

# Character Areas



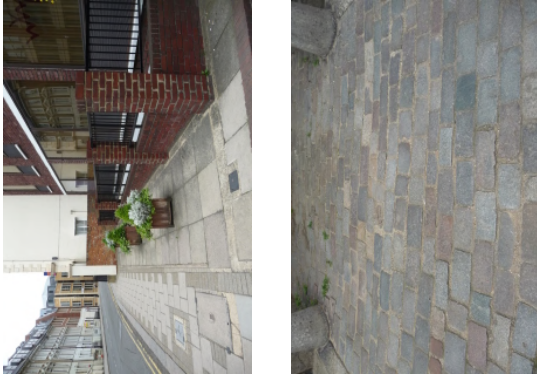

<p><b>Sheet Street and Park Street</b></p>	
<p>Windows and doors</p>	
<p><b>Sheet Street and Park Street</b></p>	<p>The Georgian architecture is characterised by regularity of detail including tall sliding sash windows, decorative front doors and intricate fanlights. There is a hierarchy of window sizes with the grandest windows at first floor level.</p> <p>Dormer windows are evident, both original with smaller casement windows and modern insertions. The majority of windows are of timber construction painted white, 12-16 Park Street offer a contrast with dark timber sashes in an interesting arch design.</p> <p>Grand timber doors are a common feature to properties and most are well maintained. Timber or stone pediments above the doors are a common feature within Park Street.</p> <p>There is a greater amount of architectural diversity prevalent on Sheet Street as opposed to Park Street and modern windows and tall glass doors can be found.</p>

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<b>Sheet Street and Park Street</b>	
<p><b>Facing materials</b></p>	<p>Red brick is the dominant building material throughout the area and is commonly left exposed. There are often interesting patterns within the brickwork of the Georgian properties. Yellow brick is utilised within Park Street and helps to create a visually interesting streetscape. 12-16 Park Street has a stuccoed finish.</p> <p>The area falls within the Article 4 area of designation and as such the exterior painting of all buildings is controlled.</p>
<p><b>Special features</b></p>	<p>The proximity to the Castle and Castle walls is continually evident throughout the area. The stone lodge buildings to the end of Park Street draw the eye towards the Long Walk and offer a stark contrast in building material and architectural style. The gates between 28 and 29 Park Street have the same visual distinction and serve as a reminder of the dominance of the Castle.</p> <p>Park Street is also distinctive in being an excellent example of a nearly complete Georgian or Georgian style street.</p>
<p><b>Boundaries</b></p>	<p>In Park Street iron railings serve to demarcate the properties and some interesting examples of iron work can be found. The larger, more imposing properties tend to have stone steps leading to a slightly elevated front entrance.</p> <p>Hadleigh House on Sheet Street is one of the few properties to be set back from the road and features a walled courtyard.</p>









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<p><b>Sheet Street and Park Street</b></p>	<p>Street furniture and paving</p>	<p>Sheet Street is a main route into the town centre and as such uses modern tarmac. Park Street also features this tarmac. The pavements are of a modern material.</p> <p>By the Castle gates and at the entrance to Black Horse Yard there is the remainder of traditional paving in the form of small stone setts.</p> <p>The lamp columns on Sheet Street are of a large scale indicating the dominance of the road. In Park Street the lamp columns are of a more traditional nature of black cast iron with an ornate design.</p>		
				
	<p>Trees</p>	<p>Owing to the urban character of the area there is a lack of trees. Some planting has occurred outside Council Offices and on the junction of High Street and Park Street.</p> <p>The more significant, larger trees are found in rear garden plots. Particularly to the rear of Park Street. The boundary between the area and the Long Walk is also demarcated by significant trees and planting.</p>		



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<p><b>Sheet Street and Park Street</b></p>				<p>Again, significant open spaces relate to rear garden areas. The most dominant open space is of course the Long Walk and Home Park which is adjacent to the area.</p>
<p>Traffic and Parking</p>			<p>Cars dominate Park Street with on street parking continually in use by both residents and those looking for town centre parking.</p> <p>Sheet Street has less on street parking owing to the fact it is a busy main road. Many of the rear areas of Sheet Street have been given over to parking.</p>	
<p>Landmarks</p>			<p>The chief landmark is the Castle, whose presence is significant within the area. The Castle and surrounds dominate views and vistas within the area.</p>	

