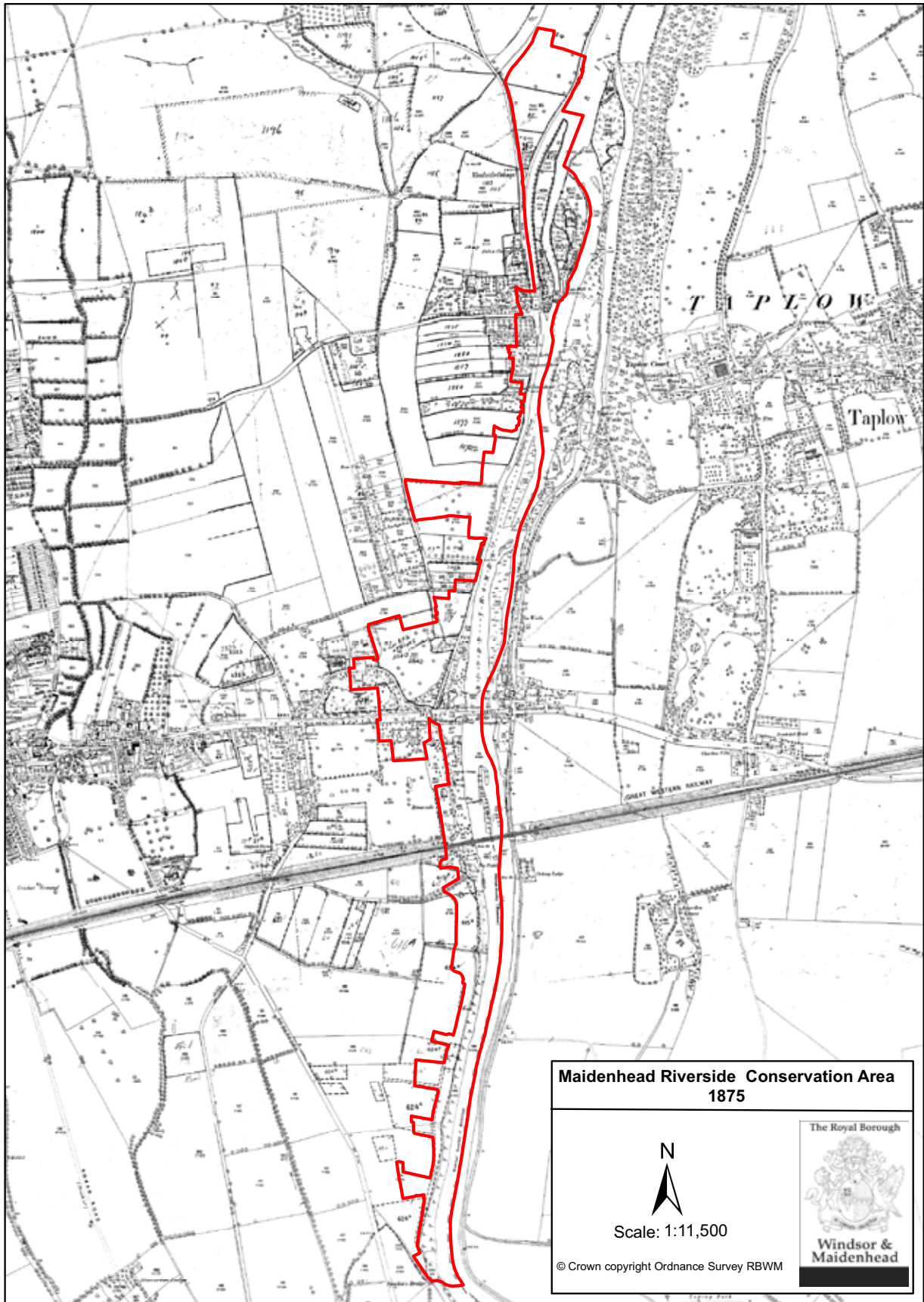
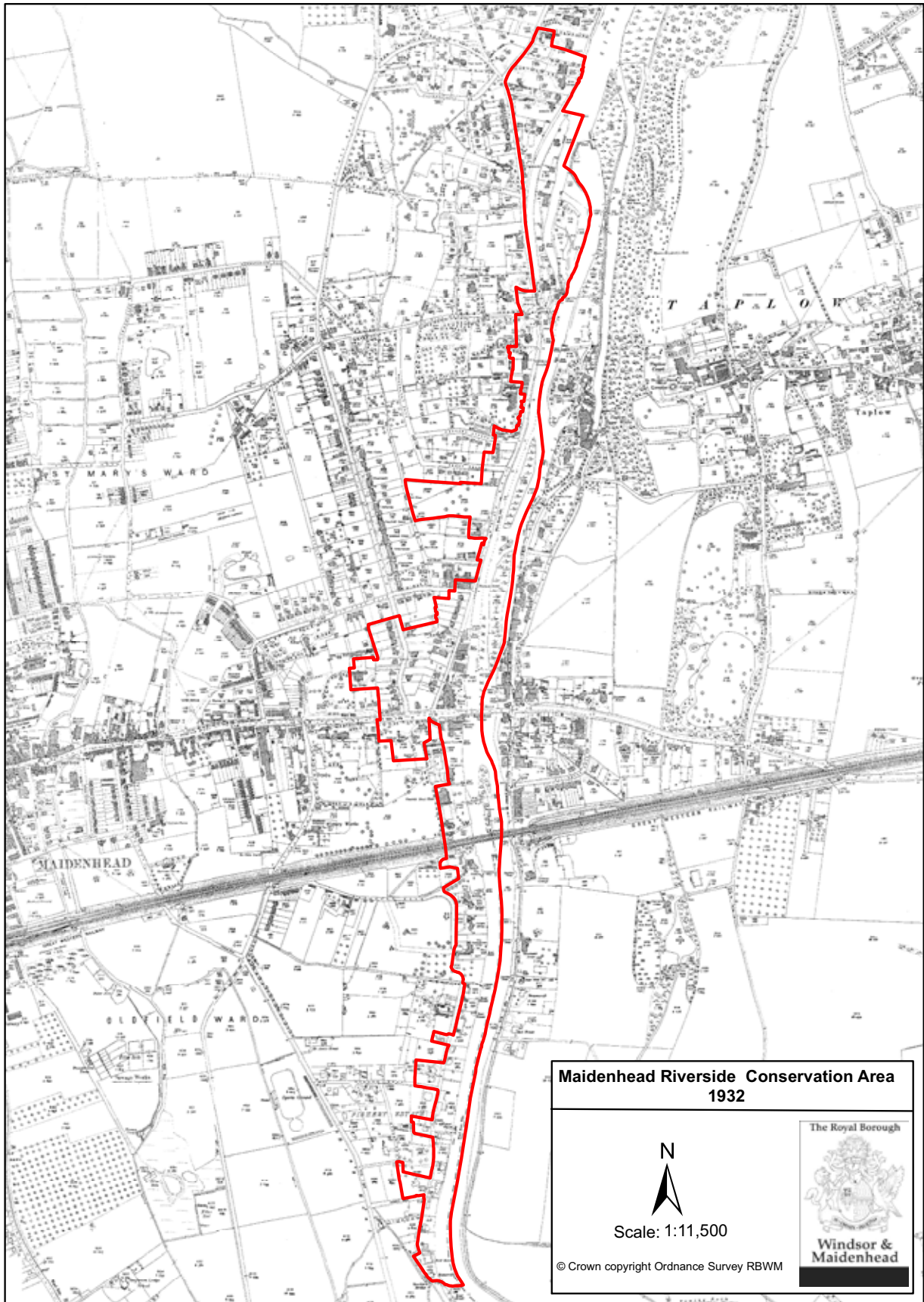


