

CONSERVATION AREA STATEMENT

SHURLOCK ROW

Planning Policy Manager

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1. History

- 1.1 The area in which Shurlock Row is sited was once part of the Windsor forest. There is archaeological evidence of moated sites around the area and these are an indication of clearings in the forest and it is likely that the settlement of Shurlock Row was formed as a focus of scattered dwellings. Other archaeological evidence found in the vicinity of the area is a silver coin of Gordian III dating to the first half of the third century. Shurlock Row was first documented in 1216 as Southlake Street, when there was a dispute over the boundaries of Billingbear Park- still a wide open space, in those days a famous haunt of deer. About 1260 the Beenham family moved into the area and subsequent generations built their mansion at Billingbear in 1567. This house was pulled down in 1923. A footpath from North Lodge off the Binfield Road leads up to Billingbear Park.
- 1.2 The name Southlake Street is said to be derived from the presence of a large lake, called Ruscombe lake. Maps of 1761 and 1790 gave the position of the lake which, at one time, was reported to be the largest in England. Southlake Street suggests the settlement bordered the lake. The lake silted up in the mid 18th century and became an unpleasant swamp and in the early 19th century was drained.
- 1.3 The village was flourishing by the late 18th century to early 19th century, when Southlake Street underwent expansion. This included the building of All Saints Church and the Methodist Chapel, built in 1863, and the School. The village also then supported a number of small businesses.

2. Topography and Street Patterns

- 2.1 Shurlock Row lies to the south of Waltham St Lawrence in flat agricultural land with the M4 motorway less than a mile away to the south, the noise of which is audible from the village.
- 2.2 The village is flat in topography and linear in formation running north to south along The Street. At the north and south end of The Street there are two nodal points. The north point is focused around the junction with Hungerford Lane and Martins Lane, where the Royal Oak Public House and village pond provide a focus of activity. To the south, the end is defined by the junction with the Straight Mile and Binfield Road. On this junction the Church of All Saints is located, together with the private road that leads up to Manor Farm, and the footpath which leads to Billingbear Park.
- 2.3 Shurlock Row can be divided into distinctive areas, in terms of building morphology. In the northern end of the conservation area along The Street the buildings are large, set back from the road and centred within large plots. Towards the middle and southern end of The Street the building and plot sizes decrease. The buildings are set much closer to the road, with small or no front gardens. Along the Straight Mile and

Binfield Road the properties return to the larger building and plot size, set back from the road behind walls and hedges.

3. Chief Architectural features

- 3.1 The northern end of Shurlock Row has a spacious feel and it is occupied by large, two storey red brick buildings centred in large plots. They have a mix of slate and tile hipped roofs, mostly with wooden casement and sash windows.
- 3.2 Progressing south down The Street, the buildings continue to be two storey, some terraced, all sited close to the road. It is within this area that the main commercial activity is found. This end of The Street has a more urban feel. The boundaries of these properties along the road edge are defined by low fences, walls and shrubs, this increases the visual awareness of the amount of property. The majority of these properties have grey slate hipped roofs and wooden casement windows. Some of the properties have been painted white giving an interesting visual mix with the red brick. There are several groups of terraced 18th century cottages in The Street. These have windows which are either metal casement leaded windows or wooden sash windows. Some of which have small porches bringing the entrances further into the street.
- 3.3 Along the Straight Mile and Binfield Road there is a more open feel. The properties are large buildings with large areas of open space surrounding them and set back from the road, behind tall hedges and fences giving the passer-by only glimpses of the properties. These properties are mixed in design, with a variety in windows and roof shapes and materials. Along Binfield Road there is some more recent infill development. The Gables, was built in 1892 and as with Dispensary Cottage, has decorated gables with black and white timber facing.
- 3.4 Shurlock Row also includes some properties, built in this century. These modern brick built properties are large one and two storey residential dwellings mainly found along The Street and Binfield Road. The designs and materials are mixed and reflect the period in which they were built, but in the majority of cases the use of traditional materials and the establishment of gardens has enabled these properties to blend into the street scene.