	
	
<p><b>Sheet Street and Park Street</b></p>	<p>Park Street is now reverting to a largely residential use, however there is activity with some of the commercial properties still being used for office space and the public house adds a further use.</p> <p>Sheet Street is predominantly commercial, however some properties have recently reverted to residential use. The area features large office blocks, Council offices and a Doctor's surgery.</p>
<p>Use</p>	

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## The Retail Core, including Windsor and Eton Central Station

**8.21** This area contains the main retail hub of the Conservation Area, centred around the main shopping street, Peascod Street. The area also includes Windsor and Eton Central Railway Station, a central node for the town.

**8.22** Peascod Street is one of the oldest streets in Windsor running from the south-west directly towards the main entrance to Windsor Castle. The name derives from 'Pes croft' an area where peas were grown, a staple food in Medieval times. The street has retained some characteristics of this medieval history through the continuation of long thin burgage plots and some medieval buildings still remain. A further medieval feature which has remained is the presence of long thin alleyways leading through ground floor openings between retail units and large open backlands beyond. It appears much of the medieval fabric of Peascod Street survived up until the 20th century, however from this time plots were amalgamated to accommodate modern retail needs. These modern developments have had varied results, but do serve to create a diverse streetscape.

**8.23** The demolition of the streets to the north-west of Peascod Street has allowed large scale retail units to develop which has helped to maintain to some extent the original grain of Peascod Street. The King Edward Court development was originally designed in the 1970's and was extended and redeveloped in 2007. It is an example of successful modern integration in a historic retail area. The King Edward shopping area links the rear of Peascod Street to the Windsor and Eton Central Station and this is also a key route from the south of the Conservation Area to Thames Street and the Castle.






**8.24** A dominating feature of this area is Windsor and Eton Central Station which was built in 1849. The Station is in a unique setting at high level and the railway canopy is visually distinctive. The railway still operates, however the station itself has been converted into a specialised retail and commercial unit, known as Windsor Royal Shopping. Despite this, the 19th century character of the railway station has been well preserved and the station still appears a very separate, yet connected, entity from the Town Centre.

**8.25** To help alleviate the issue of traffic congestion, Peascod Street was originally made a one way street in the 1960's. In 1988, lower Peascod Street was pedestrianised between William Street and the Clarence Road/Victoria Street traffic lights. Finally, upper Peascod Street was partially pedestrianised in 1992. No vehicle access is permitted between 11am and 4pm, with only delivery vehicles and permit holders outwith these hours. This has helped to open up the area and revitalise the retail core of the town.

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<p><b>The Retail Core, including Windsor and Eton Central Station</b></p>	
<p>Building period</p>	<p>Great variety of building periods evident. A few medieval structures survive and serve as a reminder to the original form. The medieval structures have been predominantly re-fronted.</p> <p>Georgian and more commonly, Victorian infill are prevalent with grand Victorian buildings located at the north of Peascod Street in particular. The Royal Station complex is a prime example of Victorian industrial architecture.</p> <p>Modern architecture is arguably the most dominant style within the retail core with the large King Edward Court development and a great deal of 20th century infill throughout Peascod Street. The diversity of 20th century styles are demonstrated from classical Edwardian examples, 1930's art deco style buildings, 1960's modernism and late 20th century post-modern infill.</p> <p>The 21st century developments such as the extension to King Edward Court continue the evolution of the area.</p>



