












Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
THAMES STREET (West Side) Nos 50 and 51	II	Circa 1830-40 as one house. 3 storeys yellow stock brick with stone cornice and blocking course. 6 windows to upper floors, the end bays slightly recessed, glazing bar sashes with gauged flat arches. Plain double shop front ground floor with panelled pilasters, frieze and cornice - plate glass windows. Nos 49 to 51 (consec) form a group with The Old House Hotel.	
THAMES STREET (West Side) Sir Christopher Wren House Hotel (formerly The Old House Hotel)	II*	Painted inscription dates building as being 1676 and records that Sir C Wren apparently lived here. The front appears to be early C18 with later C18 glazing bar sash windows. The main block is set back from street and is of brick on stuccoed plinth with centre break of 3 windows and bracketed cornice and pediment; the flanking bays, each of 2 windows have stone coping on offset shallow brick parapet. Hipped slate roof. Pediment over centre has lunette attic window. Glazed door in wood Tuscan porch of 2 engaged columns, entablature With triglyph frieze, enriched cornice and pediment - moulded stone bases to columns. 3 steps up. Paved forecourt and later C18 wrought iron rails with urn finialed standards to street. Nos 49 to 51(consec) form a group with The Old House Hotel.	
THAMES STREET (West Side) Windsor Bridge	II	1823. Cast iron bridge of 3 spans with rusticated ashlar pointed cutwaters. Segmental arches with openwork spandrels. Fronts of piers of cast iron with ornament. Cast iron trellis balustrade, original lamposts. Ashlar abutments. Joins Windsor and Eton and is a prominent feature of views of Windsor Castle.	
THAMES STREET (East Side) No 56	II	Circa 1820-40 important corner site with riverside. 3 storeys painted brick with brick dentil eaves cornice. Hipped slate roof. Road front of 5 windows, glazing bar sashes in stucco architrave surrounds. 3 panel central door with rectangular fanlight and secondary door to right hand, both on 1st floor and approached by double flight of steps from street, meeting at bottom - cast iron rails of plain design. 2 window front facing river with French casements on 1st floor giving onto circa 1850 ornate cast iron verandah balcony with swept roof. Nos 56 to 58 (consec) with Nos 61 and 62 form a group.	






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Name	Grade	Description	Photo
THAMES STREET (East Side) No 57	II	Late C18 altered. 3 storey red brick front. Dentil eaves cornice, half hipped slate roof. 3 square 2nd floor windows with flat gauged arches. Modern slightly bowed, large casement window inserted in 1st floor. Modernised pilastered shop front. Included for group interest. Nos 56 to 58 (consec) with Nos 61 and 62 form a group.	
THAMES STREET (East Side) No 58	II	Mid C18 altered circa 1830-50. 3 storeys light red brick with darker red brick dressings. Brick band to 2nd floor, stone cornice and blocking course of circa 1830-50. 3 windows to upper floors, recessed glazing bar sashes, with cambered gauged brick arches. Modernised shop front. House door panelled and glazed with rectangular fanlight, thin flanking pilasters and shallow brackets to deep flat hood. Nos 56 to 58(consec) with Nos 61 and 62 form a group.	
THAMES STREET (East Side) No 61	II	Late C18 front. 3 storeys and attic, colourwashed stucco. Bed mould to fluted frieze, cornice and blocking course, Old tile roof with 2 casement dormers. 4 windows to upper floors, those on 1st floor with sill band, and 3 windows ground floor, recessed glazing bar sashes. Panelled and glazed door in 2nd bay from left hand. Plain wrought iron rails across front, lead down pipes flank front with cast lead rainwater heads. Nos 56 to with Nos 61 and 62 form a group.	





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Name	Grade	Description	Photo
THAMES STREET (East Side) No 62 (William IV Public House)	II	Corner site. C17 altered C18 and early C19. 2 storeys and attic. Timber framed encased in roughcast facing. Gable end old tile roofs. The Thames Street front has 3d small gables with a small attic casement to each and C18 sash windows on 1st floor. The ground floor has 3 C18 sash windows grouped to right hand, panelled and glazed central door and 3 light window to left hand. The upper floors oversail the ground floor. The Datchet Road front has gable end to left hand, with central 1st floor window under dripmould. 2 storey wing to right with 4 similar 1st floor windows. Ground floor has a panelled and glazed door to left hand with Doric surround - one single and one 3 light window. Moulded to both fronts at 1st floor level. Nos 56 to 58 (consec) with Nos 61 and 62 form a group.	
THAMES STREET (East Side) King George V Memorial	II	1936. Sir Edwin Lutyens architect. Constructed of Portland stone. In centre is a pedestal bearing crown, orb and scepters resting on a cushion. In front is a rectangular pool flanked by fountains in the form of shallow basins.	
THAMES STREET (East Side) Old Bank House (Brewery Office) (Formerly listed as Courages Brewery Offices)	II*	Late C18/early C19. 3 storey yellow stock brick symmetrical substantial house. Stone plinth and stone sill courses. Moulded bracketed stone cornice with pediment over centre 3 bays of slight projection. 7 windows to upper floors, 6 on ground floor, recessed glazing bar sashes with flat gauged arches, Venetian shutters to 2nd floor windows. Central door of 8 fielded panels in stone Doric surround of 3/4 columns, entablature and pediment. Later secondary 6 panel door to left hand in arched opening and similar surround in one storey extension.	
THAMES STREET (East Side) Prince Christian Victor of Schleswig-Holstem Monument	II	Standing bronze figure, in captain's uniform, by W Goscombe John, 1903, set in Portland stone columned aedicule. The Prince died in 1900.	




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Name	Grade	Description	Photo
THAMES STREET (East Side) Hundred Steps Lodge	II	Castellated stone lodge of squat tower like form circa 1840-50. Portland stone window dressings. Corbelled parapet. Part of Wyattville's work on the Castle.	
VICTORIA STREET (North Side) The Windsor Almshouses	II	1862 Gothicised almshouses, E block on 3 sides of garden. Polychrome brickwork. Centre of main range facing road has 3 bay arcade, 3 light group of pointed 1st floor windows, steep gable above with timber framing of cusped quatrefoil pattern, surmounted by small clock tower with slate spire. Flanking centre are slightly recessed, steep hipped gabled bays with applied framing to crowning gablets. Hipped gables to end blocks as well. Steep gabled porches on foliate capped columns. Picturesque.	
VICTORIA STREET (North Side) Chariott's Place Chariott's Charity (East Berks College Annex)	II	Dated 1863 formerly with row of almshouses to rear of school building in yard at back. Rather eccentric bargeboard gothic for a small house. 2 storeys red brick with stone dressings, quoins. Impost string across ground floor. 3 bay front with central tower porch, canted front, false machicollation below slate spire. Flanking bargeboard gabled bays with date in quatrefoil panels. Coupled narrow windows with shaped heads, pointed brick relieving arches. Small pointed window 1st floor of tower the porch base broached out with moulded jointed arch entrance patterned brick surround relieving arch. Traceried fanlight to panelled and glazed door. Picturesque L plan red brick school building linked by screen wall to rear. Slightly Gothicised, large windows. Slate roof with hipped dormer type bellcot.	
VICTORIA STREET (North Side) Nos 26 to 32 (even)	II	Circa 1830 2 storey stock brick row, block parapet coping. One window each 1st floor, with one blind to centre, glazing bar sashes. One similar window to ground floor of No 26 - the others have small former shop windows, of 2 or 3 lights, in pilaster frames with entablatures over. Included for group interest. Nos 26 to 32 (even) form a group with the listed buildings on the south side of Victoria Street.	
VICTORIA STREET (South Side) Nos 17 to 21 (odd)	II	Circa 1820-30 row of 2 storeys stock brick, parapet with coping. Slate roof. 2 windows each 1st floor, glazing bar intact to sashes of No 21 with 4 x 4 pane ground floor window. No 17 has 3 light rectangular circa 1900 bay window. Modern shop window to No 19. Round headed doorways with leaded fanlights of marginal and loop and circle pattern. 3 panel doors intact to Nos 17 and 21. Included for group interest. Nos 17 to 45 (odd) form a group.	





