

Conservation Area Appraisal



Littlewick Green

May 2008

Planning Policy Manager
Royal Borough of Windsor and Maidenhead
Town Hall
St. Ives Road
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Foreword

By Councillor Mrs Alison Knight

Lead Member for Planning and Housing

The Borough Council has carried out a review of the Littlewick 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 Littlewick Green was last produced in 1994, 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:

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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 or 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

Introduction

What is the status of this document?

1.6 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 1994 is now superseded by this document.

1.7 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.

1.8 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 & 2001);
- 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 that 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 Littlewick Green Conservation Area was first designated in April 1968. The original reasons for designation were that the forming of a Conservation Area in this cul-de-sac village would assist greatly in containing the village within its existing limits to continue its unique character and unity and restrain any pressure that could cause it to spread.

3.2 On the 1st November 1994 the Conservation Area boundary was amended to include St. John's Church and the Old Vicarage and to rationalise the area of land included at the rear of the properties in the south of the village, adjacent to Mushroom Farm. This amendment to the Conservation Area boundary was carried out in conjunction with a more in depth Conservation Area Character Statement, which was produced October 1994.

3.3 From this time there have been no further boundary reviews and none are suggested in this document.

Summary of Special Interest

4 Summary of Special Interest

4.1 The Special Character of the Littlewick Green Conservation Area is made up of three principal aspects.

- It being a small rural settlement whose layout is derived from the “V” shaped village green in which the majority of houses front directly onto.
- Architecture of modest size and proportions that consist of a variety of houses and reflect the village's gradual growth from the medieval times to the present day. The older buildings reflect the local vernacular, utilising construction materials obtained and produced within the area. More recent buildings of the 20th century have tended to respect the established palette of materials with very few modern alternatives having been introduced.
- The area is characterised by particularly green and open spaces with the houses fronting onto the village green and agricultural fields behind. Substantial boundary hedges, shrubs and mature trees found within the settlement act as an important backdrop.

Summary of Special Interest



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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 settlement of Littlewick Green lies one mile west of Maidenhead in an area of open countryside with similarly sized settlements such as Burchetts Green to the north and Knowl Hill to the west.

5.3 The village lies within a “V” shaped arrangement that is set out around the green with two roads, known as Jubilee and Coronation Road, to its east and west sides. These roads are both accessed from the Bath Road (A4) a primary route that connects Maidenhead to Reading. Coronation and Jubilee Roads converge and meet to the south of the village leading into School Lane, which in-turn changes from a tarmac road into a non-vehicular track, crossing farmland to a small copse.

5.4 The open land around the Conservation Area is now predominantly used for agriculture and along with Littlewick Green, is within an area designated as Greenbelt land.

Topography and Geology

5.5 Littlewick Green lies on the dip slope of the chalk downs gently rising northwards to the top of the escarpment above Hurley. The village itself lies at about 60m above sea level and is predominantly flat. The area lies within an area that is categorised in a detailed Borough Landscape Character Assessment (2004) as Farmed Chalk Slopes with the area immediately to the south as Open Chalk Farmland. The characteristics of the landscape are identified as

- Flat to rolling chalk slopes and dry valleys including striking chalk scarps
- Mixed landuses 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 roadwork with considerable charm
- Modern road development which often cuts into the chalk landscape
- Remnant hedgerows and hedgerow trees
- Large farmsteads/estates set within their farmland (large farm holdings)
- Traditional hamlets within wider chalk landscape
- Large fields with variable field boundary types
- Recreational landuses, particularly golf courses
- Equestrian related features such as paddocks and stables

Location, Setting and Development of the Area

- Long distance open views of the rural chalk landscape, the Thames river floodplain and Chiltern Hills
- The underlying geology is Upper Chalk of which its porous properties result in the absence of permanent hydrological features within the landscape

History and Development

5.6 Littlewick Green has been a settlement from earliest records. In 940 AD the village formed part of a parcel of land granted by King Edmund to one of his servants. By 1807 it was recognised as a common by the White Waltham Enclosure Act of that year. Many of the houses surrounding the Green are of considerable age, some dating from the 15th Century, although many have now been altered and extended over the years.

5.7 It was not until the end of the 19th Century, however, that the village began to expand beyond the confines of the Village Green. The village school, to the south of the Green, was founded in 1873, shortly followed in 1893 by the Church, to the north-east. The village before this time relied upon a chapel which opened for worship around 1837 and later became the Congregational Chapel around 1860, which was located at Twoways / Old Chapel House.

5.8 There are a number of late C19 buildings comprising three groups of terraced houses which, together with the village school and St Johns Church mark a distinct period of growth on the north side of Littlewick Green. The first block (1-4) of Wickhurst Cottages, 5-8 Larbert Cottages and Colwyn Cottages had also been built by the turn of the 19th century. Following the First World War, Council houses were built on the west side of Coronation Road, and along the Bath Road. More modern houses have subsequently been built, in particular on the west side of Coronation Road, opposite the Green and a number of the older houses have been substantially extended.

5.9 By the 1950's further infill development occurred, the most significant of which was the detached houses to the south and southeast of the Cricketers Public House on Coronation Road. It is also clear that Gilchrist Way, an unmade track to connect Coronation Road with Jubilee Road has been established, forming the road layout we see today.

5.10 The Ordnance Survey maps in appendix 1 illustrate the historical evolution of the village.

Archaeology

5.11 The village at Littlewick Green has a history going back to Roman times as evidenced by aerial photography since the 1940's and a surface collection of building material and pottery which indicate the presence of a Roman Villa at Ffieens Farm.

