

Conservation Area Appraisal



Furze Platt Triangle

December 2011

Planning Policy Manager
Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead
SL6 1RF



Contents

Foreword	4
Introductory Chapters	
1 Introduction	6
What does Conservation Area designation mean?	6
What is the purpose of Conservation Area Appraisals?	6
What is the status of this document?	6
2 Planning Policy Context	10
3 Background	12
4 Summary of Special Interest	14
5 Location, Setting and Development of the Area	18
Location and Setting	18
Topography and Geology	18
History and Development	18
Archaeology	28
6 The General Character and Form of the Area	30
7 Special Features of the Area	36
Listed Buildings	36
Important Non Listed Buildings	36
Building Materials and Architectural Details	36
Trees	37
Open Spaces	37
Boundaries	38
Street Furniture	42
Paving and Surface Treatments	43
Important Views, Vistas and Landmarks	44
Uses	48
8 Opportunities for Enhancement and Change	50
Negative Areas	50
Condition	50
Enhancement Opportunities	51
Sensitivity to Change	51
9 Map of Main Features of Conservation Area	54

Contents

Appendices

1 Significant Non-Listed Buildings Descriptions and Images	56
2 Description of Conservation Area Boundaries	68
3 Bibliography	70
4 Consultation Process	72

Five Year Management Plan

Five year Conservation Area Management Plan	74
---	----

Foreword

Foreword

By Councillor Mrs Christine Bateson

Lead Member for Planning and Development

The Borough Council has designated a new Conservation Area within the Furze Platt area of Maidenhead. The area comprises the 'triangle' created by Linden Avenue, Courthouse Road and Furze Platt Road.

This proposal has been led by local residents in the area, who have largely written the appraisal document. This is the first time for the Borough that local residents have been so heavily involved in the Conservation Area designation process and shows that the Borough is leading the way in encouraging residents to be instrumental in policy making. I would encourage others with an interest in their built environment to follow this excellent example.

This appraisal document, which describes the important features and characteristics of the area, will be used when planning decisions are made that affect the area. The approach used follows advice set out in English Heritage guidance.

The Furze Platt Triangle Conservation Area Appraisal also includes a Five Year Conservation Area Management Plan, which is intended to summarise the actions that the Council plans to take in the period to ensure that the character and appearance of the area is preserved or enhanced.

The designation of new Conservation Areas, in conjunction with the review of the existing 26 Conservation Areas, is part of a longer-term project to ensure the protection of the Borough's historic built environment.

A draft version of this document was subject to a public consultation exercise during October 2011, and this final version contains some amendments made in response to comments received.

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

planning.policy@rbwm.gov.uk

or

Conservation and Design Team
Planning Policy Unit
Planning and Development
Town Hall
St Ives Road
Maidenhead
SL6 1RF



Introduction

Introduction

What does Conservation Area designation mean?

1.1 A Conservation Area is *an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance* (Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69). The responsibility for designating Conservation Areas lies with the Local Planning Authority.

1.2 The aim of Conservation Area designation is to protect the wider historic environment. Areas may be designated for their architecture, historic street layout, use of characteristic materials, style or landscaping. These individual elements are judged against local and regional criteria, rather than national. Above all, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are irreplaceable.

1.3 Local Authorities have a statutory duty to review all their Conservation Areas regularly. English Heritage recommends that each area is reviewed every five years.

1.4 Conservation Area Designation provides extra protection within Conservation Areas in the following ways:

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

1.5 The Local Authority can include policies within its planning policies 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 A draft version of this document was published for public consultation during October 2011, and this process is summarised within the appendices. Following the consultation exercise the comments received have been considered and some amendments have been made. This final version of the appraisal has been approved for publication by the Lead Member for Planning and Development, and endorsed by the Cabinet of the Royal Borough of Windsor, for use to guide and inform all planning considerations and other council activities in the Conservation Area, on Thursday 15th December 2011.

1.8 This Conservation Area appraisal has been prepared in the context of national, regional and local planning policy and will be used to guide future planning decisions.

1.9 The contents of this appraisal and the associated maps and appendices are intended to highlight significant features but they should not be regarded as fully comprehensive and the omission of, or lack of reference to a particular building or feature should not be taken to imply that it is of no significance. This significance may only be fully identified at such time as a feature or building is subject to the rigorous assessment that an individual planning application necessitates.

Introduction

1

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 www.rbwm.gov.uk or in the leaflet '*Conservation areas- what they are and what it means to live in one*'. Copies of the leaflet, and initial advice on individual planning queries can be obtained by contacting the Council's Customer Service Centre either in person at the Town Hall Maidenhead, via the Council website, or by telephoning 01628 683 810.

Introduction

Planning Policy Context

2 Planning Policy Context

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

- Regional Spatial Strategy: The South East Plan May 2009
- The Replacement Minerals Local Plan for Berkshire incorporating alterations (1997 & 2001);
- The Waste Local Plan for Berkshire (adopted 1998)
- The Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted June 2003).
- Maidenhead Town Centre Area Action Plan (to be adopted in September 2011)

2.2 The government has signalled its intention to abolish the South East Plan. The council intends to produce a Borough Plan, and is also working with local communities and Parish Councils to produce a series of Neighbourhood Plans. The Borough Plan will address planning issues at a borough level, while Neighbourhood Plans will look at more local issues. Together, once adopted, they will form the development plan for the area.

2.3 Until these new plans are established, relevant policies from the Local Plan have been saved and will continue to guide planning decisions. Several saved policies directly relate to Conservation Areas and can be found in the attached Management Plan.

2.4 Further details about local planning can be found on the Council's website www.rbwm.gov.uk, or by contacting the Council's Strategy and Plans Team.

Background

Background

3.1 This is the first completely new Conservation Area to be proposed within the Borough since 1995 and as such seeks to highlight the significance of Maidenhead's Victorian and Edwardian development within the town. The proposal to designate the Furze Platt Triangle as a Conservation Area has been led by local residents in the area, who have defined the proposed boundary, provided the photography, maps, and largely written the appraisal document. This is an indication of the level of local interest in this area.

3.2 The proposed Conservation Area is within Furze Platt, a former village, now part of suburban Maidenhead. The area still retains an independent character to Maidenhead and is bound by countryside to the north. The proposed Conservation Area is within the core of Furze Platt and the apex of the proposed Conservation Area is considered an important nodal point within Maidenhead.

3.3 The area to be included within the proposed Conservation Area is also supported by the identification in the RBWM 2008 Townscape Characterisation study of Maidenhead's 'Victorian Villages' which highlights the Furze Platt area as a unique former Victorian Village.

3.4 The proposed Conservation Area has been drawn tightly around the 'triangle' of Furze Platt Road, Courthouse Road and Linden Avenue. This is considered the section within Furze Platt that has the most concentrated and intact Victorian and Edwardian development.

3.5 The existence of the Furze Platt Triangle can be traced back at least to the early years of the 19th century, when the current Victorian / Edwardian village area can be clearly seen as tracks on a pre-Ordnance survey map of 1809. Quite exceptionally, the ownership of this land, then known as Upper Maidenhead Field, is recorded in detail from 1829. It offered a clearly demarcated area for planned development, which attracted several eminent investors in the 1850s, such as the High Sheriff of Somerset and a future Vice-Chancellor of Oxford University. However, it was left to Samuel Ghrimes, who owned this parcel of land from 1868 until 1912, to bring about the creation of this remarkable village community of highly individual, but thematically consistent properties, ranging from very substantial family homes to modest worker cottages. This compact development, in terms of its type, character and quality is considered unique in within the Royal Borough.

3.6 The appraisal document is aimed to be a tool to preserve and enhance what is considered important about the local area and has been written in order to highlight the historical and architectural merits of this area.