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Name	Grade	Description	Photo
VICTORIA STREET (South Side) No 23	II	Circa 1820-30 stucco faced very slightly asymmetrical front. 2 storeys, 3 windows Giant pilasters, with good crisply moulded Ionic capitals, set in from corners. Grooved rustication to ground floor. 1st floor sill band in same plane as pilasters. Frieze with string, projecting cornice and blocking course. 1st floor windows in architrave surrounds dieing into the sill band, centre window narrower and blind. Recessed glazing bar sashes. 2 glazing bar sashes ground floor. Round headed doorway recessed for one order with keystone. Door of 2 moulded and 2 flush panels, moulded doorhead, semi-circular fanlight of radial-swag pattern. Nos 17 to 45 (odd) form a group.	
VICTORIA STREET (South Side) No 25	II	Circa 1830 two storey stock brick front with stucco sill band, frieze with bed mould, cornice as on No 23 with blocking course. 2 windows, recessed glazing bar sashes, on 1st floor. Small rectangular bay 2 light shop window with deep fascia set against original shop fascia. 3 panel house door with semi-circular leaded fanlight of marginal looped circle pattern. Nos 17 to 45 (odd) form a group.	
VICTORIA STREET (South Side) No 27	II	Circa 1830-40 former public house. 2 storeys painted brick with rendered parapet, set on slight curve in road. 1st floor sill course, name panel full width as plat band. 4 glazing bar sashes to 1st floor. Altered 2 windows and 3 doors on grand floor. Nos 17 to 45 (odd) form a group.	
VICTORIA STREET (South Side) Nos 29 and 31	II	Circa 1820 two storeys stock brick pair, stone parapet coping, with steep slate mansard attic. 2 architrave framed dormers each. 2 glazing bar sashes each to 1st floor, flat gauged arches. Ground floor of No 29 stuccoed with plat band: one window and round headed doorway in raised surrounds, the latter with keystone - door of 6 flush panels, moulded doorhead, radial glazed fanlight. Pilastered shop front to No 31, 3 light window, in-curving fascia, projecting cornice, glazed and panelled door. Nos 17 to 45 (odd) form a group.	

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Name	Grade	Description	Photo
VICTORIA STREET (South Side) Nos 33 to 37 (odd)	II	Circa 1830 two storey stock brick row, No 37 stucco faced. Parapet with coping. 2 windows each 1st floor, glazing bar sashes intact to Nos 33 and 35. Shop fronts to No 33 and 37. No 33 has small window in panelled architrave, later fascia, round headed doorway with fanlight. No 37 has pilaster framed 3 x 3 pane window, frieze and cornice - glazed and panelled door with 1/4 pilasters. No 35 has one glazing bar sash to ground floor and 4 panel door with semi-circular fanlight. Included for group interest. Nos 17 to 45 (odd) form a group.	
VICTORIA STREET (South Side) Nos 39 and 41	II	Circa 1840 pair. 3 storeys stock brick. No 39 roughcast, cornice missing; rendered cornice and blocking course to No 41. 2 windows each 1st floor, one on ground floor, glazing bar sashes in stucco architrave surrounds. Doors of 3 flush and moulded panels, rectangular fanlights, in architrave cases. Included for group interest. Nos 17 to 45 (odd) form a group.	
VICTORIA STREET. (South Side) Nos 43 and 45	II	Circa 1840-50 pair of 3 storeys painted brick, coved cornice (with modillion brackets to No 35) and blocking course rendered. 1st floor sill band. 2 windows each to upper floors in moulded stucco architraves, glazing bar sashes. Contemporary shop fronts, that of No 43 smaller with 3 light thin mullioned window, flush panelled and glazed door, in thin pilaster frame - house door of 4 flush panels in architrave surround with rectangular fanlight. No 45 has full width pilastered shop front, 3 light thin mullioned window, glazed house door - pilaster frame with incurving ends to fascia and projecting cornice. Included for group interest. Nos 17 to 45 (odd) form a group.	
VICTORIA STREET (South Side) Nos 59 and 61	II	Circa 1820-30 three storey pair. Stock brick, brick dentil band cornice, parapet with stone coping. 4 windows to upper floors, recessed glazing bar sashes with flat gauged arches. 2 paired shop fronts under common fascia - 3 light thin mullioned windows flanked by thin pilasters. Door to centre with rectangular fanlight. Ornate console brackets flank fascia. Nos 57 to 61 (odd), 61A, 63 to 69 (odd), The Baptist Church and Nos 71 to 73 (odd)) form a group.	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
VICTORIA STREET (South Side)) Nos 61A, 63 and 65	II	Circa 1820 Bath stone ashlar faced 2 storey front with crenellated parapet. Cornice string weathered and stepped up over two 1st floor windows as drip mould. Glazing bar sashes in chamfered reveals. One similar ground floor window and elliptical stop chamfered carriage arch to left hand. Rear elevation also of Bath stone with blocks cut in gauged work flat arches to windows. Nos 57 to 61 (odd) 61A, 63 to 69 (odd), The Baptist Church and Nos 71 to 73 (odd) form a group.	
VICTORIA STREET (South Side) No 67	II	Dated 1888 but still High Victorian Gothic. 2 storeys, stock brick with stuccoed ground floor. Carriage way and double shop front with pointed arches, pitched granite columns with foliate capitals, pointed fanlights. Drip moulds above each opening with foliate carved stops, 1st floor has stone mullioned canted oriel bay window to right with stepped stone roof - 2 light casement to left above archway with granite colonettes, blind tympanum. Carved impost level band. Stone trefoil panelled parapet raised in solid gable over oriel with carved flanking finials. Nos 57 to 61(odd) 61A, 63 to 69 (odd) The Baptist Church and Nos 71 to 73 (odd) form a group.	
VICTORIA STREET (South Side) No 69	II	Early C19 two storey stucco front with parapet coping. 2 windows, glazing bar sashes. Mid C19 shop front: window of 3 round headed thin mullioned-transomed lights, side window or converted house door, marginal glazed rectangular fanlight. Panelled and glazed shop door. Thin flanking panelled pilasters. Nos 57 to 61 (odd) 61A, 63 to 69 (odd), The Baptist Church and Nos 71 to 73 (odd) form a group.	
VICTORIA STREET (South Side)) The Baptist Church	II	1839 stucco faced, crisply detailed, dignified classical elevation. 4 giant pilasters, the centre ones Ionic. Enriched frieze. Moulded full width pediment with date. 2 large round headed windows and round headed recess over the doorway. Nos 57 to 61(odd) 61A, 63 to 69 (odd), the Baptist Church and Nos 71 to 73 (odd) and Nos 71 to 73 (odd) form a group.	

Significant Non-Listed Buildings Descriptions and Images


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





The questions to be considered are:

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





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

Name	Description	Photo
Browns Restaurant, Barry Avenue	Early 20th century property within prominent location. Significantly altered and extended. Series of pitch roofs with red tile. Red brick construction with decorative features such as timber balconies and large bay windows.	





Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
1 Church Lane	19th century 3-storey painted yellow brick building. Altered shop front beneath two storey canted bay with applied decorative timber and parapet.	
1 - 3 Church Street	19th century, 3-storey red brick building. 6 sliding sash timber windows to first and second storeys, either side of narrow projecting 3 storey central bay. Moulded stone string course between first and second storey. Attic storey has range of large dormers. Two symmetrical shop fronts each with double bow windows either side of central door.	
Royal Oak, Datchet Road	19th century public house of dark red brick construction. Prominent building in terms of location. Steep pitched modern tile roof with dormers. Applied timber for decorative features. Timber casement windows with leaded lights. Timber doors.	
Barclays Bank 29-30 High Street	Classically styled, late 19th century 3-storey and attic ashlar stone corner building. Stone mullion and transom square headed windows with vertical sliding sashes. String course between ground and first storey, deep modillion cornice above second. Parapet with triangular and segmental pediments above. Ground storey (long used as a bank) has rusticated plinth and square ashlar pilasters.	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
27- 28 High Street	Early 20th century, 3-storey, red brick corner building in classical style. First and second storeys have square headed, steel crittal windows between stone pilasters with ionic capitals. Three juliet balconies in centre of Peascod Street elevation with deep moulded cornice above.	
The Carpenter's Arms 4 Market Street	Late 19th century 2-storey public house with interesting detail. 3 bays with projecting central bow window between coupled pilasters on console brackets. three canted bay windows to first storey with deep modillion cornice above. Cast iron ogee guttering leading either side to decorative hoppers and square downpipes.	
7 Market Street	Early 19th century 2-storey building with roughcast render. Altered shopfront with square canopy over door. Its front elevation and windows appear the same as that of the adjacent refronted 16th century pub (Three Tuns).	
Leworth Place Mellor Walk	19th century 2-storey yellow brick building with recent rear extension. Timber sash windows, slate roof and central corbelled projecting chimney in centre of first floor front elevation. Former chapel.	




Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Stables/outbuildings to the rear of 4 and 5 Park Street	1770's. Constructed as part of the development of 4,5 and 6 Park Street. Traditionally stabling and coaching facilities in connection with the Black Horse Pub. Now a rare survival of this type of 18th century back building.	
25 - 28 Park Street	20th century, 2-storey infill row in neo Georgian style. Timber vertical sliding sash windows with rubbed brick segmental arches. Paired door cases with rectangular fanlights and flat hood on timber brackets. Clay tiled roof with 4 hipped dormers and timber casement windows.	
Molton Brown 3 Peascod Street	Early 20th century, 2 storey red brick building with first storey oriel window with leaded lights under deep eaves. Elegant curved glazed ground floor shop entrance.	
4- 5 Peascod Street	20th century Art Deco 3 storey building of small red bricks. Modern shop fronts with 2-storey canted bay with light stone tiles above No. 4. Brick parapet with two string courses. Steel 'crittal-style' windows with strong emphasis on horizontal glazing bars.	




Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>H Samuel 6 Peascod Street</p>	<p>20th century Art Deco 2-storey building of small red bricks above modern shop front. Steel 'crittal-style' windows with strong emphasis on horizontal glazing bars. Central stone carved bulls head between first storey windows and parapet.</p>	
<p>7 Peascod Street</p>	<p>20th century Art Deco 2-storey building of small red bricks above modern shop front. Steel 'crittal-style' windows with strong emphasis on horizontal glazing bars. Wide stone decoration of 3 rectangular panels between first storey windows and a stepped parapet.</p>	
<p>8 - 9 Peascod Street</p>	<p>19th century, red brick 4-storey buildings with modern shop front. No. 8 has first storey canted bay window beneath single windows with margin-panes and segmental arches to second and third stories. All windows are sliding sashes. No. 9 has a 2 storey segmental bay with single window to third storey. All windows are casements.</p>	




Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
10 Peascod Street	Early 20th century, 4-storey building of white render and black decorative timber framing. Central canted first storey bay beneath larger 2 storey square bay under a gabled clay tile roof. Traditional shop front at ground floor level.	
11- 12 Peascod Street	19th century, 3-stories plus attic red brick buildings with altered shop fronts. First and second stories have ornate sliding sash windows of 3 lights divided by decorative iron mullions. Decorative flat hood moulds and terracotta panels. Single large central dormer	
13 - 14 Peascod Street	19th century, 3-storey yellow brick building with decorative red brick horizontal and arch details. Classical style cornice and parapet, moulded string course between first and second storey. First storey windows are engaged pairs with pointed two-centred heads and mouldings springing from ornately carved stone impost blocks. Central carved 1886 date stone.	



Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
23 and 24 Peascod Street	Plain, early 19th century symmetrical pair of 3-storey red brick buildings. Each has a modern shop front with 3 sliding sash windows to first and second storey. Flat arches above windows and first storey windows have key stones. Brick parapet above broad rendered string course.	
29 and 30 Peascod Street	Early 20th century, 4-storey rendered building of 3 bays with projecting central bay. Modern shop fronts. First storey with two single casement windows and horizontal banded decoration. Three sliding sash windows to second storey with segmental arch to central window. Small third storey windows have semicircular heads that project above the parapet. String course missing from right window.	
Karen Millen 31 Peascod Street	Narrow early 20th century, 4-storey rendered building of similar style to 29 and 30 Peascod Street. Modern shop front. First storey with single sliding sash window and horizontal banded decoration. Sliding sash window to second storey with deep cornice above. Small third storey window has semicircular head and string course that project above the parapet.	



Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>Thorntons 34 Peascod Street</p>	<p>Narrow three storey building with decorative terracotta name plate stating 1886. Brick construction with shopfront at ground floor level. Mansard slate roof with decorative projecting gable. Dual arched window to first floor level.</p>	
<p>45 Peascod Street</p>	<p>Interesting, small, early 19th century 2-storey red brick building. Entrance door to right has stone dressing. Original shop window surround of rusticated stone and red brick with segmental arch, key stone and string course. Ornate sliding sash window above has a central light with margin-panes, each with arched glazing bars and small square panes above. Moulded brick course and parapet beneath clay tiled roof.</p>	
<p>46 Peascod Street</p>	<p>Imposing 19th century 4-storey red brick building with stepped, shaped gable. Sliding sash windows to third and fourth storeys – single fourth storey window has flat arch, the two third storey windows are joined by a flat moulded decorative brick head and the three second storey (modern) windows have segmental arches with keystones. Modern shop front.</p>	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
47 - 50 Peascod Street	Imposing 3-storey dark red brick building with 1907 date stone. First and second floors each have 8 timber sliding sash windows with bright red brick segmental arches arranged around central narrow 3 storey bay. Central bay has first storey oriel window and is enclosed by coupled, bright red pilasters. Distinctive row of decorative iron lanterns to first storey. Modern shop front.	
Fifty One Bar 51 Peascod Street	Symmetrical early 20th century, 2-storey red brick building. Possibly once two properties, with four central sliding sash windows with flat skewed arches between left and right hand doorways, each with a flat hood on timber brackets. Two groups of 3 windows to first storey beneath deep cavetto moulded cornice and steep clay tile roof.	
Kitchen Kapers 55 Peascod Street	Rendered, late 19th century possible refronting of earlier 3-storey building. Modern shop front beneath two plain sliding sash windows with decorative lead covered hoods on brackets. Parapet wall hides steeply pitched roof behind.	
57 - 59 Peascod Street	19th century, 2-storey plus attic pair of buildings of brown brick. Modern shop front. Two groups of 3 sliding sash windows to first storey. Central of right hand group has a grand applied classical surround with open segmental pediment (a feature that is missing from the left hand group).	







Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
65 - 67 Peascod Street	Two 19th century, 3-storey red brick buildings with matching glazed header decoration. Left hand has brick gable end and first storey square timber bay with decorative clay tile hood. Modern shop fronts	
74-76 Peascod Street	Distinctive 3 storey 1920's Art Deco building, now subdivided. Ashlar-style masonry and three, 2-storey window openings separated by cast iron panels with thistle decoration. Narrow windows to left. Modern replacement 'crittal-style' window frames and modern shop front.	
77 Peascod Street	19th century, 3 storey red brick building with modern shop front. Brick segmental window arches and 2 moulded brick string courses between first and second storeys. 3 sliding sash windows to first and 2 to second storey, all set between brick pilasters beneath a moulded brick cornice and parapet.	




Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
91 Peascod Street	19th century, 3-storey yellow brick corner building with distinctive painted stone windows and bold rendered parapet. First storey windows have semicircular heads springing from richly decorated capitals, some are coupled. Second storey windows have mainly flat arches beneath deep cornices. Moulded string course between first and second storeys. Modern shop front.	
96 Peascod Street	Imposing 19th century 3-storey red brick building with stepped, shaped gable with moulded coping. Timber casement between 2 narrow sliding sash windows to third storey. Distinctive range of timber casement windows to first storey set within full width timber panel is possibly a later insertion. Square cast iron hoppers and rainwater pipes to either side. Modern shop front.	
112 Peascod Street	Narrow, early 20th century, 3-storey red brick building. Rectangular panel set within corbelled brick parapet, crittal-style windows to first and second storeys. Modern shop front.	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Public Conveniences River Street	1930, 2-storey building of red brick with burnt headers. Hipped roof with clay tiles and deeply overhanging eaves. Tall sliding sash windows, decorative ironwork to signs, clock and first storey balcony to south east. External stairs to first storey. Purpose built as public conveniences. Square cast iron rainwater pipes.	
6-12 Sheet Street, Coburg House and Royal Albert House	Range of 20th century, 3 storey plus attic neo Georgian buildings. 6-12 and Coburg House are yellow brick with some rich detailing (e.g. stone segmental pediments to first storey windows and deep eaves cornice) but with clumsy attic dormers. Royal Albert House is of red brick with simpler, more modern, stone detailing and large stone statue of Prince Albert over left hand entrance bay.	
Church Lodge, St Albans Street	19th century dwelling. Two bay wide of yellow-brown brick construction. Shallow pitched slate roof. Timber sliding sash windows to front elevation. Now somewhat overshadowed by neighbouring building. Demarcated by brick and flint wall.	
1-11 St Leonard's Road and 85 - 89 Victoria Street	Range of 19th century, 3-storey, rendered buildings extending around corner from Victoria Street to St Leonard's Road. Although the shop fronts are largely modern or altered, the buildings are united as a single development by the use of identical first and second storey window mouldings and parapet. Many timber sliding sash windows have been retained.	 
River House 10 Thames Side	Two adjoining 19th century properties. Both featuring low pitch slate roofs. Brick construction with white render. Both buildings have sliding timber sash frames. Two bay windows to upper floor.	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
1 Thames Avenue	Row of early 20th century single storey red brick buildings with four gables of differing size and applied timber decoration facing Thames Avenue. Clay tile roof. Traditional painted timber door openings and timber mullion and transom windows.	
36-37 Thames Street	19th century, 3-storey building of red brick and light stone with distinctive brick / terracotta decoration to parapet and window detailing. Deep moulded cornice over three, tall, french windows opening to juliet-style balconies to second storey. The three first storey timber window openings have interesting glazing, which each split into 3 large panes beneath 3 windows of smaller panes. Modern shop front with access door to the above accommodation to the right.	
39 Thames Street	19th century 4-storey plus attic red brick building with brick parapet and large number of windows set between moulded brick pilasters. 8 plain french windows and juliet balconies to third and second storeys. 4 flat arched windows to first storey and largely unaltered shop front and accommodation access door to ground storey.	

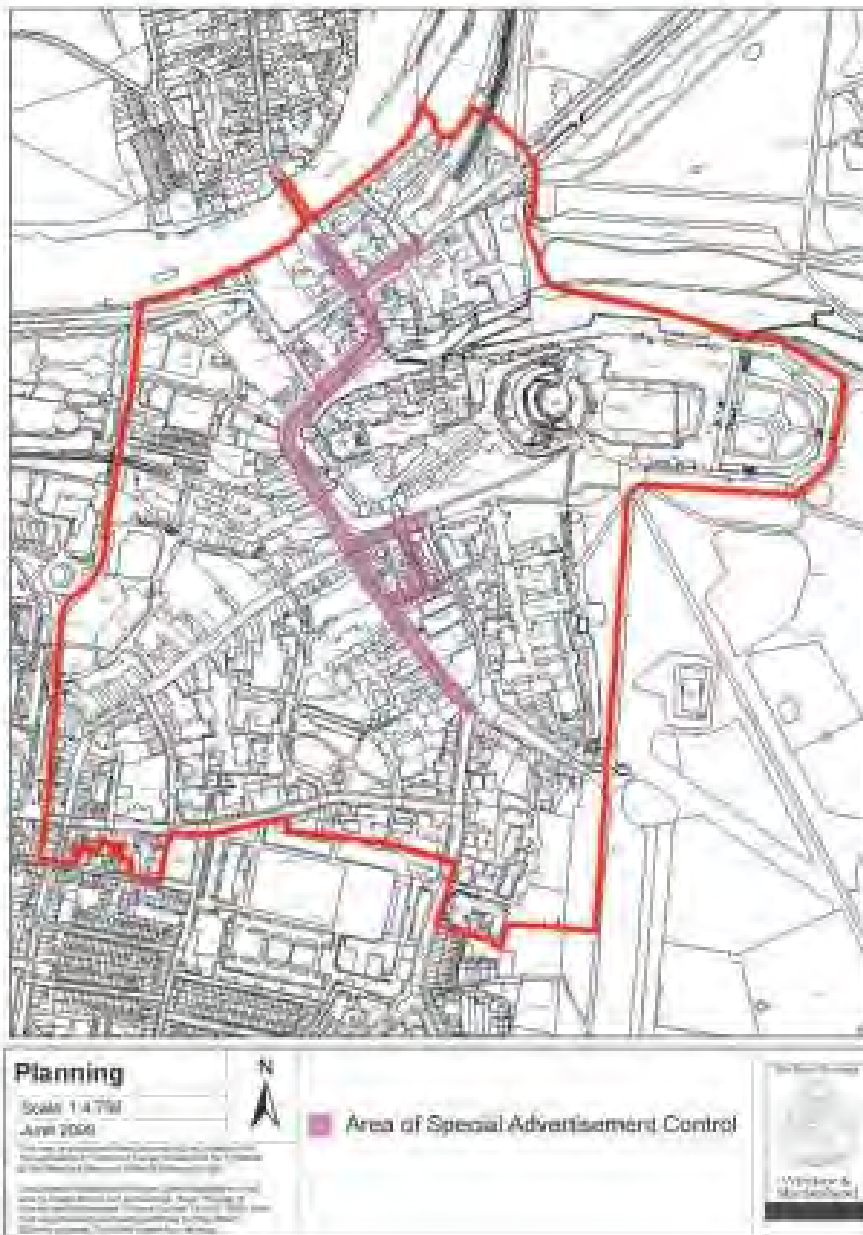
Additional Planning Controls and Guidance

Additional Planning Controls and Guidance

The following are a description of the additional planning controls and guidance which exist within the Windsor Town Centre Conservation Area.