The General Character and Form of the Area

6 The General Character and Form of the Area

6.1 The character of Littlewick Green is largely derived from its setting around the village green. This is roughly triangular in shape, with its apex pointing to the south. The green is bordered on its western and northern sides by roads and on its east side by a bridleway which links the village school to the Church and the Bath Road. Jubilee Road runs through the Green on its eastern side, splitting it into two unequal sections. The Bath Road (A4) runs to the north of the original village and is quite distinct from it. The village has no roads leading to the south. The absence of through roads contributes to its peaceful atmosphere.

6.2 The chief feature of architecture in Littlewick Green is its variety, reflecting the village's gradual growth over the centuries. However, there is a uniformity of construction materials which successfully link all the buildings. More recent buildings of the 20th century have tended to respect the established palette of materials with very few modern alternatives being introduced.

6.3 Littlewick Green is essentially a quiet residential area. The only significant non-residential activities relate to the Church, the Cricketers and Riders Public Houses, Redroofs theatre school and the Montessori school. The other main use is sport, with the cricket pitch on the Village Green being a focus of activity during the summer months. However, the overall atmosphere of the Conservation Area is one of peace and quiet, due largely to the absence of any through traffic.



Special Features of the Area

7 Special Features of the Area

Listed Buildings

7.1 A number of the older residential properties around the green are Grade II Listed. Foxleigh on Coronation Road is a 15th Century cottage separated from Walnut Tree Cottage, also a 15th Century cottage, by a narrow lane.

7.2 Two Listed Buildings lie on the east side of the Green fronting onto the bridle path. Littlewick Lodge dates from the 18th Century although an earlier house had been on this site previously. Lying to the south of Littlewick Lodge is Thimble, dating from the late 17th Century.

7.3 To the south of the “island” opposite Barn Cottages is a listed disused well that dates from the 17th century. This circular well is a rare survival of this type and adds interest to the village green.

7.4 A full, illustrative description can be found in appendix 2.

Important Non Listed Buildings

7.5 In addition to the Listed Buildings the village contains many other buildings of interest that contribute to the distinctive character of the Conservation Area. Cottages on the “island” date from the 17th Century. Littlewick Place, facing the apex of the green, dates from the 16th Century but has been considerably altered with extensive modern additions. The site also contains a converted barn fronting onto Coronation Road.

7.6 Other buildings of interest include the Victorian school, the Church with its lych gate, built in 1915, and the adjacent former vicarage. Views of the north east corner of the green are dominated by the imposing Littlewick House. Shepherds Cottage borders this to the west.







7.7 The Gilchrist Thomas Village Hall facing the green is of architectural interest, and adjacent, the late Victorian Colwyn Cottages, a row of four terraced houses. On the east side, Greenworld Cottage, the Cottage, West Cottage and the terrace between Thimble and Redroofs are all significant local buildings. Fielding House is also situated on the east side of the Green. Opposite these on the west side are Littlebury, the Wilderness and Ivy Cottage.

7.8 Further information is contained in appendix 3.

Building Materials

Building Materials		
<p>Brick</p> <p>Brick is the main building material. The traditional material to the area is orange / red local brick. The older buildings have soft handmade bricks, whilst newer buildings use machine made bonding bricks.</p>		

Special Features of the Area


Building Materials		
<p>Render</p> <p>Painted render / roughcast has been used as an exterior finish to some buildings and is generally a later addition to well established buildings.</p> <p>Is used on the 1920's/30's houses to the top west side of Coronation Road.</p> <p>White and shades of off-white are the predominant paint colours.</p>		
<p>Timber Frame</p> <p>Timber framing is present on three of the listed buildings and also the C17 village well. The timbers to the houses are generally painted black, however, the well has retained its natural state and weathered to a silvery grey colour.</p> <p>Timber decorative finishes have also been used on the dwellings of late 19th early 20th century and are used for aesthetic purposes rather than structural.</p>		
<p>Clay tiles</p> <p>The main roofing material is clay tiles although slate and thatch are also present. The tiles are handmade or machined clay, which are orange/red in colour.</p> <p>Tiles are used as a decorative feature on many of the properties.</p>		

Special Features of the Area

Building Materials		
<p>Slate</p> <p>Welsh slate is present on some of the buildings and generally relate to C19 buildings or to later C20 buildings or extensions, where slate roofs are utilised.</p>		
<p>Flint</p> <p>Flint has been used as a construction material and is generally found in boundary walls, in conjunction with red brick. There are striking brick and flint walls, particularly along School Lane and outside Littlebury. Flint is also used as a decorative feature in some buildings.</p> <p>The frequent use of flint is a reminder of the chalk geology of this area.</p>		

Architectural Details

7.9 Due to the variety in ages of the buildings in Littlewick Green, there are a variety of architectural styles and in turn, a variety of features. However, several recurrent themes can be identified.