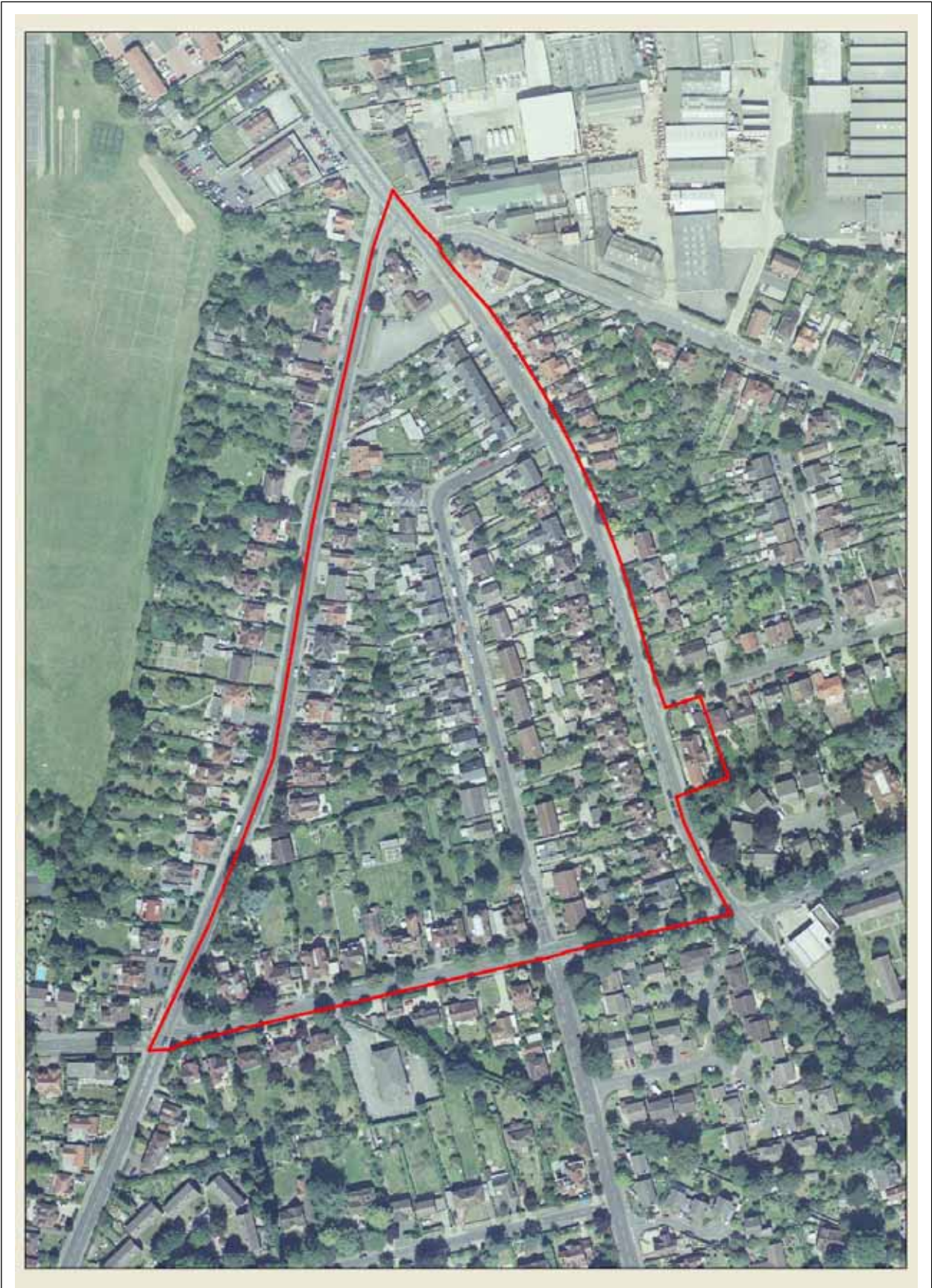
Summary of Special Interest

4 Summary of Special Interest

4.1 The special interest of the Furze Platt Triangle is made up of three principal aspects:

- **Location and Development:** Formerly part of a Victorian village and now part of suburban Maidenhead, the area developed swiftly between the late 19th and early 20th centuries and forms an important nodal point within the town.
- **Architectural Character:** The area represents a significant period of domestic building in Maidenhead during the Victorian and Edwardian periods. While there are several instances of high quality 1930's white stuccoed arts and crafts homes, most properties are small scale turn of the century houses, the most prominent built in the 'Queen Anne' style. This style sought to revive the domestic classical manner of the mid 17th-Century, favouring red brick or terracotta, usually combined with painted woodwork and is particularly associated with a more softer form of architecture and the turn away from the Gothic Revival.
- **Trees and Gardens:** The majority of properties are set in mature gardens and substantial boundary hedges, shrubs and mature trees help act as an important backdrop and soften the area.

Summary of Special Interest



Cities Revealed® copyright by The GeoInformation® Group, 2009 and Crown Copyright © All rights reserved

Summary of Special Interest

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 Furze Platt is in Maidenhead, on the northern edge of the town, although once an independent settlement, the area is now contained in the Maidenhead suburbs. The area is bound by countryside to the north, Pinkneys Green to the west, Maidenhead riverside to the east and the town centre to the south.

5.3 The proposed Conservation Area is located within the Furze Platt area and forms a 'triangle' of three principal roads, Linden Avenue, Courthouse Road and Furze Platt Road. The apex of the triangle, where Furze Platt Road and Courthouse Road meet, is a point of focus within the area.

Topography and Geology

5.4 Maidenhead lies within the broad, flat Thames Valley, with the eastern half of the settlement within the Environment Agency's flood zones. The settlement is located primarily on a chalk bedrock geology (with Reading Beds to the south) which is partly overlain with deposits of alluvium and river gravels. Open arable fields dominate to the south of the settlement, with the historic landscape of Windsor Great Park beyond. The scarp slopes of the Chilterns encircle Maidenhead to the north, with the wooded backdrop of Taplow and the escarpment, gardens and terraces of Cliveden forming a distinctive element of the landscape setting.

5.5 Furze Platt is located on a chalk geology to the north-west of the centre of Maidenhead and lies on largely level ground although the proposed Conservation Area gradually slopes down from the apex at the north.

5.6 Furze Platt is an area of flat high ground as suggested by the name, above the Thames valley. To the south it slopes away towards Maidenhead town centre, and to the east down towards Boulter's lock and Cliveden reach. To the north the land rises again up to Cookham Dean, with a more gentle rise towards Pinkneys Green in the west.

History and Development

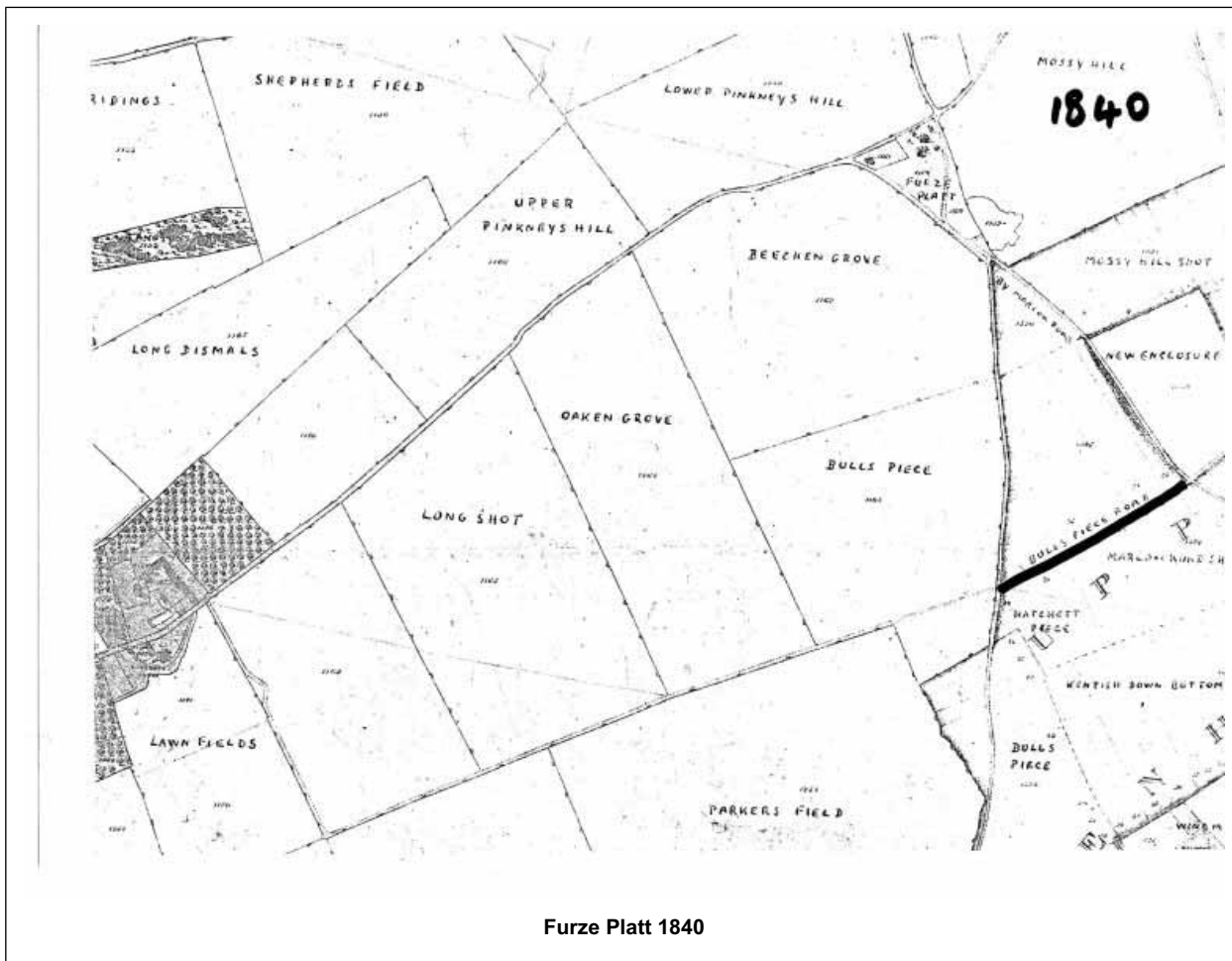
5.7 The village of Furze Platt is named after the small triangle of common land (the Platt) a few hundred yards to the north of the Golden Harp public house, covered originally with oaks and furze undergrowth. The 1840 map of Furze Platt and the surrounding fields shows Linden Avenue named as Bull's Piece Road after an adjacent field. Furze Platt was part of the Parish of Cookham until the 1930s, when it was absorbed by the Borough of Maidenhead.

5.8 The triangle formed by Courthouse Road, Furze Platt Road And Linden Avenue was agricultural land until about 1885, and was then developed as housing over a relatively short period believed to be from 1889 to 1914. The history of land ownership is known back to 1829, at which time Courthouse Road And Furze Platt Road were highways, but Linden Avenue was a footpath. Camden Road does not appear on maps until about 1900, and was created as a residential road when the current pattern of building plots began to emerge.

5.9 The pattern of land ownership from 1858 suggests that the land may have been viewed as an investment, and passed through various owners before being subdivided into plots or groups of plots. The first building with a known date of erection is the Golden Harp public house of 1889, and the Church and laundry are both shown on the map of 1900. The vast majority of buildings within the triangle appear on maps over the next 25 years, and taking the building style into account there is strong evidence that they were all built before the First World War

5.10 There have been a few modern insertions on each of the main roads, and a series of recent developments along the east side of Camden Road, but at the time of writing all the houses built before the First World War appear to remain standing.