Area of Special Advertisement Control

The area highlighted on the map below was designated an Area of Special Advertisement Control in 1964. The area is defined in the 1964 legislation as 'land in the vicinity of Windsor Castle and the Guildhall extending from the junction of Park Street and Sheet Street in the south, thence proceeding in a north-easterly direction along High Street, including properties in Market Street, Church Street and Church Lane and Castle Hill, thence in a north-easterly direction thence north-westerly direction along Thames Street as far as Windsor Bridge and including Datchet Road from its junction with Thames Street in a north-easterly direction to the Southern Railway Station'



An Area of Special Advertisement Control is specifically designated by the planning authority because they so consider that its scenic, historical, architectural or cultural features are so significant that a stricter degree of advertisement control is justified in order to conserve visual amenity within that area.

In any Area of Special Control of Advertisements three main categories of outdoor advertising are permitted. They are:

Additional Planning Controls and Guidance

- public notices
- advertisements inside a building
- advertisements for which there is deemed consent

Additionally, the planning authority may give their specific consent in an Area of Special Control for:

- notices about local events or activities
- advance signs or directional signs which are 'reasonably required' in order to direct people to the place identified on the sign
- an advertisement required for public safety reasons
- an advertisement in any of the deemed consent classes if it is considered reasonable for the normal limits on that class to be exceeded.

The main consequence for advertisements which can be displayed with deemed consent in an Area of Special Control is that there are stricter limits on permitted height and size of the advertisement than elsewhere.

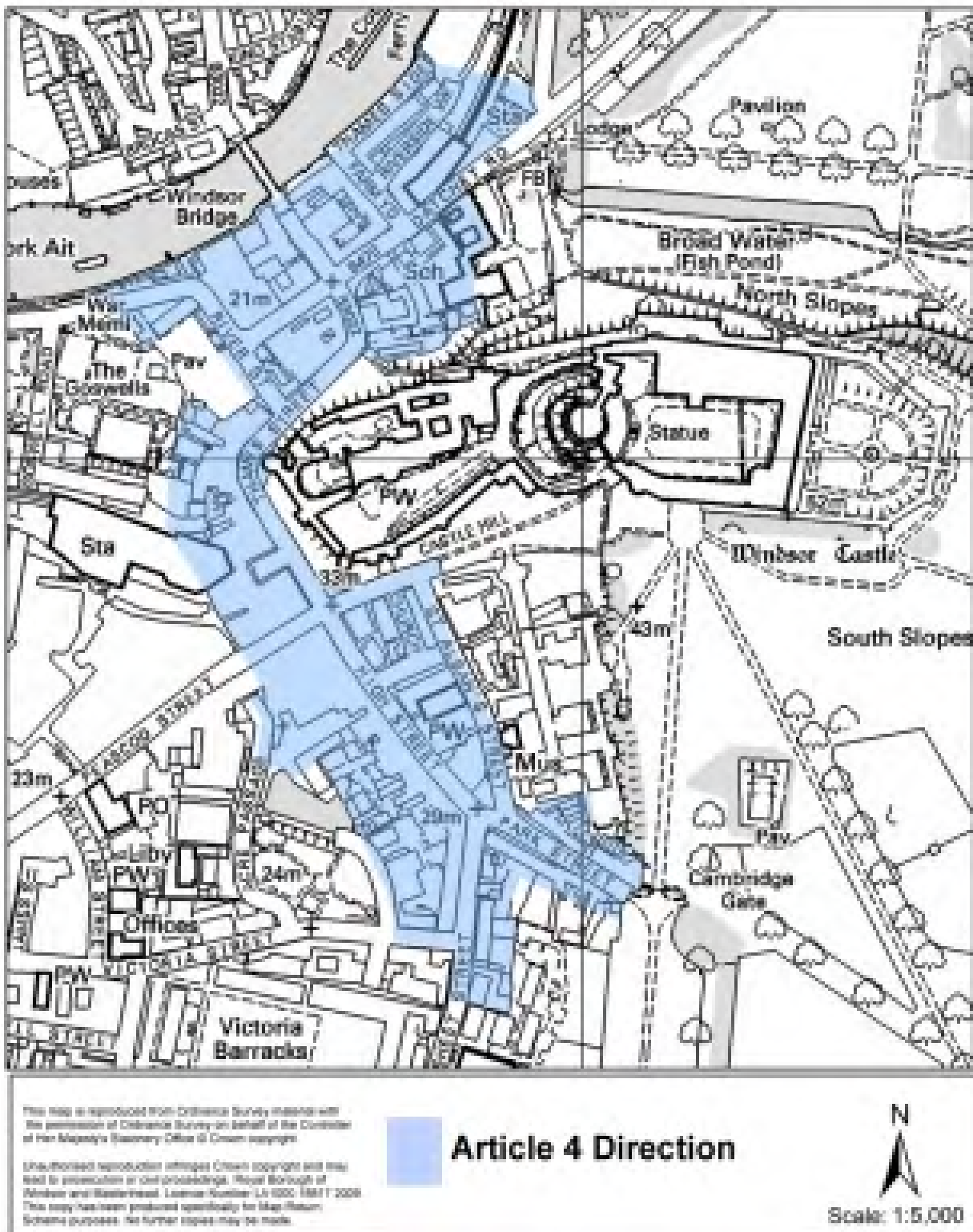
External Painting in Windsor Town Centre

'ARTICLE 4' DIRECTION

The centre of Windsor is subject to special planning controls over external painting. The buildings that lie within the area shown on the map are subject to a Direction under Article 4 of the Town and Country Planning Act 1990, the effect of which is to require the consent of the local planning authority to any change of external colour.

These controls have operated since 1972 and over the intervening period of time the town has been the subject of periodic facelifts. These aim to ensure that buildings are regularly painted and that the town centre has a special identity by the use of a co-ordinated palette of colours. The colour schemes that have been used have created visual interest in the town by giving each building an identity, although where buildings were designed to be seen as part of a uniform composition such as a terrace, these should be maintained in a uniform colour scheme.

Additional Planning Controls and Guidance



Good Practice Guidelines

The following is some general guidance on the use of colour, and the principles that have been established in the use of colour in the town over the last 40 years. It is hoped that this will help those designing colour schemes to achieve the best result for their building, whilst ensuring it fits with the overall townscape.

Additional Planning Controls and Guidance

Overall Palette of Colours.

The recommended palette is a muted range of colours, most have a proportion of black in the colour make up. The brighter colours are only intended to be used sparingly in small areas as highlights. Pure Black and White are not included as these can be too harsh if used in large areas. White is however the generally acceptable colour for window joinery on upper floors, or buildings without shopfronts.

Relationship of upper building to shopfront.

It is generally appropriate to have a stronger colour for the ground floor of the building. This gives the building a 'base' on which to sit.

Relationship of Building to Neighbours.

The original Facelift scheme aimed to give each building a separate identity by the use of colour, to reinforce the "grain" of the town as a series of buildings. The exceptions to this are buildings designed as a uniform composition such as a terrace e.g. 12–16 Park Street 6-12 Sheet Street. Here uniform colour should be maintained throughout the architectural group. Where a building contains more than one shop unit at ground floor, these should maintain a degree of uniformity in the colouring of the shopfronts and fascias.

Windows.

White is the traditional colour used for window joinery. It should be used to highlight the window detail, and not be used uniformly over window reveals and cills.