4. Important Buildings

- 4.1 The earliest properties in of the Conservation Area, are Fox Cottage, the Thatched Cottage and White Cottage. These are grade II listed buildings and are examples of 16th and 17th century timber framed properties, with painted brick or render infill. All have tiled roofs including the Thatched Cottage which replaced the thatch with tiles in 1969.
- 4.2 Great Martins is a large property on Martins Lane which is Grade II listed. It has origins as a 16th century timber framed structure but has been altered in the 17th and 20th centuries. It was extended in the early 19th century with a substantial new wing facing west across the gardens which is now the principal section of the house. In the early part of the 20th century there was a larger collection of buildings in the

courtyard area many of which have now been removed to reveal views of the 16th century building. The windows in the older part of the property are sets of three leaded light casement windows with rendered mullions and dressings, originally moulded brick. The 19th century wing is brick built with a hipped slate roof and sash windows most with glazing bars. The extension is difficult to view from Martins Lane due to high hedges and walls but the older part is glimpsed through tall wrought iron gates.

- 4.3 Lewins, on The Street, is a large 18th Century property with some Victorian and 20th century alterations and additions and is Grade II listed. It is built in red brick with a tiled hipped roof, sash windows with glazing bars and two chimneys. The property has a modern extension, and is set behind a red brick wall which contains a large garden and an orchard.
- 4.4 All Saints Church was built in 1876 by J Sharp. It is a small red brick cruciform building in the pointed style with a bellcote on the western end containing two bells. It is set amongst a heavily treed churchyard and is decorated with brick mouldings and detailing with black bricks. On the south side of the church is the timber framed porch, which leads to the heavy arched wooden door leading into the church.
- 4.5 The Landry House acts as a landmark to The Street as it is one of the few buildings that fronts directly onto the street. It has a distinct double bowed front which is cream painted with timber windows divided into three lights with vertical glazing bars, looking out onto the street. The doorway has an arched fanlight window above and the roofing is slate. On the opposite side of the road there is a group of late 18th century and early 19th century terraced cottages, which also include the butchers shop. They have a continuous tile hipped roof with four sash windows with glazing bars.
- 4.6 North Lodge is on the junction of Binfield Road and The Street. It is unusual and distinctive as it is a white one storey property with a hipped roof with fish-scale tiles. This tile patterning can also be seen in the cladding on the gable of The White Hart Public House. The White Hart, has leaded windows and the gable end of the building has diaper pattern brick detailing. The front of the building is white painted but the decorative brickwork on the gable end can be seen.
- 4.7 Cedar House on The Straight Mile is a large brick property with gabled wings extending forward at each end. It is constructed in brick with exposed timber framing. It has wooden casement windows, and clay tile roof. It acts as a landmark for that area as glimpses can be seen from the road. It was documented in the mid 19th century when it was bought by the Goodfell family, from Haynes Hill. The outbuildings associated with this property are also a similar in design.
- 4.6 The Royal Oak Public House is a large white painted building which dominates and therefore provides a landmark at the northern end of The Street. Its dominant location facing onto the village pond gives it an imposing feel, but it is partly obscured by the large Oak Tree in the front of the building.

5. Trees and Open Space

- 5.1 Shurlock Row has a relatively little amounts of public open space. The pond on the northern end of The Street and surrounding trees and grass is a very small area which contributes to the rural feel of the area and provides some recreational space, and a focus for the northern end of Shurlock Row.
- 5.2 The remainder of the land is private gardens and agricultural land. The plot sizes being spacious in the northern end of the street, allows the opportunity for views into the surrounding countryside between buildings. The orchard in the grounds of Lewins is an area of land which contributes to the feeling of openness in the centre of the village.
- 5.3 The open land to the rear of the properties Landry House to The Cottage, on The Street provides a green buffer and links with the open grazing land adjacent to Foxley School in terms of its usage and openness. The land to the east of Fox Cottage contains a pond and copse which contribute to the wildlife of the area and provide a tree screen between the road and agricultural land beyond.
- 5.4 The conservation area has many trees that contribute to the rural character of the area and individual trees also act as landmarks within the conservation area. The mature oak tree in the front of The Royal Oak Public House is one tree which provides the northern end of The Street with a landmark. The evergreen Scots pine trees in the churchyard give all year round interest to the south end of The Street. In the grounds of South Lake House and Cedar House are mature oak trees which provide landmarks.
- 5.5 The hedges and tree screens along the edge of The Straight Mile and Binfield Road provide an edge to the road. The entrance into Shurlock Row from the south along the Binfield Road has a rural feel contributed by the thick tree screen on the left of the road.
- 5.6 To the west of Great Martins lies a large area of open space which was once the cricket ground for the area. It now acts as a natural break between the majority of the properties along The Street and Great Martins. The space is edged with trees which line the road. On the southern side of the road there is a high hedge which encloses the road.
- 5.7 The pavements where present are tarmaced, on the Southern end of The Street the pavements run either side of the road. In the majority of the area the pavement runs on one side or not at all. The roads have grassed verges edged with granite sets. This contributes to the rural feeling of the area.

