

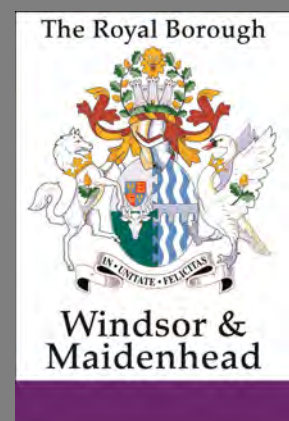
Conservation Area Appraisal



Trinity Place/ Clarence Crescent

Adopted May 2015

Director of Development and Regeneration
Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead



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Foreword

FOREWORD

By Councillor Mr Derek Wilson

Lead Member for Planning

The Borough Council has carried out an appraisal for the Trinity Place/ Clarence Crescent Conservation Area and produced this appraisal document, which describes the important features and characteristics of the area and will be used when planning decisions are made that affect the area. The approach used follows advice set out in Historic England guidance.

This is a revised appraisal document produced for Trinity Place/ Clarence Crescent and is part of a longer-term project to review all the existing Conservation Area Appraisals in the Borough, and to complete appraisals for Conservation Areas that do not presently have one.

The Trinity Place/ Clarence Crescent Conservation Area Appraisal also includes 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 is not proposing any alterations to the existing Conservation Area boundaries.

A draft version of this document was subject to a public consultation exercise during February and March 2015, and this final version contains amendments made as a result of comments received.

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

planning.maidenhead@rbwm.gov.uk

or

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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. Historic England recommends that each area is reviewed every five years.

1.4 Conservation area designation provides extra protection within conservation areas in the following ways:

- Local Authorities have general control over most complete demolition of buildings within conservation areas
- Local Authorities have extra control over minor development
- Special provision is made to protect trees within conservation areas
- When assessing planning applications, Local Authorities must pay careful attention to the desirability of preserving or enhancing the character and appearance of the conservation area

1.5 The Local Authority can include policies in the Local Plan or Local Development Framework to help preserve the special character and appearance of conservation areas.

What is the purpose of conservation area appraisals?

1.6 The aim of the Appraisal is to:

- Identify the special architectural and historic Interest and the changing needs of the conservation area
- Clearly define the conservation area boundaries
- Increase public awareness and involvement in the preservation of the area
- Provide a framework for planning decisions
- Guide controlled and positive change within the conservation area, thus avoiding mediocrity of development

What is the status of this document?

1.7 This document has been approved by the Lead Member for Planning And Development, the ward members for the area and the Director of Development and Regeneration following a 6-week consultation period. This endorsed document is for use to guide and inform all planning consideration and other council activities in the conservation area.

1.8 The conservation area appraisal is adopted as supplementary planning guidance. As such, it forms a material consideration in future planning decisions.

1.9 The contents of this appraisal and the associated maps and appendices are intended to highlight significance 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.

Introduction

1.10 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. Further advice can be obtained by contacting the Council's Customer Service Centre at the Town Hall Maidenhead, via the Council website, or by telephoning 01628 683 810.

Planning policy context

PLANNING POLICY CONTEXT

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

- The Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted June 2003) saved 25th September 2007.
- The Replacement Minerals Local Plan for Berkshire incorporating alterations (1997 & 2001) saved 24th September 2007;
- The Waste Local Plan for Berkshire (adopted 1998)

2.2 The Council is in the process of reviewing the adopted Local Plan. Its replacement will contain an updated suite of policies relating to the historic environment and ensure that local policy remains up-to-date and relevant to inform decisions on planning applications. Further details about the new Borough Local Plan can be found on the Council's website or by contacting the Planning Policy Unit on planning.policy@rbwm.gov.uk or 01628 796357.

Background

BACKGROUND

3.1 Trinity Place/Clarence Crescent Conservation Area was designated to include the distinctive 19th century residential properties to the west of Windsor town centre, on 10th September 1990. A substantial part of the area included in the conservation area previously formed part of the Windsor Town Centre Conservation Area which was originally designated in 1969.

3.2 This is the first comprehensive review to be undertaken for the area of Trinity Place Clarence Crescent and no boundary changes are proposed.

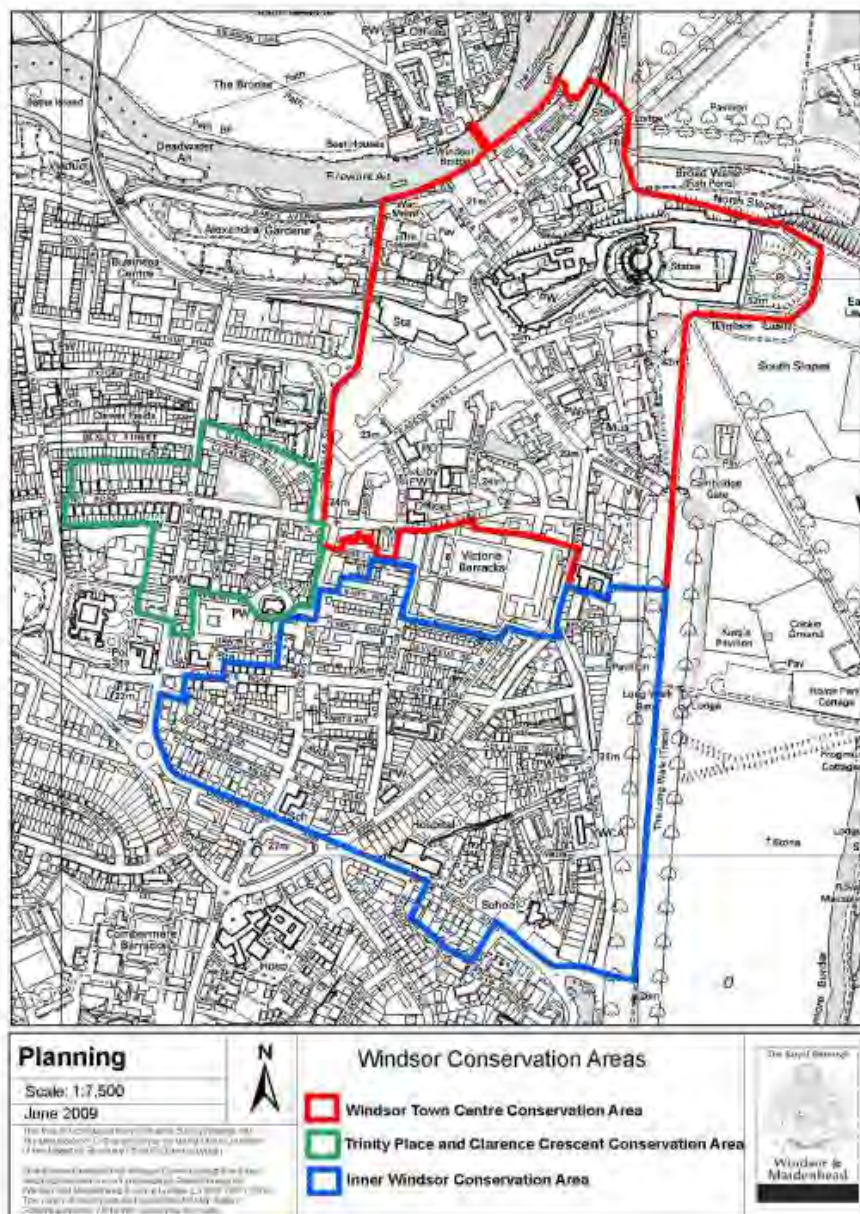
Summary of special interest

SUMMARY OF SPECIAL INTEREST

4.1 The special interest of the area is made up of five principle factors as discussed below.

Location and Development

4.2 The Trinity Place and Clarence Crescent Conservation Area is located west of the town centre of Windsor. The development of the town of Windsor relied heavily on the proximity to Windsor Castle and the royal connection it has enjoyed since the 12th century. As such the development of the wider suburban area is a direct result of the industry and economic stability provided by the royal association. The area was predominantly used for agriculture prior to its development during the early 19th century.



Map showing the Windsor Conservation Areas

Summary of special interest

Planned Development

4.3 The area is dominated by a formal layout of mid Victorian residential properties which were part of an overall master plan by James Bedborough, stonemason and Mayor of Windsor. He planned to create the Bedborough Estate on land he purchased with his earnings from the redevelopment of Windsor Castle. The arrangement along Trinity Place, Clarence Crescent and Claremont Road particularly illustrates Bedborough's desired estate. The area is the largest formally planned development in Windsor.

Architectural Character

4.4 The overriding architectural character of the area is that of an early 19th century Regency character with a heavy use of stucco, stock brick and classical details such as plat bands, string courses and decorative cornices. The majority of properties within the conservation area are large detached and semi-detached houses set in well sized, mature and attractive gardens. Many original garden features such as planting, walls and fencing remain in situ. Clarence Road, Alma Road and Dorset Road provide important visual character to the conservation area, but are not part of Bedborough's formal estate road layout. These large properties are predominantly Victorian or Edwardian and therefore later than the rest of the conservation area.