Window reveals.

These should be maintained in the wall colour or left unpainted on brick buildings – where these have previously been painted on brick buildings, better definition of the window may be achieved by painting these areas to match the exposed brickwork of the frontage.

Window cills.

These are usually stone, if painted they should be painted a stone colour (not white)

Mouldings.

The use of colour on mouldings needs to be carefully considered to ensure that the correct emphasis is given to the architectural detail e.g. 'stone' details often look best painted in a stone colour

Plinth.

Many brick buildings have a rendered plinth. This should be painted a dark colour to give a strong base to the building. A dark colour is also practical for areas subject to dirt and splashing from roads and pavements. A dark plinth is usually also recommended for shopfronts.

Railings.

These look best in a dark colour, shades of black/green, light colours are not usually appropriate. It is not usually appropriate to highlight the arrowhead or pointed tips. Railings are generally fixed into stone plinth. If this is painted it should be in a stone colour.

Front Doors.

These should be painted a strong colour with a gloss finish. Stripped wood finishes and stains are not appropriate.

Door cases.

Contrast with door, many were designed to replicate stone and stone colour is appropriate.

Additional Planning Controls and Guidance

Gutters and Downpipes.

Unless these are of a decorative nature, when they can be highlighted in a strong colour, these are best “lost” by painting out in the background colour against which they run.

Painting out items.

Many buildings have been disfigured by insensitive alterations for example inserting different styles of windows, adding window openings of a different size, adding vents, ducts and grilles. In these cases the building’s appearance can be improved by painting them to blend with the background colour of the building.

Shopfronts.

Shopfronts and fascias should be in strong colours to give a solid base. Where a shopfront or fascia contains detailed mouldings it may be appropriate to give these some highlighting but this should be very limited to avoid too fussy an appearance. See the below Shopfront Guidance.

Type of Paint.

The type of paint selected should be compatible with the underlying surface. Technical advice should be sought in any case of doubt. Paints should be smooth matt finish for rendered areas, gloss for woodwork. Smooth paints are to some extent self-cleansing and maintain their appearance far more successfully.

Other Items to consider when repainting

- Gutters and Downpipes - check these are clear and in good working order.
- Pigeon Problems - remove any nests and debris – consider if any physical deterrents are possible – slim wires or nets.
- Remove redundant wiring - Tidy other wiring. Ensure any wiring that is operational is firmly secured and where possible is painted out. Remove redundant brackets, alarm boxes, aerials and window boxes
- Render Repair - If there are areas of loose or blown render then you should investigate the underlying structure with caution. Render repair should be carried out using a mix that is compatible with the underlying structure in composition otherwise there may be ongoing problems. Some buildings in Windsor are faced in lime render.

Points to Note

You should be aware that the above is general guidance. Each colour scheme will be considered on its individual merits and there may be cases where the general principles will not be applicable. Equally the palette of colour is a guide only. Selection still needs to be carefully considered for each building and the colours are not necessarily universally appropriate.

These guidelines apply only to painting buildings or areas of buildings that have previously been painted. If you want to paint an area of a building that has not previously been painted, either render, stone or brickwork, then if it is a listed building, you will need listed building consent.

Further information about the recommended colour palette, advice on colour schemes and the process of making an application to change the colour of buildings can be obtained from the Conservation team.

Extract from Shopfronts and Advertisements Guidance in Windsor Town Centre Conservation Area (1993)

The Shopfront and Advertisement Guidance was adopted by the Borough Planning Committee on 19th January 1993 and was designed to be read in conjunction with the general guidance set out in the Shopfront and Advertisement Guidelines, also endorsed in 1993. The two documents supplement the policies within the Local

Additional Planning Controls and Guidance

Plan relating to shopfront design and advertisements. The following is a summary only of the guidance relating to shopfront and signage within the Windsor Town Centre Conservation Area and should be considered in conjunction with the accompanying policies and guidance.

To provide detailed guidance for properties in Windsor Town Centre Conservation Area, it has been subdivided into three character zones and specific advice has been developed for each zone. All applications for alterations to shopfronts and signage will be considered against these guidelines.

Zone 1- Historic Core and All Listed Buildings. Area immediately surrounding the Castle, including High Street, Guildhall Island, Thames Street including George V Place and the upper end of Peascod Street (nos 2-12 and nos 134-142), Goswell Hill, No 16, Park Street and Nos 1 and 3-4 Park Street are also included in this zone. All listed buildings within the Windsor Town Centre Conservation Area irrespective to their precise location in the Town Centre are also included in this zone.

Zone 1 contains the most important group of commercial buildings immediately outside the Castle walls, many of which are of historic or architectural interest in their own right. This area is highly sensitive due to the proximity of the Castle and the policies therefore reflect the need to improve the original shopfronts in the buildings and repair them where necessary. An Article 4 Direction in this part of Windsor controls all the external colours of buildings, and this area of the town is also an area of special advertisement control and therefore the size of signs and lettering is more strictly controlled.

Zone 1 Shopfront Policy: An area where original traditional shopfronts and features must be retained and refurbished or where new shopfronts, where replacement is acceptable, should conform to traditional shopfront design.

Criteria: Within this area there will be a strong presumption in favour of retaining all existing traditional shopfronts. The majority of properties are listed and in many cases the original Georgian or Victorian shopfronts have been retained or shops may contain traditionally detailed 20th century shopfronts. Where it is demonstrated that the existing shopfront cannot be retained due to a poor state of repair, an exact replica would be expected to replace the existing shopfront. In some cases, it may not be appropriate to replace like with like and it will be expected that any new shopfront design should respect the existing architectural facets of the building and its immediate surroundings. A traditional form of shopfront incorporating any existing original details will be appropriate. Modern shopfront designs in this zone will not be appropriate. Any repainting or new colour schemes will be controlled by Article 4 Direction.

Zone 1 Signage Policy: Advertisements will be strictly limited to traditional styles and materials and illumination not encouraged. Some properties are recognised to require some form of illumination to their advertisements, particularly for evening opening. Where this is applicable it is considered appropriate to allow the illumination of either a hanging sign or fascia but not both within the strict criteria set out below.

A: Properties with traditional shopfronts and listed buildings.

i) Traditional hanging signs are to be constructed from timber or possibly in a matt metal finish, with a painted design. Illumination, if acceptable, must be in the form of striplights housed within a pelmet which matches the hanging sign or bracket in colour. The striplight may require a diffuser or alternative method of lightshield or louvre to be fitted and will be restricted in luminance to a maximum level. Illumination of hanging signs that will be seen against views of the Castle, particularly for properties in upper Peascod Street, is not considered appropriate. For such properties illumination of the fascia may be more appropriate, see below. Projecting signs that meet the above criteria may also be acceptable.

ii) Fascias will only be considered acceptable for illumination in exceptional circumstances.

Where it can be demonstrated that illumination can be installed externally between the fascia and cornice without damaging or obscuring any features of the shopfront, a striplight housed within a pelmet integrated into the shopfront may be acceptable. As an alternative, fascias may be illuminated externally with small spotlights if they can be fitted in an acceptable non-intrusive way. As with i) above, the lights must be diffused and limited to a specific maximum luminance. Spotlights or cowl lights on projecting arms are unlikely to be considered appropriate.

All fascias should be sign-written or painted on a wooden, or exceptionally a matt, metal panel. Alternatively, appropriately designed applied lettering may be used on a fascia but it is unlikely that any illumination to the fascia will be acceptable since the lettering in itself can be sufficiently assertive.

