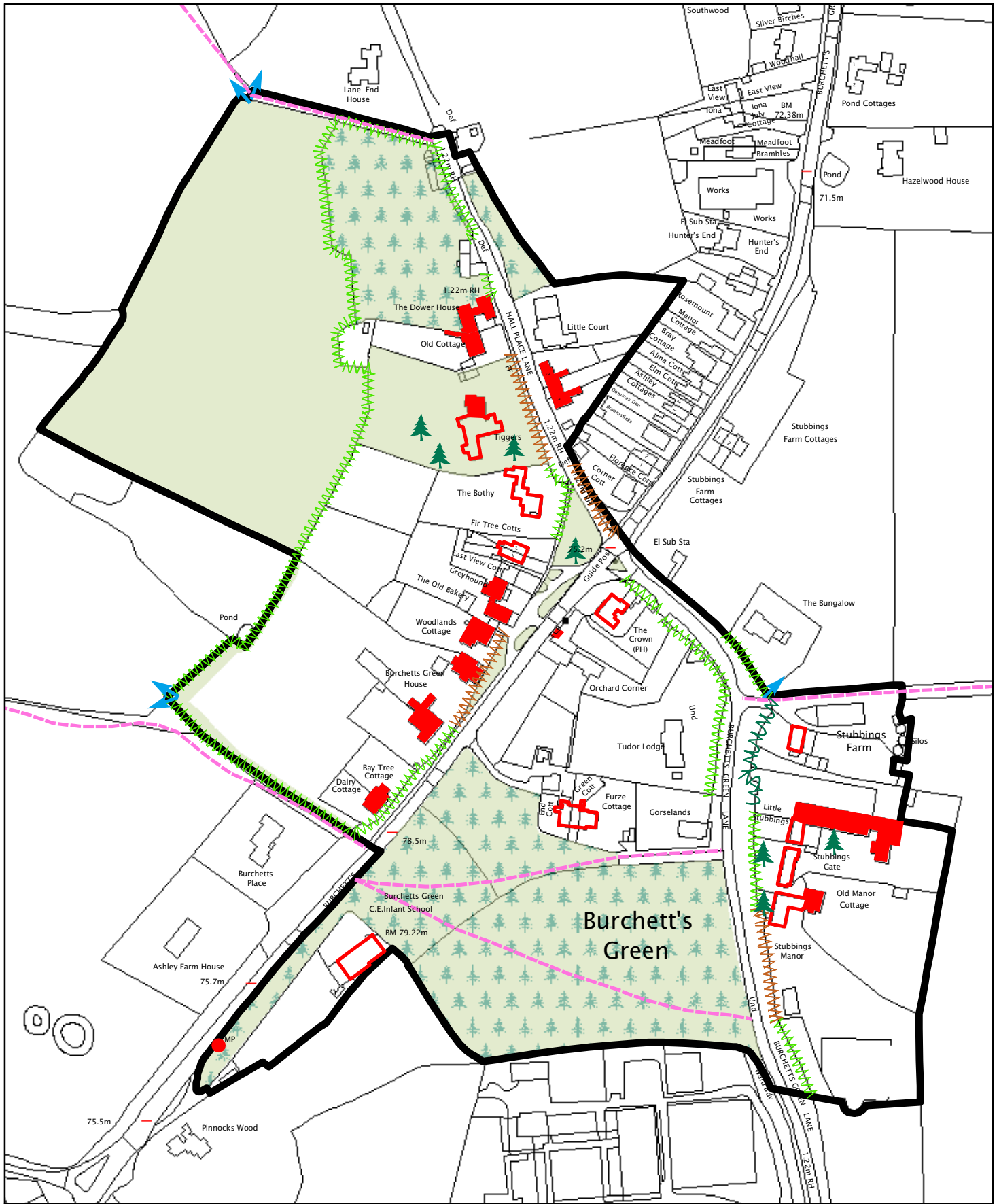
8.9 Burchetts Green developed primarily due to its position on a main thoroughfare. The existence of Hall Place helped to fuel the growth of the village and the 19th century development. Since the 1950's there has been very little development to the area. In terms of major development, it appears there is little sensitivity to change.