Location, Setting and Development of the Area



Furze Platt 1840

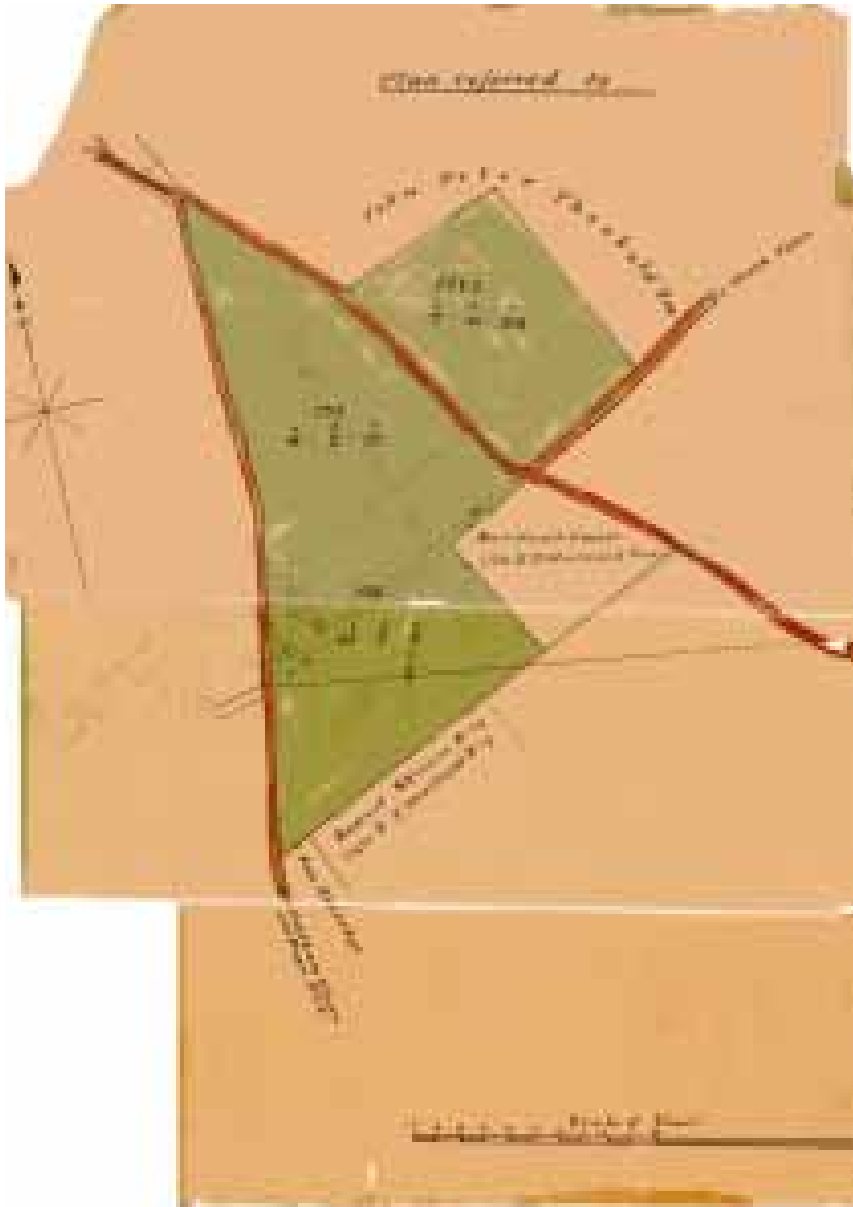
© Crown copyright and Landmark Information Group Ltd

5.11 In summary, the pattern appears to be:

- 1829-1858: Owned by various families and their relations
- 1858-1868: Purchased and owned by a consortium of 6 people
- 1868- 1882 approx: Purchased and owned by Samuel Ghrimes
- 1882-1914 approx: Plots sold off for domestic housing

Location, Setting and Development of the Area

5.12 About 12 acres of land form this triangle now bounded by Courthouse Road, Furze Platt Road and Linden Avenue encompassing the whole of Enclosure No. 131 and part of Enclosure 132 of Upper Maidenhead Field, shown in the map and table below.



Location, Setting and Development of the Area

5.13 A detailed schedule of ownership of this land between 1829 and 1868 is shown in Documents:

And it was also witnessed that in pursuance of s^d agreement & in conformance of the premises s^d J. C. Somerville, S. Annisley, J. H. Wilkinson & J. W. W. Synnott & s^d B. Eaton & J. H. Seighton covenanted for production of deeds specified in s^d second Schedule & for delivery of copies thereof

The first Schedule to which foregoing Indre referred

N ^o on Enclosure Award	Names of Fields	Acreage, a. r. p.	N ^o on the Tithe Map	Names of Fields	Acreage a. r. p.
131	Part of Upper Maidenhead Field	9. 2. 15	1715	The New Enclosure	7. 0. 36
132	Other part of Upper Maidenhead Field	10. 2.			
					27. 1. 11

The 2nd Schedule to which foregoing Indre referred

1829 6th & 7th May - Indre of Sease & Release bet^{re} Richard Bullock & W^m. Simmonds of one part & Mary Ann Hussey Spinster of o^r part -

1831 26th & 27th April. Indres of Sease & Release bet^{re} s^d M. A. Hussey & Mary Allaway Widow (the natural Grandmother of s^d M. A. Hussey) of first part Vincent Vaughan

& Mary Ann Hussey Spinster of o^r part -

1831 26th & 27th April. Indres of Sease & Release bet^{re} s^d M. A. Hussey & Mary Allaway Widow (the natural Grandmother of s^d M. A. Hussey) of first part Vincent Vaughan of 2nd part & James Brooks & W^m. H^o. Vanderstegen, younger of 3rd part -

1834 27th April. Indre bet^{re} s^d V. Vaughan of 1st part s^d M. A. Hussey of 2nd part s^d M. Allaway of 3rd part & s^d J. Brooks & W. H. Vanderstegen of 4th part -

1837 26th April. Indre bet^{re} s^d M. A. Vaughan (therein described as wife of V. Vaughan) of 1st part s^d V. Vaughan of 2nd part & s^d J. Brooks & W. H. Vanderstegen of 3rd part -

1837 23rd May. Indre (endorsed on last ment^d Indre) bet^{re} therein within named Sambler & W^m. Witham of 1st part s^d V. Vaughan & Mary Ann his Wife of 2nd part & s^d J. Brooks & W. H. Vanderstegen of 3rd part -

1839 3rd Sept^r. Deed Poll under hand and seal of s^d M. A. Vaughan Widow & Heir of s^d V. Vaughan -

1839 18th & 19th Nov^r. Indre of Sease & Release bet^{re} s^d M. A. Vaughan of one part & Jeanna, Waken Widow of other part -

1839 19th & 20th Nov^r. Indre of Sease & Release & Assign^t. the Release & Assign^t. bet^{re} s^d M. A. Vaughan of 1st part s^d W. H. Vanderstegen of 2nd part Nathaniel Hopper Atley of 3rd part & W^m. Fisher of 4th part -

1840 13th Feb^r. Indre (endorsed on the before first ment^d Indre of 19th Nov^r 1839) between

4

Location, Setting and Development of the Area

1838 22nd & 23rd Feb^r - ^{s^d} M. A. Vaughan of one part & ^{s^d} Joanna Washen of other part
 Indre of Mige betⁿ ^{s^d} V. Vaughan of 1st part & ^{s^d} M. A. Vaughan wife of ^{s^d}
 1838 11th & 12th April - ^{s^d} V. Vaughan of 2nd part & John Allen of 3rd part -
 Indre betⁿ ^{s^d} V. Vaughan & ^{s^d} Mary Ann his wife of 1st part Mary Allaway
 of 2nd part said J. Allen of 3rd part & W^m Witham of 4th part.
 1839 17th January - Indre of Further Assurance betⁿ ^{s^d} M. A. Vaughan Widow of 1st part -
 & J. Allen of 2nd part & ^{s^d} W. Witham of 3rd part & Francis Witham of 4th parts -
 1839 18th January - Indre (endorsed on before ment^d Indre of 12th April 1838) betⁿ ^{s^d} J.
 Allen of one part & ^{s^d} W. Witham of o^r pt.
 1840 21st October - ^{he} Quia Toll under hand & seal of ^{s^d} W. Witham (endorsed on before
 ment^d Indre of 17th Jan^y 1839) -
 1840 16th & 17th Oct^r - Indres of Seize & Release by way of Mort^g betⁿ ^{s^d} M. A. Vaughan of one part
 & George Buckton of o^r part -
 1843 21st October - Indre of Assign^t (endorsed on last ment^d Indre) betⁿ ^{s^d} Geo. Buckton of
 one part & Charles Becker & Geo. Waugh of other part -
 1843 7th March - Indre of Release & Assign^t betⁿ ^{s^d} M. A. Vaughan of one part & George
 Bates of o^r part -
 1854 7th August - Indre of Mortgage between Vincent George Vaughan of one part & ^{s^d} J.
 Washen of o^r pt. v. G.
 1855 15th March - Indre of confirmation betⁿ ^{s^d} V. Vaughan of one part & ^{s^d} G. Bates

1854 7th August - Indre of Mortgage between Vincent George Vaughan of one part & ^{s^d} J.
 Washen of o^r pt. v. G.
 1855 15th March - Indre of confirmation betⁿ ^{s^d} V. Vaughan of one part & ^{s^d} G. Bates
 of other part -
 1858 15th July - Indre betⁿ ^{s^d} W. H. Vandroegen & ^{s^d} Rev^d Nathaniel Kopper Arthy of 5
 one part & J. B. Caton & The Rev^d J. H. Leighton of o^r part -
 1858 23rd July - Indre (endorsed on before ment^d Indre of Release of 19th Nov^r 1839) betⁿ
 therein within named J. Washen of one part & ^{s^d} J. B. Caton & The Rev^d J.
 H. Leighton of other part -
 1858 23rd July - Indre (endorsed on before ment^d Indre of 17th Oct^r 1840) betⁿ Richard
 Edmunds George Miller & W^m Fisher of one part & ^{s^d} J. B. Caton & The Rev^d
 J. H. Leighton of o^r part -
 1858 26th July - Indre betⁿ ^{s^d} J. B. Caton & J. H. Leighton of one part & ^{s^d} G. Somerville,
 & George Annesley of other part -
 1858 30th July - Indre betⁿ ^{s^d} J. B. Caton & J. H. Leighton of one part & ^{s^d} J. H. Wilkinson,
 & G. H. Wilkinson (since deceased) & J. W. W. Tyndale & G. Annesley of o^r part -
 1868 16th May - Stewards copy (Admission of J. B. Caton & J. H. Leighton
 1868 6th June - Indre betⁿ Henry Duncan Shirie Esq^r Serd of Manor of Botham of
 one part & ^{s^d} J. B. Caton & J. H. Leighton of o^r part
 5

1868 30th June - Statutory Declⁿ ^{of us} Richard Sumner Keps Steward of Manor of
 Botham -
 Executed by all parties except said Samuel Shiries &
 attested

5.14 All the land described in the table above was purchased by a consortium of six individuals in July 1858. This group included the Reverend Francis Knyvett Leighton, who was Vice-Chancellor of Oxford University (1866-70) and Canon of Westminster (1868-81). Other members were: James Curtis Somerville - High Sheriff of Somerset (1854); John William Warre Tyndale - author of the famous book *The Island of Sardinia* (1849); Thurston Bewley Caton - member of The Royal College of Surgeons; George Annesley - Solicitor, Lincoln Inn Fields, London; Thomas Hutton Wilkinson - Landowner, Bury St Edmunds.

Location, Setting and Development of the Area

5.15 Samuel Ghymes Esq purchased all of this land from this consortium in August 1868. The map of the area for 1881-82 shows no building development on the land owned by Samuel Ghymes.