Openness and Greenery

4.5 The Trinity Place and Clarence Crescent Conservation Area has a verdant feel which is due to mature trees along pavements, thriving garden planting and the private pleasure garden associated with Clarence Crescent.

Use

4.6 The Trinity Place and Clarence Crescent Conservation Area has a largely residential character, separating it from the commercial area of the Town Centre Conservation Area therefore warranting individual designation. Within the area there are, however, a series of shops which face onto St Leonards Road, a popular shopping street. Another main use of the area is for worship. There are three churches in the area which all have strong congregations; Holy Trinity Church (1844), Roman Catholic Church of St Edward (1868) and the Windsor Methodist Church (1876). East Berkshire College is situated just south of the conservation area boundary but is a main source of footfall through the area.

Location, setting and development of the area

LOCATION, SETTING AND DEVELOPMENT OF THE AREA

Location and Setting

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

5.2 The town of Windsor has a population of around 32,000. It is to the east of the Borough and is located immediately south of the river Thames. The M4 motorway and the industrial town of Slough are 3 miles to the north and the motorway provides close links to London. The town is almost entirely enclosed to the south and east by the Home and Great Parks, with the small settlement of Old Windsor the only immediate neighbouring development. Therefore, almost any modern expansion to the town has been west to Dedworth and Clewer.

5.3 The conservation area lies relatively central to Windsor between the town centre and the district of Clewer. The Trinity Place and Clarence Crescent Conservation Area falls to the west of the Windsor Town Centre Conservation Area and to the north west of the Inner Windsor Conservation Area. The conservation area focuses on the network of roads forming an enclosure between Clarence Crescent, Alma Road, Claremont Road and St. Leonards Road.

5.4 The conservation area is approximately 9.7hectares in size with around 163 individual properties. There are around 300 individual address points within the area.

Topography and Geology

5.5 Windsor lies in the central part of the Thames Valley. The underlying geology is varied and includes chalk, Reading based sands and London clay formations. The area is bordered to the south and east by farmed parkland, largely flat, low lying ground used for arable and pastoral land uses. The conservation area itself is chiefly flat with very little variation in levels.

5.6 Within the area there are two main traffic routes; Clarence Road and Alma Road. These roads provide direct access into Windsor Town Centre and therefore see a large amount of traffic.

5.7 The overall street pattern within the conservation area, apart from Clarence Crescent, is a grid formation designed by James Bedborough for the 'Bedborough Estate'.

History and Development

5.8 The early history of the site on which the town of Windsor is now built is largely unknown (the history of adjacent Clewer is likely to be Saxon and pre-date New Windsor). However, due to the navigable river and valuable topography of the area it is likely that settlement on the site has been constant and there is archaeological evidence in the Windsor area to support this.

5.9 It was only in the early 12th century that the royal settlement at Old Windsor moved to 'New' Windsor. From this period onwards a medieval suburb started to emerge on the banks of the Thames. By the late 12th century a programme of town planning had begun and the road layout, still in existence today, began to emerge.

5.10 Due to the royal connection the town began to prosper in the 13th and 14th centuries. By the 15th Windsor had become a popular pilgrimage destination which helped provide economic stability for the town.

5.11 By the 16th century a street pattern had been established. The medieval town was relatively small and grouped around the Market Place. By 1607 as depicted in Norden's survey Sheet Street, Peascod Street, Thames Street and High Street are all clearly defined.

5.12 However, during the 16th and 17th century most accounts of Windsor communicate a town plagued by poverty, decline and sub-standard housing. Charles II soon made Windsor his summer residence, a move which saw some rejuvenation of the town. Around this period houses within Windsor were extensively rebuilt or re-faced. There was a move from medieval half-timber structures to brick. The new Guildhall was built in 1689 and was a symbol of the new, baroque age. Proposals were drawn up to improve the Castle and at this time the Long Walk was created.

5.13 During the next century living standards improved but the town itself was still closely centred around the castle and standards in some areas were particularly poor and overcrowded.

Location, setting and development of the area

5.14 Prior to the early 19th century land laying west of the town centre of Windsor, towards Clewer (which forms the conservation area) was primarily used for arable farming, the area in particular was known as Spinner's Field (presumably the site of an earlier rope walk). As elsewhere, Windsor streets are often named after the farm land or particular fields that they were originally built on. For example, the street name Spinner's Walk within the conservation area evolved from the original Spinner's Field.

5.15 By the end of the 17th century farming on the land surrounding Windsor had ceased to be the town's main industry. This was partly due to William III taking over fields to the royal estate and Charles II eliminating much of Sheet Field. During this time the population of Windsor was also significantly growing. In 1676 the population was around 1,700, while by 1801 it had increased to 4,049. Similarly by 1851 the census details some 9,562 people living in the town of Windsor. This increased population induced the need for development of the now redundant fields into residential areas.

5.16 In 1828 James Thomas Bedborough (1787-1860) received a large sum for works he carried out to Windsor Castle. With these funds he purchased an area of around 10 acres of land in the Clewer Area, west of Windsor town centre. This area comprised of land including a field called Spinner's Field, south of Clarence Road and land called Home Garden and Magpie Close to the north of Clarence Road. These formed the basis of the 'Bedborough Estate'; Bedborough's master plan for development in the area.

5.17 The New Road leading from the west into the centre of Windsor during the late 18th century and early 19th century developed to be known as Dedworth Road (west) and Clarence Road (east). The first recorded mention of the New Road predates the development through Spinners Field. Thus, Clarence Road cut through Spinners Field, upon which would later be built Spinners Walk, Trinity Place and Dorset Road. Dorset Road was in fact built on a part of Spinners Field which had originally been an orchard.

5.18 The first piece of true development on this area of land was Clarence Road and Clarence Crescent (1828-1832). Mr Bedborough (Mayor of Windsor in 1846) and his business partner Mr Tebbott designed and carried out the construction of this area including the crescent of two storey, semi-detached stuccoed villas with elegant features such as iron balconies and porches. Properties on Clarence Road included Mr Bedborough's own property, number 9, and its matching house to the south, number 10. Also at this time a large communal garden was developed sectioning off Clarence Crescent from the bare fields to the south and west which would soon too be developed. Indeed, in a Directory of 1844 Clarence Road and Clarence Crescent were noted as being the second and third favourite residential area of the gentry respectively (following Park Street in first place).

5.19 Mr Bedborough, owner of the land provided the grounds valued at £500 for a new church to the south of Spinner's Field. The church was described as being 'a most prominent object and will have a handsome drive all around in, with convenient roads made to unite with adjoining roads'. This signalled the starting point for the true development of Spinner's Field which until this point had remained mostly intact. The Holy Trinity Church was finished in 1844, being designed by Edward Blore and built by Bedborough's own firm of builders.

5.20 Soon after the Holy Trinity Church was completed the next phase of development was started. This centred on infilling the areas between the northern residential developments of Clarence Crescent and Clarence Road and the Holy Trinity Church. In 1853 Mr Tebbott sold the freeholds of property subdivided into forty building plots for 'first class houses or villa residences. It adjoins Clarence Crescent, a location of great respectability, having the advantage of the new Trinity Church standing nearly in the centre of the arranged plan'. Throughout the next few decades the infill of houses steadily progressed, encompassing Dorset Street and the area of Alma Road adjacent to the original Spinner's Field.

5.21 Below details the main street components of this Conservation area and their earliest mentions:

Modern Name	Older Names	Earliest Mention in Maps	Earliest Mention in Directories
Alma Road	Clarence Road	1820	1861
Claremont Road		1859	1861
Clarence Crescent		1820	1838
Clarence Road	New Road	1820	1838

Location, setting and development of the area

Modern Name	Older Names	Earliest Mention in Maps	Earliest Mention in Directories
Dorset Road		1868	1861
Spinner's Walk		1851	1875
St Leonards Road	Spital Street or Spital Road (13th century)	1607	1830
Trinity Place		1859	1853

Taken from 'The Streets of Windsor and Eton' (1980)

5.22 Towards the end of the 19th Century the Georgian terraces in Sheet Street and King's Road can be shown to have fallen out of favour with the middle classes. During this time the conservation area became far more fashionable for the middle classes who wanted more modern and spacious properties.

5.23 The addition of fee paying schools to the area also increased its social standing. Among these were Miss Chisholm's School at Woodstock Villa, Trinity Place and Mrs Biss' School in Clarence Crescent.

Archaeology

5.24 Given the early initial development of the site and subsequently little new building work, there has been relatively little archaeological research done in the conservation area.

5.25 Two archaeological surveys conducted on land just south of the boundary on Claremont Road for the East Berkshire College in 2002 and 2005 found no significant archaeological remains or information.

5.26 Some finds of Roman coins in the area and surrounding area show a small level of early activity. In 1960 two silvered bronze Roman coins of Constantine (c. 312 ad) and Maximianus (296-305 ad) were found in the garden of number 11 Clarence Road.