Architectural Details		
<p>Windows</p> <p>Windows are generally of two types, side hung casement windows with glazing bars, leaded lights or vertical sliding glazing bar sash windows. Both of which are constructed from timber.</p> <p>Dormer windows are also present and generally cut through the eaves line flush with the principle elevations and are of gabled construction. Gabled dormers with painted mock Tudor frames are evident.</p>		

Special Features of the Area

<p>Architectural Details</p>		
<p>Doors</p> <p>The majority of doors are timber construction many of which are panelled and have a painted finish.</p> <p>Small brick/tiled porches feature on several properties.</p>		
<p>Roofs</p> <p>Roof construction is primarily gabled but there are also a proportion of hipped roofs or a combination of the two forming half hips.</p> <p>Foxleigh has the striking feature of a steep cat slide roof.</p>		
<p>Chimneys</p> <p>Chimneys are also common within the village and generally rise high above the eaves line.</p> <p>They are of a simple brick construction with oversailing courses towards the top, some of which are quite ornate and originate from the Victorian/Edwardian era.</p>		
<p>Boundary Walls</p> <p>Walls are generally of red brick construction with brick on edge and tile creasings. There are important brick and flint walls, some have been embellished with flint panels.</p> <p>Chalk "clunch" has also been used to construct a wall at Littlewick Lodge. Other interesting features include unusual terracotta plaques</p>		

Special Features of the Area

Architectural Details		
attached to the flint and brick wall forming the boundary of Littlebury.		

Trees



7.10 Trees play an important part in establishing the rural character of this settlement and provide an attractive setting to the buildings. Of particular note are the several copper beech and beech trees in the churchyard, the mixed clump of 7 mature trees, including beeches, on the north-east corner of the village green. The walnut tree outside the Cricketers public house and the beech tree in the grounds of Thimble are also important visually.

7.11 In addition to these individual trees, are important groups of trees which screen the Conservation Area. Of note are the substantial group comprising the eastern boundary of the Conservation Area and those screening the east side of Jubilee Road north of Littlewick House and extending east along the Bath Road.

Open Spaces



7.12 Although there are many individually interesting buildings in Littlewick Green, the most important feature from which its character is derived is the triangular village green. This forms the heart of the Conservation Area. The Green is owned by the White Waltham Parish Council and is registered common land. Designation as common land creates legal restrictions over what the land can be used for. Although the green is divided by Coronation and Jubilee Roads the absence of hard kerb edges to these roads

Special Features of the Area

helps them to blend into its rural backcloth. The green has an unusual feature in that it has an island site in the middle with four cottages which add much to the general attractiveness and interest of the green.

7.13 Other important open spaces within Littlewick Green include the wide landscaped grass verge on the south of the A4 which acts as a buffer between this main road and the residential properties fronting onto the A4, and a triangular copse on the corner of the A4 and Jubilee Road. This latter open space together with a row of mature trees forming the boundary of Littlewick House creates a pleasant green approach to the village along Jubilee Road from the north.

7.14 Part of the character of Littlewick Green is contributed by the gardens of the houses surrounding the green. While many houses are set very close to the green giving a sense of enclosure, there are many, especially towards the northern end, which are set back from the green with large gardens which contribute to the spacious character of the Conservation Area.

Boundaries



7.15 Residential boundaries are demarcated by thick hedges and low picket fences, with pedestrian and vehicular gates of traditional 5 bar or picket gate configurations that reflect and complement the rural character of the village. Photographs from the early 20th century show almost all properties fronted by low picket fences.

7.16 The edges of the roads around the village are punctuated by stones and timber posts, in order to define the boundary between green and road and to prevent parking on the green. These bollards and stones are a distinctive feature.

7.17 The majority of properties within the Conservation Area are of a sufficient size to accommodate a driveway for car parking. This serves to prevent parking and subsequent erosion of the front gardens.

Special Features of the Area

Street Furniture



7.18 A Victorian style lamp column is situated in Jubilee Road and what appears to be a cast iron lamp column to the grass verge outside Littlebury. This may, however, be an imported decorative item for the garden of Littlebury but sits comfortably within well established surroundings. A timber bench painted white with decorative turned and boarded back at the front of Littlebury facing the cricket green also adds a decorative feature to the locality. Although it is understood that this bench will soon be moved to another position on the Green and re-painted.

Paving and Surface Treatments

7.19 Although the green is divided by Coronation and Jubilee Roads the absence of hard kerb edges to these roads helps them to blend into its rural backcloth.

7.20 Jubilee Road, Coronation Road and Gilchurst Way are surfaced with tarmac whilst the access road that serves Wickhurst Cottages is an uneven, partially made gravel road.

7.21 Coronation Road and Jubilee Road incorporate concrete kerbstones at the junction with Bath Road and Coronation Road also incorporates some granite stone sets that run adjacent to the side of the green.

Important Views, Vistas and Landmarks



7.22 Although Littlewick Green is set in extensive arable farmland the flat local topography and nature of the village ensure that buildings, preventing a strong visual relationship with the immediately adjoining countryside, enclose views across the Conservation Area. However longer distance views out of the Conservation Area are towards Ashley Hill which rises up behind the village on the north west side.

Special Features of the Area

7.23 Within the Conservation Area one of the most important views is across the green from School Lane, which is enclosed on both sides by old walls and opens up into a vista of the green stretching away northwards. A similar effect is obtained from the lane between Foxleigh and Walnut Tree Cottage. The two Cottages effectively block any view until it suddenly opens up on emerging between the buildings. Another important view is obtained on emerging from the churchyard through the lychgate, or from the adjacent footpath. From this point the green stretches to the south and west and is dominated by the clump of mature trees in the foreground. Finally important views of the green are obtained upon emerging from the two approach roads from the north, which form the main points of vehicular access to the Conservation Area.

