










Character Areas

Bachelors Acre and Surrounds				
				
				
<p>Facing materials</p>	<p>Red brick is the dominant facing material both in modern development and on older properties. There are some examples of yellow brick and some properties on Victoria Street are painted or rendered.</p>	<p>There are modern features within the park, such as a playground and water fountain. The playground ensures that the park is well utilised throughout the day.</p> <p>There is an intricate network of footpaths and alleyways throughout the area and this is a key feature. It is one of the few areas of the town centre where there are several footpaths to be explored. These provide links to the Town Centre from the residential areas of the town.</p>		

Character Areas

Bachelors Acre and Surrounds	
<p>Boundaries</p>	<p>The Almshouses stand out as featuring traditional boundary demarcation with hedging, brick walls and a front gate. Most properties lack formal boundaries of this nature.</p> <p>The area around the Almshouses and the library are well demarcated by brick walls indicating the distinction between public and private space.</p> <p>The Barrack walls are a distinctive feature of Victoria Street and are of an imposing scale in brick construction.</p> <p>Many of the paths throughout the area are clearly demarcated by brick walls, however some cut through car park areas and the rear plots of modern developments, here the boundaries are less formal.</p>
<p>Street furniture and paving</p>	<p>There are a variety of street surfaces in use throughout the area. Paving is more contemporary in style along Victoria Street and within Bachelors Acre, yet sympathetic to the area. The roads in the area are tarmac. Kerbs are granite. There is some traditional paving remaining at the entrance to Western Cottage.</p> <p>Black traditional style lamp columns are utilised throughout the area and around Bachelors Acre.</p> <p>There are numerous public benches within Bachelors Acre indicating the use of the area as a public space. There are some examples of modern public seating and lighting near the library area.</p>
 	
 	

Character Areas

<p>Bachelors Acre and Surrounds</p>				
				<p>Trees</p> <p>There is a dominance of significant trees and boundary planting in the area. Several of the trees within private spaces are protected by Tree Preservation Orders and many of those within the park itself and the former graveyard are mature and dominate the vista.</p>
		<p>Open Spaces</p> <p>Bachelors Acre itself is of course the most significant open space within the area providing a number of uses and activities. The public car park at the library provides a significant space for vehicular use.</p>		

Character Areas

Bachelors Acre and Surrounds		
<p>Traffic and Parking</p>		
<p>Landmarks</p>		
<p>Use</p>		

Parking is located to the rear of plots and within self contained units, there is a large area of public parking at the library and some on street parking available.

St Leonard's Road has on street parking which is well utilised. Victoria Street has a multi storey car park just outwith the area which is well utilised.

The chief landmark is the park itself, providing a important open space within the busy town centre area. The obelisk marking the entrance to the park is a significant local landmark.

The telephone exchange building can be considered a negative landmark within the area with the style and size of the building and materials used out of character with the green open space of Bachelors Acre and the neighbouring listed buildings.

Bachelors Acre is a historically significant area for recreational purposes within the Conservation Area.

The surrounding area has a variety of uses, with several offices and commercial properties. There is also many residential properties.

St Leonard's Road and the east end of Victoria Street is an active area of retail use with several specialist shops.

Character Areas

8 Character Areas

Riverside

8.31 This area is dominated by the River Thames, running along the south bank of the river. Topographically, this is a level area located within the floodplain. The area is divided into two sections, divided by Windsor Bridge. The eastern section is dominated by the Windsor and Eton Riverside station but characterised by modern large scale office development. The west section is dominated by open space, in the form of both green areas and car parking areas. This area contains the last remaining Victorian terraced workers housing, which would have dominated the area following the 19th century expansion of Windsor Town Centre.

8.32 As the town of Windsor developed from the 12th century, this development concentrated not only on the Castle area but also by the riverside landing stage. This area would have had strong industrial usage. There are records of coal being brought upstream from the 14th century for the Castle, and stone was transported through this method for the construction of St George's Chapel. The industrial dominance continued in to the 19th century with a brewery located in the area.