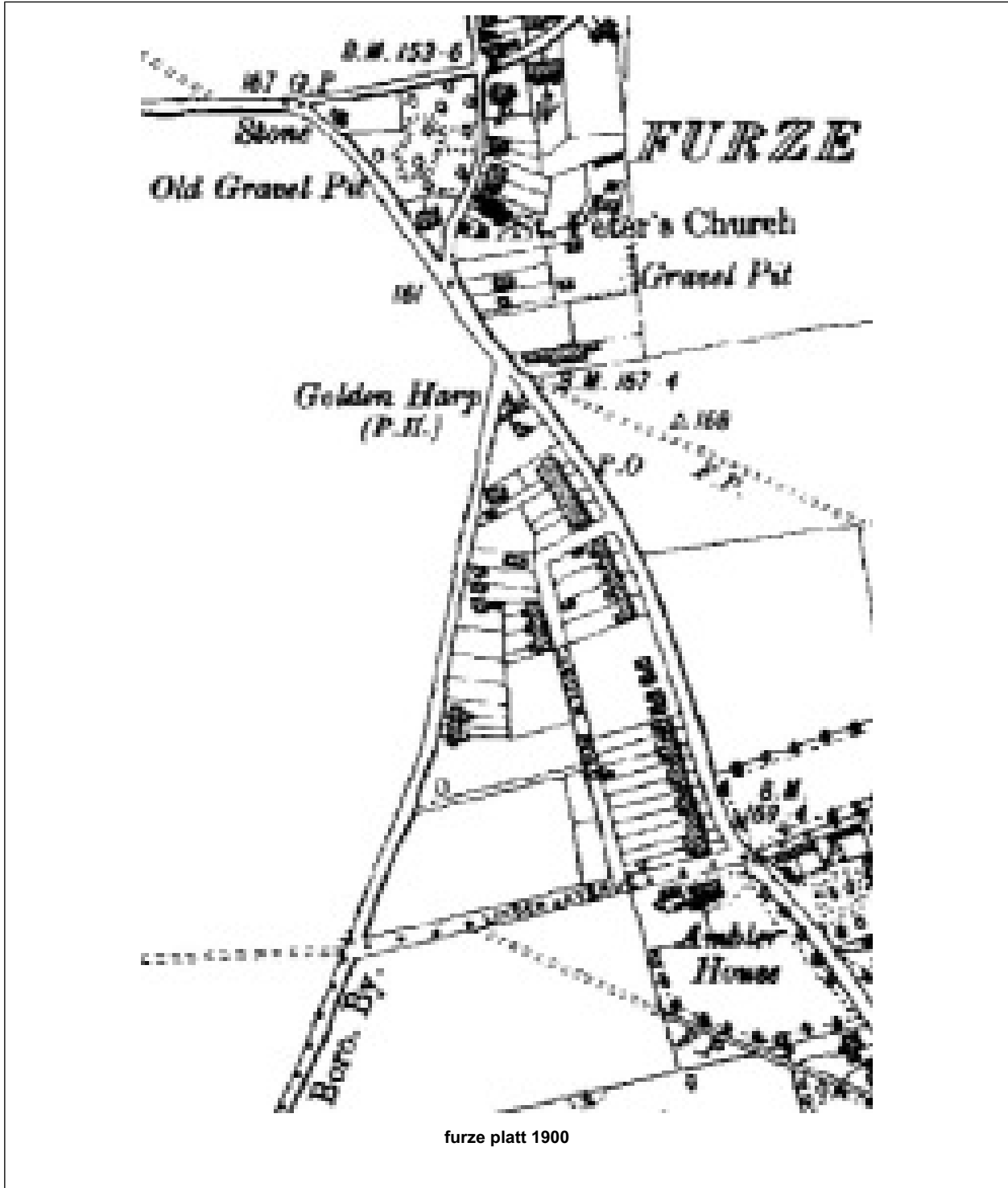


Furze Platt 1881

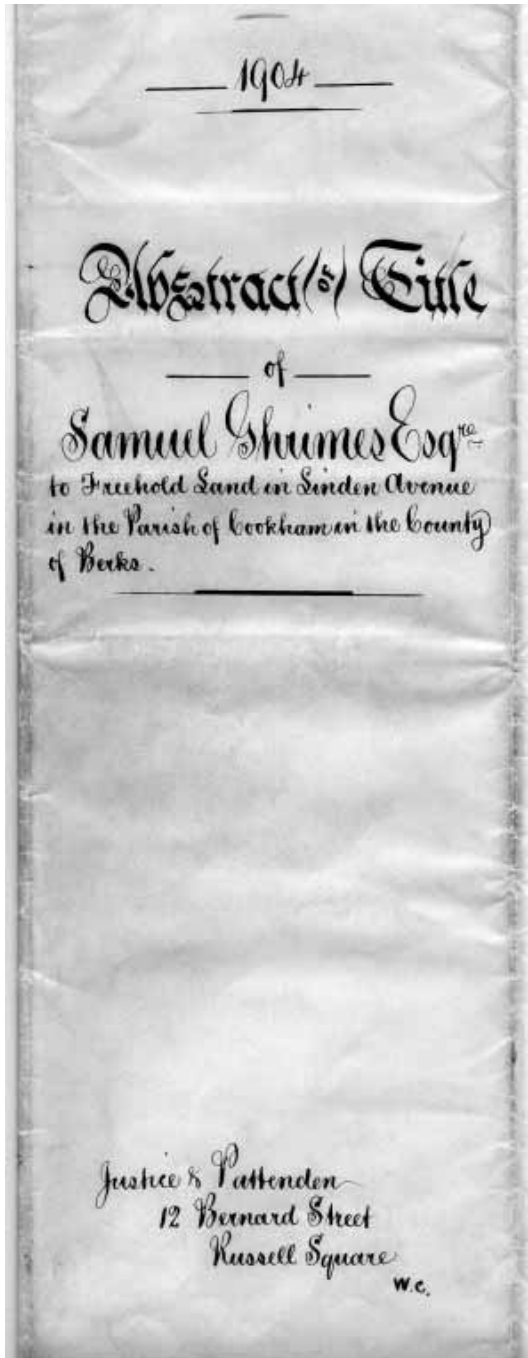
© Crown copyright and Landmark Information Group Ltd

5.16 The Golden Harp public house was built in 1889 at the junction of Courthouse Road And Furze Platt Road. The map of 1900, on which Linden Avenue and Camden Road are named, shows that significant house building had taken place along the east side of Courthouse Road, the west side of Furze Platt Road, and had begun on Camden Road. Linden Avenue had not yet been developed.

Location, Setting and Development of the Area



Location, Setting and Development of the Area



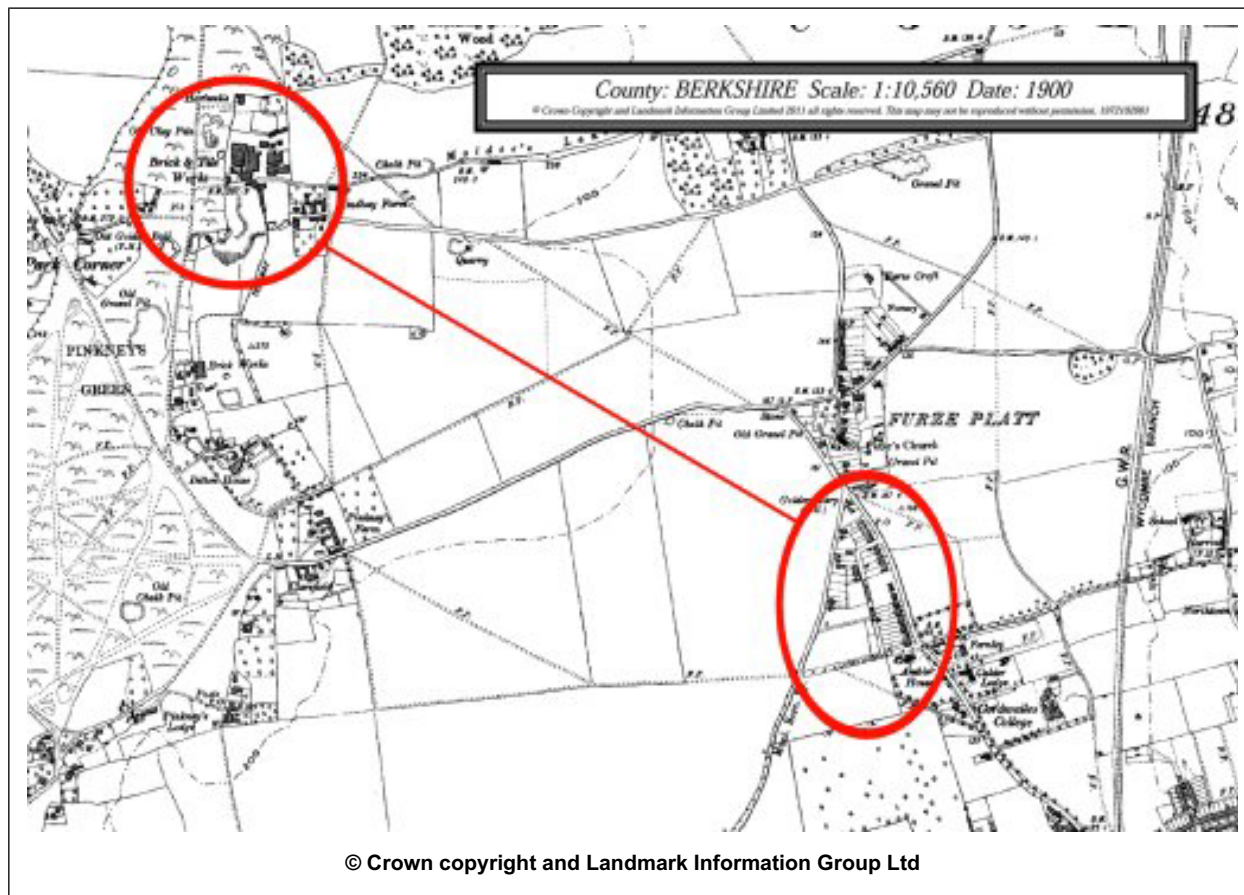
5.17 Deeds show that from 1904 onwards Samuel Ghimes sold off large plots of land on the north side of Linden Avenue for six detached quality suburban houses and one semi-detached pair of houses, which are all shown in the map of 1912.