# Historic Maps of the Conservation Area

# Historic Maps of the Conservation Area



# Historic Maps of the Conservation Area






# Historic Maps of the Conservation Area

# Listed Buildings Descriptions and Images

## Listed Buildings Descriptions and Images




The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1983, 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. Some of the longer descriptions have been summarised, full descriptions can be obtained by contacting the Conservation team or consulting the English Heritage 'Images of England' website [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)

Name	Grade	Description	Photo
Maidenhead Bridge  Bridge Road (north side)	I	Opened to traffic in 1777. Built by John Townsend of Oxford to the design of and under supervision of Sir Robert Taylor. Portland stone. 5 arches over river with four diminishing arches in the approaches, stone projecting vermiculated voussoirs, moulded cornice and balustrade.	
Maidenhead Viaduct  130 metres south of Oldfield  Guards Club Road (east side)	II*	Built by I K Brunel in 1837-8 red brick 2 wide arches spanning river. Each arch is formed by pilasters with a roll cornice over the whole. Original width of 30 ft increased to 60 ft in 1891 on the south side. Was originally and probably remains the flattest brick arch ever built. Each span is of 128 ft with a rise of only 24 ft 6 ins. Tow path arches and small flood arches either side.	
Oldfield Lodge  156 Bridge Road (south side)	II*	Late C18 built for Count de Crecy 1790. 3 storeys yellow stock brick, moulded stone cornice, parapet with moulded stone coping and balustrade panels over windows, hipped slate roof and flanking chimneys. Three windows with glazing bars and red brick arches on 2nd floor the one on RH blocked and painted in. On first floor the principal floor, two Palladian windows in arched recesses with radiating fan ornament in tympanum, that on RH blocked and painted in. Central six-panelled door with side lights and radiating fanlight in similar surround approached by flight of moulded stone steps with central landing and plain tailings. Three windows ground floor with glazing bars, semi-circular head with pilasters and moulded surround. Screen wall to road has brick piers with stone strings, moulded stone caps with composite rosettes between. Gate piers have original wrought iron lampholders.	

## Listed Buildings Descriptions and Images



Name	Grade	Description	Photo
<p>Bridgewater Lodge</p> <p>160 Bridge Road (south side)</p>	II	<p>Late C18, 2 storeys and basement, red brick with projecting basement, parapet and coping, hipped slate roof. 3 double hung sash windows in reveals with glazing bars. Gauged brick arches and stone cills on 1st floor, 2 similar windows on ground floor and central 3-panelled door the centre panel of which is a circle with flush ornament within a square. Semi-circular fanlight over with concentric and radiating key pattern glazing. Moulded architrave with lion mask corner blocks opposite door head. Door is approached by flight of eleven moulded stoe steps with plain wrought iron handrail. 2 windows in basement. Extension to RH of similar design, 1 window on each floor. Modern extension to LH.</p>	
<p>Oldfield</p> <p>Guards Club Road (east side)</p>	II	<p>Late C19 - early C20. Former Guards Club. Large irregular idiosyncratic building, 2 storeys and attic, plain tile roofs with gables, hips, half hips and octagonal turret. Entrance front:- entrance to LH under timber framed and brick gabled porch. Gable to LH with carved, pierced cuspen bargeboard and alternating timber and plaster panels. First floor decorative tile hanging, ground floor brick with sandstone dressings to casement windows. Central portion, 2 storey red brick with stone panel and dressings, first floor stone mullioned and transomed window with 2 semi-circular headed lights, carved decoration in spandrels and ornamental leaded glazing. Ground floor stone panel with emi-circular window under drip mould flanked by carved decorative escutcheons. To RH half hipped gable with decorative bargeboard alternating timber and plaster panels, decorative tile hanging, red brick and stone dressings. River front, octagonal turret with belvedere to RH 1st floor mock Tudor alternating timber and plaster panels. Ground floor red brick with slender timber verandah. Lead roofed circular oriel turret on corner. Variety of gables with carved, cusped and pierced bargeboards. At river front, a boathouse contemporary with Oldfield, timber framed, gables and pitched roof of corrugated iron. Partly supported on yellow stock brick wall extending from Lodge. Interior has large stairs hall with imposing staircase with carved balusters. Pevsner p 175.</p>	

## Listed Buildings Descriptions and Images


Name	Grade	Description	Photo
<p>Lodge adjoining and south of Oldfield (Guards Club Mews)</p> <p>Guards Club Road (east side)</p>	II	<p>Late C19-early C20. Stock brick 1½ storeys, Gothick style with tall gabled roof, decorative tiling gabled dormers with decorative bargeboards. River front, one gable with cusped pierced bargeboard and slender cross braces, and 3 light timber window with slender pointed panels. Tall four sided turret to RH with small dormers. Very picturesque. Stone panel inscribed JBH 1895 on entrance front.</p>	
<p>Footbridge 50 metres south of Oldfield to Guards Club Island</p> <p>Guards Club Road (east side)</p>	II	<p>Late C19 cast iron and timber footbridge. Four shallow arches with gothick cusped tracery in spandrels. Wrought iron scroll and leaf brackets to each timber pier. Set above water level on timber supports reached by simple flight of stone steps on either side. Simple tubular iron handrails in twisted cast balusters, each span has cast plaque with iron rampart crest in centre. Recently restored.</p>	
<p>Ray Lodge</p> <p>Ray Park Avenue (west side)</p>	II	<p>Now flats. Mid C18 3 storeys, and basement. Red brick with parapet and painted dentil cornice. Hipped slate roof and flanking chimneys. South front, 6 windows double hung sash with glazing bars, stone cills on upper floors. 4 windows on ground floor without bars, central timber Doric portico pediment cornices frieze on four fluted columns without bases and capitals and pilasters, approached by broad flight of twelve stone steps with simple iron railings. Central door flanked by 2 windows under portico. 4 windows in basement. North elevation six double hung sashes with glazing bars 2nd floor. 1st floor has four windows with glazing bars and central Palladian window under large gauged brick relieving arch, now partly covered by C19 service tower extension. Two flanking 2 storey Pavilions, brick with moulded wood cornice, each 3 windows and central chimney, and linked across front by a tall tuscan colonnade of nine bays. Slender wood columns on moulded plinths carried up to height of basement and ground floors. Centre breaks forward to form a portico with 2 columns widely spaced in front and 3 at sides. There are 3 columns on either side of portico and pilasters against the Pavilions.</p>	



## Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
<p>K1 Telephone kiosk beside entrance to Boulders Inn, Ray Mill Island</p> <p>Raymead Road (east side, off)</p>	II	<p>K1 telephone kiosk. Designed 1921. Concrete, painted green. Plinth. All sides have 2 sunk panels to base; sides and door have windows with glazing bars and bevelled edges to glass, the door having 6 panes, the sides having undivided central panes; vent holes to base and top of rear. Cyma-moulded cornice. Swept pyramidal roof crowned by beige plaques with raised brown border and lettering, "TELEPHONE", surmounted by four scrolled brackets to central spear-head finial. Telephone number Maidenhead 1291. The kiosk appears to be for an extension line from the switchboard of the hotel for guests use.</p>	
<p>Maidenhead Court Boathouse</p> <p>Court Road</p>	II	<p>Boathouse. 1899. Rendered brick, tile hung and half-timbered above, tile roof. Open boathouse below accommodation above. Two storeys and attic. Four segmental headed glazed doors on ground floor, the centre two wider. 7 windows above, 1.5.1, the outer ones gabled, the inner ones all within a large gable, 2 windows flank clock in gable, two tall rendered stacks. A palatial boathouse built for H Woodhouse, a local boat builder, and little altered.</p>	
<p>West Court</p> <p>Fishery Road (east side)</p>	II	<p>Large house by the River Thames. 1899 by William West Neve for himself. Brick, past painted roughcast, part decorative tile hanging. Old tile</p>	

## Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
		<p>hipped roof. Rectangular plan with belvedere projecting from south-east corner. 2 storeys and attics. Several chimneys with offset heads and clay pots. Casement windows and mullioned and transomed windows, all with square leading. East front, facing river:- Irregular. Belvedere on left on 3 floor; the top floor on open balcony with wooden balustrading, under a steeply pitched octagonal roof surmounted by a weathervane. Centre section with 2 dormers, the one on the left has a flat roof and 6-light window; the one on the right has 2 gablets, glazed door to balcony, flanked by 4- and 3-light windows. Below this a 2-storey square bay window of 6-lights on each level, divided by an apron of false timbering in herring-bone pattern. A recessed balcony on first floor to the right of the bay window over a projecting window and garden door with lean-to roof. On the left of the bay window are 2 bays of large mullioned transomed windows separated by a brick panel with balconies and wrought iron tailings above. 2 pairs of glazed doors and flanking casement windows give access to balconies. On the left of this is a small covered terrace with wooden balustrading. On the right is a one bay gable with false timbering in apex. Large 6-light cant bay window on first floor. 6-light window below with pair of glazed doors in centre.</p>	

# Significant Non-Listed Buildings Descriptions and Images



## Significant Non-Listed Buildings Descriptions and Images

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
Boulters Cottages Boulters Lock Island	Former 17th century mill cottages, extensively remodelled and extended in the 20th century. Originally two residential units, now self contained flats. The building has retained the traditional vernacular style with white weatherboard finish and black painted detailing. Clay tile roof.	
Boulters Restaurant and Bar Boulters Lock Island	Prominent two to three storey hotel. 19th century building formerly connected to the Ray Mills. Extensively altered. Decorative slate roof in a variety of pitches with gable ends. Ornate bargeboards to gables. Brick construction with white render. Modern glazed balcony to Thames elevation.	






# Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Lock Keepers Cottage Boulters Lock Island	Lock House. Typical example of Victorian domestic architecture, 19th century two storey brick construction. Simple, symmetrical design with single storey extension and front porch. Exposed yellow brick in a flemish bond with a simple clay tile pitch roof. Decorative stone window surrounds. Cills and exposed rafters painted green for decorative effect. Windows modern alterations.	
Mill Head Boulters Lock Island	Early 20th century single storey dwelling of asymmetrical design. Steep hipped roofs in red clay tile. Brick built chimneys with decorative terracotta stacks. Weatherboarding, painted blue. Decorative timber windows painted white. Former residence of Richard Dimblebey.	
Ray Mill Inn Boulters Lock Island	Former Mill building dating from the 17th century. Two to three storeys in prominent position. Almost completely rebuilt and renovated in the 21st century. Wall plate reads 1703. Brick construction with white render. Varied clay tile roof with a simple pitch and small dormers. White timber sliding sashes a dominant feature. Features such as window cills and architrave painted black.	
133/135 Bridge Road	20th century art deco style semi detached properties. Distinctive architecture and unique for the area. Red brick construction exposed in flemish bond. Flat roof with parapet. Symmetrical, rectangular form with emphasis on front chimney breasts which are of a stepped design. Some upvc windows inserted.	
Thames Riviera Hotel, including Bridge and Guards Suite  Bridge Road	Originally conceived as mansion to let but opened as a hotel in 1888. Substantial, assymetrical three to four storey building in a prominent position. Steep clay tile roof of varying pitches with gables and a distinctive circular turret. Several tall brick built chimneys. Flat roof extension to river frontage. Cream render finish, timber sliding sash windows.  Bridge and Guards suite a small two storey lodge of similar age and style, in a prominent location fronting the main road.	

# Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>Chantry Court, Lex House, Little Fishery Chantry Road</p>	<p>Substantial early 20th century properties. Asymmetrical and two to three storey, brick construction with white render. Applied timber detailing painted black. Steep hipped and pitched roofs of red clay tile construction. Common features such as tall, brick built chimneys, projecting gables, dormer windows and leaded casement windows. Timber and cast iron balconies, bargeboards, bay windows all decorative additions present. Some modern addition and extension evident.</p>	
<p>The Fishery Chantry Road</p>	<p>Late 19th century. First property to be constructed along Bray Reach. Two storey property in a highly decorative, asymmetrical design. Numerous interlinking steep pitched roofs of red clay tile with numerous projecting gables and dormer windows. Highly decorative terracotta ridge tiles with terracotta swans and other sculptures. Brick construction with white render and applied timber framing, painted black. Decorative timber bargeboards, painted black. White timber casement windows and tall, decorative brick chimneys.</p>	
<p>Archway House and The Lodge Court Road</p>	<p>Late 19th century detached properties. Wall plate on Archway House reads 1889. Brick construction with decorative terracotta tile hanging and roughcast applied. Varied rooflines with pitched dormers and projecting gables.</p>	
<p>The Weir Cottage Court Road</p>	<p>Detached early 20th century two storey building on an I-plan. Brick construction with white render. Applied decorative timber framing painted black. Decorative red clay tile pitch roof with contrasting plain and scalloped tiles. Prominent tall chimneys with exposed brick at upper level. White timber casement windows.</p>	
<p>The Weir House / The Belfry Court Road</p>	<p>Substantial, semi detached properties from the late 19th century. Probably formerly one property. Two to three storey in a highly decorative Victorian style. Steep pitch roof with several projecting gables. The roof is of clay tile construction with decorative terracotta ridge tiles. Gable ends feature applied black and white timbering and black timber bargeboards. Exposed red brick to ground floor. Tall red brick chimneys. Decorative oriel windows with white timber casements. Prominent features such as a tall viewing turret with distinctive domed lead roof. Black cast iron balconies at first floor level and a</p>	

# Significant Non-Listed Buildings Descriptions and Images






Name	Description	Photo
	large timber open porch painted black at ground floor level.	
Doanee House Fishery Road	Early 20th century substantial property. Two storey with steep pitch roof in red clay tile. White render with applied black painted timber panelling. Projecting gables and small dormer windows. Decorative features such as timber balconies, bay windows and terracotta ridge tiles. Boathouse to front of property.	 A photograph of Doanee House, a two-story white building with black timber panelling and a steep red-tiled roof, situated on a riverbank with a boat in the foreground.
Elgin and Rivermead Fishery Road	Pair of large detached early 20th century two storey dwellings. Decorative Edwardian features such as applied timber panelling, large box windows, timber balconies and projecting gables. Brick construction, Elgin has been rendered, whilst Rivermead features exposed red brick and hanging tiles. Steep pitch roofs with red clay tiles, Elgin featuring decorative scalloped roof tiles. Tall brick built chimneys and decorative ridge tiles utilised. Modern window insertions to Elgin. Rivermead retains some leaded lights and appears to feature some internal timber shutters.	 A photograph of two large, detached two-story houses with white render and black timber panelling, featuring steep pitched roofs and decorative gables.
Hampton Lodge Fishery Road	Substantial early 20th century detached dwelling. Arts and crafts design with steep pitch overhanging roof and tall brick built chimneys. Brick construction with applied cream render, modern red clay tiles to roof. Large projecting gable to front elevation and filled in porch to front entrance. Timber casement windows, painted white with panelled timber double doors to entrance.	 A photograph of Hampton Lodge, a large white house with a prominent gable and a black metal fence in the foreground.
Sommerville Fishery Road	Late 19th century detached two storey property. Symmetrical design with hipped roof and traditional proportions. White render with large decorative quoins, also white. Slate roof with lead flashings and decorative terracotta ridge tiles. Large decorative balcony to first floor with scalloped detailing. Bay windows to ground floor. Tall chimneys, painted white. Timber sliding sash windows, painted white.	 A photograph of Somerville, a large white house with a hipped roof and a bay window, situated on a riverbank.
Swan Upping/Langtry House/The Minstrels/Bray Lodge Fishery Road	Substantial late 19th century two storey dwelling. Now subdivided in to four properties. Rumoured to have been built for actress Lily Langtree. Brick construction with exposed brick to ground floor. Applied decorative timber panelling to upper floor. Simple pitch roof of red clay tile with numerous projecting gables or differing heights and sizes. Tall decorative brick built chimneys and decorative timber balconies to front elevation. Timber casement windows, painted white, largely leaded. Distinctive double entrance door to rear elevation.	 A photograph of a row of houses with white render and black timber panelling, situated on a riverbank.

# Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>The River House Fishery Road</p>	<p>20th century detached property in arts and crafts design. Distinctive steeply pitched roof in red clay tile. Prominent tall brick built chimney to rear elevation. White render with decorative terracotta hanging tile to first floor. Projecting dormers to front and rear. Decorative eyebrow eaves to front elevation. Timber windows with some leaded lights to rear.</p>	
<p>Willow House Fishery Road</p>	<p>Early 20<sup>th</sup> century two storey detached property. Brick construction with exposed red brick. Pitch roof in modern red clay tile with prominent gables to road and river elevations. Decorative brick built chimneys. White timber bargeboards and some applied decorative timber panels. Modern upvc window insertions.</p>	
<p>Wych Elm Fishery Road</p>	<p>Detached early 20th century two storey building with decorative Edwardian design. Steep pitch roof with modern red clay tile, tall brick built chimneys. Projecting gables and black bargeboards feature. Brick construction, white render to ground floor and applied timber panelling to first floor. Decorative timber balcony to front elevation. Some traditional timber casement windows remain.</p>	
<p>River House 14 Lower Cookham Road</p>	<p>1896 (extended 1920's) of brick construction with white render. Pitched roof of red clay tile and terracotta ridge tiles. Decorative applied timber panelling to front gable and green painted bargeboards. Tall brick built chimneys also rendered. Large timber balcony to first floor riverside elevation. Some modern upvc windows have been inserted.</p>	
<p>Thameside Lower Cookham Road</p>	<p>A group of attached cottages in a mock Jacobean style from the early 20th century. Brick construction with decorative features such as balconies, patterned tiles to the roof and tall, elegant chimney pots.</p>	







# Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>Villa Romani 20 Lower Cookham Road</p>	<p>Constructed 1896, unusual two story property with castellated appearance. Decorative parapet with copings painted grey. White render applied across the rest of the property. Large distinctive oriel windows with white timber glazing panes. Tall flagpole.</p>	
<p>22 Lower Cookham Road</p>	<p>Typical Edwardian two storey detached villa. Brick construction with coloured render and roughcast. Hipped roof of clay tile construction. Two gables, one projecting, to front elevation with decorative applied timbering and bargeboards. Timber casement windows painted white. Tall exposed brick chimney.</p>	
<p>Arosfa, Swanway House, The Ninth House, Tall Trees, The Twelfth House Ray Mead Road</p>	<p>Detached early 20th century properties of two storeys, small scale and assymetrical. Clay tile pitched roofs with decorative terracotta ridge tiles and hanging tiles. Tall brick built chimneys prominent. Brick construction with cream and white renders utilised. Timber casement windows in evidence, painted white and timber entrance doors, various styles. Dormers, timber porches and cast iron balconies feature.</p>	
<p>Bridge View Ray Mead Road</p>	<p>Early 20th century former boathouses. Extensively altered and extended. Brick construction with a series of pitch clay tile roofs. White render to first floor with exposed brick to lower level. Black painted applied timbering and black bargeboards feature. Black cast iron balconies to riverside elevation. Black timber doors to roadside elevation, modern upvc windows. Orientated towards the river and maintains a boathouse character.</p>	
<p>Chef Peking Ray Mead Road</p>	<p>Substantial detached two storey property built in the early 20th century. Brick construction with white render. Tall chimneys and chimney breast dominates front elevation. Three gable ends to road, two with decorative hanging tiles and the central gable featuring applied black painted timber. Simple pitch roof construction with decorative roof tiles. Windows timber casements painted white. Front entrance modified extensively.</p>	

# Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>Crawshays and Waterside Lodge</p> <p>Ray Mead Road</p>	<p>Two matching, three storey 19th century detached properties. Date plaque on both properties stating 1890. Symmetrical design with typical late Victorian decorative features. Brick construction with white render. Simple pitch roofs with two large projecting gables and one small central gable, steeply pitched. Applied timber frame painted black to gable ends. Red clay tile roof with decorative terracotta ridge tiles. Canted bay windows at ground floor and timber sash windows elsewhere, all painted white. Large canopied balcony covering first floor front elevation.</p>	
<p>Creek Lodge / The House on the Creek</p> <p>Ray Mead Road</p>	<p>Two similar detached two storey properties, early 20th century. Brick construction with white render and black and white applied timbering. Asymmetrical design with simple pitch roofs of red clay tile. Large oriel windows painted black and dominant projecting gables. Some dormer windows and tall exposed brick chimneys.</p>	
<p>Glen House</p> <p>Ray Mead Road</p>	<p>Mid 19th century two storey property. Brick construction with white render. Shallow pitch slate hipped roof. Tall brick chimneys. Sliding sash timber windows painted white, some modern additions evident. Black timber door. Black painted detailing for examples lintels.</p>	
<p>River View Lodge</p> <p>Ray Mead Road</p>	<p>Early 20th century two storey detached property. Brick construction with exposed red brick construction at ground floor level and white painted roughcast to first floor. Simple pitch red tile roof with prominent gable to one side. Gable features applied decorative timber panels, painted black, with matching black bargeboards. Bay windows to ground floor and white casement frames throughout. Timber door painted blue with attractive semi circular fanlight. Short brick chimney stacks.</p>	
<p>Thames Hotel</p> <p>Ray Mead Road</p>	<p>The Thames Hotel was built by H Woodhouse of the Woodhouse boat building family by 1883. Large three to four storey detached hotel on a prominent site. The building is of redbrick construction with white render at ground level. The upper floors have exposed flemish bond red brick. Pitched gable ends and pitched dormers a significant feature of the building. Tall brick built chimneys. Cast iron balcony partially covering first floor level. The property has lost some original features such as upper floor balconies</p>	




# Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
	and timber windows, which have now been replaced with upvc.	
<p>The Barn Ray Mead Road</p>	<p>Large two storey early 20th century property in an arts and crafts style. Brick construction with a series of steep pitch, low slung roofs in red clay tile. Decorative flemish bond with differently fired bricks utilised for variety. White roughcast to upper level. Timber bay windows with horizontal emphasis. Metal window divisions. Tall brick chimneys. Steep gables in white roughcast and small open porch above timber entrance door.</p>	
<p>The Thai Orchard Ray Mead Road</p>	<p>Early 20th century detached, two storey symmetrical building of brick construction. Clay tile hipped roof with projecting gables. Relatively simple applied timber detailing to gables, painted black. Decorative tile cladding at first floor, applied roughcast to bay windows and painted brick elsewhere. Large open front porch which has been extensively altered. Interesting sash windows with traditional six pane configuration to upper sash and a single vertical mullion to lower sash. Windows painted white. Tall exposed brick chimneys.</p>	
<p>The Tower Ray Mead Road</p>	<p>Distinctive L – plan Victorian property with elements of Queen Anne style. Two storeys with central three storey turret. Red brick construction with cream roughcast used decoratively at first floor level. New red tile roof, turret has a domed copper roof. Canted bay window to front elevation. Small cast iron Juliette balcony to turret.</p>	
<p>Westfield House Ray Mead Road</p>	<p>Early 20th century detached, two storey symmetrical building of brick construction. Clay tile hipped roof with projecting gables. Decorative terracotta ridge tiles. Relatively simple applied timber detailing to gables, painted black. Decorative tile cladding at first floor, exposed brick elsewhere. Large open front porch over timber door painted white with surrounding glazing. Interesting sash windows with traditional six pane configuration to upper sash and a single vertical mullion to lower sash. Windows painted white. Small cast iron Juliette balcony at first floor.</p>	

# Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Woodhurst Lodge Ray Mead Road	Early 20th century two storey property. Former lodge house to Woodhurst Estate. Asymmetrical with varying pitch roofs constructed in clay tile. The roof features a chunky decorative ridge tile. Gable ends facing road. Large brick chimneys dominate the building. Brick construction with brick exposed at ground floor. Applied timber panelling and white roughcast cover the first floor. Large balcony to first floor, possibly modern addition.	 A photograph of Woodhurst Lodge, a two-story Tudor-style house with a prominent brick chimney and a large balcony, situated on a slight rise behind a brick wall.
Horton Lodge Ray Mill Road East	Small two storey detached property. Early 20th century, former lodge to Horton Grange. Brick construction with white render. Distinctive clay tile roof with varying pitches and hipped gables. Ridge tiles and bargeboards are decorative features. Applied timber panelling, painted black. Windows are a modern addition.	 A photograph of Horton Lodge, a two-story detached property with a white-rendered brick exterior and a distinctive hipped gable roof, viewed from a distance across a paved area.
1, 3 and 5 Ray Park Avenue	Detached two storey properties of brick construction, early 20th century. Tile hipped roofs with decorative terracotta ridge. Large projecting gable with decorative tile hanging and ornate bargeboard. Small dormer to left of gable. Large canted bay windows below gable. Tall exposed brick chimneys. Exposed brick in Flemish bond to numbers 3 and 5. No 1 is painted cream. Stone lintels a decorative feature, although largely hidden on No1. Timber casement windows painted white on no 3 and no 5. Unsympathetic upvc windows to no1. No 5 has a modern bow window insertion at ground floor.	 A photograph showing three detached two-story brick properties at Ray Park Avenue, featuring decorative gables and bay windows.
7 Ray Park Avenue	L – plan detached two storey property with large central turret. Early 20th century brick construction with clay tile pitch roof and terracotta ridge tiles. Exposed Flemish bond to ground floor and turret. White render and black applied timber frame at first floor. Various Edwardian decorative features including ornate timber balconies and porches. Decorative tile hanging is utilised and there is a bay window at ground floor level. Timber casements painted white prevalent.	 A photograph of a property at 7 Ray Park Avenue, showing a large central turret and decorative timber elements.
9, 11, 13, 15 and 17 Ray Park Avenue	Large detached early 20th century properties constructed as a group. Brick construction with Flemish bond. Various pitched roofs in red clay tile, all with projecting gables. Gables tend to feature ornate bargeboards. Traditional Edwardian decorative features in evidence including timber porches, applied black and white timber panelling and hung terracotta tiles. Large canted bay windows are utilised. Casement windows with divided top section, in white painted timber, are largely maintained. Timber doors	 A photograph showing a row of large detached early 20th-century properties at Ray Park Avenue, constructed as a group with various pitched roofs and decorative features.

# Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
	remain. Tall brick chimneys feature. Some modern extensions and additions prevalent.	
8 Ray Park Avenue	L-plan early 20th century detached property. Simple pitched roof with decorative terracotta ridge tiles. Exposed brick at ground floor level and applied timber panelling to first floor, painted black and white. Small porch to front elevation and timber casement windows remain, painted white.	
10 and 12 Ray Park Avenue	<p>Similar early 20th century detached properties. Brick construction with clay tile hipped roofs. Symmetrical with projecting gables and tall brick chimneys. Large open porch with recessed timber entrance door. Decorative timber balcony to first floor. Exposed flemish bond to first floor with white render to ground floor. Decorative terracotta ridge tiles and ornate timber bargeboards to gables. Box windows with timber casements, painted white.</p> <p>To the rear of No12 is a remaining coach house building with ornate features echoing those of the main buildings.</p>	
18 Ray Park Avenue	Early 20th century detached dwelling. Brick construction with typical Edwardian decorative features. Large projecting gable dominates front elevation. Pitch roof with clay tile and decorative ridge tile. Black and white applied timber panelling covers gable and much of first floor front elevation. Some decorative tile hanging and exposed flemish bond to ground floor. Bay window configuration beneath gable with box window to left. Timber casement windows with divided top section, painted white.	

# Significant Non-Listed Buildings Descriptions and Images

# Description of Boundaries

## Description of Boundaries

The eastern boundary to the Conservation Area follows the Borough boundary between Berkshire and Buckinghamshire in the middle of the River Thames, running northwards from the upper point of the Bray Village Conservation Area, from the Somerville property boundaries within the Fisheries Estate. The eastern boundary continues north up the Thames encompassing the Fishery Road and Chantry Road properties and cutting through Brunel's Bridge. The boundary continues northwards to include Guards Club Island cutting through the central point of Maidenhead Bridge and continues to follow the Borough boundary moving slightly east to include the wooded eyots within the Thames.

At the south of Boulters Lock, the Conservation Area boundary moves away from the Borough boundary and runs tightly around the edge of Ray Mill Island. It then goes northwards to follow the edge of the island, gradually curving in to the west, before turning in a north-east direction to include Boulters Island. The boundary turns due west to join up to the towpath on the west side of the river before again turning north to follow the edge of the towpath as far as Maidenhead Court Boathouse where it turns eastwards along the lane north of this property. The boundary then, once more, goes northwards to include the Lodge and Archway House in Court Road, before turning southwards down Court Road and onto Lower Cookham Road where it carries on south along Lower Cookham Road along the west side of Boulters Lock.

The boundary turns west opposite the Lock to include the mature planting to the rear of Boulters Gardens. The boundary continues south cutting across Ray Mill Road East and following the rear boundaries of the properties fronting Ray Mead Road. It cuts across Longworth Drive before turning inwards towards Ray Mead Road to encompass the front boundary of the Woodhurst development, turning west along Frances Avenue to include the rear plots of the properties fronting Ray Mead Road. The boundary continues southwards through Derek Road before turning heading west to encompass Riverside Gardens. The boundary then continues south including the rear boundaries of Crawshays and Waterside Lodge before following Ray Mead Road to the boundary of the Thames Hotel.

The boundary then includes the Thames Hotel and drops southwards first along Ray Park Road and then along the rear of several properties in Ray Mead Road before moving westwards to meet Ray Park Avenue. After crossing the road it continues westwards south of Westcoign House and then south following the end of the gardens of properties in Ray Park Avenue to meet the curtilage to Ray Lodge, where it diverts around the grounds both to the south and east. The boundary then continues southwards again along the rear gardens of houses fronting Ray Park Avenue to join Bridge Road between 17 Ray Drive and 133 Bridge Road. After crossing the road the boundary heads due south along the boundary to Oldfield Lodge, excluding the modern housing to the east of Bridge Lodge to turn south once more down Guards Club Road.

The boundary continues southwards along the western boundary of Guards Club Island Park, crossing over the railway viaduct and southwards to include the rear boundaries of the properties fronting the Thames. It then moves slightly west to include the mature pine trees to the east of Chantry Road. Before heading east to follow the rear boundaries of the Fishery properties, cutting west to include the plots of the older properties to the west of Fishery Road. The boundary continues south down Fishery Road before cutting east at the rear boundary plot of Somerville.



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# Consultation Process

## Consultation Process

A public consultation exercise was carried out for the proposed Maidenhead Riverside Conservation Area during December 2009 and January 2010.

A Draft Conservation Area Appraisal, including a Management Plan, was produced for the proposed area and made available for public comment from Monday 7th December 2009 until Monday 11th January 2010.

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

The Appraisal Document was sent to relevant Cabinet Members, Ward Councillors, local amenity bodies and English Heritage.

The draft documents were made available on the Council's website from Monday 7th December. Full copies of the documents were deposited at Maidenhead Public Library and Maidenhead Town Hall.

A public drop in session was held on Monday 14th December 2009, between 3.30pm and 7.30pm to which of the proposed Conservation Area were invited. The purpose of the 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. The display was then left within the Town Hall for information for the following week.

Following the close of the consultation exercise, it was shown there was a strong public desire for the area south of Brunel's Bridge, known as the Fisheries, to be assessed for inclusion within the proposals. As a result, some additions and amendments were made to the document and a renewed consultation took place during March 2010.

During this second consultation, all residents within or near to the proposed extension were notified by letter, as were all those who had responded to the first round of consultation, informing them of developments. All local amenity groups were again informed as were the relevant Ward Councillors and internal consultees.