8.33 By late Victorian times the area was considered a slum due to the poor quality of housing which had sprung up to accommodate the poor in a then over-crowded Windsor. Much of the area was at this time cleared. The Goswells, the existing green open space was subsequently created. It is owned by The National Trust and managed by the Borough having been purchased by public subscription in 1910 in order to preserve the view of the Castle from Alexandra Gardens, a short distance further west. River Street Car Park was opened in 1928 following the clearance of the site. Public conveniences were constructed on the eastern side. A further car park was created with the clearing of the brewery site.



8.34 As the industrial emphasis and slum housing declined, the interest in using the area as a leisure facility increased. The River Promenade was first created in the early 1890s and has changed several times in the 20th century. The Riverside subsequently became a leisure area with newly created walks, coupled with tree planting and the provision of boat hire and seating areas.







Character Areas

<p>Riverside</p>	<p>Although there has been development within the Riverside area over a long period, the remaining building type today is predominantly modern buildings for commercial or leisure use.</p> <p>There are some remaining examples of Victorian workers housing within Bridgewater Terrace and in the 19th century there would have been considerable Victorian development of this nature within the area.</p> <p>Windsor and Eton Riverside Station is an example of Victorian industrial architecture.</p>	 
<p>Building period</p>		
<p>Plot size and form and relationship to road</p>	<p>Majority of buildings are large commercial properties closely built but occupying wide frontages in large plots, this is in contrast to what would have been in this area in the 19th century, where tightly packed, narrow plots would have contained large numbers of housing units.</p> <p>This is illustrated in Bridgewater Terrace where plot sizes are small and narrow, in keeping with Victorian terraced housing.</p> <p>The area is significant for featuring large areas of open space, both green and for car parking.</p>	



Character Areas

			
			
<p>Riverside</p>	<p>Two and three storey office blocks dominate area east of Windsor Bridge. The 19th century pub to the eastern end of the area contrasts being of a smaller, more traditional scale.</p> <p>The properties of Bridgewater terrace are two-storey on a much smaller scale.</p>	<p>The rooflines are varied due to the variety of buildings found in the area. Modern buildings have used a variety of roofing materials and utilise flat roofs.</p> <p>Windsor and Eton Riverside Station utilises slates, has a variety of pitches and decorative parapets. Internally, the roof is of decorative cast iron construction.</p>	<p>There are few buildings of architectural significance within the area, the majority being modern office blocks. These offices utilise modern glazing options.</p> <p>On the remaining Victorian terrace dwellings there are few original features remaining with UPVC windows and doors prevalent, however a pattern of original openings and rooflines remain. Those houses with traditional timber windows and doors positively enhance the area.</p>
<p>Building heights</p>		<p>Rooflines</p>	<p>Windows and doors</p>


Character Areas

<h2>Riverside</h2> <td data-bbox="236 226 831 712">  </td> <td data-bbox="831 226 1141 712">  </td>			
<p>Facing materials are largely a mixture of brick and in the modern office blocks, glass. The bricks are largely of a sympathetic reddish hue used throughout the Conservation Area.</p> <p>Windsor and Eton Riverside Station utilises contrasting brickwork and contrasting header bricks for decorative purposes.</p> <p>Within Bridgewater Terrace some of the properties are rendered in a variety of colours and this contrasts with the exposed brickwork on neighbouring properties.</p> <p>Some of the modern blocks at the river -front are less visually sympathetic in their choice of facing material.</p>			
<p>Windsor and Eton Riverside Station is architecturally distinctive, designed by William Tite as a Royal Station. Features include a stone faced frontage and a multi arch entrance. The wall of the station, facing Datchet Road, is a long curved wall in red brick with whitestone dressings and a series of arches.</p> <p>As the area has a recreational focus, there are buildings relating to recreation, including refreshment kiosks and riverside kiosks.</p>			
<p>Facing materials</p>			
		<p>Special features</p>	