5.27 Due to the early occupation of the site as agricultural land it is likely that any archaeological remains will be earth work based rather than structural.

The general character and form of the area

THE GENERAL CHARACTER AND FORM OF THE AREA

6.1 The Trinity Place and Clarence Crescent Conservation Area is dominated by the formal layout of residential properties, much of which was built to an overall master plan devised by James Bedborough; as particularly illustrated by the properties in Trinity Place, Clarence Crescent and Claremont Road. These properties are generally mid 19th century in date and are large, detached and semi-detached villas in attractive gardens many of which still retain the original walls and fencing from this period.

6.2 Throughout the central core of the conservation area the architectural features remain fairly constant. Buildings are largely early to mid Victorian in London Stock brick with cream or white stucco ground floors and detailing picked out. Common architectural details include shallow pitch slate roofs, sash windows and stone dressings.



Trinity Place villas

6.3 The properties within Alma Road, Clarence Road and Dorset Road also have an important contribution towards the character of the conservation area being mainly late Victorian and Edwardian in date. In these streets properties begin to differ from the architectural features of the core of the conservation area. A wider variety of materials are utilised such as red clay and grey bricks and roughcast, which provides a different aesthetic quality which harmonizes with the overall character of the conservation area.



Edwardian dwelling

The general character and form of the area

6.4 Other prominent features within this conservation area are the three listed Victorian churches that fall within its boundaries; Holy Trinity Church, the Roman Catholic Church of St Edward and the Windsor Methodist Church at the corner of Clarence Road and Alma Road. Holy Trinity Church, which is on slightly elevated land together with a tall spire, provides an important landmark, recognisable from many of the surrounding streets.



Windsor Methodist Church

6.5 Mature trees planted in gardens and along pavements also contribute towards the leafy character of the conservation area. Whilst, at its centre, the private gardens belonging to Clarence Crescent properties give a verdant appearance.

Special features of the area

SPECIAL FEATURES OF THE AREA

Listed Buildings

7.1 There are 58 individual properties and features listed within the Trinity Place and Clarence Crescent Conservation Area, including 3 listed churches. These listed buildings form a group of 28 separate entries of the List of Buildings of Special Architectural or Historic Interest and are all listed at Grade II.

7.2 Some of the listed buildings are significant in terms of the overall development of the area as well as due to their architectural and historic value. Such buildings include numbers 9 and 10 Clarence Road, two large detached London Stock brick and cream stucco properties. These were the first in the area built by James Bedborough in the late 1820's and number 9 was designed as his own personal house.

7.3 Another series of buildings which signify a considerable feature in the overall development of the area is Clarence Crescent. These represent the next phase of building and have long since been one of the most elegant and desirable addresses in the area. These entirely stuccoed properties were once detached houses which over the mid 19th century were in filled to create a crescent.

7.4 One of the most significant listed buildings within the area is the Holy Trinity Church designed by Edward Blore and built by Bedborough. The tall spire dominates the skyline and is instantly recognisable within the area. The church is constructed from buff brick and is early English gothic in detail.

7.5 For a full list of buildings included on the List of Buildings of Special Architectural or Historic Interest within the conservation area, refer to appendix 2 for information and illustrations.

Important Non Listed Buildings

7.6 As the NPPF sets out, in addition to recognising Listed Buildings it is important to acknowledge any other buildings that make an important contribution to the character and appearance of the conservation area. Buildings selected as important are considered as making a positive impact on the area and as such should be maintained and conserved. In the Trinity Place and Clarence Crescent Conservation Area there are many important non-listed buildings of historical significance due to the age and development of the area.










7.7 In Dorset Road there are a number of important non-listed buildings. Nos. 3, 5, 7 and 9 are four matching 3 storey and basement semi-detached properties from a mid 19th century small scale development. It is in number 5 that Mary Hull, maid to Queen Victoria lived in the late 19th century. During her residence at the property the Queen was a regular visitor and after the death of Mr Hull bought Mary a small pony, called Dukey, a carriage and provided funds for the erection of a stable and greenhouse in the garden of the property.

7.8 The former Princess Christian Hospital (now converted to flats and called The Residence) is located on Clarence Road, directly opposite from the Clarence Crescent private gardens. Initially the hospital only acquired 4 Clarence Villas, an Italianate styled property, but subsequently obtained 3 adjoining villas which were connected to form the hospital. The building forms an impressive block within the conservation area and, although not possessing sufficient special interest to warrant listing, does constitute a significant non-listed building within the area. The building is also identified in the RBWM Townscape Assessment as a 'landmark' in Windsor's urban form.

7.9 The above is only a brief summary of the buildings considered significant to the conservation area. Refer to appendix 3 for a full list of buildings and illustrations.

Special features of the area


Building Materials

<p>Brick</p> <p>The principal building material in this area is London Stock brick. Though there are some red brick buildings, found mainly on Alma Road, the red clay brick tends to be used sparingly for architectural details such as window heads, quoins and dividers.</p> <p>Some brick buildings have been painted, such as those in Spinner's Walk, while others have stucco applied</p>		
<p>Stone</p> <p>Stone is mainly used on the three ecclesiastical buildings within the conservation area. Elsewhere stone is for boundary walls and sparingly as a decorative material for window sills and dressings.</p>		 
<p>Render</p> <p>Render appears predominantly on the ground floor of properties, in cream stucco; however some properties have entire elevations stuccoed. Other decorative features such as plat bands, window sills and architraves are often stuccoed</p>		
<p>Clay Tiles</p> <p>Very few properties have clay tile roofs, these, where present are mostly found on Alma Road, however there is a preponderance of decorative clay ridge tiles</p>		







Special features of the area

<p>Slate</p> <p>Slate is the roofing material for the majority of properties, some with decorative slates such as fish scale slates, especially seen on the ecclesiastical buildings</p>		
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Architectural Details

<p>Building Period</p> <p>Properties in this area date predominantly from the first half of the 19th century. The first series of properties are on Clarence Crescent and Clarence Road dating from 1828 while properties on the western edge of Clarence Road and Alma Road date from 1890's and later</p>		
<p>Building Height</p> <p>The majority of the buildings within the area are three storeys in height or two storeys with attics and basements</p>		
<p>Plot size and form and relationship to road</p> <p>Medium sized front gardens are predominant among properties in the conservation area and a significant feature, although some have been converted for parking</p>		

Special features of the area

<p>Windows</p> <p>The majority of properties retain their original windows. Of these the predominance lies with timber, vertical sliding sash windows; with 2 over 2 glazing panes for later or 6 over 6 for earlier windows. There are also a great number of tripartite sashes found</p> <p>Other types of window include curved bays and leaded lights. Dormer windows are not a characteristic feature and should generally be resisted where they are not part of the original building design.</p>		
<p>Doors</p> <p>Decorative fan lights are common in this area and contribute to the elegant character and appearance. Rectangular and semi-circular fan lights can be seen</p> <p>Doors themselves are largely original or traditional in character and range from 3 panel to 6 panel doors and are predominantly painted dark colours – Edwardian doors incorporate more colour and stained glazing</p>		
<p>Roofs</p> <p>Roofs are predominantly low pitched Welsh slate roofs with clay ridge tiles and hip irons. Short protruding eaves are prominent throughout the area but some properties, especially along Trinity Place have short parapet walls concealing the roof. Dormer windows are not often an original feature and should be resisted where this is the case.</p>		

Special features of the area

<p>Chimneys</p> <p>Round, low red clay pot chimneys are found on the majority of properties, other forms of chimney pot include square yellow clay chimney pots. On several properties in the Trinity Place vicinity chimneys are a striking feature running the entire length of the property; front to back and on 12 & 13 Trinity Place a crenellated effect has been produced</p>		
<p>Boundary Walls</p> <p>Boundary walls in this area are primarily original low walls in random rubble stone, London Stock brick or red clay and regularly found with the addition of hedges.</p> <p>Boundaries to the Clarence Crescent private garden are historic cast iron railing</p>		
<p>Special Features</p> <p>Lead hood porches and canopies can be found on properties in Clarence Crescent</p> <p>Fancy ironwork as decorative features can be found on both the larger properties and smaller villas</p> <p>There are several traditional-style, well maintained shop fronts on St. Leonards Road which fall within the conservation area</p>		

Trees and Open Spaces

7.10 While the majority of the conservation area lacks open space due to its residential nature there is a significant open green space located directly south of Clarence Crescent. The private pleasure garden formed part of Bedborough's first development within this area dating from 1828 and is still used as a private garden for the residents of the Crescent. The garden was restored in 2010 reinstating originally design paths and bedding.