Additional Planning Controls and Guidance

B: Properties with a non-traditional shopfront:

i) Hanging or projecting signs - as A i) above.

ii) Fascia signs - as A ii) above. Additionally, a carefully designed form of cut out lettering inserted into a flush matt fascia panel may be permitted. Internal or external illumination of cut out and applied letters may be acceptable if the letter dimensions are modest and with a projection from the fascia of 30mm (1") maximum, and in the case of external lighting the criteria set out in A ii) above are met.

Zone 2 Area covering the remainder of Peascod St and parts of Victoria Street, William Street, Oxford Road East, River Street, Thames Avenue, and Datchet Road.

Within Zone 2, there is quite a variety of different architectural styles of buildings varying in quality and age. It is recognised that some improvements could be made to the existing shopfronts where there are presently modern insertions into older buildings for example. Where such opportunities arise, applicants will be encouraged to discuss their proposals in detail preferably before an application is submitted. A particular feature of Zone 2 in Peascod Street and River Street are views of the Castle and, therefore any signs which are considered to intrude upon this view may be refused.

Zone 2 Shopfront Policy: An area where original/traditional shopfronts and features should be retained. Where shopfront replacement is appropriate the opportunity to introduce new shopfronts of a high standard of design and materials and appropriate in style to the individual building will be expected to be taken.

As there is a large variety of different styles and periods of architecture in this area of the town centre a flexible approach will be taken to shopfront design. Where original traditional shopfronts exist or appropriate replacement shopfronts have been installed, there will be a presumption against their replacement. Any original features which can be demonstrated to be part of the original design of a building must be incorporated into a replacement shopfront where applicable.

Some shopfronts are modern replacements which are inappropriate and do not make a positive contribution to the character and appearance of the Conservation Area. Where a new shopfront is proposed for a shop in this situation, the opportunity should be taken to construct a shopfront of high quality design and materials which is appropriate to the rest of the building and enhance the street scene.

Zone 2 Signage Policy: Similar principles of limited illumination and traditional materials will be applied as for Zone 1, but slightly more flexibility will be allowed in the type of lighting used. There will again be a presumption against both fascia and projecting/hanging signs being illuminated on any property, and in Upper Peascod Street and River Street there will be a presumption against illuminated hanging/projecting signs where these would intrude in long views of the Castle.

Criteria:

i) Projecting/Hanging signs - General principles of Zone 1 A i) above apply. Within Peascod Street, north-east of William Street and River Street, illuminated hanging and projecting signs will only be considered acceptable where they will not impinge on views of the Castle. Illumination will be restricted to strip form only, if a sign of this type is accepted on this principle. Elsewhere within Zone 2, hanging or projecting signs may be illuminated either with striplights or spots assessed on the merits of their design and the appearance of the individual building. In all cases luminance levels will be restricted.

ii) Fascia signs - General principles of Zone 1 B ii) apply. In addition, small or medium-angle floodlights or small tungsten-halogen floods on arms may be appropriate on modern-style shopfronts. A maximum luminance will be specified.

Zone 3 - King Edward Court

King Edward Court is a large, modern shopping centre built in the late 1970's and recently extended. The policies for this area require that new shopfronts should conform to the original style and design of the centre.

Zone 3 Shopfront Policy: An area that is characterised by modern style shopfronts. New shopfronts will be expected to follow the regime established by the architectural detailing of the centre for opening sizes and signage positions. Modern materials will be accepted.

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Unlike other zones where buildings have been built over many centuries, King Edward Court was built as a complete entity in the late 1970's. The shopfronts are, therefore, fitted within a relatively uniform architectural regime with opening areas defined by brickwork and a fairly uniform fascia height and depth followed throughout the centre.

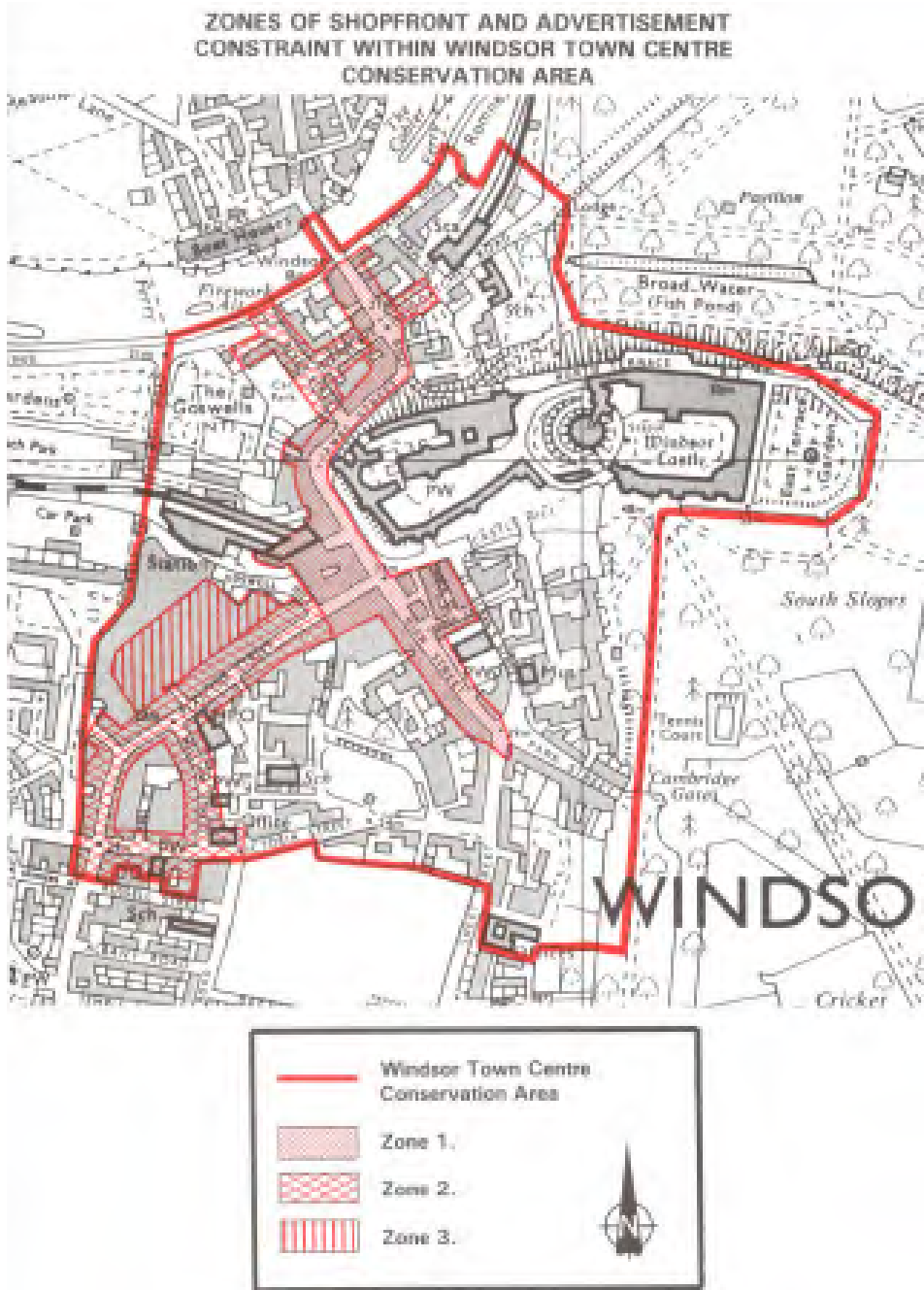
Individual shop units obviously need to express their own identity but it will be expected that shopfronts should continue to respect the opening detail of the original design and not add fascias or signage outside these areas. Shopfronts can be of varied materials but maintaining the overall use of timber or coloured aluminium. Where stallrisers are required this may be timber, brick or tile. In many instances this detail may be replaced by a simple brick or tile plinth. Colours of shopfronts and signs should preferably be muted and shiny or glossy surfaces should be avoided

Zone 3 Signage Policy: There is a variety of different forms of advertisement within this modern precinct. Some do not conform to the more traditional designs of other parts of the town centre. It is, therefore, considered that a restrictive regime as proposed for Zone 1 and 2 will not be so appropriate for Zone 3. However, the inappropriate signs, as described in the Shopfronts and Advertisement Guide are equally unacceptable in this area.