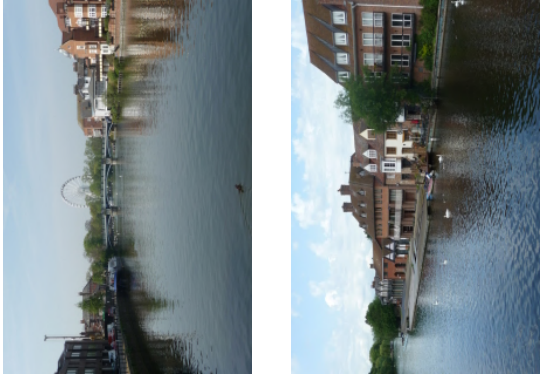

Character Areas

<p>Riverside</p>	<p>Boundaries</p>	<p>The majority of buildings within the area front directly on to the street. Some offices have created demarcation through planting, particularly to the rear of Windsor and Eton Riverside Station. Large paved semi-public spaces provide a transition between public and private realms.</p> <p>There is clearly defined boundary demarcation between the riverside area and the town itself. This is created through a series of stone walls.</p>		
<p>Street furniture and paving</p>	<p>Street furniture is of a universal appearance and in good condition. There are numerous areas of public seating to utilise the river frontage. Lamp columns and railings are of black cast iron and there are numerous traditionally styled signposts.</p> <p>The road surfaces tend to be tarmac reflecting the busy nature of the roads. The pavements are generally again modern tarmac.</p> <p>The footpath along the riverside is of a gravel nature.</p>			

Character Areas

Riverside		
<p>Trees</p>	<p>The area is one of the greenest within Windsor Town Centre and the Goswells area features many trees of significance to the Conservation Area. There is a pollarded lime tree walk cutting through the Goswells connecting the area to the steps leading to Thames Street.</p> <p>Planting along the River Promenade has resulted in many mature trees adding character to the area.</p>	
<p>Open spaces</p>	<p>The National Trust acquired the Goswells to preserve views to Windsor Castle following development concerns. This is a significant open space within the Town Centre area. The area features bowling greens, tennis courts and a maze path.</p> <p>The car parks within the area are also important open spaces helping to provide key parking for the town and also keeping views open to Windsor Castle.</p>	
<p>Traffic and Parking</p>	<p>Much of the traffic within this area is through traffic or those looking for town centre parking and as such there is a steady flow of vehicles, particularly at peak traffic times.</p> <p>The area features several car parks including the large River Street car park and these have a strong visual impact on the area. On-street parking by meter is well utilised and continually busy.</p>	

Character Areas

		
<p>Riverside</p>		
<p>Landmarks</p>	<p>The river is the dominant landmark to the area and the promenade has been designed to fully utilise this commodity. Windsor Castle is a further visible landmark.</p> <p>The Windsor and Eton Bridge is a significant landmark visible from the riverside. Views over into Eton are significant and the Eton boathouses provide a significant visual landmark.</p> <p>The war memorial to the western corner of the Goswells and the Dyson memorial at the junction of Goswell Road and Barry Avenue are significant local landmarks.</p>	<p>Largely recreational and commercial use. The riverside developed an active recreational role during the Victorian period and this role has continued throughout the 20th century.</p>
<p>Use</p>		

Character Areas

Character Areas

Opportunities for Enhancement and Change

Opportunities for Enhancement and Change

Condition

9.1 The town centre is a busy and vibrant area. In general the properties in the Conservation Area are well maintained and in active use. There are however some properties that appear to be vacant or used only for storage in the upper storeys which is evident in poorly maintained external decoration and small problems with defective roofing and guttering. Properties with these types of problem are found in several parts of the Historic Core and Retail zones, but not in large concentrations. There are also areas at the rear of retail buildings where maintenance is poor, and waste storage areas are untidy. Some of these are visible from the network of alleyways that run between the buildings. In the outer areas of the Conservation Area where the properties are predominantly residential in use, the buildings are generally well maintained .