Special features of the area



Clarence Crescent Private Gardens

7.11 The majority of properties in the area have fairly substantial front gardens given the proximity to the town centre of Windsor. Although some gardens have now been taken over for parking many front gardens, especially on Clarence Crescent, remain intact. Indeed the OS Map for Windsor in the year 1871 (scale of 1:1056) details the extravagant layout of both front and back gardens in the area. For the majority of properties the rear garden size exceeds the footprint of the associated building.



7.12 Another important green area is along Clarence Road, west of the junction with Alma Road. This area features mature trees, planting within front gardens and heavy growths of ivy on the late Victorian cottages. Alma Road also has important green characteristics. It was set out as a tree-lined avenue and now boasts mature Lime, London Plain and Oak trees.

7.13 The abundance of trees, gardens and green spaces (specifically the mature Clarence Crescent private garden) positively contribute to the area which was a designed garden suburb of the 19th century.



Tree lined street

Special features of the area

7.14 The mature trees along Alma Road and Clarence Crescent also form and frame significant views.

Street Furniture

7.15 There is a mix of lighting column styles used throughout the conservation area. A small number are modern and do not enhance or preserve the area's character. The majority of street lighting, particularly those found along Clarence Crescent and Trinity Place, is in a traditional in style emulating Victorian street gas lamps with a glazed hood placed upon a decorative black pole. These are an attractive and enhancing feature of the conservation area that should be maintained.

7.16 Along Clarence Road, adjacent to the Clarence Crescent private garden, there is a listed early 20th century K6 telephone kiosk. This is an important feature in the area and the statutory designation validates this.

7.17 The bollards at the junction of Trinity Place and Clarence Road, whilst functional, is not an enhancing feature. An alternative solution should be considered, as funding allows.



K6



Street light

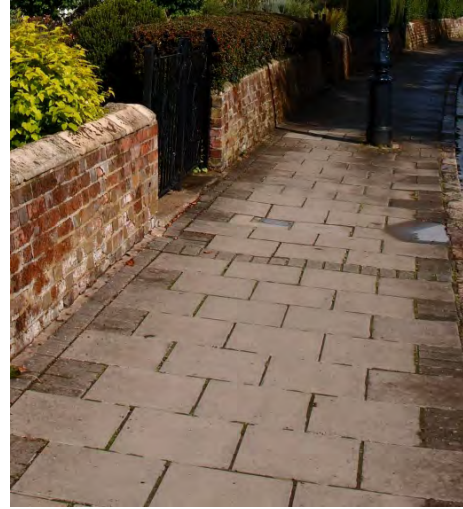
Paving and Surface Treatments

7.18 Due to the heavy traffic flow within the conservation area all streets are covered in a modern tarmac. Some pavements have been tarmaced in places but the majority of pavement surfaces comprise small concrete paving slabs, which are neither traditional materials or overly sympathetic.

Special features of the area



Tarmac pavement



Concrete slabs

7.19 However, there are areas, such as within Spinners Walk, where small areas of traditional paving materials remain intact in the form of small bedded stone sets.

7.20 Number 11 Clarence Crescent has an interesting configuration of paving within the front garden providing a chequer board effect of white and black marble, dating from the late 19th century.



Chequerboard tiles

Important Views, Vistas and Landmarks

7.21 There are several important views within the conservation area, although Windsor Castle can not be seen.

Special features of the area

7.22 The junction between Trinity Place, Clarence Crescent and Clarence Road provide two extremely important views of the area. The first looks across from the northern end of Trinity Place across to the private garden of Clarence Crescent while the second looks directly down Trinity Place. This view is framed by the mid-Victorian development of semi-detached villas and ends with a noteworthy view of the Holy Trinity Church.



View to Clarence Crescent



View towards Holy Trinity Church

7.23 A series of views are provided from Clarence Crescent towards the private garden residents share. This view is framed by the mature planting and historic railings that typifies the green and leafy feel within this conservation area.



View towards Clarence Crescent private garden

Character Areas

CHARACTER AREAS

Clarence Crescent

8.1 The formal and spacious layout of Clarence Crescent, and early Victorian development by James Bedborough, facing the private green garden echoes a style of villa and exclusive residential garden seen in other town and cities from the late 1700s to late 1800s. The dwellings along Clarence Crescent are all listed at Grade II and comprise gardens to the front, bounded by low boundary walls and restrained late Georgian form and proportions, 2 storeys high, many with stable or coach outbuildings to the rear. The dwellings often incorporate flower guards at ground floor level, decorative shade covers and shutters on some front windows. There is a gentle horizontal emphasis on the curved road and its properties.

8.2 The private garden is laid out in an informal style with lawns and many large specimen trees providing important leafy character to the busy Clarence Road, together with a simple black iron railing along the boundaries.

Trinity Place, Clarence Road and Claremont Road

8.3 Trinity Place, Clarence Road and Claremont Road continue James Bedborough's estate of grand villas for the well-heeled of mid-Victorian Windsor. Trinity Place and Claremont Road have a clear relationship with Holy Trinity Church, views of which are framed by these roads, properties and trees.

8.4 These villa properties are usually 3 storeys tall, with basements and small front gardens, now often converted to parking areas. There is a strong random rubble stone front wall that provides an important boundary around much of Trinity Place, Claremont Road and Clarence Road, which is in contrast to the variety of finishes to dwellings including stucco plaster and red brick.

8.5 There is a vertical emphasis along these streets, evidenced by the decoration and detail seen in some barge boards, fishscale slate roof details and finials, which provides apt vistas towards Holy Trinity Church, a tall and striking church in light, early English style designed by Edward Blore.

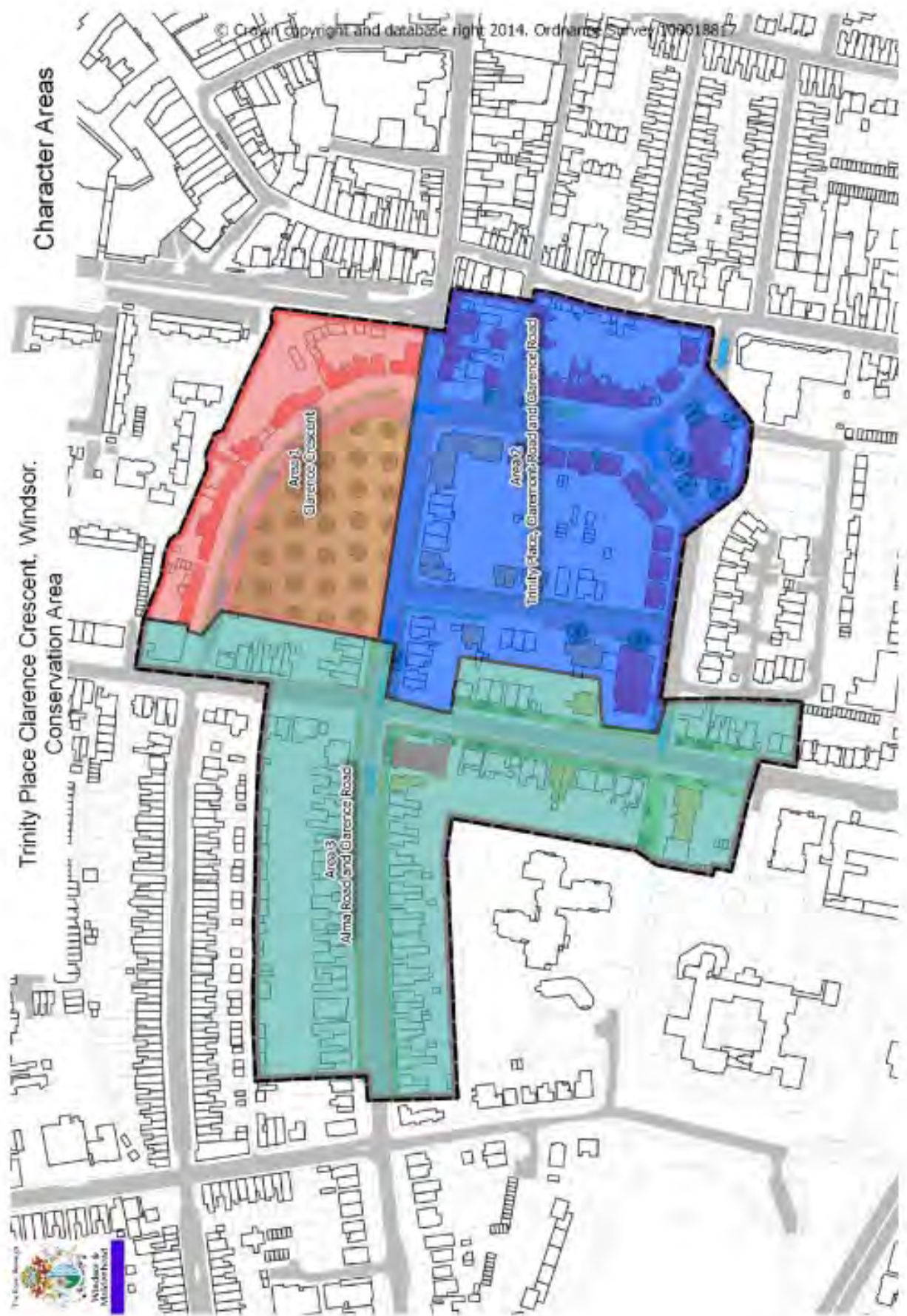
8.6 The stone Roman Catholic Church at the corner of Claremont Road and Alma Road provides an important historical religious reference, yet is visually softened by the landscaping within the site.