Opportunities for Enhancement and Change

8 Opportunities for Enhancement and Change

Negative Areas

8.1 The Littlewick Green Conservation Area Statement of October 1994 highlighted the disused mushroom farm adjoining the southern boundary as detracting from the character of the area. Although not within the Conservation Area it can be seen from vantage points within it. This site has acquired Planning Permission to demolish these buildings and redevelop with houses. It is considered that once this construction work has been completed views within the Conservation Area will be greatly improved.

8.2 Cars parking along the southern end of Jubilee and Coronation Road are unsightly and are a modern intrusion that harms the more tranquil appearance and characteristics of the Conservation Area. This is likely to be a visual intrusion for the foreseeable future, as it is not possible to provide off road parking / driveways.

8.3 There are a number of un-listed properties within the Littlewick Green Conservation Area, which make a positive contribution to the streetscapes and are identified as important buildings. Many of these buildings have retained timber windows and doors, which respect the character of the area. However, some of these buildings have have replaced with inappropriate UPVC. This looks incongruous, harming the individual character of each building and as a result the wider Conservation Area.

Condition

8.4 In general this area is well looked after with individual properties and gardens being well maintained. There is therefore little need for action to be taken to repair buildings.

Enhancement Opportunities



8.5 To the immediate west of the Jubilee Road and Bath Road junction there is a bus lay-by with modern BT phone box, rubbish bin, seat and bus stop sign. Despite these being in good condition they have a detrimental impact due to their prominent cluster and their non-traditional construction materials. This area could be enhanced if an opportunity arose for either the removal or the replacement of the amenities to allow for more sympathetic alternatives that utilise more traditional materials.

8.6 Riders Hotel, which fronts onto Bath Road, has a large tarmac car park visible from Bath Road. This is an unattractive, open hard standing area, at odds with the more soft and established landscaping of the Conservation Area. This could be enhanced through more greenery to either screen or break up the car park from Bath Road. The status of this land is common land and as such perhaps some reinstatement to greenery should be considered.

Opportunities for Enhancement and Change

8.7 Inappropriate signage to the northwest corner of the green consists of a brightly coloured and poorly executed sign instructing car owners to slow down and not to park or drive on the green. A more appropriate sign incorporating simpler graphics on traditional timber sign backing would be considered appropriate in this village context.

8.8 The open spaces have little obvious scope for enhancement, beyond perhaps a few more appropriately designed and sited seats to enable people to enjoy the tranquil atmosphere of the green.

Sensitivity to Change

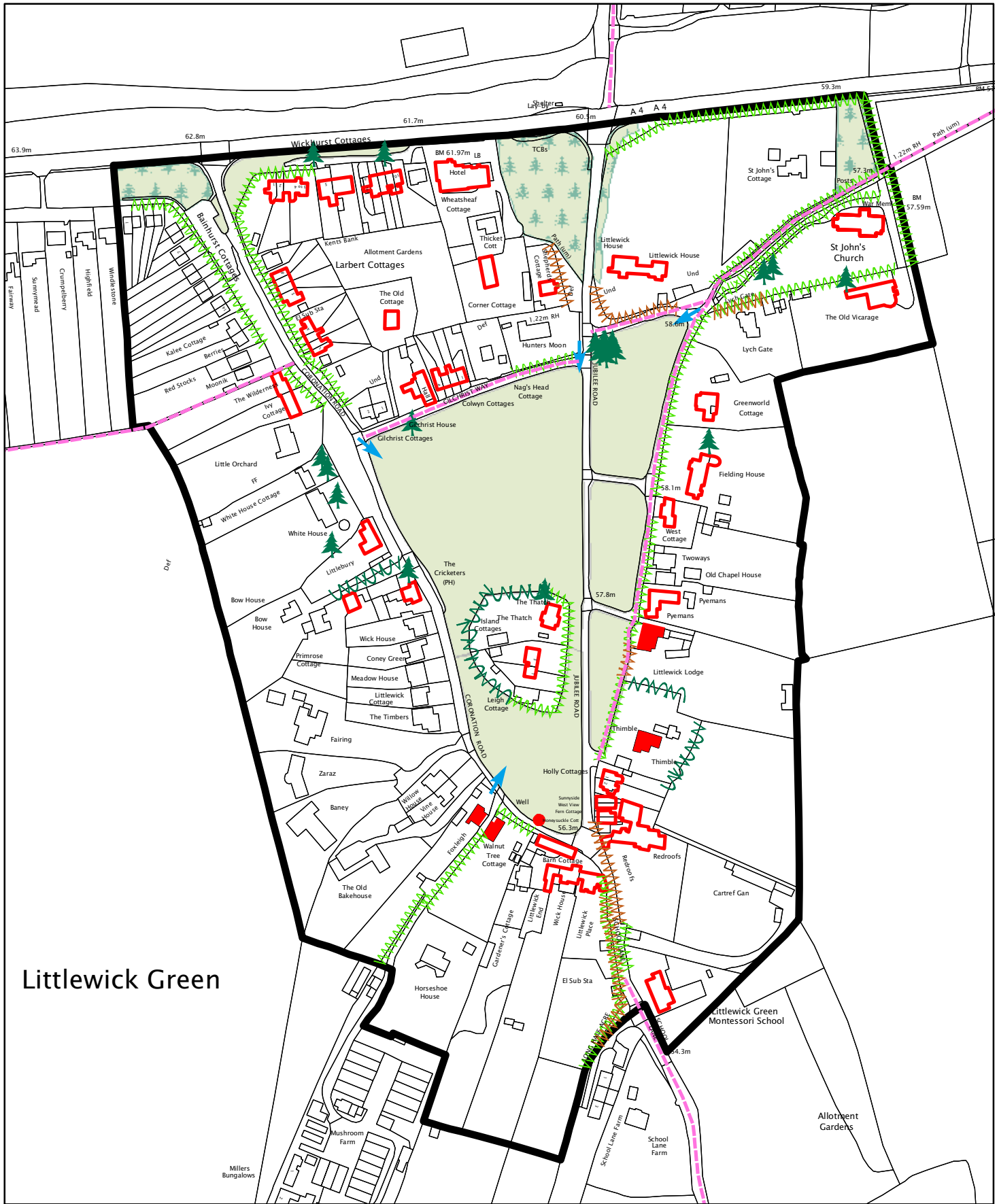
8.9 Littlewick Green is an area that is sensitive to change, but for the most part pressures for change in the area are fairly low with possible infill development and extensions to existing houses being the most common form of development.