9.2 There is currently quite a considerable amount of construction work being carried out within the Conservation Area, which is disruptive both in terms of traffic and noise, and also in altering or masking the street facades. The most significant activity is related to the redevelopment of the rear of the former Caley's Department store, to form a new hotel and shops, and there are also several properties in Park Street where building work is being undertaken to convert properties back to residential use. 4 and 5 Park Street have suffered unauthorised alterations and the windows are presently boarded awaiting action to reinstate the listed building. In Victoria Street the site of Nos 13-15 awaits redevelopment with an approved scheme.

9.3 The Windsor Town Centre Conservation Area falls under the flight path from Heathrow Airport. As a result the area is subject to regular aircraft noise. As well as the audible intrusion, this can also cause potential harm to historic buildings through the requirement to alter windows to provide sound insulation.

9.4 The condition of the street furniture and surfaces is generally good, but some parts of the upper section of Peascod Street have been repaired in materials that do not match the detailing of the original pedestrianisation scheme. The public seats around the Castle wall were replaced in 2008. Because of the high level of tourist activity, there is a requirement for extensive litter collection and street cleaning activity, and the area is maintained to a high standard with little evidence of street litter or graffiti. The combined areas of Windsor and Eton were voted the top town in the UK in the 2008/09 national Clean Britain Awards

9.5 There are several areas of open space throughout the area, including Bachelors Acre, the parish churchyard, and the Goswells. These all contain grassed areas and important trees, which are regularly maintained, and well used. The George V Memorial Fountain has recently been restored to working order.

Sensitivity to Change

9.6 The high numbers of visitors to the town help support a range of shops and services. The shopping facilities have increased in recent years with the development of the Royal Station complex and most recently with the enlargement of King Edward Court with some larger shop units. Whilst this activity brings benefits in terms of giving the town vitality and creating a demand for property, there are some conflicts with the historic environment.

9.7 The properties in the Historic Core area of the High Street, Thames Street and Guildhall Island, have over the last twenty or so years seen a change in the character of the type of retail use occupying these premises, being now more dependent on tourist related operations some of which are individual traders. The focus of the more traditional shopping uses has moved more towards Peascod Street and King Edward Court, together with The Royal Station which also accommodates a significant amount of catering facilities. This has resulted in some of the properties in the Historic Core Zone changing hands frequently, or having vacant periods. These properties are also often underused on the upper floors. The combined effect is to make them vulnerable to neglect and lack of maintenance. The use of these buildings for tourist related trades can also result in insensitive signage and visual clutter from pavement displays and street cafes, which require very careful management to protect the historic setting. The character of the town is also vulnerable to insensitive signage proposals that attempt to apply standard national designs and colour schemes onto historic buildings. The Article 4 Direction relating to colour schemes provides some additional controls in this respect, and helps to demonstrate the importance of this issue.

9.8 The majority of the buildings in the Historic Core area, and Park Street and Sheet Street are listed and there is therefore very limited scope for redevelopment proposals, but other areas of the Conservation Area contain modern developments that are of no particular significance, and might present opportunities for new development. Any redevelopment proposals would need to respect the significant characteristics of the area and consider opportunities to reinstate historic characteristics such as street patterns .

Opportunities for Enhancement and Change

9.9 Large areas in the Conservation Area are pedestrian zones, or have limited vehicle access arrangements, and the main public parking areas are located at the outer edges of the Conservation Area. These management measures help to limit the volume of traffic in the historic core, but the area is still quite heavily used by traffic which is a disruptive element in the historic core. The area is therefore vulnerable to any changes that would increase the traffic levels or demand for parking in the town centre. Proposed schemes such as the Windsor Park and Ride and variable message systems alerting drivers to full carparks should help to reduce vehicles entering the core and circulating looking for spaces once there.

9.10 A sizeable percentage of the Windsor Town Centre Conservation Area is located within the Environment Agency's designated floodplain and as such flood-proofing measures and flood resilient design are important factors to be taken into consideration. How buildings are designed to take account of both floodplain policy and also the surrounding Conservation Area will need careful consideration by developers. In particular, the incorporation of flood voids, raised floor levels and the effect this will have on ridge height, windows and doors will need to be accounted for.