5.18 It is believed that the builder of several houses in Linden Avenue (Mr Charles Grubb of Furze Platt) constructed No. 10, "Ardingly" for his own occupation. It represents a very high standard of Edwardian design and craftsmanship, and sits on the largest plot, at the centre. The Berkshire Records Office file on the Inland Revenue "Domesday Book" 1910 Valuation (BRO Microfiche 48052) commissioned by the Asquith Government shows Ardingly as dwelling No. 2325 and the Owner/Occupier as C. Grubb.



Location, Setting and Development of the Area

5.19 Although difficult to show conclusively, it is very likely that the bricks, roof tiles, ridges and finials used by many of the houses were manufactured by Messrs J K Cooper & Sons, Brick, Tile and Terra Cotta Works at nearby Pinkneys Green about a mile away.



5.20 This company was founded in about 1820 by Charles Cooper, who, by 1870, was succeeded by his son John Kinghorn Cooper. J.K Cooper's catalogue of March 31st 1904 shows a collection of finials, an example being No. 43 which is almost identical to the finial on the corner turret of No.10 Linden Avenue, and is shown in Appendix 2.

Location, Setting and Development of the Area



Archaeology

5.21 There has been little archaeological investigation of note within Furze Platt, although the area must be considered to be of high archaeological potential, because of its location on the gravel terraces. The gravels were favoured for settlement and agriculture from Prehistoric times, and buried deposits reflecting many activities are likely to survive in places. Thousands of Palaeolithic artefacts (stone hand axes) were found within nearby gravel pits, and later Prehistoric finds have also been recorded in the vicinity.

5.22 Limited groundworks (such as small extensions) are unlikely to have an impact on archaeological remains in the conservation area, but more extensive works may disturb below-ground Prehistoric features, and therefore it is likely that applications for larger-scale redevelopments will attract conditions requiring archaeological works in mitigation, in line with local and national planning policy.

The General Character and Form of the Area

The General Character and Form of the Area

6.1 The street pattern is framed by the main routes of the Maidenhead to Marlow Road and Courthouse Road, which join at an acute angle at Furze Platt. Building plots are long rectangular strips oriented end-on to both roads, with Camden Road following a similar pattern between. Linden Avenue runs in a perpendicular east-west direction to form a triangle with Furze Platt Road and Courthouse Road, with larger plots on a north-south axis.

6.2 The buildings in the area are predominantly of local red brick, mostly built in the later part of the 19th century and first part of the 20th century. Building and detailing is often of high quality, with a wide variety of special bricks, decorative ridge tiles and finials. Although the most common construction material is red brick, a variety of other wall treatments such as tile hanging, half-timbered, white finished render, pebbledash and more rarely, pargeting add interest.



6.3 Roofs are generally red clay tile, along with a number of slate roofs capped with red clay ridges.

6.4 Building features such as bays, gables, towers and entrances are generally well considered designs which enhance the facades, and some are of very high quality. Buildings are set back from the street enough to allow planting in small front gardens, softening the appearance and giving the area a distinct suburban, rather than urban, feel.

6.5 External joinery shows a rich variety of styles, from a period when both vertical sliding sash and casement windows were current. Window and door styles are mostly of the Edwardian period, and some can be recognised from George Ellis' book "Modern Practical Joinery" of 1902. Much original joinery remains in place, including barge boards, windows, doors and porches.

The General Character and Form of the Area



The General Character and Form of the Area

6.6 The area includes a wide variety of dwelling types including large detached houses, semi-detached houses of varying sizes, and a row of terraced cottages. All the houses are now quite mature, and the overall effect is of a harmonious mixture united by a common source of materials and related styles.

6.7 The Golden Harp public house, whilst constructed from the same materials, is a nodal building designed to dominate and be noticed. It draws its features and details from the same pool as the houses, but with a rich mix all applied to one building in a more showy style. It is described in Appendix 2 and within the RBWM Townscape Assessment.

6.8 The overall style is archetypal English farmhouse vernacular, designed to be homely rather than formal. Local materials probably sourced from brick and tile works at Pinkneys Green, Wargrave and Reading give the area a strong local flavour. Gravel from the Thames valley is also in evidence as pebbledash and drives.

6.9 The east side of Courthouse Road has a mixture of detached and semi-detached houses, mostly of red brick with tile roofs with the occasional white rendered wall or slate roof. Each house carries features and detailing commensurate with its size and intended status, whilst almost all are of pleasing proportions and form a harmonious group. Common features across most houses are white painted sash or casement windows of the Edwardian period, decorative ridge tiles and distinctive finials.



6.10 A characteristic of this part of Courthouse Road is that buildings of a particular design occur in groups of two, but always with some variation either originally or over time. Examples are 232 to 238, and 256 to 258.

6.11 The west side of Furze Platt Road is dominated by the row of large 3 storey semi-detached villas at Numbers 5 to 31. Taken together they form an important group of buildings, and are described in Appendix 2.

6.12 Further north between the entrance to Camden Road and the Golden Harp lies the "Cliveden View" row of 6 terraced cottages, flanked by small semi-detached houses on each side. Although the view of Cliveden has long since been blocked by buildings on the opposite side, the cottages form a pleasing group with their decorative brick band and white rendered window surrounds. They are set back at the general building line of Furze Platt Road, and complement the grander buildings to the north and south.

The General Character and Form of the Area



6.13 The majority of houses in Linden Avenue show confidence of design and a high quality of building, providing facades which are composed but informal. Each house is individually designed and aims to impress, two even boasting towers reminiscent of riverside buildings along the Thames. Most are of a little later period than those in Furze Platt Road or Courthouse Road, showing the evolution of design and style away from the incumbent Victorian. The varied facades and planting in the front gardens provides interest, and makes walking down the street a rich visual experience.



The General Character and Form of the Area

6.14 Camden Road is more modest in scale than the surrounding roads, but the west side has an attractive row of semi-detached Edwardian villas. An unusual feature is that the window surrounds on numbers 1 and 2 are finished in pebbledash on a brick façade, an interesting reversal of the more common pattern. This feature is also seen on 35 and 37 Furze Platt Road, suggesting perhaps the same builder or architect.

6.15 The architectural style of Camden Road is similar to Courthouse Road, with a varied mix of features along the street. Unpretentious but attractive and interesting houses are set on smaller plots closer to the road, giving it a more intimate feel. Projecting roofs at first floor level, bay windows and porches make an appealing composite facade.



Special Features of the Area

Special Features of the Area

Listed Buildings

7.1 There are currently no listed buildings in the proposed Conservation Area.

Important Non Listed Buildings

7.2 Within the Conservation Area, rather than a small number of specific buildings being important, the majority of buildings are considered to contribute positively to the character and appearance of the area. For this reason many of the buildings within the area are described in detail in Appendix 2. Where a specific late 19th century or early 20th century building is not mentioned in Appendix 2, this is because the characteristics are similar to another building which has been described and does not imply that it is unimportant.

Building Materials and Architectural Details

7.3 The building materials and architectural details are tabulated below. As all the buildings were constructed over a relatively short period, there is no clear subdivision according to age. From a limited range of materials there are however wide variations in treatment of a particular feature, according to the design of the house.

	Late 19th Century - Early 20th Century
Windows	<ul style="list-style-type: none"> • Typical style is vertical sliding sash or side opening casement. • Each sash is usually made up of 2 panes per sash, but smaller sashes often have only one pane. The glazing bars are narrow. • Most sashes are set back into the window opening, with the fixed frame largely hidden behind the wall. • 'Horns' projecting downwards from the upper sash stiles are common. • External lintels are commonly a very shallow brick arch, although some are stone or concrete. • Sills are normally of concrete, some timber. • Casement windows are generally subdivided into smaller panes, either as evenly divided rectangles or with smaller upper lights. • Some casement windows are top-hung, especially upper lights. • Some upper lights use stained glass, either in geometric patterns or artistic designs • Arts and crafts style houses have leaded lights. On the upper storey, the window often breaks the low roof line. • Across the area there is a wide variety of patterns and combination of features. • Windows are almost universally constructed of imported softwood and painted white. • There are some modern replacements in uPVC, of varying quality and varying adherence to original patterns
Roofs	<ul style="list-style-type: none"> • Roofs are typically pitched, either with gables or of hipped design. Timber boards, usually plain, at verges, and gables ranging from almost plain to heavily decorated. • Most have ornamental ridge tiles and finials, of richly varied design • Plain clay tile is the most common covering, followed by natural slate usually complimented with clay ridge or hip tiles. • There is extensive use of complex roof patterns • Projecting first floor level roofs are often found on bay windows and porches.
Doors	<ul style="list-style-type: none"> • Almost all external doors are of frame and panel construction, with the upper part glazed. The material is softwood, with painted finish in a variety of colours. • Typical door furniture found includes iron and more commonly brass doorknockers, letterboxes, and knobs. • Frames are typically square headed of timber, with few exceptions

Special Features of the Area

	Late 19th Century - Early 20th Century
	<ul style="list-style-type: none"> Houses in Linden Avenue and in Furze Platt Road commonly have ornamental porches, often with glazed panels above, and on either side of, the main door. There are some replacements in uPVC, often unrelated to the original patterns.
Facing Materials	<ul style="list-style-type: none"> Red brickwork is most commonly found, with some painted brick or rendered. Upper story often has applied timber boards and render infill, or is tile-hung. Applied timber is often painted black, with white infill. There is parquetry on a few buildings. The Golden Harp public house, exceptionally, has brick patterns in Staffordshire blue, picked out on the red brick background. The "Cliveden view" terrace has a decorative band in pale yellow brick. Pointing is typically in lime mortar, most commonly flush or slightly set back from the brick face.
Special Details	<ul style="list-style-type: none"> There are many single or double storey bay windows on the front, and sometimes side, elevation. They are commonly canted (straight front and angled sides) or box form. Almost always they are capped by a roof, either at first floor level or, when rising the full height of the elevation, a gable. The windows are usually divided by brick reveals. Bays either have brick reveals or are divided only by the timber structure, giving a lighter appearance. A few buildings have towers or turrets Original rainwater goods would have been cast iron, traditionally painted with black paint. These only remain in a few places. Moulded bricks or 'specials' are widely used. Chimney stacks are often carefully considered components of the design, with a wide range of high quality detailing.