Criteria:

i) Hanging/projecting signs and fascia signs: Although shop units are modern in design, use of glossy finishes will not be considered acceptable for fascia panels, hanging/projecting signs or lettering. Illumination, subject to a maximum luminance level, will be accepted but methods of illumination must not be obtrusive. Fully internally illuminated signs will not be acceptable.

Additional Planning Controls and Guidance



Description of Conservation Area Boundaries

Description of Conservation Area Boundaries

North- Boundary follows south bank of the River Thames. Follows river promenade beginning at Dyson memorial and running east along River Thames, parallel to Barry Avenue. The boundary continues north-east including Windsor and Eton Bridge. Follows north boundary of Thameside, including the promenade. Turns east and away from Thames past public house.

East- Boundary turns south-east from Thames along southern boundary of Romney Lock car park. Turns north east to include Windsor and Eton Riverside and former Royal waiting rooms. Continues south-east across junction of Datchet Road and King Edward VI Avenue. Runs south following border of town centre and Home Park. Turns east at Castle boundaries and follows path of outer Castle walls. Circles Castle complex turning south and then west. Changes direction at entrance to George IV gateway and continues south along west side of the Long Walk pathway. Crosses Cambridge Lodge and through Cambridge gates in to Windsor Great Park, still following the path of the Long Walk. Boundary turns west at the rear of the Council offices and back towards the town centre.

South- Runs west and turns south along boundary of Council offices. Turns north and follows east side of Sheet Street. Then turning west following the rear plots on the south side of Victoria Street. Follows the south of Victoria Street, running tightly against the Street, excluding the Barracks and multi-storey carpark. Boundary turns south to include old brewery site and rear plots of the remaining 19th century terrace housing at the west end of Victoria Street. Turns south to include small part of St Leonard's Road, turning north at the rear of the east plots on St Leonard's Road.

West- Runs north following the rear plots of St Leonard's Road. Crosses Clarence Road and continues north to include the rear plots to lower Peascod Street. Follows the western boundary of the King Edward Court complex and continues north along the eastern side of Goswell Road. Follows Goswell Road and crosses Barry Avenue, turning east at the River Thames.

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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.

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Consultation Process

Consultation Process

A public consultation exercise was carried out for Windsor Town Centre Conservation Area, in parallel with Eton Conservation Area, during July and August 2009.

A Draft Conservation Area Appraisal, including a Management Plan, was produced and made available for public comment during this period.

Residents and any business properties within the Conservation Area were notified by letter, including a map, of the consultation process and the availability of the draft documents. The utility companies operating in the area were also notified. Details of the Appraisal Documents were sent to relevant Cabinet Members, Ward Councillors, local amenity bodies and English Heritage.

During the consultation period, the draft document was made available on the Council's website. Full copies of the documents were deposited at Eton, Windsor and Maidenhead Libraries, Eton Town Council Office, York House Council Offices, Sheet Street, and Maidenhead Town Hall.

Two public drop in sessions were held, at the Guildhall, Windsor on Thursday 9th July and in Eton Town Council Offices on Tuesday 14th of July, both between 4pm and 8pm, to which all local residents and interested parties were invited. The purpose of the drop in sessions 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 at both sessions 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 any amendments proposed reported to the Council Cabinet for approval. Details of the comments received and the amendments made are summarised in a separate document entitled *Summary of Consultation Exercise, Responses and Proposed Amendments November 2009*, available from the Planning Policy Unit.

Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan

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.	<ul style="list-style-type: none"> ● Publish Conservation Area appraisal, ● Provide supporting information and guidance primarily via council web site 	2009-2014 2009 and ongoing
Objective 2	Improve the quality and amenity value of the public realm in the conservation area	<ul style="list-style-type: none"> ● Highway maintenance/Street scene work programme should recognise CA locations. ● Replace existing damaged street furniture such as poles or street name plates with units in colours that conform to the appropriate area. Poles are replaced with black units and street name plates are reinstated with units with black letters on a white back ground. ● Traditional materials and details should be maintained and where appropriate re-instated, particularly in Upper Peascod Street where repairs should be carried out to match original detailing. ● Review traffic signs in the area, and seek opportunities to reduce clutter and intrusion. Continue to reduce excessive signage. ● Maintain condition of access alleys and public rights of way throughout the Conservation Area. Particularly those stemming from Peascod Street and the High Street / Thames Street areas. ● Parking and traffic management should respect CA location with sympathetic schemes. ● Maintain high standard of street cleaning, litter collection and graffiti removal 	2009-2014

Five Year Conservation Area Management Plan

Objective 3	Preserve and enhance features and details that contribute to the character and appearance of the area.	<ul style="list-style-type: none"> • Encourage appropriate repair and maintenance with advice to property owners. • Ensure maintenance of features and details in determination of any related planning or LBC applications. • Review and update the Shopfronts and Advertisement Guidance for the area, including the extension to King Edward Court and the Windsor Royal Shopping area. • Investigate reintroduction of past 'facelift' scheme if there is local community support and interest. 	2009-2014
Objective 4	Monitor planning applications to ensure proposals preserve or where possible enhance character and appearance of the conservation area	<ul style="list-style-type: none"> • Conservation Team where appropriate make comments to Development Control Team on applications affecting the conservation area. • Any new development should demonstrate high design standards and use good quality materials appropriate to the CA in accord with Local Plan policy CA2. • Major new developments to be subject to Design Review processes by appropriate local, regional or national bodies. 	2009-2014
Objective 5	Monitor Unauthorised works	<ul style="list-style-type: none"> • Planning Enforcement Team take action regarding unauthorised works to buildings or land in the conservation area in accordance with Council's Enforcement Policy. 	2009-2014
Objective 6	Retain important trees and encourage planting of appropriate new trees and shrubs	<ul style="list-style-type: none"> • All trees benefit from protection within the Conservation Area. Tree officers will make tree preservation orders where appropriate to prevent inappropriate works. • Encourage appropriate new landscaping either in isolation or as part of any new planning proposals. 	2009-2014
Objective 7	Monitor loss/gain and changes to the Conservation Area, and seek feedback from local community	<ul style="list-style-type: none"> • Carry out five yearly review 	2014

Five Year Conservation Area Management Plan

Objective 8	Review Conservation Area boundaries	<ul style="list-style-type: none"> To be considered at next review of Conservation Area, following development of Historic Environment proposals of Local Development Framework which will review CA designation criteria across the Borough 	2014
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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 attention to the desirability of preserving or enhancing the character or appearance of an 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). The policies which have been saved beyond September 2007 include several that are specific to Conservation Areas. These are set out below.

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.

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;

Five Year Conservation Area Management Plan

- 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

The Local Plan will, over time, be replaced by the Local Development Framework (LDF). Further details about the Local Plan, and the LDF can be found on the Council's website, or by contacting the Council's Strategy and Plans Team.

Five Year Conservation Area Management Plan