Alma Road and Clarence Road

8.7 Development along Alma Road and Clarence Road to the west followed that seen in the other character areas, being a mixture of late Victorian and Edwardian, and close attention to high quality finish and detail are evident, together with characteristic small front gardens, professing taste and wealth and some considerably sized buildings, particularly along Alma Road. Clarence Road has a pleasing uniformity in the form and design of the semi-detached properties with a palette of materials which creates unity along both sides of this western part of the road. Properties along western Clarence Road are almost exclusively 2 storeys with hipped roofs. A hint of Victorian Gothic can be seen on the southern side of the road with the northern side utilising simpler detail.

8.8 The Methodist church occupies another important historical, religious corner plot, ensuring those living within the area were well catered for whatever their denomination. The existing site has a characteristic strong boundary wall and railings together with some restrained tree softening.

Character Areas



Opportunities for enhancements and change

OPPORTUNITIES FOR ENHANCEMENTS AND CHANGE

Condition

9.1 The area has had enjoyed a high level of care and maintenance which has kept it in generally good order. The listed buildings are also well cared for with improvements inside and out.

Negative Areas

9.2 The building and site of the former Princess Christian Hospital on Clarence Road has now been converted to residential use and renovated which is welcome as the empty and deteriorated building has been an eyesore for some time, causing harm to the character and appearance of the conservation area.



the former Princess Christian Hospital

9.3 Another property which provides an opportunity for enhancement is number 10a Clarence Road. Following recent renovation of No. 10 the neighbouring 2 storey property of No. 10a remains derelict. These properties are some of the earliest of James Bedborough's development in the area and as such represent an opportunity to significantly enhance the character of the area.



10a Clarence Road



10 Clarence Road

9.4 Traffic is also a significant issue within the conservation area. Both Alma Road and Clarence Road are heavy traffic routes to and from the centre of Windsor.

9.5 The pavement surfaces of the conservation area are less than sympathetic in many areas and do not provide the most enhancing setting to the buildings and gardens of the conservation area.

Enhancement Opportunities

9.6 As mentioned the trees and open spaces within this area provide a great positive contribution to the character of the area. As such retention and protection of trees and garden areas as important features of the area should be sought.

9.7 It has been noted that the street furniture provision within the conservation area is varied by nature. Enhancement could occur through the reinstatement of traditional street furniture such as lighting columns.

Opportunities for enhancements and change

9.8 Appropriate and sympathetic materials should be used in the public realm as it is from this vantage point that the conservation is largely experienced. Public realm provides a key opportunity for enhancement.

9.9 Enhancement could also be achieved through the reinstatement of front gardens although encouraging planting scheme alongside parking may be a more realistic way to achieve greenery in front of houses.

9.10 Over time there has been a tendency, as in many other town centres, to convert the ground floor of large properties to business uses and convert the remaining upper floors into flats. In order to preserve the existing character of the area, and the use for which such buildings were designed, whole residential unit uses should be encouraged where possible.

Sensitivity to Change

9.11 Fortunately, due to the high levels of building care and maintenance in the area properties have retained a large number of original features, such as marginal sash windows, decorative ironwork and original boundary walls. As such the area is sensitive to change as the loss of these features would detrimentally impact on the character and appearance of the wider conservation area.

9.12 Due to the proximity of the conservation area to the town centre of Windsor the area will always be relatively sensitive to change, however, presently pressures for large-scale change are low.

9.13 The area is also sensitive to change through any potential loss of green space and the mature planting, in particular in front garden where hard-standing often replaces gardens, which could have quite dramatic effects on the green and leafy feeling of a street. It is therefore desirable to ensure that all green space, including private gardens, is retained.

Map of main features of the conservation area



Appendices

Historic maps of the conservation area

HISTORIC MAPS OF THE CONSERVATION AREA

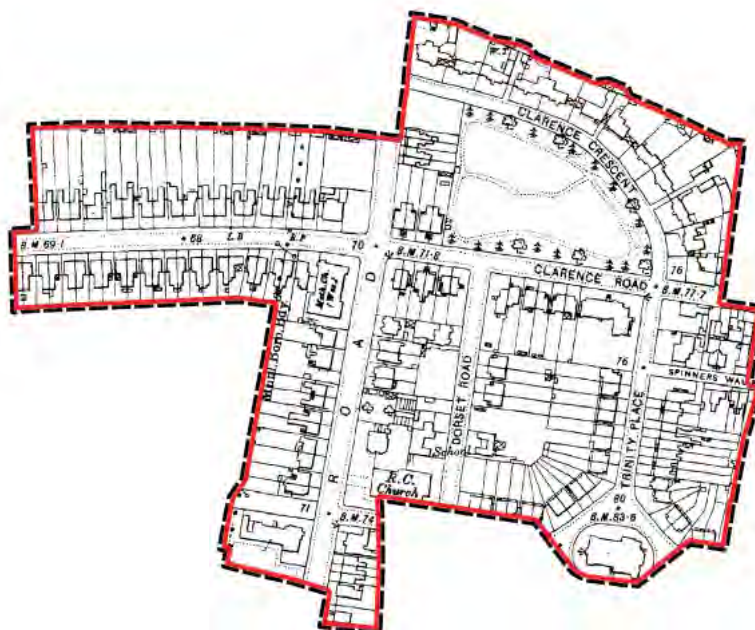
A.1 This map is protected by copyright and should not be re-produced without the necessary permission from RBWM (copyright: Landmark Solutions).

A.2 Map of 1870s



Historic OS map 1870s

A.3 Map of 1910



Historic OS map 1910

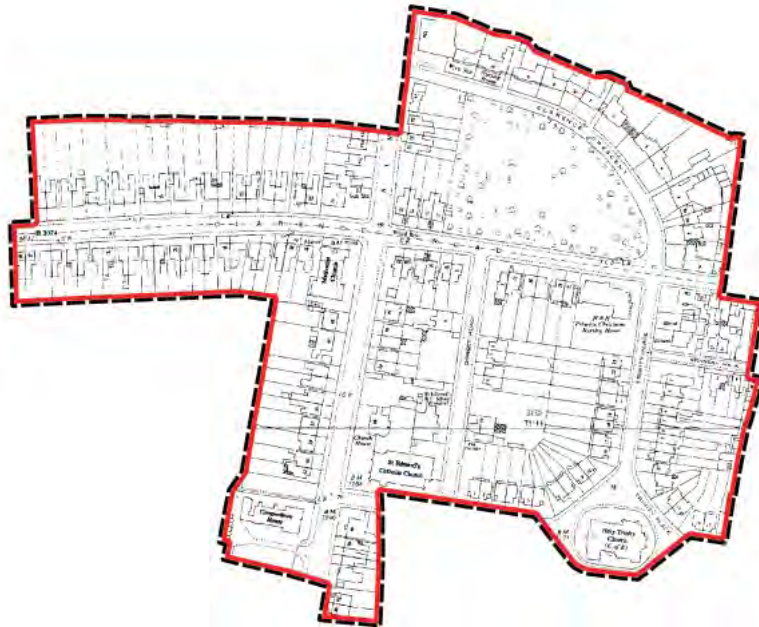
Historic maps of the conservation area

A.4 Map of 1930



Historic OS map 1930s

A.5 Map of 1950







Historic OS map 1950s






Listed buildings - descriptions and images

LISTED BUILDINGS - DESCRIPTION AND IMAGES







B.1 The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1975, they may therefore include reference to features that have changed since that time, and the descriptions may not coincide with individual property ownership. There are also references in some descriptions to certain sections of building 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 Historic England 'Images of England' website www.imagesofengland.org.uk.