8.10 The special character in the area is very much defined by the openness of the Conservation Area along with the greenery. New build in garden plots and increased densities of housing could easily destroy the openness of the area, which could also be further harmed by the removal of the greenery in the form of hedging and trees. Further development within the area would also result in a higher volume of cars adding further “clutter” in the form of on-road parking.

8.11 The impact of the issue of car parking is important to the character and appearance of the Conservation Area. Likewise, front garden areas are important open spaces in the area and the need to preserve these spaces is paramount. The use of front garden areas for off road parking should be monitored and discouraged as harmful to the special character of the area. Equally, the use of areas of the village Green and verges for parking is a concern and may also be contrary to the status of common land. However, there is clearly a need to provide car parking and a successful solution will require careful balancing of these issues.

Map of Main Features of Conservation Area

9 Map of Main Features of Conservation Area

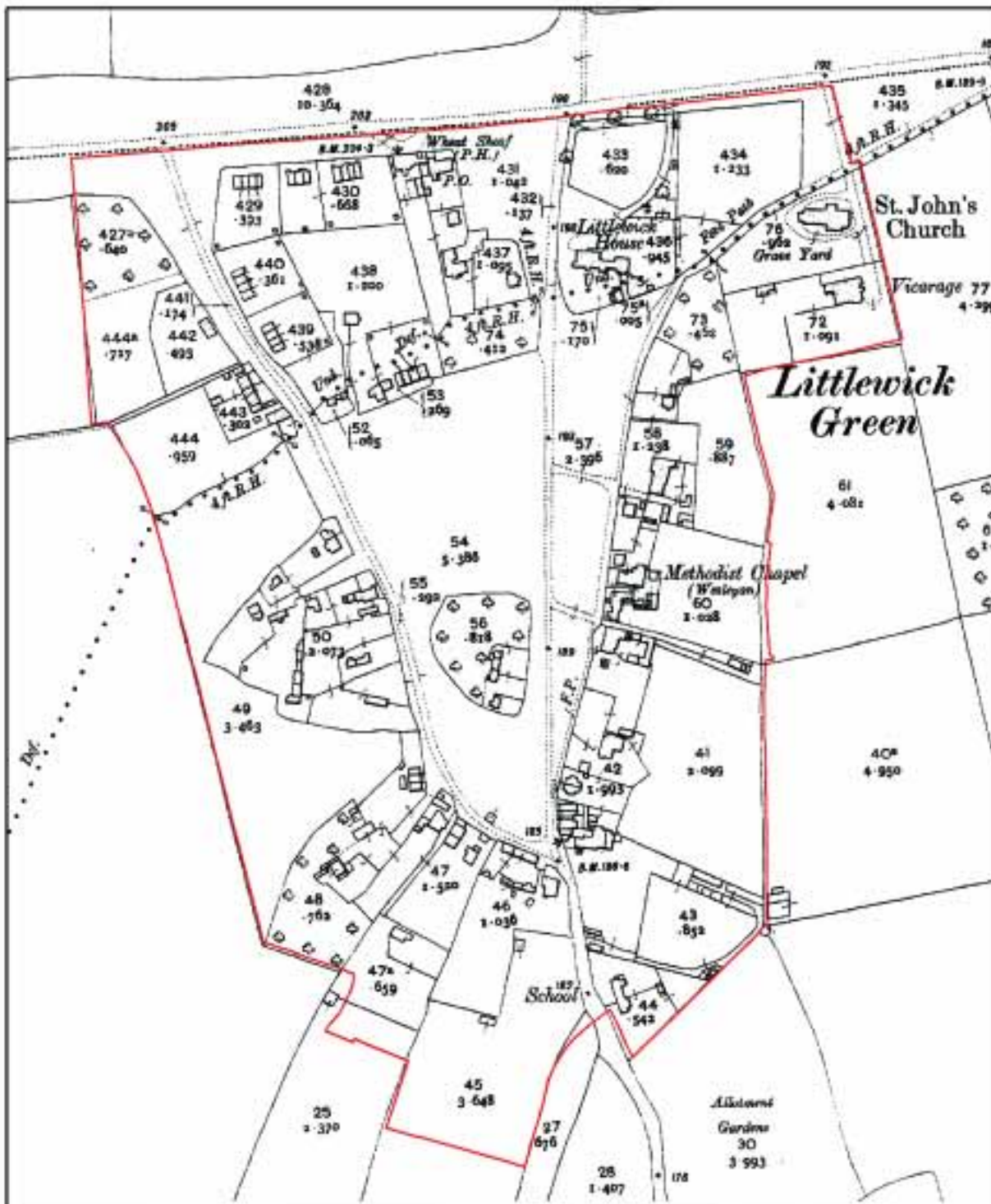


Littlewick Green

<p>Planning</p> <p>Scale: 1:3,000</p> <p>April 2008</p>		<h2>Littlewick Green Conservation Area</h2>		<p>The Royal Borough Windsor & Maidenhead</p>
<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 LA086118. 2006. This copy has been produced specifically for Map Return Scheme purposes. No further copies may be made.</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 	