8.10 There are a number of important non-listed buildings within the area, these buildings lack the protection of their listed counterparts and thus will always be sensitive to change in the form of alteration or extension. The use of UPVC windows should be monitored as should any development that would affect the character of these buildings, or the settlement as a whole.

8.11 It is fundamental that the areas surrounding the village remain open as it is this sense of openness which is a defining characteristic of the Conservation Area. It is also desirable that private properties maintain the rural characteristic through considerate hedge and tree management. Where properties have removed hedges and large bushes, it has detracted from the character.

Map of Main Features of Conservation Area

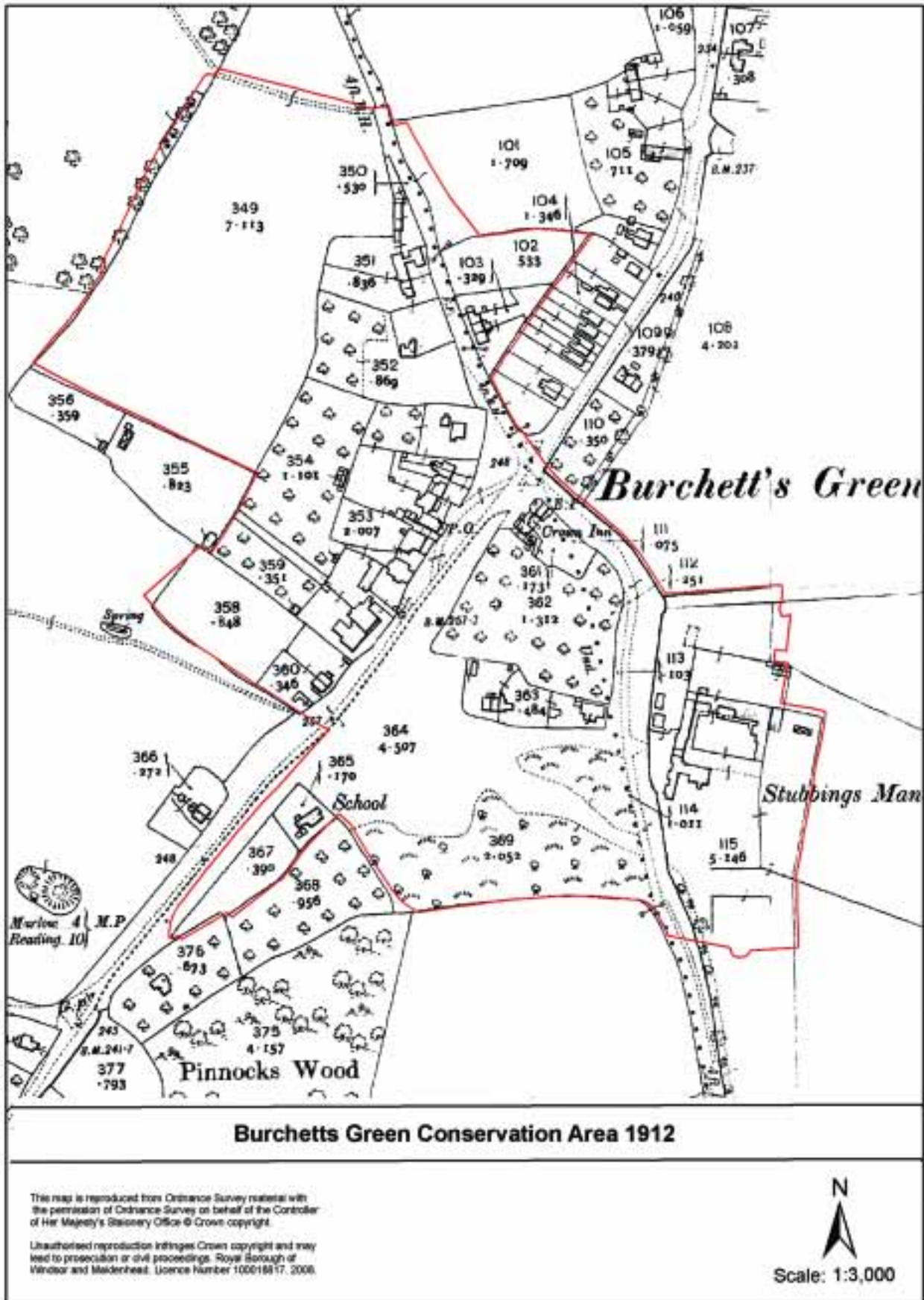
9 Map of Main Features of Conservation Area