6. Uses

- 6.1 The majority of properties in the conservation area are in residential use. There is some commercial use concentrated in the southern end of The Street, including butchers shop, garage, and carpenter and joinery. The conservation area also has other

activities going on to give the area vibrancy, these include such facilities as, a church, school and two public houses.

- 6.2 The roads running through the conservation area are not heavily trafficked, the busiest road being The Straight Mile and Binfield Road (B3018), which serves as a link between Twyford and Bracknell and can therefore be busy in the peak travel to work hours.

7. Relationship to Countryside and Important Views

- 7.1 The areas of open space in the village allow views out into the countryside and help to blend the settlement into the countryside. The best views out from the Conservation Area are seen across the large gardens in the northern end of The Street and from the drive which leads up to Manor Farm. From here views can be seen of Ashley Hill and beyond. Views into the surrounding countryside can also be seen from The Straight Mile, across the garden of Cedar House and Fox Cottage.

8. Enhancement Opportunity

- 8.1 All Saints Church is in need of extensive repairs especially to the rear of the building.
- 8.2 Whilst the village garage and carpenters yard provides a useful service for the village it is acknowledged that the appearances of some of these buildings do not make a positive contribution to the conservation area. Should any redevelopment proposals be made the opportunities would be taken to seek to achieve a development that would make a more positive contribution to the appearance of the village whilst retaining its vitality. Similar considerations would be given to any new usage of the vacant shop adjacent to the butchers.

9. Boundaries

- 9.1 North- The boundary runs along the northern boundary of The Royal Oak Public house, until it join the road where it follows the eastern side of the road to the northern property boundary of Great Martins. It turns to follow this boundary , until it reaches the drain, where it then runs south to join the rear defined boundaries of Great Martins House through to Southview Cottages. When it reaches Martins Lane, it cuts directly across and runs along the southern edge of the road until reaching the rear boundary of Pond House.
- 9.2 East- The boundary follows the rear boundaries of the properties on the eastern side of the street from Pond house to Landsdowne House. It then turns to run east to include the fields to the rear of the dwellings the Landry House to The Cottage. Upon reaching the drive which runs up to Manor Farm, it cuts directly across the road turns 90 degrees, and follows the road edge to meet the boundary of the field to the east of Foxley School. It then runs south to include the field, and along the rear boundaries of the Beggars Roost.

- 9.3 South- The southern boundary follows the Southern boundary of Beggars Roost to meet the Binfield Road, where it cuts directly across. It follows the road edge, southwards, until meeting the boundary of the small wooded area and then follows its southern boundary and the property adjacent until meeting the footpath which runs to Baldassarre Farm. The boundary cuts across the footpath turns 90 degrees to run north and then 90 degrees west across the wooded area to meet the rear boundaries of The Cottage, which it follows. It includes the garage adjacent to the Cottage and then follows the southern edge of The Straight Mile until turning 90 degrees north to meet the western boundary of Withy Tree Cottage.
- 9.4 West- The boundary follows the western boundary of Withy Tree Cottage and then turns 90 degrees east to follow the rear boundary of the property until meeting the western boundary of Fox Cottage. It follows the western boundary and turns east to follow its rear boundary. It continues to follow the northern boundary of Cedar House, including the Swimming pool. It then follows the northern boundary of The Old House (formerly The Little House) until meeting the rear boundaries of the properties along The Street. It follows the line of the rear boundaries of the properties along the western side of The Street, up to Southlake Cottage. The boundary turns 90 degrees to run west to include the boundaries of South Lake House. It follows the western boundary of South Lake House, and then follows the boundaries of the fields to the rear of Shurlock House to Eastmere. It runs along the eastern boundary of the new property to the east of Pavilion Cottages until reaching Hungerford Lane. Here it cuts across the road and follows the rear boundary of The Royal Oak Public House car park.