Name	Grade	Description	Photo
1 – 6 (even) Claremont Road	II	Three pairs of circa 1840-50 houses. 3 storeys and basements. Stuccoed on rendered, ground floors of Nos 5 and 6 retaining grooving. One window each in slight central break to each front. 1st floor sill courses. Marginal glazed sashes, tripartite on ground floor with cornices over, consoles to those of Nos 5 and 6, and ornate iron flower guards - architrave surrounds to single sashes on upper floors. Recessed one window entrance bays with pilastered porches in antis. Hipped slate roofs with flat eaves, long brackets to those of Nos 5 and 6.	 <p>1 & 2 Claremont Rd</p>  <p>3 & 4 Claremont Rd</p>  <p>5 & 6 Claremont Rd</p>
7 & 8 Claremont Road	II	Circa 1840-50 pair of similar 3 storey houses with basement. Stock brick above tall, grooved stucco ground floor. Hipped slate roof with flat eaves on long shaped brackets. 1st floor sill band. One window each in slight break. Tripartite ground floor sashes with ornate scrolled cast iron flower guards, marginal glazed single sashes in architrave surrounds to upper floors. 2 storey, one window, entrance bays set back, with sill band returned, and parapet coping. Round arched pilastered porches in antis - 4 panel doors.	 <p>7 & 8 Claremont Rd</p>






Listed buildings - descriptions and images

Name	Grade	Description	Photo
9 & 10 Claremont Road	II	Similar to Nos 7 and 8, circa 1840-50 pair, but with 2 storey canted bay windows, tripartite to front, with cornice and blocking course to No 10 and cornice on consoles over ground floor windows of No 9. Marginal glazed sashes. The round headed panelled pilaster porches in antis have double vine leaf swags linking outer rings with centred lion's head, the rings decorated with ribbons - cornice above and panelled apron to window over.	 <p data-bbox="1107 524 1324 551">9 & 10 Claremont Rd</p>
2 – 11 Clarence Crescent	II	Early C19, circa 1840. Series of stucco faced villas, originally detached but now in some cases linked by infilling. 2 storeys, 3 windows each. Each front having quoin pilasters, string course and moulded flat eaves. Low pitch hipped slate roofs. Ground floor windows have balconettes. Pillared porches with deep entablatures, steps up. Glazing bar sashes or marginal glazed casements. Tent shaped leaded hoods to ground floor windows of No 2.	 <p data-bbox="1107 934 1324 960">2 Clarence Crescent</p>  <p data-bbox="1107 1464 1324 1491">2a Clarence Crescent</p>  <p data-bbox="1107 1762 1324 1789">3 Clarence Crescent</p>  <p data-bbox="1107 2042 1324 2069">4 Clarence Crescent</p>




Listed buildings - descriptions and images

Name	Grade	Description	Photo
			 <p data-bbox="1110 524 1321 551">5 Clarence Crescent</p>  <p data-bbox="1110 806 1321 833">6 Clarence Crescent</p>  <p data-bbox="1110 1093 1321 1120">7 Clarence Crescent</p>  <p data-bbox="1110 1384 1321 1411">7a Clarence Crescent</p>  <p data-bbox="1110 1675 1321 1702">8 Clarence Crescent</p>  <p data-bbox="1110 1966 1321 1993">9 Clarence Crescent</p>





Listed buildings - descriptions and images

Name	Grade	Description	Photo
			 <p data-bbox="1106 524 1324 546">10 Clarence Crescent</p>  <p data-bbox="1106 1061 1324 1084">10a Clarence Crescent</p>  <p data-bbox="1106 1348 1324 1370">11 Clarence Crescent</p>
2 Clarence Road	II	Circa 1830-40. 2 storeys stock brick with stucco plinth. Coping surmounted by blocking course to parapet. Thin brick quoin pilasters. 3 windows symmetrical, painted flat arches, no glazing bars to recessed sashes. Segmental arched entrance recessed for one order, elliptical fanlight with close set oval glazing pattern - modern door.	 <p data-bbox="1129 1666 1300 1688">2 Clarence Road</p>
6 & 8 Clarence Road	II	Pair of circa 1830 houses. 3 storeys stock brick. 1st floor stucco band, parapet coping surmounted by blocking course, 2 windows each, glazing bar sashes intact to upper floors, gauged flat arches. No 6 has 2 storey entrance bay flush with front, one 1st floor sash and parapet coping swept up to main block in convex curve. Name plaque below sill. Plat band carried over from main block. Double panelled doors with semi-circular fanlight over, in architrave stucco	 <p data-bbox="1110 1980 1319 2002">6 & 8 Clarence Road</p>






Listed buildings - descriptions and images

Name	Grade	Description	Photo
		surround with spaced blocking. The entrance bay on No 8 is set back. 2 storeys 1 window with similar shaped parapet coping to that of No 6. Modern door with semi-circular fanlight in architrave stucco surround with spaced blocking. 3 steps up with swept coping to flanking retaining wall.	
9 Clarence Road	II	House, now hotel. 1828-30, for James Bedborough; extended late 19th century. London stock brick in Flemish bond; partly stuccoed west side. Slate hipped roofs with low brick parapets. Brick axial stacks with yellow clay pots. Rectangular 3-bay house; the large end of a crescent of villas, Nos 2-11 Clarence Crescent. After 1878 it was extended in a similar style by three bays on the north side and two on the east. Stucco plinth and bands at first and second floor levels. Complete with 4 pane sashes with flat brick arches and stuccoed sills throughout. The east side is stuccoed and blind.	 <p data-bbox="1129 808 1302 831">9 Clarence Road</p>
10 Clarence Road	II	Corner site with Trinity Place. Circa 1840 3 storey stock brick house. Side elevation to Clarence Road has stucco plinth, 1st and 2nd floor stucco plat bands. Thin brick quoin pilasters to upper floors running flush into frieze - string cornice and blocking course. 3 windows: recessed glazing bar sashes with slightly chamfered gauged arches. Deeply recessed door of 5 moulded panels with panelled door head and marginal leaded semi-circular fanlight. The opening is flanked by thin stucco pilasters with semi-circular stucco arch. Return front to Trinity Place is stucco faced up to 2nd floor with quoin pilasters and stepped band cornice and copings. 3 square sash windows to brick 2nd floor. Full width 3 window shallow bow, between pilasters, to ground and 1st floors - French casements with simple geometric pattern balconettes.	 <p data-bbox="1129 1568 1302 1590">10 Clarence Road</p>
10a Clarence Road	II	Circa 1830-40. 2 storey stock brick link or former rear wing of No 10. Low slate roof. One central 1st floor 3 x 4 pane sash window - 2 x 4 pane one to left and casement to right. Altered ground floor window and later large double doors to left hand. Included for group interest only.	 <p data-bbox="1129 2047 1302 2069">10a Clarence Road</p>





Listed buildings - descriptions and images

Name	Grade	Description	Photo
K6 Kiosk, Clarence Road	II	Iconic 20th century design by George Gilbert Scott. Cast iron with long horizontal glazing in the door and sides with the crowns on the top panels. Designed by Scott in 1935 for the General Post Office on the occasion of George V's Silver Jubilee.	 <p data-bbox="1123 775 1307 801">K6 telephone box</p>
1 – 3 Trinity Place	II	Circa 1850 2 storey stock brick block of 3 houses, No 1 on corner with Spinners Walk. Rendered dentil cornice and blocking course. 3 window return front to No 1, sashes with vertical glazing bars only. Round headed doorway, recessed for one order - door of 4 flush panels, semi-circular fanlight. One window facing Trinity Place, tripartite, with cambered arch, on 1st floor and canted bay on ground floor. Nos 2 and 3 have cambered arched windows, tripartite, sashes with narrow single sash over round headed doorways.	 <p data-bbox="1123 1140 1310 1167">1 to 3 Trinity Place</p>
4 & 5 Trinity Place	II	Circa 1840-50 pair. 2 storeys and basement stock brick. Stone quoins, band between storeys and parapet coping. 3 windows each 1st floor, 2 each on ground floor, glazing bar sashes in rusticated painted stone or stucco surrounds with keystones. Doorways each end of front, doors of 2 round headed panels, semi-circular fanlights, pilasters to moulded arch and rusticated surround.	 <p data-bbox="1123 1626 1310 1653">4 & 5 Trinity Place</p>
6 – 9 Trinity Place	II	Circa 1840 3 storeys and basements stock brick houses. Stucco flanking and dividing pilasters; plat band, frieze, dentil cornice and blocking course. 2 windows each, recessed sashes with marginal glazing, flat arches one each on ground floor. 4 or 6 panel doors, rectangular fanlights. Nos 8 and 9 have ornate console brackets supporting pierced stone balustrades over joint entrances.	 <p data-bbox="1123 1946 1294 1973">6-9 Trinity Place</p>