Negative Areas

9.11 There are some areas within the Conservation Area that detract from the special character of the area. The largest building that falls within this category is the telephone exchange of Bachelors Acre, which occupies a prominent position on the west side of the Acre, and has the pedestrian routes through to Acre Passage, the Library and Peascod Place running past it. This is a utilitarian building of no quality which has a very poor relationship with the immediately adjacent listed buildings. Removal of the building and redevelopment of this site with buildings better related to the character of the area and in particular the listed buildings on the former Royal Free School site would be an opportunity for beneficial change.

9.12 Throughout the Conservation Area there are storage and service areas, generally to the rear of properties, that are quite visible in public routes. They are particularly significant in the views from the side alleys such as Goswell Hill and Acre Passage, and these areas require careful management to prevent waste bins etc detracting from the appearance of these areas. Schemes that relocate or screen these areas by providing a new frontage to the alleys could provide enhancement opportunities.

Enhancement Opportunities

9.13 There are several areas within the Conservation Area that do not make a positive contribution to the appearance to the area, but equally do not detract from appearance to the extent of being considered a negative area. Several individual buildings in Peascod Street are likely to fall within this category, and there may be opportunities for some replacement buildings in this area provided that they can demonstrate a high design standard, and maintain the important characteristics of the street.

9.14 There are also enhancement opportunities on several site in the riverside area, in particular with the modern buildings at the eastern end of Thames Side where the existing buildings are of no architectural significance, and replacement buildings might present a more active frontage to the river. If these buildings were replaced, the maintenance of the views above them to the Castle would be an important consideration. Similar considerations apply to the single storey shop units on either side of River Street which are of no merit and could be replaced with more attractive buildings. The buildings on the west side could be replaced with 2 storey buildings that would help to create a better street frontage, and screen some of the rather stark side elevation of the Theatre. Whilst higher buildings on the east side would relate to the buildings at either end, the impact of any increase in height on views within the area would need to be carefully considered.

9.15 The two riverside car parks provide a large area of surface parking close to the River. The Riverside Car Park is largely screened by buildings around the perimeter, and the car parking in this area is not therefore very dominant. The Castle Car Park has no perimeter screening to the surrounding roads and is therefore much more visually intrusive from the roads and riverside promenade, although the trees on the river boundary help to screen the parking from the bridge and Eton. This site has potential to make a more positive contribution to the Conservation Area.