Historic Maps of the Conservation Area

App 1 Historic Maps of the Conservation Area



Littlewick Green Conservation Area 1912

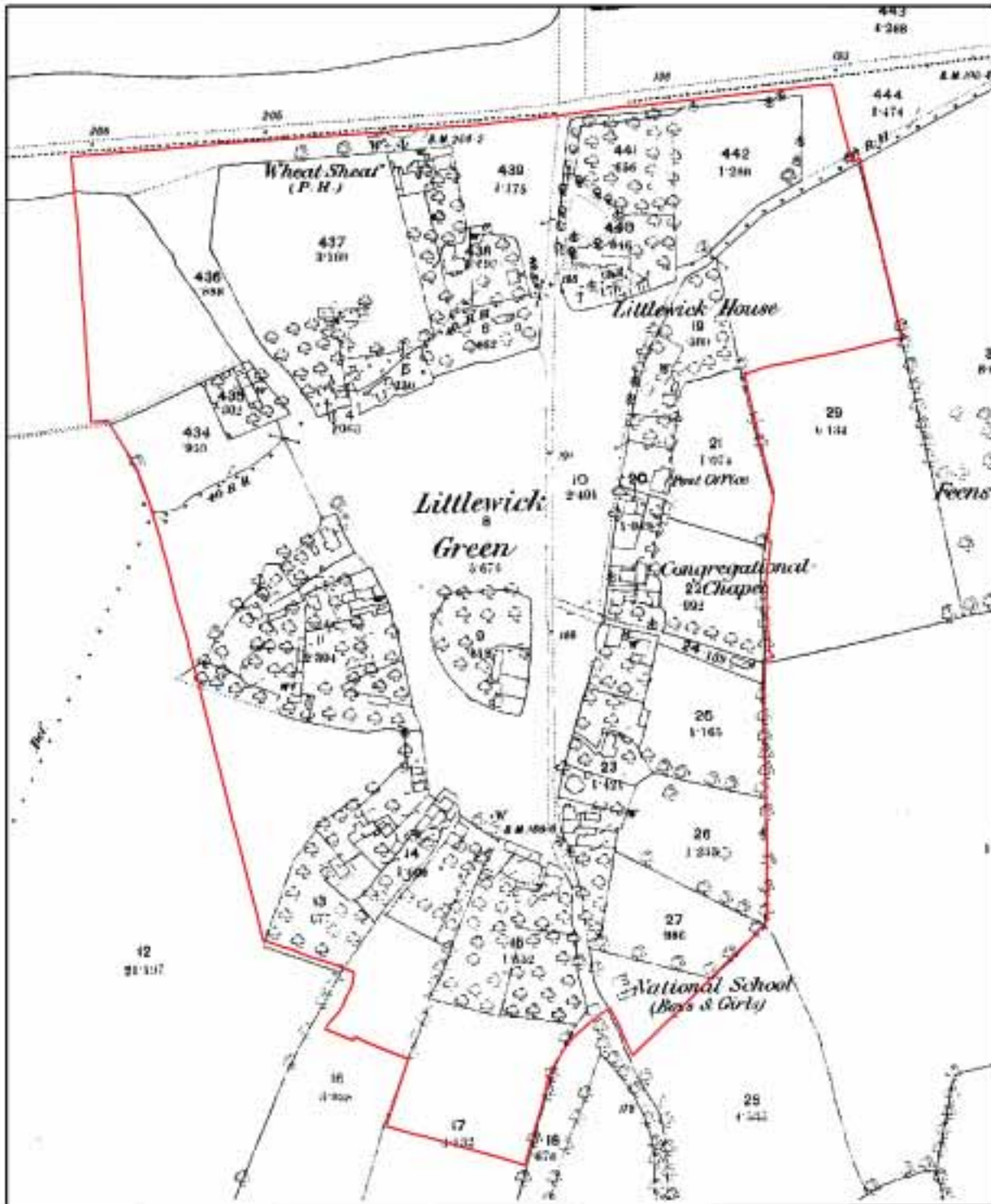
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 Scale: 1:3500