Trees

7.4 Linden Avenue has a fine row of Lime (Linden) trees on the northern side.

7.5 Near the corner of Linden Avenue and Courthouse Road there is a group of trees including a Cedar, a Sycamore and a Holly. The angle at which the roads join allows the group of trees to form a green visual break when seen from Courthouse Road, and gives a pleasant setting to the surrounding buildings. Further in the distance are trees such as Pine, Birch and Eucalyptus in the back gardens of the Linden Avenue properties, forming a band to Camden Road.

7.6 Courthouse Road has several large individual trees close to the street, providing amenity value.

Open Spaces

7.7 The area itself has no public open spaces, but is adjoined by open countryside a little further north.

7.8 The space formed by the gardens of the houses on the west side of Camden Road, the east side of Courthouse Road and the north side of Linden Avenue forms a significant green area, which although not accessible as a whole to people, and is an excellent habitat for wildlife. This garden area, formed of largely intact original plot boundaries, provides space for large trees and adds significantly to the character of the area as viewed from both inside and outside the triangle.

7 Special Features of the Area



Boundaries

7.9 Boundaries in the area are mostly defined by a mixture of low brick or concrete walls, wooden fences (both close-boarded and picket) and hedges. In several places short sections of iron railing remain, probably as survivors of metal reclamation during the second World War. Examples are between 232 and 234 Courthouse Road, between 266 and 268 Courthouse Road, and a curved set on the corner of Courthouse Road And Linden Avenue. Other fragments are buried in hedges, awaiting discovery. Linden Avenue retains many decorative railings and gates.

7.10 From this palette of styles, the most noticeable feature is the variety used over any particular stretch of frontage, the two halves of a semi-detached pair of houses almost always opting for different treatments.



Special Features of the Area



7 Special Features of the Area



7.11 Several stretches of old brick wall with a characteristic pitched-roof-shaped terracotta coping remain, one between numbers 12 and 14 Linden Avenue, and one at the rear boundary of houses in Camden Road, which can be seen looking down the garage access to 254 Courthouse Road. Some copings have been re-used on newer stretches of wall, and fragments of this pattern appear elsewhere in the wider area, suggesting perhaps a well-liked design common at the time of construction.



7.12 It is interesting that residents have begun to add or replace iron railings, sometimes with modern equivalents but also with reclaimed materials, for example at number 1 Furze Platt Road.

Special Features of the Area



7.13 On the East side of Furze Platt Road, fronting the modern houses No. 20 to 28, there is a long stretch of much older wall, of medium height and characterised by plinth bricks near the base. This is probably the surviving boundary to the larger, older plot shown undeveloped on the 1912 – 1925 map in Appendix 1.

7 Special Features of the Area

Street Furniture

7.14 Almost all street furniture in the Conservation area is modern, reflecting the needs of the traffic on the busy roads that form the main triangle. However some earlier ironwork remains, such as an early post box built into a wall on the north side of Camden Road.



7.15 A variety of drain covers reflect evolving styles and sources both near and further afield:



Special Features of the Area

Paving and Surface Treatments

7.16 The public highways have a modern tarmac surface, as would be expected for busy roads. In Courthouse Road, Furze Platt Road and Camden Road the pavements are also tarmac, but Linden Avenue has a narrow grass verge on both sides.



Off the public highways, the front garden areas are a mixture of planted borders and shrubs, grass, gravel drives, and paved drives using a variety of materials.

7 Special Features of the Area



Important Views, Vistas and Landmarks

7.17 Furze Platt lies at the northern end of Maidenhead's built up area. Once a separate village, the south side has been joined to Maidenhead urban area since the late 19th century by ribbon development along the A308, but the north side remains a gateway to the countryside.

7.18 Looking north up Courthouse Road, the mature trees on both sides of the road frame views of varied roofs and gables, and soften the outlines to give a pleasant combination of built and natural forms.

Special Features of the Area



7.19 Looking west up Linden Avenue in summer, the row of trees fills the view with green.



Special Features of the Area

Standing at the acute angle where Courthouse Road joins Furze Platt Road, an interesting contrast of three views can be seen. Looking south down either road can be seen the residential areas, whilst looking east is the industrial area characterised by the laundry (established in the 19th century). The historic industrial style of brick with iron windows, often seen alongside urban railways, contrasts strongly with the open countryside seen looking north.



From Furze Platt Road on the east side, opposite the entrance to Camden Road, the northern boundary of Maidenhead can clearly be seen giving way to the hills of Cookham. A fortunate bend in the main road contains the housing to the west, and provides a clear demarcation of the open green field beyond. To the south can be seen the trees of Gringer Hill lining the road as it descends towards Maidenhead.

Special Features of the Area



At the junction of Linden Avenue and Gringer Hill, looking east the land drops away giving a view in winter across to the far side of the Thames valley, with glimpses of the distant gravel workings which may have been a source of local gravel drives and pebbledash. To the north can be seen the arrayed frontages of houses on the west side of Furze Platt Road, mixed with the greenery of trees in their front gardens.



From the corner of Linden Avenue and Belmont Park Avenue, the view north shows an attractive line of houses on the west side of Camden Road.

Special Features of the Area



Looking directly up Camden Road, the high chimneys of the Golden Harp form a distinct marker against the hills beyond.

Uses

7.20 The predominant use is residential. Commercial uses are provided by the Golden Harp Public House, and the Dentist's surgery at the corner of Linden Avenue And Courthouse Road.

7.21 Furze Platt Road forms part of the A308, and as such carries a heavy volume of traffic at peak times. Courthouse Road forms a link between the A308 and the A4 west of Maidenhead, and is frequently used as a bypass route.

7.22 A significant use of both Courthouse Road And Linden Avenue is school traffic, partly in cars but more notably on foot. The area is adjacent to Furze Platt Infant, Junior and Senior schools, but is also a route to schools such as Courthouse Junior and Alwyn Infant. Many children walk along the roads, benefiting from the generally wide pavements, as yet uninterrupted by many side roads. As such it is a useful amenity to the area and enjoyed, perhaps unconsciously, by many. Linden Avenue And Camden Road are residential.

Opportunities for Enhancement and Change

Opportunities for Enhancement and Change

Negative Areas

8.1 As Maidenhead has developed and more housing constructed, some of the garden plots have been subdivided to accommodate new dwellings. This has diluted the uniformity of building age and architectural character that defines the character and appearance of the Conservation Area.

8.2 Whilst the roofscape is varied, the majority of roofs do form a simple pitch. As such, flat roofed insertions can look rather incongruous, however, in most cases the impact is small.

8.3 Due to the area being an important nodal point within the town, traffic is increasingly heavy, particularly during peak times of the day.

Condition

8.4 The majority of buildings in the area are in good condition and have been well maintained. In general, changes to the street frontage such as extensions, garages and driveways have been carried out sympathetically and in keeping with the area. Many front gardens have planting, and some have room for trees which benefit the overall street appearance. Most vehicle accesses do not detract from the street scene.

8.5 In general, the houses at the northern end of Courthouse Road and Furze Platt Road have lost more original features, or had unsympathetic alterations of detail, compared to others in the area. However, they remain substantially intact, and the buildings undoubtedly contribute well to the appearance of the area. Chimneys, roofs and ridge tiles remain in place to give an interesting and pleasing skyline. Some chimney stacks have been rebuilt to a high standard, restoring the original appearance.

8.6 A few specific items give cause for concern, such as the missing brick arch above a gable end window on the Golden Harp stable block.



Opportunities for Enhancement and Change

Enhancement Opportunities

8.7 Windows and doors have sometimes been replaced with modern uPVC types, some of high quality, but others being unsympathetic to the original character. Future opportunities for window and door replacement could be used to restore the original appearance.

8.8 The road boundaries of each plot are often defined by low walls of the same brick as the houses. In some cases these have been rebuilt in a modern style or capped with modern copings. A more traditional style of wall would enhance the street scene, and in some cases has already been carried out.

8.9 For many of the houses on the northern part of Furze Platt Road, the long front gardens have understandably been used for car parking. The large flat spaces so created could be relieved by planting to make better visual use of the space. In general the northern tip of the triangle has few trees, giving a somewhat barren appearance. There are many places where small trees could be planted to enhance the area.

Sensitivity to Change

8.10 As a town in a generally affluent area with a healthy economy, Maidenhead is under significant pressure to change and develop. Policies such as targets for new housing tend to favour demolition of existing buildings, followed by redevelopment at higher density. Older buildings, especially in areas with larger plot size, are vulnerable and there is a risk that high quality built environments will be lost. Further subdivision of plots, or loss of the large green area formed by back gardens inside the triangle, would have a significant and adverse effect on the character and appearance of the area.

8.11 The area is bounded by busy roads, and is therefore subject to the effects of traffic increase. This may for example encourage conversion of further front gardens into off-street parking, and requirements for vehicle turning can exacerbate the loss of green space on the street frontage.

8.12 The ongoing maintenance needs of timber windows and doors, and the poor thermal insulation of the original single glazing, makes external joinery vulnerable to replacement with the subsequent loss of original features. As none of the buildings in the Conservation Area are listed, preservation of these important features is reliant on the good husbandry of the owners.

Opportunities for Enhancement and Change

Map of Main Features of Conservation Area



Furze Platt Triangle Conservation Area





• Important non listed buildings Furze Platt
 🌳 Important tree 🚪 Important walls
 🟩 Important green spaces 🔍 View points
 📐 Furze Platt Conservation Area proposed
 🟨 Area TPO 🟢 Tree Preservation Order

Planning
 Scale: 1:1,250
 November 2011




This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Royal Borough of Windsor and Maidenhead License Number LA1000 58817 2011 This copy has been produced specifically for the Mole River Scheme purposes. No further copies may be made.

Significant Non-Listed Buildings Descriptions and Images

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
230 Courthouse Road	Early C20 detached, a fine example of a double-fronted Edwardian villa, the twin bays symmetrically flanking a pointed arch porch. A narrow lean-to roof on the front elevation separates the upper storey, where the twin bays are replicated and each culminates in a separate gable. The front elevation is beautifully complemented by two mature copper beech trees and a semicircular gravel drive. Two tall narrow chimney stacks rise from the side walls through the hipped roof, which is capped with pierced ridge tiles.	
232 and 234, 236 and 238 Courthouse Road	Late C19 semi-detached, with later rear extensions. The building has many features in common with No 230, such as the upper storey box bay window above a ground floor bay with angled sides. Full use is made of the side elevation by adding a roofed porch, and another projecting bay window above it. The main part of the house is covered by a pyramidal hipped roof, culminating in a single finial. Each upper storey bay window has its own gable. The front elevation is half-timbered, the ground floor finish being brick.	
240 and 242 Courthouse Road	Early C20 semi-detached, with later rear extensions. Draws on many features from 232 to 238, but with a pitched roof and without side bay windows. One half is tile-hung on the upper storey bay. There is a prominent front chimney stack	
244 and 246 Courthouse Road	Early C20 semi-detached. This pair of houses is distinguished by the painted render finish, and by having a slate roof rather than the more common clay tile. There are ground floor bay windows on the front elevation and a porch on the side elevation, each one covered by its own roof. The North side of the building and its side porch are brick finish, suggesting a different original appearance.	






Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>252 Courthouse Road</p>	<p>Early C20 detached, presents a multi-level façade to the street with two gables on the front elevation, one being stepped back and containing an oriel window on the first floor. The main gable projects over bay windows on both stories, but the oriel window has its own sloping concave roof. The wall finish is a distinctive cream-painted render, but the lower bay in red brick and the common style of features such as window shapes and gable end treatment ensures harmony with neighbouring houses a little to the north.</p>	
<p>254 Courthouse road</p>	<p>Late C19 detached. The main façade is a large tile-hung upper storey projecting over a ground floor bay window. The porch is to the side, with decorative Chinese style woodwork and a curved tiled roof flowing down from the upper storey tile hanging. The back part of the building has a pitched roof parallel to the road. The brickwork below the ground floor bay is highly decorative. The building also has a fine leaded glass window on the North side.</p>	
<p>256 and 258 Courthouse Road</p>	<p>Late C19 detached, with later extensions. The tile-hung upper storey projects over a ground floor bay window of side hung casements, forming a sheltered inset porch between the window and a supporting side wall. The upper storey front window breaks the roofline, and is capped by a gable. The main roof is hipped and has a short decorative ridge and finials. No 258 has a recent side extension in keeping.</p>	






Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
262 and 264 Courthouse Road	<p>Early C20 semi-detached. Although these houses are not in themselves remarkable, they are typical of many thousands of semi-detached pairs built to this pattern. The design is based on a standard tunnel-back terrace, with little thought given to the possibilities offered by having a side elevation. They feature yet another variation of surface finish from the same palette, with brick on the ground floor and natural finish pebbledash on the upper storey, separated by a projecting string course. The upper storey main window is a vertical sliding sash of Venetian pattern, with a central wide sash and two narrower ones on each side.</p>	
1 and 3 Furze Platt Road	<p>Late C19 asymmetric semi-detached. Both halves of this building front Furze Platt Road, one half presenting a gabled front and the other a pitched roof. No 3 has a two storey bay.</p>	
4 Furze Platt Road	<p>Early C20 detached. Inspired by the Arts and Craft Movement of the late 19th century, and has many features typical of the style. The deep and steeply pitched roof with dormer window, leaded glass, arrow slit openings in the gable ends, white render and the chimney stack with decorative tile around the top are all characteristic of the period. The house is a fine and unspoilt example of its type.</p>	 

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>5 to 31 Furze Platt Road</p>	 <p>Late C19 semi-detached. As a whole they define the character of this part of Furze Platt Road, and although of similar plan each pair of houses carries its own style of decoration and detailing. A comprehensive study of the group would merit a volume in itself, so only a brief summary will be given here.</p> <p>One distinctive feature is the semi-circular windows on the second floor of the building, uniting the frontage and disguising the fact that each quadrant belongs to a different half. Ground floor windows shows a variety of styles, some with ogee headings on the casements. Several houses have oriel windows on the first floor to give a variation of projection in the facade.</p> <p>Wall finishes are richly varied and include many patterns of tile hanging, and half timbered. Gable ends facing onto the road have a variety of complex pierced or applied patterns on the barge boards, for example at numbers 25 and 27. High on the dormer window between numbers 9 and 11 is a sunflower decoration set in pebble dash.</p> <p>Tall chimney stacks and decorative ridge tiles cap the roofs, with a variety of finials from sunflowers to eagles.</p>	   





Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
33 Furze Platt Road	 <p>Late C19 detached. A large detached house characteristic of the late Victorian period. The imposing façade has an ornate porch, flanked by large two-storey bay windows each capped with its own roof projecting from the front slope. The brickwork detail is of high quality, with plinth, string course, decorated quoin and panels under the bays. Four tall chimney stacks on the end walls of the house and the two dragon finials give the building a distinctive skyline. This house forms an interesting contrast with 230 Courthouse Road, the two showing markedly different approaches to a similar facade.</p>	
35 and 37 Furze Platt Road	<p>Late C19 semi-detached. The building combines many of the features seen around the area, this time with separate gables for each porch and separate roofs for the ground floor bay windows. Although the bay windows do not extend to the upper storey, the first floor windows are capped by a gable in the front roof slope.</p>	
39 and 41 Furze Platt Road	<p>Late C19 semi-detached Cottages Ornee. The steeply pitched double gables and tall finials clearly announce an intention to delight and amuse. The detailing throughout is of very high quality, with shallow pointed arches to the porch, stained glass leaded panels and interesting chimneys. Some of the features are copied by, or perhaps originate from, numbers 35 and 37 next door.</p>	 




Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>43 and 45 Furze Platt Road</p>	<p>Late C19 semi-detached. The distinguishing feature of this building is the solid projecting surround to emphasise the ground floor windows, with a matching feature above the doorways. Both ground and upper storey main windows are vertical sliding sash of the Venetian pattern, with a central large sash and two narrower ones on each side.</p>  <p>Fig. 1. Elevation. Fig. 2. Section. Fig. 3. Plan. Fig. 4. Detail of top sash. Fig. 5. Detail of bottom sash. Fig. 6. Detail of frame. Fig. 7. Detail of frame. Fig. 8. Detail of frame. Fig. 9. Detail of frame.</p> <p>A SOLID MULLION VENETIAN FRAME.</p>	
<p>51 to 61 Furze Platt Road</p>	<p>Late C19 terraced, the "Cliveden View" row of 6 cottages on Furze Platt Road and the semi-detached houses to the north and south are more modest than the surrounding buildings, but are pleasantly proportioned and a good example of their type. Roofed in slate rather than tile, there is a decorative coloured brick band separating the lower and upper storeys, and the door and window surrounds are emphasised in white render. The doorways have a characteristic semicircular arch with distinctive keystone.</p> <p>Number 61 has been a shop during a period in its history, but is currently residential.</p>	
<p>The Golden Harp public house</p>	<p>Late C19 Public house, detached, with stable block. The Golden Harp faces Furze Platt Road, announcing its 1899 date of construction on the main gable end. The building has a wealth of features in the late Victorian style, such as the use of many special brick shapes, coloured brickwork, and a</p>	


Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
	<p>polygonal tower at the northern end making full use of its acute corner site. Almost all of the original external joinery is intact. The irregular plan is capped by a suitably complex roof, sporting dormer windows, tall chimneys and decorative finials.</p> <p>The main building is complemented by an L-shaped stable block, with a decorative rendered panel on the gable end advertising "The Golden Harp provides good stabling", an extraordinary survivor more than a hundred years after the advent of the motor car.</p> <p>On the Courthouse Road side the building has gained some unsightly extensions, but overall it remains an impressive example of a Victorian Road house.</p>	
2 Linden Avenue	<p>Early C20 detached, 3 storeys with the third storey in the roof space. High quality detailing, with a ground floor set-in box bay window, and an ornate front porch. The side elevation to Camden Road has a tall chimney stack with vertical brick ribs.</p> 	
4 Linden Avenue	<p>Early C20 detached. Number 4 Linden Avenue has a strong vertical emphasis. A two story bay reaches up to the front gable, with tile-hanging both at first floor level and on the gable apex wall. Above the recessed front porch is a balcony with wooden balustrade. The building provides a contrast to houses such as Tyne Cottage at number 16, where there is a strong horizontal emphasis.</p>	



Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>10 Linden Avenue</p>	<p>Early C20 detached, one of two buildings in the road with a corner tower. Widows in the tower provide views in many directions, a feature echoed on the opposite side of the frontage with a corner window. Many windows have stained glass panels, and most have stone lintels. The upper story of each wing is half-timbered providing a contrast to the red brick used in the main part and on the ground floor.</p> <p>The tower roof is topped by an extravagant finial, making the most of its visible location. J. K. Cooper's Pinkneys Green brickworks catalogue of 1904 shows an almost identical item. Deep eaves and unusual chimney stacks that flare out towards the top add interest at roof level.</p>	  <p><i>Hammerman, March 2004</i> <i>Ardingly March 2011</i></p>
<p>12 Linden Avenue</p>	<p>Early C20 detached. The design combines some mock Tudor features such as applied timbering with some Arts and Crafts features such as the tall narrow chimney stacks and an upper storey window breaking the roofline.</p>	


Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
14 Linden Avenue	<p>Early C20 detached, with a wealth of features which combine to give a very distinctive building. The polygonal pointed bays, different on lower and upper stories, and the ornate porch are unique in the locality. The waist height fencing at the front of the porch points outwards in a V shape, imitating the bay window. The generous roof overhanging the gable end and decorative parquetry in the render make the building a landmark in the area.</p>	
16 Linden Avenue	<p>Early C20 detached, with strong characteristics of the Arts and Crafts Movement. It draws on a similar set of features to number 4 Furze Platt Road, but interprets them differently to give a house of different proportions. The roof is less dominant, but other typical features such as the leaded rectangular windows with horizontal emphasis, and the wide half-dormers interrupting the eaves line, remain unchanged. The house has some resemblance to "The Orchard", house of the Arts and Crafts architect C.F.A Voysey.</p>	
18 and 20 Linden Avenue	<p>Early C20 semi-detached, asymmetric. This building is designed to make the most of the corner plot, contained in the acute angle between Courthouse Road and Linden Avenue. From the Linden Avenue frontage the two halves of the building</p>	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
<p>1 to 4 Camden Road</p>	<p>Early C20 semi-detached. 2 pairs of houses, with angled bay windows, covered by a projecting roof common to both halves. The main gable end faces the road, with applied timbering at the apex. The upper storey window surrounds are unusual in that they are finished in pebbledash on a brick façade, an interesting reversal of the more common pattern. The projecting roof has ornate supports.</p>	
<p>5 to 12 Camden Road</p>	<p>Early C20 semi-detached. 4 pairs of houses, two with box bay windows and two with angled bays, covered by a projecting roof common to both halves. All have side porches with a narrow window above. The front section of the main roof is hipped with a short crest ridge and prominent chimney stack of the front slope, the wider back section a plain pitch with gable ends to the side.</p>	

Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
13 to 18 Camden Road	Late C19 semi-detached. The earliest group of houses in Camden Road, 3 pairs of originally identical houses with plain pitched roofs, ground floor bay windows with separate hipped roofs, and arched entrance doorways to the centre of the building.	