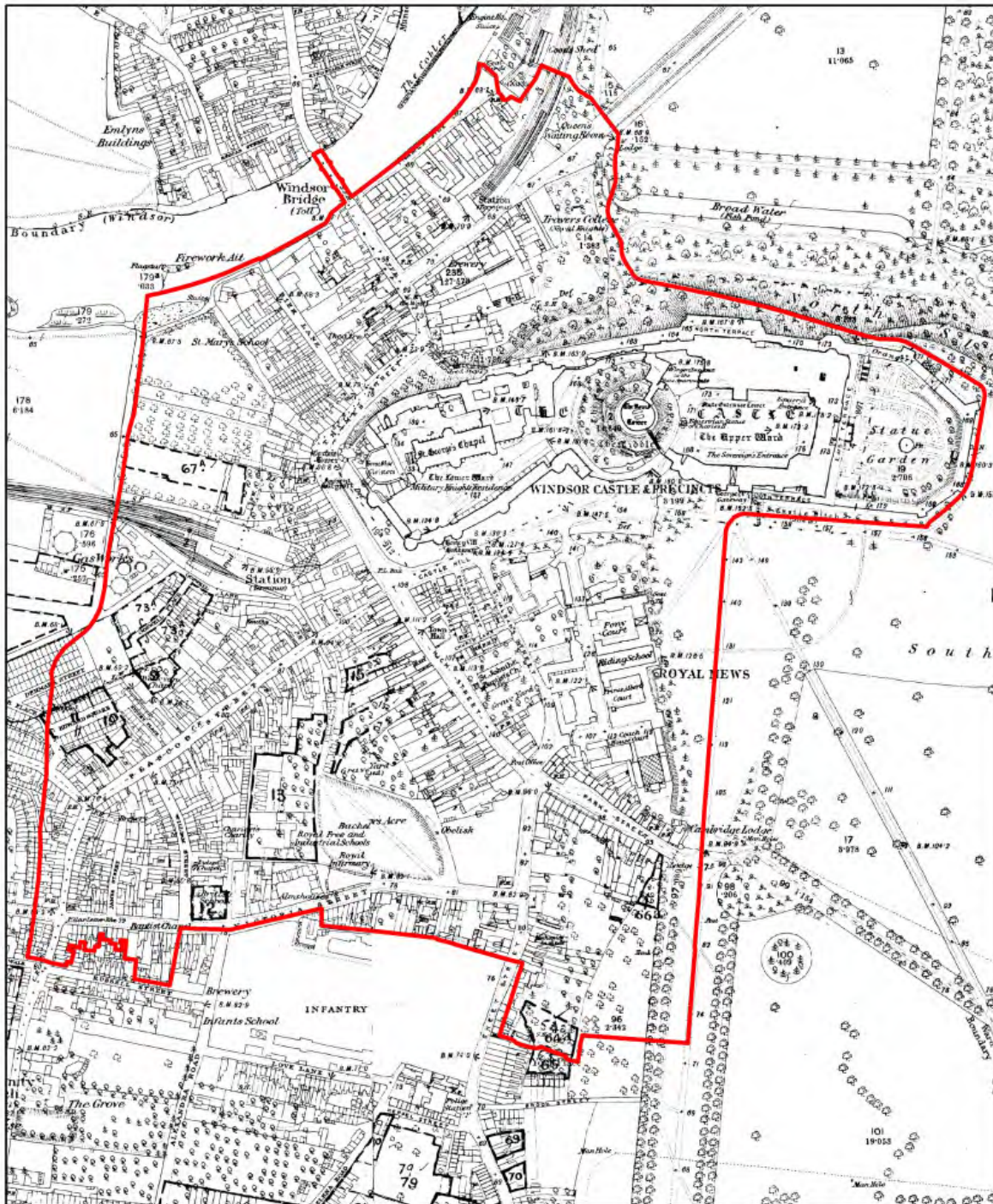
9.16 On a more general level there are opportunities to enhance the Conservation Area by encouraging attention to small details on properties, that are often outside planning controls, and providing guidance on matters such as shop fronts and advertisements. The central area of the town has a history of periodic 'Facelift' schemes that were started in 1961 with the support of the Civic Trust, and continued with much of the initiative coming from a local amenity group 'Windsor Heritage', which is now incorporated within The Windsor and Eton



Opportunities for Enhancement and Change

Society. The most recent facelift was in 2002 to commemorate the Queen's golden jubilee. The Facelifts have predominantly concentrated on encouraging properties to repaint to a coordinated colour scheme, but the process can help to improve the appearance of signage on buildings, and remove clutter, as well as providing an opportunity to promote the wider benefits to the town as a whole of an attractive environment.