Following the close of both consultation exercises, all comments received were recorded and duly considered, and amendments proposed for approval by the Council's Lead Member for Planning and Development. Details of the responses received and amendments made are summarised in a separate document entitled *Summary of Consultation Exercise, Responses and Proposed Amendments April 2010* 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	Publish Conservation Area appraisal Provide supporting information and guidance primarily via council web site	2010 and ongoing
Objective 2	Improve the quality and amenity value of the public realm in the conservation area	Highway maintenance/Street scene work programme should recognise CA locations Traditional materials and details should be maintained and where desirable, re-instated Monitor condition of access paths and public rights of way throughout the Conservation Area. Parking management should respect CA location with sympathetic schemes.	2010- 2015
Objective 3	Preserve and enhance features and details that contribute to the character and appearance of the area Control issue of loss of original features beginning to harm character of the Conservation area.	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 It would be appropriate to look at serving an Article 4(2) Direction to help prevent further piecemeal erosion of key architectural details through Permitted Development Rights.	2010- 2015 2010
Objective 4	Monitor planning applications to ensure proposals preserve or where possible enhance character and appearance of the conservation area	Conservation Team to review and where appropriate make comments to Development Control Team on all applications affecting the conservation area.	2010- 2015

# Five Year Conservation Area Management Plan

		New development should 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.	
Objective 5	Monitor Unauthorised works	Planning Enforcement Team take action regarding unauthorised works to buildings or land in the conservation area in accordance with Council's Enforcement Policy.	2010- 2015
Objective 6	Retain important trees and encourage planting of appropriate new trees and hedges	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.	2010- 2015
Objective 7	Monitor loss/gain and changes to the Conservation area, and seek feedback from local community	Carry out five yearly review	2015
Objective 8	Review Conservation Area boundaries	Boundary review is proposed within this document	2010
Objective 9	Maintain the diverse character and appearance of the Thames through the area, recognising the contribution of both the actively used areas and frontages, and the contrasting tranquil open riverside areas.	Planning actions in the Conservation area should take account of the significant features of the riverside areas, and support the work of other agencies to control inappropriate activities and uses.	2010 and ongoing

**Table 5**

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.' 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 applicable to Conservation Areas. These are set out below.

# Five Year Conservation Area Management Plan

## 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;
  - 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;
1. REQUIRE THE RETENTION OF ALL SIGNIFICANT WALLS, FENCES AND HEDGES.

## Car parking in Conservation Areas



# Five Year Conservation Area Management Plan

## **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.

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

# Additional Planning Controls

# Additional Planning Controls

## Proposed Planning Controls

Even in Conservation Areas many alterations to houses are 'permitted development' and do not require planning permission. Consequently many small scale alterations to windows, doors, roofs, boundary walls etc do not require planning permission. Individually many of these changes are fairly minor, but added together they begin to have a marked effect on the appearance of Conservation Areas. This can create an issue where the character and appearance of the Conservation Area is threatened by a series of small scale changes which cumulatively have a large scale effect.

To ensure that any alterations made are in keeping with the character and appearance of the area, an Article 4(1) Direction of the Town and Country Planning General Permitted Development Order (GPDO) (amended)(England) 2010 came into force on the 24th June 2010 for some of the properties within the Maidenhead Riverside Conservation Area.

A change in legislation in April 2010 has resulted in the amalgamation of the former Article 4(1) and Article 4(2) Directions, with both now coming under the title of Article 4(1).

### What is an Article 4(1) Direction and what does it do?

The aim of an Article 4(1) Direction is to preserve and enhance the character and appearance of the Conservation Area and the historic environment for the benefit of the community as a whole, by requiring that certain types of development be subject to additional planning controls.

The Council can introduce controls known as 'Article 4 Directions' where specific control over development is required, primarily where an area of acknowledged importance would be threatened. Thus, the controls are usually, but not solely, applied to Conservation Areas. These powers come under Article 4 of the Town and Country Planning GPDO (Amended) (England) 2010.

The effect of such a Direction is to remove permitted development rights, thereby necessitating a planning application to be made. So far as decision-making is concerned, proposals would be considered against the normal Conservation Area policies with a presumption that proposals should preserve or enhance the character or appearance of an area. The purpose of an Article 4 Direction is therefore not to stop development from happening at all but to give the Council additional powers to make sure that development is appropriate within the Conservation Area.

In cases where development was commenced before the coming into effect of an Article 4 Direction, normal 'permitted development' rights apply and planning permission will not be required.

There is no right of appeal against the making of an article 4(1) direction, however it is possible to claim compensation from the Council if planning permission is refused following an application that was only required as a result of an Article 4(1) direction. However, it should be noted payment of compensation will not be considered appropriate in all circumstances.

### What properties will be affected?

The Direction includes only the planned late 19<sup>th</sup> century/ early 20th century development within the former Ray Lodge Estate, as shown on the map below.

The direction excludes listed buildings, properties divided in to flats and commercial properties, all of which already have more restrictive planning controls applying. Some modern properties have also been excluded.

This Direction only includes properties which front a highway or are considered prominent in the Conservation Area and of these properties, it is only the elevations facing a highway or open space, which would be controlled. Article 4(1) Directions are normally made only where the house itself or the locality is of a particularly high quality and where the front elevation of a property is in a relevant location.

The new controls cover the following properties:

- Ray Mead Road: Arosfa, Creek Lodge, Swanway House, Tall Trees, The House on the Creek, The Ninth House, The Twelfth House, The Tower
- Ray Park Avenue: 1,2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 18

# Additional Planning Controls

## Why are these properties included?

The properties included under an Article 4(1) direction all sit within the former Ray Lodge Estate, the land of which was sold off at the end of the 19th century. This marked one of the earliest designed building plots within Maidenhead and the houses constructed were all of a typical arts and crafts style, all within distinct plot boundaries. These boundaries remain largely unchanged today.

The properties which remain from this period are characterised by distinctive architectural features such as tall brick built chimneys, tile detailing and timber casement windows. It is the rich detailing which makes these properties distinctive and a good example of turn of the century domestic architecture.

The loss of the detailing to these properties would have a significant effect on the character of the Conservation Area, there is evidence that gradual erosion of original features is already taking place and the introduction of an Article 4(1) direction could minimise any further erosion.

## What works will now require planning permission?

In addition to existing normal planning controls the following works will now require planning permission:

Where such works front onto a highway or open space:

- The enlargement, improvement or other alteration of a house, including the installation of replacement windows and doors
- The installation, alteration or replacement of a satellite dish or antenna.
- Any alterations to the roof of a house, including the installation of roof lights and the replacement of tiles, slates etc.
- The construction or alteration of a porch outside an external door.
- The erection, construction or alteration (including demolition) of a gate, fence, wall or other means of enclosure.
- The painting of an exterior of the house, for example the painting of previously un-painted areas of brickwork or the alteration in colour from existing painted brickwork.
- The provision of hard surfacing, for example to provide off street parking, in a front garden area.
- The formation and construction of a means of access to a highway.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys

## What work is not affected?

- Any work which has already taken place
- Repairs or general maintenance
- Exact 'like for like' replacement of original features, such as windows

The above controls are designed to help protect and enhance the character and appearance of the area and as such maintain the value of individual properties. There will be no fee required for an application that is necessary only as a result of these proposals.