Listed buildings - descriptions and images

Name	Grade	Description	Photo
10 & 11 Trinity Place	II	Circa 1840-50 pair. 3 storeys red brick with stuccoed ground floors - No 11 set back. Gabled one window fronts, No 10 with pierced bargeboards and finial, plain bargeboards to No 11. Rectangular stucco bay window to ground floor of No 10. Canted bay to ground and 1st floors of No 11. Recessed marginal glazed sashes, cornice on consoles over 1st floor window of No 10, Set back flanking entrance bays with stucco pilastered corniced doorways.	 <p data-bbox="1110 524 1321 551">10 & 11 Trinity Place</p>
12 & 13 Trinity Place	II	Circa 1840-50 pair. 3 storeys and basement, red brick and stock brick. Paired gabled front, pierced bargeboards to No 12. 1st floor sill band. One window each, tripartite on ground floor, marginal glazed sashes, with Venetian shutters to upper floors of No 12. Set back entrance bays with stuccoed corniced doorways.	 <p data-bbox="1110 934 1321 960">12 & 13 Trinity Place</p>
14 & 15 Trinity Place	II	Circa 1840-50 double gabled pair, similar to Nos 12 and 13 but with plain bargeboards with finials. One window each, tripartite ground floor, marginal glazed sashes. Shaped blind boxes to ground floor windows.	 <p data-bbox="1110 1247 1321 1274">14 & 15 Trinity Place</p>
16 & 17 Trinity Place	II	Circa 1840-50 pair. 3 storeys and basement, stock brick above stucco ground floor. Paired gables with pierced bargeboards and finials (i.e. similar to Nos 12 to 15 (consec.)). One window each contained in slight centre break to each front, 1st floor sill band carried across. Tripartite ground floor windows with cornices on consoles, stucco architrave surrounds to marginal glazed sashes on upper floors. Set book entrance bays No 16 with pilastered 4-centred arched porch, window above and part slate roof - No 17 with single storey corniced and parapeted entrance.	 <p data-bbox="1110 1561 1321 1588">16 & 17 Trinity Place</p>
18 & 19 Trinity Place	II	Circa 1840-50 pair. 3 storeys and basement, grooved stucco ground floor with stock brick above, rusticated quoatas. Eaves cornice projects concealing roof. 2 windows each - stucco architrave surrounds to those on upper floors of No 18 with large pilastered canted bay window on ground floor, cornice and pierced stone parapet. Tripartite ground	 <p data-bbox="1110 2069 1321 2096">18 & 19 Trinity Place</p>


Listed buildings - descriptions and images

Name	Grade	Description	Photo
		floor window to No 19 with ornate iron flower guard.	
20 & 21 Trinity Place	II	Circa 1840-50 pair. 3 storeys and basement stock brick with red brick dressings. Pair of gabled 2 window fronts with pierced bargeboards. Marginal glazed sashes, tripartite on ground floor with ornate cast iron balconettes. Round headed doorways with radial glazed fanlights.	 <p data-bbox="1110 613 1321 640">20 & 21 Trinity Place</p>
22 & 23 Trinity Place	II	Circa 1840-50 pair similar to Nos 16 and 17. 3 storeys stock brick, steep paired gables. One window each in slight central break to each front, marginal glazed sashes, stucco architrave surrounds. Set back entrance bays, 3 storey one to No 23.	 <p data-bbox="1110 1180 1321 1207">22 & 23 Trinity Place</p>
1 & 3 Spinner's Walk	II	Circa 1830-40. 2 storey and basement painted stucco pair, quoin pilasters, parapet coping. 2 windows each, one on ground floor larger, glazing bar recessed sashes. Paired entrances with doors of 5 moulded and flush panels. Radial and circle glazing pattern to rectangular fanlights. Leaded common hood on slender iron standards	 <p data-bbox="1110 1496 1321 1523">1 & 3 Spinners Walk</p>
2 & 4 Spinner's Walk	II	Circa 1840 pair. 2 storeys painted brick. Slate roof, slight overhanging eaves. 3 window front, centre blind, recessed glazing bar sashes, flat gauged arches. 6 panel doors with rectangular fanlights, to centre.	 <p data-bbox="1110 1812 1321 1839">2 & 4 Spinners Walk</p>

Listed buildings - descriptions and images

Name	Grade	Description	Photo
5 Spinner's Walk	II	Corner with Trinity Place. Circa 1840 2 storey stucco faced house, 3 bay front articulated by pilaster strips, band between at 1st floor level. Low hipped slate roof with flat eaves. 3 windows, recessed glazing bar sashes. Enclosed stucco porch to right hand on ground floor, round arched side lights, cornice and blocking course. Return has 3 windows, centre blind, quoin pilasters only. Architrave surrounds to ground floor windows with simple geometric pattern cast iron balconettes	 <p data-bbox="1129 524 1300 551">5 Spinners Walk</p>
6 Spinner's Walk	II	Circa 1840 small house of 2 storeys painted brick with quoin pilasters. Thin string below blocking course of parapet. 3 windows, recessed glazing bar sashes, flat gauged arches. Central door of 6 fielded panels with elliptical radial glazed fanlight. Stucco surround with thin blocks and voussoirs to arch.	 <p data-bbox="1129 965 1300 992">6 Spinners Walk</p>
Church of Holy Trinity	II	1842-44 by Edward Blore. Island site closing vista up Trinity Place. Uniform, buff brick, with rather thin Early English detail. Tower with spire embraced in west front. Broad interior with galleries, on 3 sides of nave, set between quatrefoil arcade piers bearing 4 centred arches - clerestory - transepts.	 <p data-bbox="1129 1281 1300 1308">Holy Trinity Church</p>
Roman Catholic Church of St Edward	II	1867-8 architect C A Buckler. Ragstone rubble with dressings. Large with aisles and tall clerestory, no tower. Late geometrical tracery. Chancel shallow. South porch adjacent to west front.	 <p data-bbox="1078 1597 1351 1648">Roman Catholic Church of Saint Edwards</p>
Windsor Methodist Church	II	Dated 1876. By Morris and Stallwood; builder G Ravell. Rock-faced rubblestone brought to course with stone dressings; Welsh slate roof with decorative bands of fish-scale slates, ashlar coping and finials, red tile ridges. 6-bay nave with gallery around 3 sides, the north bay incorporating entrance vestibule and 2 stairs up to gallery; hall and vestry cross-wing range across south end. In Gothic style having chamfered plinth, sill strings, offset buttresses, dentilled eaves band. Plate-traceried windows of paired	 <p data-bbox="1078 1935 1351 1962">Windsor Methodist Church</p>

Listed buildings - descriptions and images

Name	Grade	Description	Photo
		<p>cusped lights, those to gallery with octafoils in heads and set in gablets; some coloured glass. Entrances, at west end of north side and at north end of east side, have porches with arches of 2 orders carried by foliage- capitated columns; double board doors with decorative iron hinges.</p>	
<p>Wall, railings and gates to Windsor Methodist Church</p>	<p>II</p>	<p>Wall with railings and gates to Windsor Methodist Church GV II Includes section of walling along Alma Road. Church Wall with railings and gates. 1876, as Church (q.v.). Rubblestone brought to course with ashlar dressings; cast iron gates and railings. Wall; chamfered coping; alternating lower and taller sections, the former originally containing railings. Railings are now gone, apart from a short section which returns to north-western corner of church and which is set on dwarf wall and has decorative panels with interlinked circles and club and anthemion-style finials. Gateways have ashlar jambs surmounted by cross-gabled finials with roll-moulded coping and sunken crosses to front. Double gates, of similar design as surviving railings</p>	 <p>Methodist Church wall and gates</p>

Significant non-listed buildings - descriptions and images


SIGNIFICANT NON-LISTED BUILDINGS - DESCRIPTIONS AND IMAGES

C.1 Historic England'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 Historic England'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.





C.2 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 is 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?

C.3 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	Photograph
44 Alma Road	1883, detached three storey red clay brick property featuring stone window dressings, two storey canted bay window and dormer window. Victorian gothic revival in style. It was designed by Patrick Byrne, a local architect, and featured in "The Architect" in June 1883.	 <p data-bbox="1090 1944 1235 1968">44 Alma Road</p>





Significant non-listed buildings - descriptions and images

Name	Description	Photograph
		 <p data-bbox="1034 775 1292 801">44 Alma Road front door</p>
53 & 55 Alma Road	Late 19th century semi-detached three storey property. Square bay windows over ground and first floor to both along with four small dormers protruding the roof line. Decorative glazing and balconies to both properties and decorative clay tile roof. Number 55 is stuccoed to the front elevation while number 53 is red clay brick	 <p data-bbox="1050 1140 1275 1167">55 and 53 Alma Road</p>
56 & 58 Alma Road	Mid 19th century pair of semi-detached two bay, two storey properties with basements. Highly decorative with stucco details against London Stock brick construction with shallow pitch slate roof. Details include pierced Juliette balconies, tripartite sashes to ground floor, arched sashes to returns, decorative cornice and corbelled porch head. Original boundary wall survives, London Stock brick and pierced stone	 <p data-bbox="1050 1505 1275 1532">56 and 58 Alma Road</p>
Camperdown House, Alma Road	Late 19th Century survivor of St Mark's School built as a dormitory during 1870's. Four storey large detached property of London Stock brick with red clay brick details and gauged brickwork to window heads. Two storey canted stuccoed bay windows to and decorative sash windows throughout of four over four, now flats	 <p data-bbox="995 1883 1329 1910">Camperdown House, Alma Road</p>