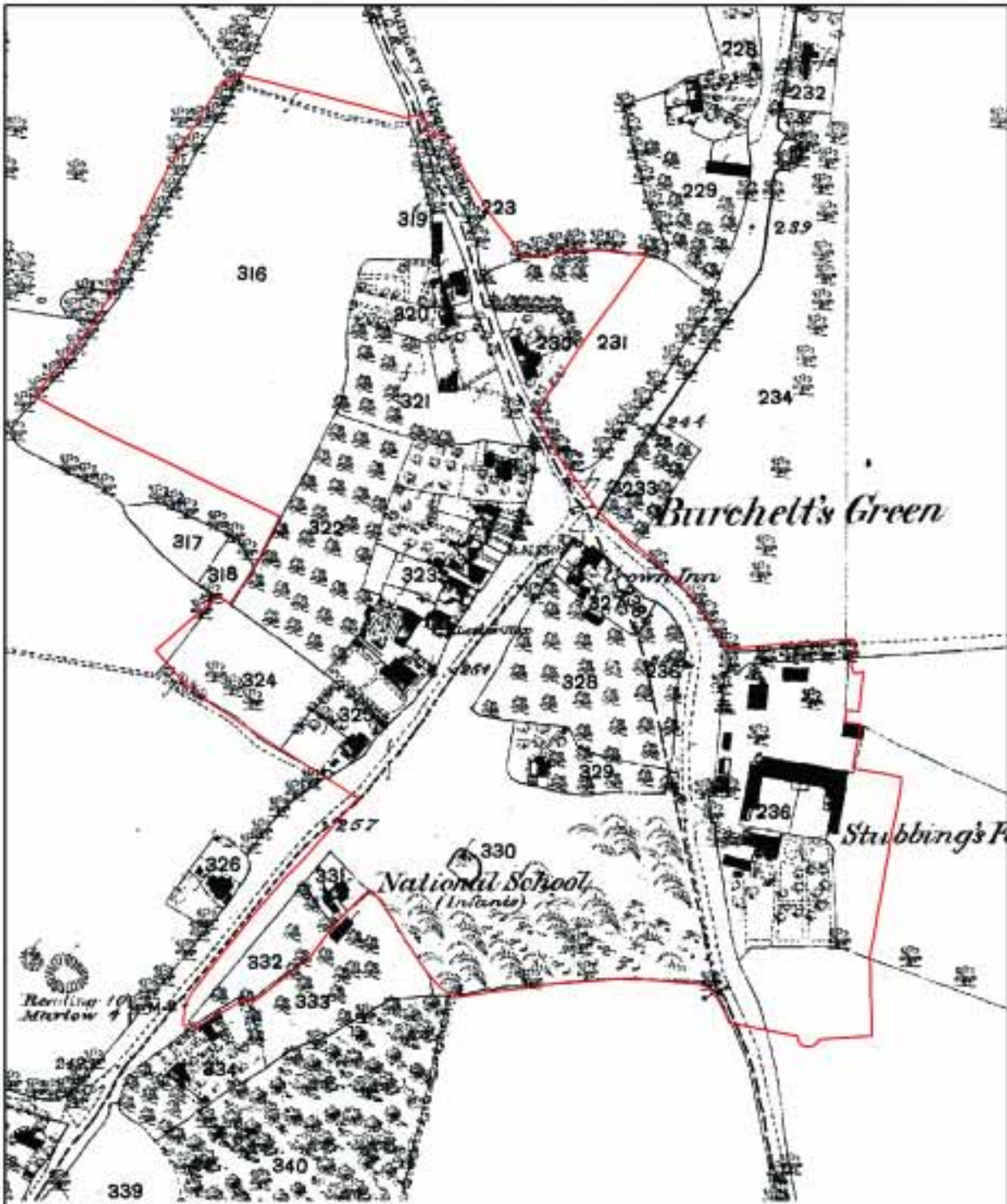
<h2>Planning</h2> <p>Scale: 1:2,500</p> <p>April 2008</p>		<h3>Burchett's Green Conservation Area</h3>		<p>The Royal Borough Windsor & Maidenhead</p>
<ul style="list-style-type: none"> Conservation Area Listed buildings Important Non Listed Buildings Important Tree Screen Important Walls Footpath Important Hedges and Garden Boundary Planting 		<ul style="list-style-type: none"> Important Green Spaces and Trees Important Green Spaces View Points Important Tree 		
<p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.</p> <p>Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Royal Borough of Windsor and Maidenhead. Licence Number 100018817. 2008.</p>				