Historic Maps of the Conservation Area



Littlewick Green Conservation Area 1875

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Scale: 1:3500

Listed Buildings Descriptions and Images

App 2 Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Foxleigh, Coronation Road	II	Cottage. C15, altered and extended C20. Timber frame with brick infill, some infill painted. Old tile gabled roof oversailing small extensions. Rectangular plan 4-framed bays with extensions at front and rear. 2 storeys. Ridge chimney with clay pot. C20 casement windows with glazing bars. <u>Entrance (north-east)</u> : left-hand section has timber frame exposed on first floor; two, 2-light windows. Ground-floor underbuilt in brick; 3-light casement window and pair of C20 glazed entrance door on lean-to return. Right-hand section: cat slide roof with internal dormer window in centre; one small window at ground-floor level.	
Walnut Tree Cottage, Coronation Road	II	Hall house, now 2 cottages. Late C15, extended C16, altered C19. Timber frame with painted brick infill, old clay tiled gabled roof. L-plan of 4 x 2 framed bays. Gable facing road, 2 storeys. One chimney on ridge, one chimney projecting on north-east. Windows mainly C19 casements with glazing bars. <u>Gable end (facing road)</u> : One small 2-light window in centre of first floor. One larger 2-light window on ground floor at left. On the right a C20 gabled, tiled porch with plank entrance door. A small lean-to extension on right with two, 2-light windows. <u>Return (south-east) front</u> : scattered fenestration. One 2-light window and one 3-light window on first floor. 2 gabled porches on ground floor with plank doors; one small single-light window, and one 2-light window between doors.	
Village Well, Coronation Road	II	Village well, now disused. C17. Altered C20. Circular well with old tile gabled roof covering on vertical post at each end. 2 end cross beams, with curved braces supporting plate for rafters. C20 brick surrounding wall in header bond. Iron coverplate over well.	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Littlewick Lodge, Jubilee Road	II	House. C18 rebuild of earlier house, altered and extended C1984. Part painted brick, part chalk; hipped and gabled plain tile roofs. Double-depth plan; extension on south. 2 storeys. 3 chimneys with clay pots, including one chimney on ridge. Sash windows with glazing bars. <u>Entrance (west) front:</u> symmetrical. 4 bays, 2 central bays slightly projecting. Dentilled cornice; parapet and plain coping. Tripartite windows, some with scalloped blind boxes; those on ground floor with segmental heads. Forth bay has blind openings. 4-panel central entrance door; pedimented porch with 4-centred arched head supported on 4 base colonnettes on brick low wall.	
Thimble, Jubilee Road	II	Cottage, now house. Late C17, altered and extended C19. Timber frame with painted brick infill, old tile gabled roof. Rectangular plan of 4 framed bays. One and a half storeys. External chimneys on gable end with large weathered bases. <u>Entrance (west) front:</u> 3 bays. Early C20 leaded casement windows. 2 gabled dormers with 2-light windows breaking eaves. Ground floor: one 3-light window and one 2-light window to left of C20 panelled entrance door in gabled porch. Two-light windows to right of entrance door. <u>Interior:</u> Inglenook chimney. The large C19 extension to the rear is of no special interest.	

The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1989, 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
St. John's Church	Built 1893 by Messrs R Silver & Sons to the designs of Architect E.J. Shrewsbury. Constructed from blue Pennant Stone with machine clay tiled roof and leaded light windows. The war memorial located in the Church grounds is a significant feature.	
Lych Gate	Built in 1915 from timber framing set on plinth wall of stone. Gates of decorative panelled construction hung on iron strap hinges. The roof is of hipped construction with gable at ridge and roof covering of clay tiles.	
Littlewick House	Built 1808, bricks of that age found. Rendered and painted white with clay tiled roof and leaded light windows.	
The Old Vicarage	Late 19 th century former vicarage exhibiting tile cladding with a mix of plain and scalloped tiles; stained glass windows and chimney stacks with a recessed arch decoration.	
Greenworld	Possibly 18 th Century. Constructed from a red multi brick laid in Flemish bond with an old clay tiled roof. Timber windows with glazing bars.	






Significant Non-Listed Buildings and Images

Name	Description	Photo
Fielding House	19 th century probably earlier brick constructed house with roughcast painted white with an old clay tiled hipped roof, with leaded side hung casements. Fielding House was enlarged in 1890 and 2000.	
West Cottage	Circa 1800 brick constructed house now painted white. Dentilled eaves course with old clay tiled roof. Vertical sliding timber sash windows with vertical glazing bars. 6 panelled timber front door the top two panels of which are glazed.	
Pyemans	Circa 1800 brick constructed house with dentilled eaves course and Welsh slated hipped roof with clay hip and ridge tiles. Vertical sliding glazing bar sash windows and six panelled front door.	
The Thatch	Constructed 1930's. Rendered elevation painted white with thatched roof in a picturesque style. Side hung casement leaded light windows.	
Island Cottages	Believed to date from the 17 th Century with some remains of timber framing but heavily modified in 18 Century with multi red brick laid in Flemish bond. They have old clay tiled gabled ended tiled roofs and dormers.	

Significant Non-Listed Buildings and Images

Name	Description	Photo
Holy Cottages	Mid 19 th Century red brick laid in Flemish bond with blue brick string course later 20 Century side extension. Welsh slated gabled roof and vertical sliding glazing bar sash windows.	
Sunnyside / West View	Edwardian semi-detached house constructed from red brick laid in Flemish bond with decorative vertical clay tiles to gables which are finished with scalloped and beaded barge board and finials and pendants to the gabled apex. Roof covering of clay tiles. Timber side hung casement windows set within double height bay windows with decorative top lights. Central decorative chimneystack.	
Fern Cottage / Honeysuckle Cottage	19 th century brick semi-detached cottage constructed from multi red brick laid in Flemish bond with clay tiled hipped roof and hips. Timber windows with glazing bars. Central decorative chimneystack.	
Barn Cottages	Converted agricultural building probably 19 th century but possibly earlier red brick laid in Flemish bond with half hipped clay tiled roof and gabled dormers of which are weather-boarded. Timber side hung casement windows with glazing bars.	
Littlewick Place / Wick House / Littlewick End	Believed to date from the 16 th Century but considerably altered with extensive modern additions. Original building was Littlewick Farm and was then built around. In 1963 it was subdivided into 3 dwellings. The front elevation which is circa 18 Century is constructed from red brick laid in Flemish bond with central gable with chequerboard brick pattern of red and blue bricks. Dentilled eaves with an old clay tiled hipped roof and ridge tiles. Timber side hung casement windows with glazing bars.	