Significant non-listed buildings - descriptions and images

Name	Description	Photograph
12 Clarence Road; Former Princess Christian Hospital - now The Residence	Originally a series of villas called Clarence Villas, subsequently joined to become the Princess Christian Hospital. Now converted to flat called The Residence. Three storey with basement, stuccoed entirely with ruling on ground floor. Later addition of two storey entrance bay with semi-circular pediment and rusticated voussoirs within the arch and exaggerated key stone, first floor additions include a Serulian window. Moulded corbels and window heads and string course. Tripartite sashes throughout. Similar in style to 22 Clarence Road and 1 Dorset Road	 <p data-bbox="991 573 1332 622">The Residence - former Princess Christian Hospital, Clarence Road</p>
22 Clarence Road and 1 Dorset Road	Joined three storey properties dating from mid 19th century. Stuccoed (ground floor ruled) Italianate styled suburban villas with projecting eaves, pierced stone detailing and corbelled window heads. Canted bay window to ground floor of number 22 and two square bay windows to number 1 Tripartite sashes remain throughout	 <p data-bbox="1070 1048 1252 1075">22 Clarence Road</p>  <p data-bbox="1086 1384 1236 1411">1 Dorset Road</p>
34 Clarence Road	Late 19th century property styled after the Windsor Methodist Church which it is adjacent to. Three storey, two bay red clay brick property with roughcast detailing and gable end. Ground floor stuccoed canted bay window and porch modelled after the entrance to the church with lancet arch	
3, 5, 7 and 9 Dorset Road	Series of four mid 19th century properties of three stories with basements. Numbers 3 and 5 entirely stuccoed (ground floor stucco ruled) and numbers 7 and 9 stuccoed on ground floor. Numbers 3 and 5 retain historic windows including tripartite sashes to ground floor. Pierced stone ground floor Juliette balconies to number 3 and 5. Number 5, historically owned by Mrs Mary Hull, frequently visited by Queen Victoria	 <p data-bbox="1054 2033 1268 2060">3 and 5 Dorset Road</p>

Significant non-listed buildings - descriptions and images

Name	Description	Photograph
		 <p data-bbox="1054 573 1267 600">7 and 9 Dorset Road</p>
4 Dorset Road	<p data-bbox="384 667 871 949">Mid 19th century detached two storey, three bay property in London Stock brick, cream stuccoed front elevation. Dual pitch slate roof. Moulded cornice, porch/door architrave and square bay window heads. Late 19th century windows present as plain glazed sashes. Canted bay window addition to the south elevation at ground floor level</p>	 <p data-bbox="1086 875 1238 902">4 Dorset Road</p>
Montessori School, Dorset Road	<p data-bbox="384 981 871 1137">Late 19th century hall in the grounds of the Roman Catholic Church. Originally St Edwards Primary School. Single storey, red clay brick, gothic in nature with leaded lights and parapet crenellations</p>	 <p data-bbox="999 1252 1327 1279">Montessori School Dorset Road</p>
26 and 28 Clarence Road	<p data-bbox="384 1346 871 1628">An imposing, semi-detached, 4 storey building in an Italianate style, considerable decoration lavished on the elevations with a decorative iron balustrade at first floor level, key stone detailing above windows and decorative modillions and cornice mouldings at eaves height. Vermiculated gate posts and front wall bound the site along Clarence Road.</p>	 <p data-bbox="1034 1930 1291 1957">26 and 28 Clarence Road</p>

Significant non-listed buildings - descriptions and images

C.4 In addition to the specific action above, the Council will continue to make decision on planning issues within the statutory requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Authority to pay attention to the desirability of preserving or enhancing the character or appearance of an area.

C.5 The relevant Development Plan for the area will also continue to be a material consideration that development decisions should be taken in accordance with. This currently includes the saved Royal Borough of Windsor and Maidenhead Local Plan Plan (Incorporating Alterations Adopted June 2003) saved 25th September 2007 and the National Planning Policy Framework 2012.

Development in the Conservation Area (except from the saved Local Plan):

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.

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, SHOP FRONTS, 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.

Description of conservation area boundaries

DESCRIPTION OF CONSERVATION AREA BOUNDARIES

D.1 Starting in the north east corner the boundary runs west along South Path at the back of the properties, which face onto Clarence Crescent. The boundary then turns south, runs past the entrance to Bexley Street before turning west and crossing Alma Road. It then runs along the back of the properties which front onto the north side of Clarence Road. It continues westwards until turning south again between numbers 59 and 61 Clarence Road. It then moves west in front of numbers 61 and 63 Clarence Road before turning south once again, crossing Clarence Road and running along the west boundary of number 73 Clarence Road.

D.2 The boundary then turns through 90 degrees and runs eastwards along the rear boundaries of properties numbering 73 to 38. It then again turns through 90 degrees and runs south along the rear boundaries of properties numbering 45 to 63. There is then a small kink around Camperdown House before it turns eastwards once again and crosses over Alma Road. The boundary then drops south to include numbers 56 and 58 Alma Road. The boundary then wraps around the southern boundary of number 58 before heading north up and over Claremont Road. It then travels eastwards once more wrapping around the island containing Holy Trinity Church until it reaches St Leonards Road.

D.3 The boundary then turns northwards up the western edge of St Leonards Road until it reaches Spinners Walk. Once again the boundary takes a small kink to the west before heading northwards along the curtilages to number 1 Spinners Walk and number 2 Clarence Road. Upon reaching the south side of Clarence Road the boundary diverts westwards along Clarence Road to outside the frontage of number 6 Clarence Road. It then turns north and runs along the western edge of Charles Street until reaching the entrance to South Path.

D.4 See page 27 for a map of the conservation area.

Bibliography

BIBLIOGRAPHY

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

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Tyack, G; Bradley S and Pevsner, N (2010) The Buildings of England: Berkshire. London: Yale University Press.

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Consultation

CONSULTATION

This document was put forward by the Lead Member for Planning And Development for endorsement by the Cabinet of the Royal Borough of Windsor and Maidenhead for consultation. Cabinet agreed to the 6 week consultation which was held between 16/02/2015 and 30/03/2015 where documents were available in Maidenhead and Windsor libraries and the RBWM website. The consultation included 2 public drop-in events held at Windsor Library on 03/03/2015 and 24/03/2015. Questions and response forms were also available at the libraries and on the website.

It is concluded that as no significant changes to the document are required that the document is approved and adopted for use by the Lead Member for Planning and Development, the ward members for the area and the Director of Development and Regeneration. The endorsed document is a guide to inform all planning consideration and other council activities in the conservation area.

The comments received are set out in a document that is available on the RBWM website and via email upon request - planning.maidenhead@rbwm.gov.uk.

Five year conservation area management plan

Five year management plan

FIVE YEAR MANAGEMENT PLAN

The overall aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of the Trinity Place/ Clarence Crescent Conservation Area. The conservation area designation is not intended to prevent any new development taking place and the purpose of the appraisal and related Management Plan is to inform and help manage planning decisions, other actions that the Council takes within the conservation area, and to suggest actions that the Council and other stakeholders could take for enhancement.

Some of the objectives below cover general improvements to the area and other pick up of specific negative elements identified through the appraisal work.

Objective	Purpose of objective	Action	Timescale
Objective 1	Provide information for local residents	Public conservation area appraisal Provide supporting information and guidance via council website	2015 and ongoing
Objective 2	Improve the quality, amenity value and appropriateness of the public realm in the CA	Highway works must recognise CA context and respond according with sympathetic materials, street furniture, maintenance of existing high quality features, including (but not exhaustively) the following: <ul style="list-style-type: none"> all street furniture should be either black or very dark in colour and of a design that is sympathetic to the Conservation Area status and that is consistent with the design of existing street furniture narrow primrose-coloured lines should be used for all waiting restrictions (including updating existing) the minimum size of traffic signs should be used, as permitted by the Traffic Signs Regulations and General Directions, providing that they satisfy safety requirements. Pavement surfacing in the CA should be improved where resources allow, in accordance with the developing public realm strategy for Windsor The continued use of stone kerbs, stone sett drain gullies and stone sett vehicular entrances (across footways) is also important to continue the use of traditional materials 	2015 and ongoing
Objective 3	Preserve and enhance characteristic features and detail on properties	Encourage appropriate repair and maintenance through advice to property owners Ensure maintenance of features and detailing in determining planning of LBC applications, including soft landscaping in front gardens	2015 and ongoing
Objective 4	Monitor planning application to ensure proposals preserve or enhance the character and appearance of the CA	Conservation team to review and where appropriate work with planners on pre-applications and applications, to add value to schemes in the CA	2015 and ongoing

Five year management plan

Objective	Purpose of objective	Action	Timescale
Objective 5	Monitor and respond to unauthorised work	Planning Enforcement team take action regarding unauthorised works in accordance with the Council's Enforcement Policy	Ongoing
Objective 6	Monitor change in the CA	Undertake Historic England annual review, where possible Carry out 5 yearly appraisal review	Annual 2020
Objective 7	Protect and seek enhancement to characterful tree-lined street and areas where trees positively affect public amenity	Tree preservation orders protect many trees and others are protected through the CA designation. Where trees die, or are removed, replacements to continue the tree character should be sought	Ongoing