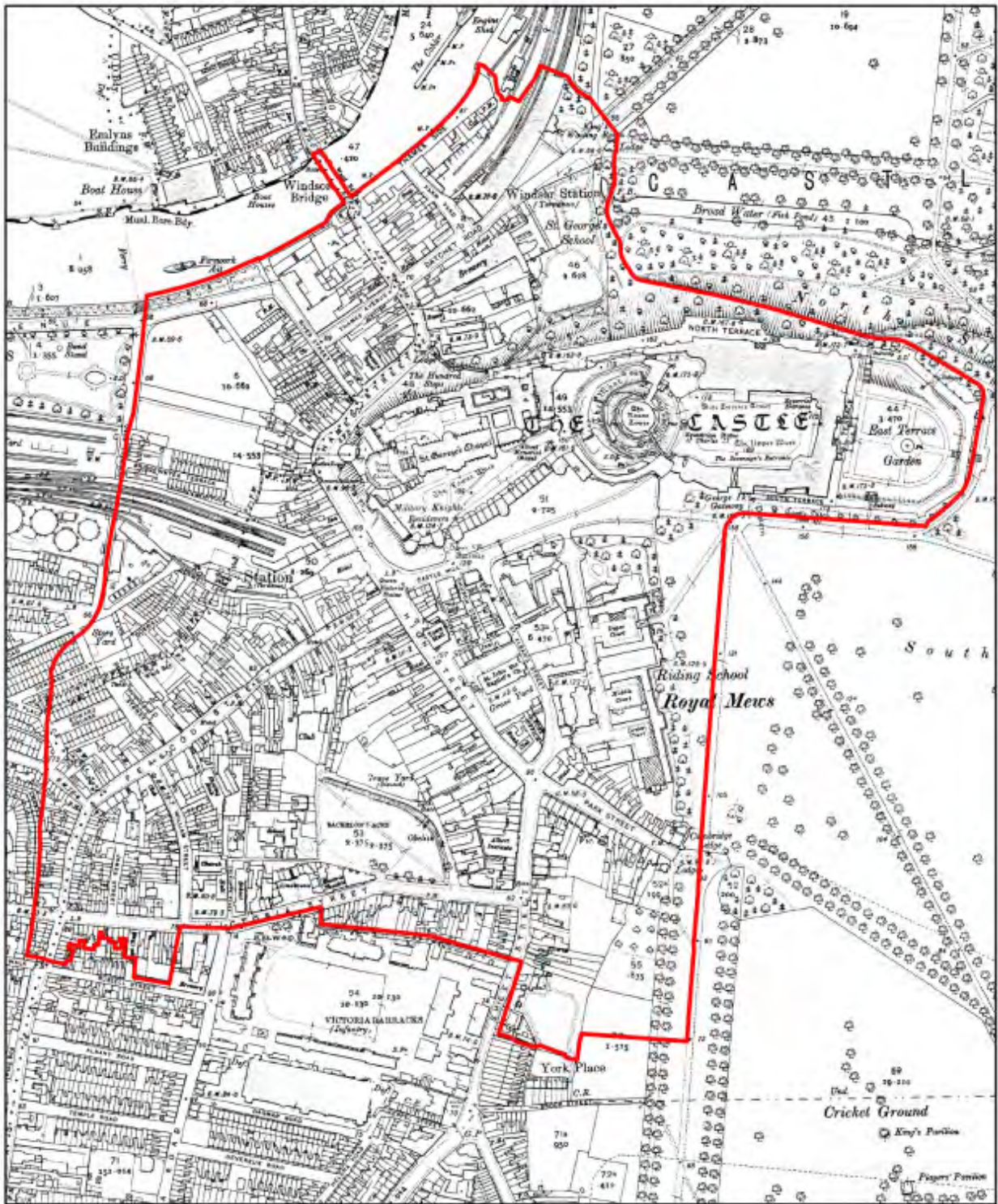
Historic Maps of the Conservation Area



Historic Maps of the Conservation Area



<p>Planning Scale: 1:5,500 June 2009</p>		<p>Windsor Town Centre Conservation Area 1876</p>	<p>The Royal Borough  Windsor & Maidenhead</p>
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Historic Maps of the Conservation Area




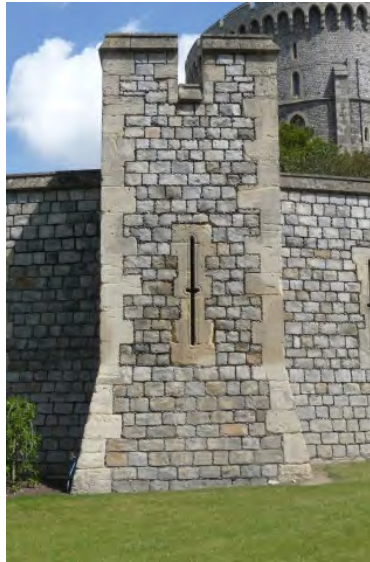





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Historic Maps of the Conservation Area




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 1975, 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.