<p><b>The Retail Core, including Windsor and Eton Central Station</b></p>	<p>Diversity in building scale, age and style has created a visually interesting streetscape. There is a close knit urban grain fronting Peascod Street, with more complex development to the rear. As the area is the retail core, plots are tightly packed together, often of irregular shape and size, this reflects both the original medieval composition of the town and the desire to utilise prime retail space.</p> <p>Plot sizes vary depending on the nature of building use, however, the majority of properties on Peascod Street can be seen to be amalgamations of the original burgage plots from the front facades at least. Larger modern developments such as the Post Office and retail units such as Marks and Spencer have covered large plots along Peascod Street.</p> <p>The buildings on Peascod Street all front directly onto the road, which is relatively wide and due to pedestrianisation and public realm design appears wider still. This is important in opening up views to the Castle at the top of the Street.</p> <p>There are several lanes leading off Peascod Street, connecting the shopping street to the rest of the Conservation Area and utilising the remaining burgage alleyways.</p>
<p>Plot size and form and relationship to road</p>	 
	  

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<p><b>The Retail Core, including Windsor and Eton Central Station</b></p>		
<p>Building height</p>	 	
<p>Rooflines</p>	<p>Variety of building heights, mostly a minimum of two and three storeys. Medieval structures on Peascod Street are noticeably lower in height and help create visual diversity. The buildings begin to increase in height at the north of Peascod Street as the buildings become more grand closer to the Castle.</p> <p>The King Edward Court complex appears dominant when entering the Conservation Area from the west, where the structure is four to five stories tall. The complex effectively marks the transition between the low level of the town and the higher levels around the Castle. At this higher level, the complex is designed to appear only two storeys tall and does not dominate visually or encroach upon views.</p>	<p>There is a mixture of rooflines with dormer windows, mansard roofs and dutch gables evident. Parapets are used commonly throughout Peascod Street hiding largely pitched roofs with slate or tile compositions. There are also many simple pitch roof compositions and some gables fronting the road, which adds visual diversity.</p> <p>There are a number of flat roofs on 20th century infill developments.</p>

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<p><b>The Retail Core, including Windsor and Eton Central Station</b></p>	<p>There is a general uniformity of roofing materials with clay tile and slate predominant. Newer developments utilise different materials such as metal or lead.</p> <p>Windsor and Eton Central Station has an unusual barrel roof with a decorative curved gable at the Castle entrance.</p>	<p>Peascod Street is the area most under pressure for development and as such there is now a huge variety of windows and doors in evidence as buildings have evolved to meet their needs.</p> <p>The windows tend to be domestic in scale to upper floors although some have been replaced and wider openings created. There are still some good examples of 1930's metal windows in various locations as well as more traditional timber sliding sash and casements.</p> <p>The majority of properties at ground floor level are dedicated to retail and as such varying examples of shopfronts are prevalent. Towards the Castle area there are some remaining examples of good quality traditional shopfronts, however throughout the street as a whole there are traditional elements such as stallrisers remaining.</p> <p>As the area is the retail core, there are several good examples of Victorian and early 20th century shopfronts along Peascod Street. There are many modern shopfronts which remain largely sympathetic.</p>
<p>Windows and doors</p>		



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<p><b>The Retail Core, including Windsor and Eton Central Station</b></p>	<p>The Shopfront and Advertisements Guidance for Windsor Town Centre provides guidance on appropriate design within the area. These aim to respect traditional shopfronts and ensure that modern shopfronts are sympathetic to the area. See appendix 4.</p> <p>Within the King Edward Court complex there is a contrast with much more modern shopfronts, the newest extension in particular features fully glazed shop fronts which are distinctly modern.</p> <p>Within the Windsor Royal Shopping complex there is an emphasis on retaining and echoing the traditional Victorian features and all windows and shopfronts are of a traditional nature.</p>		
<p>Facing materials</p>	<p>The majority of the buildings are faced in brick, there are some examples of rendering, most commonly on the older timber frame buildings.</p> <p>Most of the brick is exposed red brick, however there are several examples of painting and render. Part of the area falls within the Article 4 guidelines and as such there are restrictions on all changes of colour to ensure the character and appearance of the area is maintained. See appendix 4.</p> <p>The new extension to the King Edward Court complex uses modern materials such as brushed metal and curved glass panels.</p>		