Historic Maps of the Conservation Area

App 1 Historic Maps of the Conservation Area



Historic Maps of the Conservation Area



Burchetts Green Conservation Area 1875

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

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Royal Borough of Windsor and Maidenhead, Licence Number 100018817, 2006.



Scale: 1:3,000

Listed Buildings Descriptions and Images




App 2 Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Old Manor Cottage (Stubblings Manor) Burchetts Green Lane.	II	<p>Small House in fine garden setting. Dated 1795, extended C19, restored 1962. Part painted render, part painted brick. Old tile roof, hipped and gabled. Rectangular plan with extensions on west and south. 2 storeys. Chimney on south. <u>Entrance front:</u> Two 2-light C19 casements with glazing bars, one 2-light leaded casement. 6-panel door in centre, top 2 panels glazed, under small gabled porch. <u>Garden Front:</u> symmetrical, 3 bays. C19, casements with glazing bars, centre one blocked on first floor. The larger house adjoining on the west is of no special interest.</p>	
Little Stubblings, dovecote and barn (Stubblings Manor) formally listed as Little Stubblings dovecote and barn at Stubblings Manor Farm. Burchetts Green Lane.	II	<p>Two barns and dovecote, now part house and part disused barn. C18, altered early and late C20. Timber frame, weather boarded, old tile gabled roofs, L-plan, one barn of 8 framed bays, running west to east, the other barn at right angles at the east end of 5 framed bays, running north to south. Tall dovecote of square plan, adjoining west end. <u>Dovecote:</u> now a dwelling is of painted weatherboarding, with slight gabled projections at front and rear; the former with pigeonholes. Double row of pigeon holes to all 4 sides below eaves. Round windows at first floor level to front, with geometrical glazing. Pyramidal tiled roof with delicate iron weathervane. <u>North front:</u> irregular. Large pair of plank doors to garage on left. Two pairs of fixed casements on right of doors, a large 4-light window with bars and then a pair of opening casements with a ledged, braced and framed barn door each side. To right of this, 2, one-light casements, bars in top section and a pair of doors in bottom. French casements at right end.</p>	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
A404, Carpenter's Wood Mile Post on A 404 NNE of junction with A 423	II	Mile Post about 80 metres south west of Burchetts Green School II Mile post. Circa early C19. Cast-iron. Triangular in section. Inscribed in relief upper case letters with serifs: HATFIELD 40, MARLOW 4, READING 10.	
Dairy Cottage and Bay Tree Cottage, Burchetts Green Road	II	Semi-detached cottages. Late C18. Brick, hipped old tile roof. 2 storeys. Centre chimney. Symmetrical 4-bay front, 2 central casement windows with glazing bars on each floor with segmental arched heads. Outer bays; blind openings on first floor, plain entrance doors under, each with small gabled porch on cut brackets. Lean-to extensions on each side, each with a 2-light casement window with glazing bars.	
Burchetts Green House, Burchetts Green Road.	II	House. Early C19, extended late C19. Brick slate hipped roof. Rectangular plan, with rectangular extension on northwest. 2 storeys, 2 chimneys with offset heads. Sash windows with glazing bars, and gauged brick arches. <u>Road front</u> : symmetrical. 3 bays. <u>Return front (north east)</u> : 2 bays. C20, 6-panelled entrance door on right with semicircular, radiating fanlight; and flat hood on acanthus leaf brackets. Small circular-headed window on each side of entrance door.	
Barn at Burchetts Green House, (about 24 metres to the north east), Burchetts Green Road.	II	Barn, now storage and garage. Probably C18. Timber frame, weather boarded. Old tile gabled roof. Rectangular plan of 4 framed bays, with gabled midstrey on southeast. <u>Interior</u> : most lined out with C20 composition sheets. Queen post roof. Included for group value.	


Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Woodlands Cottage, Burchetts Green Road.	II	House. Late C16, extended late C18, altered C20. Part timber frame, with brick infill, part brick with vitreous headers. Old tile hipped and gabled roofs of different heights. Rear section earlier, of L plan of 2x2 framed bays with former smoke bay at south west end and gable on left (north west) end. Front section of rectangular plan. 2 storeys. Chimney with clay pot on rear roof slope of front section. <u>Road (east) front:</u> 3 bays. Brick string course. Leaded casement windows: three of 2 lights on first floor, two of 4 lights with cambered brick arches on ground floor flanking half glazed entrance door. Interior: timber frame exposed in older section, open from ground floor to collar level in one bay. Queen post roof, straight braces and windbraces; jowled posts.	
The Old Bakery, Burchetts Green Road.	II	House. Mid to late C18. Brick, low-pitched old tile hipped roof. Rectangular plan. 2 storeys. Chimney on left with offset head and clay pots. 3-bay frame. 2 sash windows with glazing bars and gauged brick arches on each floor. Central 6-panelled entrance door with top 2-panels glazed, under plain flat hood on small scrolled brackets.	
Greyhound, Burchetts Green Road.	II	House. Late C18, altered C20. Chequered brick, old tile hipped roof. 2 storeys. Tall chimney on each side with offset head and clay pots. 3-bay symmetrical front. Offset eaves. 3-light casements with glazing bars. Centre bay has blind window on first floor; a 6-panelled entrance door below with top 2 panels glazed. C20 glass veranda on wooden posts across the whole ground floor width. Small one-storey extensions, set back each side with a 2-light casement with glazing bars on the left; and a plank door on the right.	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Tiggers, Hall Place Lane.	II	House. Probably late C16, altered C17 and C20. Timber frame with painted brick infill. Old tile gabled roof of 2 different heights, the right end lower; hipped on left end. Rectangular plan of 4 framed bays. 2 storeys. Ridge chimney with clay pot on right end of higher roof. C20 leaded casements. <u>East front</u> : two, 3-light windows on first floor of left section, one small 2-light window on first floor in right section. Two 3-light windows on ground floor, on left section. An interior inspection was not made at the time of survey.	
Nos 1-3(consec) Hall Place Lane.	II	Cottage. Early C17, altered late C20. Part timber frame with brick infill, part brick. Old tile gabled roof. Rectangular plan. 2 storeys. One centre ridge chimney, 2 at rear, all with clay pots. <u>Road (east) front</u> : casement windows with leaded lights. A 5-light window in the centre on the first floor, with a 3-light window on the left and a 4-light window on the right. Brick mullioned windows on the ground floor, a 4-light window on the left, next to this on the right, a plank entrance door with a semi-circular brick-arched head, and two 4-light windows on the right of the door.	
The Dower House, Hall Place Lane	II	Large House. C18 and C19. Part brick, part painted brick. Old tile roof of different heights, part gabled, part hipped. H-plan. 2 storeys, 2 tall end chimneys to that part facing road. Dentilled brick eaves course. <u>Road (east) front</u> : 3 bays. Sash windows with glazing bars: 3 on first floor; 2 tripartite on ground floor either side of C20 glazed door with moulded cornice and projecting frame. <u>Garden (west) front</u> : irregular. Sash windows with glazing bars and wide architrave frames: 4 on first floor, 3 tall sashes on ground floor with canted bay on right. Round-headed staircase window to left of centre, with glazing bars, radiating at head. The Dower house adjoins The Old Cottage,	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
		listed separately, 19/8. An interior inspection was not made at the time of survey.	
The Old Cottage, Hall Place Lane	II	Early C17, altered C20. Part timber frame with brick infill, part brick. Old tiled gabled roof. Rectangular plan. 2 storeys. One centre ridge chimney, 2 at rear, all with clay pots. Casement windows with leaded lights. A 5 light window centre on the first floor, with a 3light window on the left and a 4 light window on the right. Brick mullioned windows on the ground floor. A plank entrance door with a semi circular brick arched head. Abuts Dower House, listed separately, 19/17, at the north end.	