Description of Conservation Area Boundaries

Description of Conservation Area Boundaries

North- The boundary forms an apex where Courthouse Road and Furze Platt Road meet.

East - Follows eastern edge of Furze Platt Road incorporating front boundary walls and hedging. The boundary continues in a south east direction before turning east to along the boundary of 4 Furze Platt Road. The boundary turns south and then west again to incorporate the property boundary before continuing south-east to the corner where Furze Platt Road meets Linden Avenue.

South- The boundary continues south-west along the southern edge of Linden Avenue, terminating at the corner where Linden Avenue meets Courthouse road.

North- Follows a north-east direction along the west side of Courthouse Road until it meets the apex with Furze Platt Road.

Bibliography

Bibliography

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

Barrett H and Phillips J, (1993) *Suburban Style*, Little, Brown and Company

Communities and Local Government, (2010) *Planning Policy Statement 5: Planning for the Historic Environment*

Deeds of Tyne Cottage, 16 Linden Avenue, Maidenhead

Department of the Environment, (1983): *List of Buildings of Special Architectural or Historic Interest – Maidenhead*

Ellis George, (2005) *Modern Practical Joinery - 1902*, Stibart Davis Ltd

English Heritage, (2006) *Guidance on the Management of Conservation areas*

English Heritage, (2006) *Guidance on Conservation area Appraisals*

Knibbs Ray, (1989) *Furze Platt Remembered*, Cliveden Press Ltd

Landmark Information Group, Ordnance Survey, www.old-maps.co.uk

LDA Design, (2004) *Landscape Character Assessment for the Royal Borough of Windsor and Maidenhead Parts 1 & 2*

Land Use Consultants, (2008) *Royal Borough of Windsor and Maidenhead Townscape Assessment, Draft Characterisation Report. Maidenhead and Cookham Areas.*

Middleton T, (1980) *Yesterday's Town Maidenhead*, Barracuda Books Ltd

Over L, (1990) *Maidenhead. A Pictorial History*, Phillimore

Over L and Tyrell C, (1999) *A Millennium in the Royal Borough*, Royal Borough of Windsor and Maidenhead

Royal Borough of Windsor and Maidenhead (2003) *RBWM Local Plan (incorporating Alterations)*

Consultation Process

4 Consultation Process

A public consultation exercise was carried out for the proposed Conservation Area, running for four weeks, from Monday 3rd October 2011 to Monday 31st October 2011.

A draft Conservation Area boundary and an accompanying Appraisal document was produced and made available for comment during this period.

Residents and any businesses within the proposed area were notified by letter, including a detailed map, of the consultation process and the availability of all relevant information. All adjacent properties to the proposed area were also notified in the same manner.

Nearby major property or landowners were notified and there was also an internal consultation process with relevant Council Officers.

Full copies of the appraisal document, any supplementary text and a detailed map were sent to relevant Cabinet Members, Ward Councillors, local amenity bodies and English Heritage.

The draft document and map were available on the Council's website from Monday 3rd October 2011. Full copies of the document were also available at Maidenhead Public Library and Maidenhead Town Hall.

A public drop-in session was held on Wednesday 19th October 2011, to which local residents and interested parties were invited. The purpose of the drop in was to provide the public with further information in an exhibition style display.

Following the close of the consultation exercise, all comments received were recorded and duly considered, and amendments proposed for approval by the Council's Lead Member for Planning and Development. Details of responses received and amendments made are available by contacting the Council's conservation team.

Five year Conservation Area Management Plan

Five year Conservation Area Management Plan

The overall aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of the Conservation Area. The designation of a Conservation Area is not intended to prevent any new development taking place within the area. However the overall purpose of the appraisal and this related Management Plan is to inform and manage planning decisions, and other actions that the Council takes within the Conservation Area, and to suggest actions that could contribute to the enhancement of the area both by the Council and other stakeholders.

Objective	Purpose of objective	Action	Timescale
Objective 1	Provide information for the local community	Publish Conservation Area appraisal Provide supporting information and guidance primarily via council web site	2011 and ongoing
Objective 2	Improve the quality and amenity value of the public realm in the Conservation Area	Highway maintenance/Street scene work programme should recognise CA locations Traditional materials and details should be maintained and where desirable, re-instated Monitor condition of public rights of way throughout the Conservation Area. Parking management should respect CA location with sympathetic schemes.	2011- 2016
Objective 3	Preserve and enhance features and details that contribute to the character and appearance of the area Control issue of loss of original features beginning to harm character of the Conservation area.	Encourage appropriate repair and maintenance with advice to property owners Ensure maintenance of features and details in determination of any related planning applications It may be appropriate to look at serving an Article 4 Direction to help prevent further piecemeal erosion of key architectural details through Permitted Development Rights.	2011- 2016
Objective 4	Monitor planning applications to ensure proposals preserve or where possible enhance character and appearance of the Conservation Area	Conservation Team to review and where appropriate make comments to Development Control Team on all applications affecting the Conservation Area. New development should use good quality materials appropriate to the CA in accord with Local Plan policy CA2. Major new developments to be subject to Design Review processes by appropriate local, regional or national bodies.	2011- 2016
Objective 5	Monitor Unauthorised works	Planning Enforcement Team take action regarding unauthorised works to buildings or land in the conservation area in accordance with Council's Enforcement Policy.	2011- 2016

Five year Conservation Area Management Plan

Objective 6	Retain important trees and encourage planting of appropriate new trees and hedges	All trees benefit from protection within the Conservation Area. Tree officers will make tree preservation orders where appropriate to prevent inappropriate works. Encourage appropriate new landscaping either in isolation or as part of any new planning proposals.	2011- 2016
Objective 7	Monitor loss/gain and changes to the Conservation Area, and seek feedback from local community	Carry out five yearly review	2016
Objective 8	Review Conservation Area boundaries	Carry out review to ensure boundary still remains the most appropriate.	2016
Objective 9	Maintenance of boundary walls	Approach owners in respect of maintenance of important boundary walls adjacent to highways	2011 and ongoing

In addition to the specific actions set out above, the Council will continue to make decisions on planning issues within the statutory requirement of section 72 of the Planning (Listed buildings and Conservation areas) Act 1990 which gives a requirement to ‘pay attention to the desirability of preserving or enhancing the character or appearance of an area.’ At a local level there is the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating alterations Adopted June 2003). The policies which have been saved beyond September 2007 include several that are applicable to Conservation Areas. These are set out below.

Development in Conservation Areas

POLICY CA1

THE BOROUGH COUNCIL WILL REQUIRE:

1)APPLICATIONS FOR NEW BUILDINGS IN THE CONSERVATION AREAS ARE TO BE SUBMITTED WITH FULL DETAILS SHOWING PROPOSED LANDSCAPING, MATERIALS AND ADVERTISEMENTS AND OTHER RELEVANT INFORMATION SO THAT THE FULL IMPACT OF THE PROPOSAL CAN BE ASSESSED INCLUDING ACCESS ARRANGEMENTS;

2)APPLICATIONS FOR CONSERVATION AREA CONSENT FOR DEMOLITION ARE TO BE ACCOMPANIED BY DETAILS FOR THE REPLACEMENT DEVELOPMENT SCHEME AND WILL, WHERE APPROPRIATE, CONTROL THE TIMING OF DEMOLITION BY CONDITION.

Guidelines on development affecting Conservation Areas

POLICY CA2

IN RESPECT OF CONSERVATION AREAS THE BOROUGH COUNCIL WILL:

1) REQUIRE THAT ANY DEVELOPMENT WILL ENHANCE OR PRESERVE THE CHARACTER OR APPEARANCE OF THE AREA;

2)REQUIRE THE RETENTION OF ANY BUILDING AND THE PROTECTION OF VIEWS THAT CONTRIBUTE TO THE DISTINCTIVE CHARACTER OF THE CONSERVATION AREA;

Five year Conservation Area Management Plan

3) REQUIRE PROPOSALS FOR NEW BUILDINGS AND EXTENSIONS OR ALTERATIONS TO EXISTING BUILDINGS TO BE OF A HIGH DESIGN STANDARD WHICH IS SYMPATHETIC IN TERMS OF SITING, PROPORTION, SCALE, FORM, HEIGHT, MATERIALS AND DETAILING TO ADJACENT BUILDINGS AND THE CHARACTER OF THE AREA IN GENERAL;

4) NOT PERMIT THE USE OF INAPPROPRIATE SYNTHETIC MATERIALS AND REQUIRE THE USE OF TRADITIONAL MATERIALS FOR WINDOWS, DOORS, SHOPFRONTS, CANOPIES, FASCIAS AND RAINWATER GOODS;

5) REQUIRE CHANGES OF USE TO BE SYMPATHETIC TO THE CHARACTER OF BOTH THE BUILDING AND THE OVERALL CONSERVATION AREA AND NOT TO LEAD TO AN UNDESIRABLE INTENSIFICATION OF ACTIVITIES IN THE AREA;

6) NOT GRANT PERMISSION FOR DEVELOPMENT ON SITES WHICH FORM IMPORTANT OPEN SPACES WITHIN THE CONSERVATION AREA OR SITES WHICH BY THEIR OPENNESS FORM PART OF THE ESSENTIAL CHARACTER OF THE CONSERVATION AREA;

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

Car parking in Conservation Areas

POLICY CA6

THE BOROUGH COUNCIL WILL:

1. EXPECT ANY NEW CAR PARKING PROVISION WITHIN CONSERVATION AREAS TO BE SENSITIVELY DESIGNED AND INCORPORATE APPROPRIATE HARD AND SOFT LANDSCAPING;
2. NOT PERMIT THE CONVERSION OF FRONT GARDEN AREAS TO CAR PARKING;
3. SEEK IMPROVEMENTS TO EXISTING CAR PARKING ARRANGEMENTS THROUGH REVISED LAYOUTS AND LANDSCAPING.

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