## Good practice guidelines

**Windows and doors.** If replacement is required on the street frontage, replacement windows must aim to match the original, for example the size of the frame, mullion and transom, the pattern and profile of the glazing bars, opening methods etc. There will be a presumption against UPVC windows and double-glazing unless this can be demonstrated to comply with the above requirements.

Retention of original doors is always preferred, if the door to be replaced is not original, a similar design to that of the original is preferred. These details are particularly important where there is uniformity of details between buildings forming a related group.

**Painting and rendering.** Rendering of previously un-rendered brickwork, cladding and the painting of unpainted original brickwork will not be considered acceptable. On the black and white properties there will be a presumption to retain this palette.

# Additional Planning Controls

**Roof lights and satellite dishes.** Velux roof lights and satellite dishes will not be considered acceptable on street facing roof slopes or front elevations.

**Roofing materials.** Where the original material is red clay tile, the re-roofing should be carried out in a clay tile to match. Any patterns in original roof tiles should be re-created. Decorative bargeboards should be retained. Depending on the age of the building, handmade or machine made red tile is preferred. Decorative ridge tiles and finials should be retained and re-used.

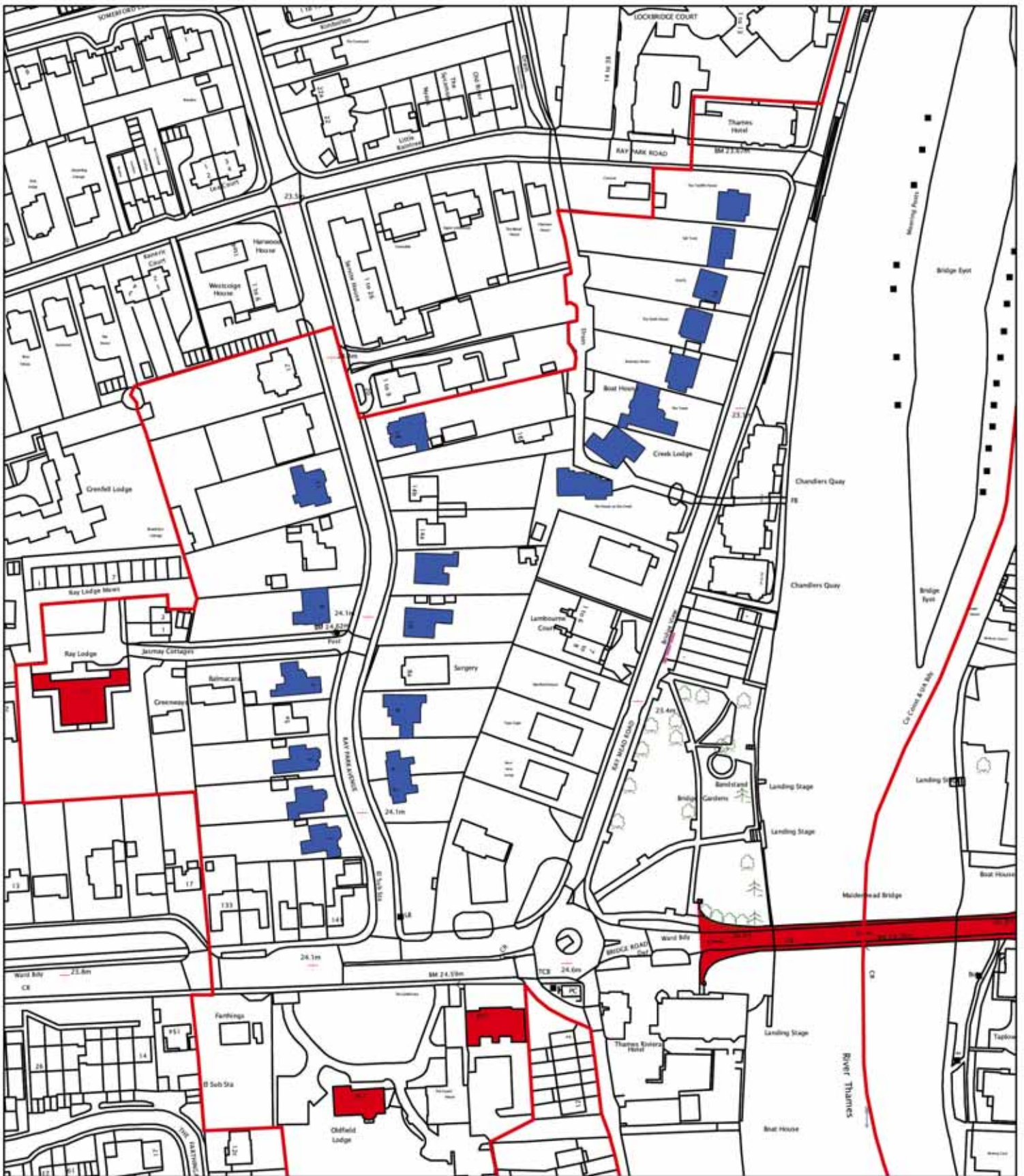
**Front gardens and boundaries.** Walls, fences and front garden trees and mature planting should be retained wherever possible. These properties generally have sufficiently large front gardens to accommodate some parking, but these areas should retain a 'garden' character by the retention of soft planting and avoiding large areas of hard surfacing.

Front gardens are often an important feature of the Conservation Area and should be retained. Reinstatement of walls or fences to match original details will be encouraged.

**Chimneys.** Are distinctive features of a roofline and removal of chimneys, unless they are modern additions and unrelated to the main building form, are unlikely to be approved.

**Porches.** Where smaller, open porches exist, there will be a presumption to maintain this feature. Front porches are a significant feature and any alterations to these porches will require the use of sympathetic materials and design.

**Decorative Details.** The properties have a considerable amount of decorative details including tile hanging, bargeboards, applied timbers, balconies etc which should all be retained. Reinstatement of these details where they have been removed would be considered an enhancement of the area.



## Planning


Scale: 1:2,000

June 2010



## Maidenhead Riverside Article 4(1) Direction

 Conservation Area

 Buildings included in the  
Maidenhead Riverside Article 4(1)

 Listed Buildings

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The Royal Borough



Windsor &  
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