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<b>The Retail Core, including Windsor and Eton Central Station</b>	
<p>Special features</p>	<p>Windsor and Eton Central Station and the King Edward Court complex are distinctive local building complexes that contrast with the more traditional street palette of Peascod Street.</p> <p>The lack of traffic within Peascod Street is a key aspect to the appeal of the retail core for both local residents and visiting tourists.</p>
<p>Boundaries</p>	<p>Building frontages meet the street with no transitional space between public and private realm. As such there is no formal boundary demarcation. The area is designed to be accessible to the public and therefore, public spaces have as few formal boundaries as possible.</p>
<p>Street furniture and Paving</p>	<p>The most important area of historic street surface is in the Goswell Hill area, which links Peascod Street to Goswell Road. This area is paved in Denner Hill setts with distinctive raised ledges on the steepest slope.</p> <p>Peascod Street is dominated by modern paving which was put in place when the area became pedestrianised. This paving was purposefully designed to compliment the character and appearance of the Conservation Area. Traditional materials including York Stone, brick and granite were used. A variety of different colours and textures were used to differentiate between</p>



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<p><b>The Retail Core, including Windsor and Eton Central Station</b></p>		
<p>areas which are used exclusively for pedestrians and those for use by service vehicles. Lower Peascod Street is more traditional in design than the upper section.</p> <p>There is modern public seating throughout the pedestrianised area which compliments the surroundings.</p> <p>Within Windsor and Eton Central Station traditional style street furniture has been used as well as lantern style lamp columns. The paving here utilises small paving blocks and large paving flagstones.</p>		
<p><b>Trees</b></p>	<p>Due to the tightly packed nature of the buildings there are very few trees. The main trees are found within large pots and are strategically placed along the pedestrianised area. These trees help to add a visual interest in an otherwise predominantly hard surfaced area.</p>	

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<p><b>The Retail Core, including Windsor and Eton Central Station</b></p>	<p>There is limited green open space within the area. However the pedestrianised Peascod Street is a significant open space within the Conservation Area, opening up views to and from the Castle.</p> <p>Within the Royal Station complex, important areas of open space have been created and the area is now recognised as an important central node for the area.</p>		
<p><b>Landmarks</b></p>	<p>The chief landmark is Windsor Castle, with Peascod Street leading directly to the Castle entrance and is almost permanently visible within this area. The Castle dominates all views and vistas within the area</p> <p>Windsor and Eton Central Station is also considered a key landmark.</p>		
<p><b>Use</b></p>	<p>The area is the key retail core to the Town Centre and as such receives a great deal of visitors. The area features many national outlets and also specialised stores. There are also a number of catering units and some commercial activity. There is a mix of day and night activity with shoppers utilising the area during the day and diners in the evening.</p>		

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## Bachelors Acre and Surrounds

**8.26** This area is focused around the historic Bachelors Acre, a significant public open space. The northern boundary of the area is formed by the former burial ground and wraps the rear of plots to the High Street and Peascod Street, giving the park an enclosed feel. Modern development has been created to the east of the park with large commercial buildings such as Morgan House which sits between the park and the rear plots of Sheet Street. The southern boundary is demarcated by Victoria Street and the western area is defined by large scale 20th century commercial buildings to the rear of Peascod Street.

**8.27** The area also contains the majority of Victoria Street and a small area of St Leonard's Road. Here there is a concentration of small Victorian terraced buildings, the majority of which on St Leonard's Road now contain speciality shops and restaurants. Victoria Street also contains several buildings that relate to the adjacent 19th century residential expansion of the town with the United Reform Church, Almshouses and former Royal Free School complex.

**8.28** Throughout the evolution of the medieval town, a large tract of land was created between the developing Sheet Street and Peascod Street. This tract became known as the Worth. As the High Street gardens developed this land was reduced and the remaining green area is now known as Bachelors Acre. The land is referred to in 1629 when the Worth was described as three acres of arable land. The land is now identified as public open space. Traditionally this area was very popular for recreational purposes, particularly with young men in activities such as archery. In 1760, a society was formed to protect public rights over the land.