The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1987, they may therefore include references to features that have changed since this time, and the descriptions may not coincide with individual property ownership. There are also references in some descriptions to certain sections or buildings being of no special interest. This reference has relevance in considering listed building issues, but there may be instances when such buildings are still considered and identified as being of local significance elsewhere in the appraisal.

Significant Non-Listed Buildings and Images

App 3 Significant Non-Listed Buildings and Images

Name	Description	Photo
Burchetts Green Infant School, Burchetts Green Road	Founded by Church of England, 1868, on land donated by Hall Place. Ecclesiastical style. Brick construction, tiled gabled roof. Building has recently been extended.	
The Crown Public House, Burchetts Green Road	C19 brick construction. Gabled roof with chimneys at either end. White wooden casement windows. Iron lanterns. The windows are white wooden casement with horizontal and vertical glazing bars. To the front of the property there was a veranda which has subsequently been infilled.	
Oakwood House (formerly Birches Green Cottage) Burchetts Green Road	C19 brick construction. Hipped slate roof. Sash windows with glazing bar. Brick work painted white.	
Fir Tree Cottage, Burchetts Green Road	C19 brick construction, two semi-detached dwellings. Central chimney stack. Sliding sash windows.	
Stubbings Buildings, Burchetts Green Lane	Two examples of brick built C19 construction. Stubbings Manor, L plan, part gabled, part pitch tiled roof. Tall chimneys a feature. Stubbings Gate, hipped, tiled roof. Three small dormer windows feature.	

Significant Non-Listed Buildings and Images

Name	Description	Photo
Stubbings Farm, Burchetts Green Lane	Probably C18 Timber construction, weatherboard. Old tile gabled roof. Has been used as horse stabling since the 1980's.	
Furze, Green, End Cottages, Burchetts Green Lane	Row of terraced cottages. 1887 brick built. Part hipped, part gabled tile roof. Furze cottage painted white. No front access onto road from any property.	