Significant Non-Listed Buildings and Images

Name	Description	Photo
The Cricketers	Circa 1800 red brick laid in Flemish bond now painted white and front elevation rendered. Dentilled eaves course and clay tiled gabled roof with two end external chimney stacks. Bay timber windows to ground floor with glazing bars and UPVC windows to first floor.	
Littlebury	Circa 1800 with later additions constructed from red brick with part Flemish and stretcher bonds present. Left hand circa 18 Century font left hand section has dentilled eaves course and old clay tiled roof. The later right hand extension beyond the central gable has machined clay tile gable roof. All windows are timber side hung flush casements with leaded diamond lights.	
The Wilderness / Ivy Cottage	The Wilderness, built 1734 and Ivy Cottage 1812. Multi-red brick constructed cottages laid in stretcher bond. Modern side extension to Ivy Cottage. Dentilled eaves course with old clay tiled roof. Windows of vertical sliding glazing bar sash windows. Blind window to first floor of The Wilderness.	
Larbert Cottages Nos. 2-8, Wickhurst Cottages Nos. 1-10	Collection of late 19 th century/ early 20 th century terrace cottages constructed from multi-red brick. Gabled dormers with vertical decorative studding. Exposed rafter feet to eaves with clay tiled hipped roof and ridge tiles. Windows are primarily side hung timber flush casements with glazing bars, in some instances been replaced with UPVC .	
Riders Hotel (Formally Wheat Sheaf)	Circa 1800 coaching inn with later extension of Victorian and modern date. Formerly Village Shop and Post Office until 1982. Constructed from red brick laid in Flemish bond painted white with low pitch Welsh slate roof. UPVC windows.	

Significant Non-Listed Buildings and Images

Name	Description	Photo
Sheppard's Cottage	19 th century house with gothic style fenestration of iron casements with leaded lights with dormers. Roof covering of clay tiles with central chimneystack. White painted brick in Flemish bond on side elevation.	
Colwyn Cottages	Circa 1900 terrace of 4 cottages constructed from multi-red brick to ground floor laid in Flemish bond with rendered first floor. Gabled dormers with vertical decorative studding. Exposed rafter feet to eaves with clay tiled hipped roof and ridge tiles. Windows are primarily side hung timber flush casements with glazing bars.	
Gilchrist Thomas Village Hall and Caretaker's House	Built 1913 by EW Shrewsbury. Constructed from multi-red brick laid in English bond with gauged brickwork arch around the clock. Half hipped gables to front with exposed rafter feet with clay tiles. Windows have been replaced with UPVC side hung windows with internal set decorative glazing bars within glass panes. Timber balustrade to first floor balcony and score board with timber access doors.	
Village School	Built 1860's, former Church of England school. Single storey brick construction. Steep pitched roof.	
Corner Cottage	1700. Was formerly a group of workmen's cottages. Altered 20th century. Constructed of brick with old tile roofing, it is visible from the A4 and the Village Green.	

Significant Non-Listed Buildings and Images

Name	Description	Photo
Old Cottage	16th century. Brick construction. Tile roofing. Surrounded by trees but just visible from Village Green. Oak framed with brick infill and vitrified header bricks. Was referred to as a pair of cottages until 1921.	
Redroofs	Circa 1900's. Brick construction with tile roof. Has a commemorative blue plaque signifying the building as the home of Ivor Novello in 1927. Brick construction with old clay tiles.	

Description of Conservation Area Boundaries

App 4 Description of Conservation Area Boundaries

North - Boundary runs along southern edge of Bath road (A4).

East - Follows eastern edge of copse adjoining St Johns cottage runs around vicarage garden and then follows well defined tree/hedge screen behind properties on Jubilee Road. At Cartnel Gan it turns south-west and follows line of ancient hedge between the school and allotment gardens.

South - Runs north along eastern side of School Lane to its junction with Long Half Acre where it follows a hedge on western boundary. Turns west to enclose gardens and paddocks behind Littlewick Place before running around east and north boundaries of Mushroom Farm (excluded).

West - Follows rear line of curtilage to properties fronting Coronation Road.

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, (1989): List of Buildings of Special Architectural or Historic Interest –Parishes of Shottesbrooke and White Waltham.

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

Royal Borough of Windsor and Maidenhead, (1994) Conservation Area Statement , Littlewick Green, Maidenhead

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

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(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. Review, at next review of Conservation Area, and after adoption of Historic Environment proposals of LDF, which will review CA designation criteria across the Borough	2013
Objective 9	Improve the approaches to the village to enhance the setting of the Conservation Area	1. Liase with Riders Hotel owners regarding alternative surface treatment 2. Investigate improvements to bus stop area and look for suitable alternatives	2008

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 ਸੋਲਣ ਵਾਲੇ ਨੂੰ 01628 798888 ਤੇ ਡੈਲ 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 01628 798888 پر ٹیلیفون کرنے کیلئے کہیں۔
(Urdu)