**8.29** The layout of the park is reminiscent of an amphitheatre, due to the sloping nature of the hills on the north and east sides. At the highest level sits the former Parish graveyard, backing on to the back walls of the High Street properties. The gravestones from the Parish Church are set to one side against the brick wall, allowing the space to be fully utilised for other activities. Associated with recreational pursuits, the area is of strong historical significance to the Conservation Area.

**8.30** Bachelors Acre was used as a surface car park in the late 1970's by the Borough Council until challenged by a local resident and required to re-instate the area to open space. The Acre was also used as a playground for the former Royal Free School before its closure. The area was re-surfaced and re-landscaped by the Borough Council in the 1990's and is now a significant open space.





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<p><b>Bachelors Acre and Surrounds</b></p>			
<p>Building period</p>			
<p>Plot size and form and relationship to road</p>	<p>The area has two significant building periods. Victoria Street contains some good examples of 19th century architecture, most noticeably the Almshouses. The majority of this 19th century architecture is small scale and residential, some in a neo-gothic style, however there are several distinctive public buildings such as the Church and the former School.</p> <p>The other main building period stems from the late 20th century in the form of large, modern commercial buildings, some not in keeping with the character and appearance of the Conservation Area, such as the telephone exchange building and the imposing Consort House development.</p>	<p>Plot size varies throughout the area. The commercial properties to the west are set in large plots and dominate the street layout. Similarly, the commercial properties to the east are prominent in large plots.</p> <p>Modern conversions to the south of Victoria Street have amalgamated traditional plot sizes, but the original layout can still be perceived. 19th century buildings tend to front directly on to the road along Victoria Street. The Almshouses are an exception set back from the road with extensive front gardens.</p>	<p>Plot size varies throughout the area. The commercial properties to the west are set in large plots and dominate the street layout. Similarly, the commercial properties to the east are prominent in large plots.</p> <p>Modern conversions to the south of Victoria Street have amalgamated traditional plot sizes, but the original layout can still be perceived. 19th century buildings tend to front directly on to the road along Victoria Street. The Almshouses are an exception set back from the road with extensive front gardens.</p>

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<b>Bachelors Acre and Surrounds</b>	
	<p>The properties of St Leonard's Road and the east of Victoria Street are closely packed together in small units and front directly on to the pavement.</p>
	
	
<p>Building height</p>	<p>Again there is a variety between the architectural ages. The 19th century terraced properties are low key and of two to three stories whilst the modern office blocks are much taller and over three to four stories. Consort House is of four stories and is particularly imposing.</p>
	
<p>Rooflines</p>	<p>Rooflines are various and contrasting. Victoria Street has a variety of pitch roofs in slate and tile construction largely hidden behind brick parapets of varying designs. The Baptist Church has a distinctive pediment which adds to the variety of roof styles in this area.</p> <p>Of the 19th century buildings in the Almshouse area there are distinctive steep pitch roofs which add to the character of the area and have been imitated in some modern neighbouring buildings such as the library. However, the former telephone exchange is in stark contrast with a flat roof.</p>
	
	

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<p><b>Bachelors Acre and Surrounds</b></p>		 
<p>The majority of the 20th century commercial properties have simple pitch roofs and have utilised sympathetic materials.</p>	<p>In Victoria Street, the remaining traditional buildings largely have timber sliding sash windows remaining, although some UPVC replacements are evident. Doors on traditional properties tend to be of timber construction and simple composition.</p> <p>The Almshouse buildings feature gothicised windows with pointed arches and are a distinctive feature.</p> <p>There are a variety of shopfronts in evidence along Victoria Street and St Leonards Road. Many of these are modern insertions, however some interesting examples of traditional shopfronts remain with original stallisers and plinths largely intact. Alterations to these shopfronts would be required to be considered against the Windsor Town Centre Shopfront and Advertisement Guidance (see Appendix 4)</p> <p>The modern commercial properties have a variety of window and door composition utilising modern materials. Saxon House has an distinctive circular wall constructed of reflective glass.</p>	<p>Windows and doors</p>