Description of Conservation Area Boundaries

App 4 Description of Conservation Area Boundaries

East – The boundary runs on the eastern side of Hall Place Lane from the entrance to Lane-end House, down to the boundary of Little Court. Here it turns to run eastward along the boundary of Little Court to meet the rear boundary of Rosemount, on Burchetts Green Road. The boundary follows the rear boundaries of the properties on Burchetts Green Road southwards to meet Hall Place Lane. It then turns to follow the eastern edge of Hall Place Lane and runs directly across Burchetts Green Road and along the boundary abutting the north eastern side of Burchetts Green Lane. It then continues to follow the front boundary line of The Bungalow until reaching the track, which runs to Manor Farm. It continues along the northern edge of this track until reaching fence to the rear of Stubbings farm buildings. It turns 90 degrees and runs south including the Silos and long barn. It follows the end of the building footprint to run directly across the yard and meets the north-eastern corner of Little Stubbings barn. At this point it turns 90 degrees to run east, to follow the rear boundaries of Little Stubbings, Stubbings Gate, Old Manor Cottage and Stubbings Manor, until reaching the southern boundary of Stubbings Manor, before the woodland area.

South – The boundary follows the southern boundary of Stubbings Manor and cuts directly across Burchetts Green Lane. Here it cuts directly across the Lane, continues northwards on the western side of the lane, and follows the northern boundary of the Equestrian Centre. It then follows the north-eastern boundary of Pinnock's Wood House, until meeting the boundary of Burchetts Green School. From here the boundary runs south along the edge of Burchetts Green School, and the grazing land adjacent to it. It includes the garage belonging to Pinnock' Wood and turns through 45 degrees to follow the eastern edge of Burchetts Green Road.

West – The boundary follows the edge of the road until it turns 90 degrees and crosses the road, to follow the footpath which leads up to Ashley Hill. It turns 90 degrees to follow the rear boundary of Burchetts Green House, including the open agricultural land. It follows the boundary fence excluding the woodland fenced area, of the large area of open land to the rear of the properties between Burchetts Green House and the Dower House, and returning along the footpath on the southern side of Lane End house to the junction with Hall Place Lane.

App 5 Bibliography

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

Department of the Environment, (1987): List of Buildings of Special Architectural or Historic Interest – Parishes of Bisham, Cookham and Hurley

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

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

English Heritage, (2006) Guidance on Conservation Area Appraisals

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

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

Over L and Tyrell C, (1994): The Royal Hundred of Cookham, Cliveden Press

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

Royal Borough of Windsor and Maidenhead, (1995) Conservation Area Statement , Burchetts Green, Maidenhead

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

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

(www.british-history.ac.uk)

Consultation Process

App 6 Consultation Process

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

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

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

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

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

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

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

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan

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

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

Five Year Conservation Area Management Plan

Objective	Purpose of objective	Action	Timescale
Objective 7	Monitor loss/gain and changes to the Conservation Area, and seek feedback from local community	1. Carry out five yearly review	2013
Objective 8	Review Conservation Area boundaries	1. To be considered at next review of Conservation Area, following adoption of Historic Environment proposals of Local Development Framework which will review CA designation criteria across the Borough.	2013
Objective 9	Monitor condition of access paths and public rights of way throughout the Conservation Area	1. Ensure regular maintenance of trees and hedgerows. Liase with property owners in enhancing these areas.	2008-2013

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

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

Development in Conservation Areas

POLICY CA1

THE BOROUGH COUNCIL WILL REQUIRE:

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

Five Year Conservation Area Management Plan

Guidelines on development affecting Conservation Areas

POLICY CA2

IN RESPECT OF CONSERVATION AREAS THE BOROUGH COUNCIL WILL:

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

Car parking in Conservation Areas

POLICY CA6

THE BOROUGH COUNCIL WILL:

1. *EXPECT ANY NEW CAR PARKING PROVISION WITHIN CONSERVATION AREAS TO BE SENSITIVELY DESIGNED AND INCORPORATE APPROPRIATE HARD AND SOFT LANDSCAPING;*
2. *NOT PERMIT THE CONVERSION OF FRONT GARDEN AREAS TO CAR PARKING;*
3. *SEEK IMPROVEMENTS TO EXISTING CAR PARKING ARRANGEMENTS THROUGH REVISED LAYOUTS AND LANDSCAPING.*

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



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

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

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