Name	Grade	Description	Photo
WINDSOR CASTLE INCLUDING ALL THE BUILDINGS WITHIN THE WALLS	I	England's largest castle and a royal palace, covering some 13 acres. The castle dates back to William the Conqueror but the first stone buildings were erected by Henry II between 1165 and 1179. The round keep stands on an artificial motte and there are baileys known as the Lower, Middle and Upper Wards. Continuous additions since this time with particular activity following the foundation of the Order of the Garter by Edward III in 1348, the ensuing St George's Chapel of 1475-1511; and extensive rebuilding for Charles II by Hugh May. The present aspect of the Castle largely results from the alterations, additions and restorations carried out by James Wyatt and Sir Jeffery Wyattville circa 1800 to 1830, with further work carried out by Blore and Salvin in Queen Victoria's reign. Dominant cliff-top setting. Terrace garden with stone revetments and statuary to east of ridge.	 
THE ROYAL MEWS The Garden House	II	Late C18. Two storey red brick house set back from mews drive, in garden. Band between storeys and parapet with coping. 5 windows and recessed one window entrance bay. Recessed glazing bar sashes with flat gauged arches. Door of 6 flush panels, with 3 pane rectangular fanlight, in architrave case. Projecting single storey, one window wing. Rear elevation stucco faced with windows set in camber arched recesses	 
THE ROYAL MEWS Riding School with upper, middle and lower courts	II	1839 to 1848 by Edward Blore. Gothicised/castellated quite Utilitarian design. Riding School flanked by stable courts. Exterior of Riding School is of rock faced stone with dressings. Weathered cornice string and parapet coping. 13 Y tracery windows to sides above abutting stock brick stables. West front has centre break flanked by stepped crenels, ashlar faced and corbelled out on false machicolation to 2nd floor with 3 light window. Projecting ashlar entrance bay with stone roof. Large 4-centred arched chamfered opening with double doors. Interior has lofty flat ceiling with panelled beams on pierced angle brackets. Viewing box above east entrance with side lights to 3 light stone mullioned window.	 
THE ROYAL MEWS Range of buildings on west side of	II	Part of Blore's work. Circa 1842. Single storey ashlar range built into wall with weathered coping. 4 centred arched chamfered double doorway with flanking lancets and similar single doorway near to gates.	

Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
drive from north end down to gates			
THE ROYAL MEWS North Lodge and gates and screen wall to south	II	Circa 1842. Single storey ashlar with weathered coping. Similar to north range and also by Blore. 4 centred arched doorway. 3 single and one 2 light mullioned iron casements. The gates abutt corner and extend across drive. Heavy stone piers, carved details to caps surmounted by octagonal lamps. Fleur de lis headed rails to carriage and pedestrian gates, the latter under 4 centred arches. Screen wall extends south from lodge.	
THE ROYAL MEWS Royal Stables House	II	Circa 1842 by Blore. Tall one storey and basement ashlar faced front. castellated detail. Parapet with broad crenels. Grouped diagonally set chimneys. Square short tower to south. Entrance bay splayed in to wall with 4 centred arched doorway. Canted and rectangular stone oriel bay windows with pent stone roofs.	
THE ROYAL MEWS Burford House	II	Late C17, originally built by the Duke of St Alban's for Nell Gwynn but radically altered and recased by Blore circa 1842. 4 storeys with rendered facing. 5 coupled windows to centre with flanking coupled window wings, containing 3 storey narrow rectangular bay windows. 5 storey clock tower to north corner, square broached to octagon top stage, crenellated. Weathered sill courses and cornice, broad crenels to parapet. The windows are coupled mullioned small pane sashes in common surrounds to 1st and 2nd floors with shield panelled aprons. Grouped chimneys. Another crenellated broached tower to south west corner. Interior modernised.	
THE ROYAL MEWS South-west gate and Lodge to St Alban's Street	II	Circa 1842 by Blore. Portland stone rubble with dressings. Large crow stepped crenels to gateway. 3 storey lodge with corner turret, sill courses, battered plinth. Lancet windows. Crenellated parapet.	