

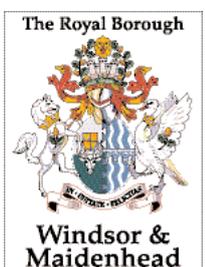
# Conservation Area Appraisal



## Beenhams Heath

May 2008

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



## Foreword

***By Councillor Mrs Alison Knight***

***Lead Member for Planning and Housing***

The Borough Council has carried out a review of the Beenham's Heath Conservation Area, and produced this appraisal document which describes the important features and characteristics of the area, and will be used when any planning decisions are made that affect the area. The approach that we have used follows advice set out in English Heritage guidance, which follows on from more general guidance in Planning Policy Guidance Note 15.

An appraisal for Beenham's Heath was last produced in 1995, but it is now recommended in the guidance from English Heritage that these appraisals are reviewed every five years. This appraisal is part of a longer project to review all the existing Conservation Area appraisals in the Borough, and to complete appraisals for the Conservation Areas that do not presently have one.

This new appraisal updates and replaces the previous document and also includes a section setting out a Five Year Conservation Area Management Plan, which is intended to summarise the actions that the Council will take in the period to ensure that the character and appearance of the area is preserved or enhanced. The appraisal does not involve any alterations to the Conservation Area boundaries.

A draft version of this document was subject to a public consultation exercise during February and March 2008, 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:

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

Or email [planning.policy@RBWM.gov.uk](mailto:planning.policy@RBWM.gov.uk)



# Contents

## Contents

<b>1 Introduction</b> .....	<b>1</b>
What does Conservation Area designation mean? .....	1
What is the purpose of Conservation Area Appraisals? .....	1
What is the status of this document? .....	1
<b>2 Planning Policy Context</b> .....	<b>3</b>
<b>3 Background</b> .....	<b>4</b>
<b>4 Summary of Special Interest</b> .....	<b>5</b>
<b>5 Location, Setting and Development of the Area</b> .....	<b>6</b>
Location and Setting .....	6
Topography and Geology .....	6
History and Development .....	6
Archaeology .....	7
<b>6 The General Character and Form of the Area</b> .....	<b>8</b>
<b>7 Special Features of the Area</b> .....	<b>9</b>
Listed Buildings .....	9
Important Non Listed Buildings .....	9
Building Materials .....	9
Architectural Details .....	10
Trees .....	12
Open Spaces .....	12
Boundaries .....	12
Street Furniture .....	12
Paving and Surface Treatments .....	13
Important Views, Vistas and Landmarks .....	13
<b>8 Opportunities for Enhancement and Change</b> .....	<b>14</b>
Negative Areas .....	14
Condition .....	14
Enhancement Opportunities .....	14

# Contents

Sensitivity to Change .....	14
<b>9 Map of Main Features of Conservation Area .....</b>	<b>16</b>

## Appendices

<b>1 Historic Maps of Conservation Area .....</b>	<b>18</b>
<b>2 Listed Buildings Descriptions and Images .....</b>	<b>20</b>
<b>3 Significant Non-Listed Buildings Descriptions and Images .....</b>	<b>23</b>
<b>4 Description of Conservation Area Boundaries .....</b>	<b>24</b>
<b>5 Bibliography .....</b>	<b>25</b>
<b>6 Consultation Process .....</b>	<b>26</b>

## Five Year Conservation Area Management Plan

Five Year Conservation Area Management Plan .....	27
---	----

# Contents

# Introduction

## 1 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
- The Local Authority can include policies in the Local Plan or Local Development Framework to help preserve the special character or appearance of Conservation areas.

### What is the purpose of Conservation Area Appraisals?

**1.5** The aim of the Appraisal is to:

- Identify the *Special Architectural or Historic Interest* and the changing needs of the Conservation Area
- Define the Conservation Area boundaries
- Increase public awareness and involvement in the preservation and enhancement of the area
- Provide a framework for planning decisions
- Guide controlled and positive management of change within the Conservation Area, thus avoiding mediocrity of development

### What is the status of this document?

**1.6** A draft version of this document was published for public consultation during February and March 2008, and this process is summarised in Appendix 7. 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 Housing, and endorsed by the Cabinet of the Royal Borough of Windsor and Maidenhead, for use to guide and inform all planning considerations and other council activities in the Conservation Area, on 22nd May 2008. The previous Conservation Area Appraisal published in 1995 is now superseded by this document.

# 1 Introduction

**1.7** 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.

**1.8** 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](http://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 or 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, or via the Council website or by telephoning 01628 683 810.

# Planning Policy Context

## 2 Planning Policy Context

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

- Regional Planning Guidance for the South East (RPG 9) - which will remain in place until superseded by the Regional Spatial Strategy: the South East Plan (due to be adopted during 2008);
- The Berkshire Structure Plan 2001 – 2016 (adopted 2005);
- 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).

**2.2** Under the Planning and Compulsory Purchase Act 2004 all policies in adopted or approved local plans were 'saved' (i.e. remained operational) for a period of three years until 27 September 2007. The local authority could request that the policies be saved after this date. These however would need to be justified under the provisions set out by the protocol issued by the Department for Communities and Local Government during the summer of 2006. The policies which have been saved beyond September 2007 include several that are applicable to Conservation Areas. These are set out at the end of this document. The policies from the Berkshire Structure Plan are saved until July 2008.

**2.3** The Local Plan will be replaced with a new form of planning document called a Local Development Framework (LDF). Rather than being a single document the LDF will consist of a number of separate documents covering different subject areas. Further details about the Local Plan, the LDF and its constituent documents can be found on the Council's website, or by contacting the Council's Strategy and Plans Team.

# Background

## 3 Background

**3.1** Beenham's Heath Conservation Area was first designated in April 1968. Its boundaries were reviewed and extended in 1995 when a Conservation Area Statement was produced. The extended boundary was approved by the Borough Council on 23 January 1995 . There have been no boundary amendments since that time and none are proposed in this document, which is an update and review of the original Conservation Area Statement.

**3.2** The original reasons for designation of the Conservation Area in 1968 identified that ; *The architectural beauty of this small isolated community should be guarded by placing it under the protection of a conservation area, which would have the effect of retaining the existing buildings as a working unit of aesthetically pleasing character but, at the same time, precluding the erection of new and possibly the removal of existing modern and ugly farm buildings.*

# Summary of Special Interest

## 4 Summary of Special Interest

4.1 The *special interest* of the Conservation Area is made up of three principal aspects:

- Topography and Location: The Conservation Area is an isolated group of buildings set within a roughly triangular area of land, bordered by roads and set within flat open countryside
- Architectural Character: The area is characterised by a substantial group of predominantly brick built traditional farm and outbuildings, and the site of a former mansion house, dating from the mid 18<sup>th</sup> century. The surviving buildings have a uniformity of materials and detailing.
- Use: At the time of first designation the farmhouse and outbuildings were in a single ownership and still a working farm.



# Location, Setting and Development of the Area

## 5 Location, Setting and Development of the Area

### Location and Setting

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

**5.2** The small settlement of Beenham's Heath lies to the south west of Maidenhead, close to the Borough boundary, in an area of open countryside almost equi-distant from the surrounding urban areas of Maidenhead, Reading and Bracknell. The village of Shurlock Row lies approximately 1 mile to the west.

**5.3** The farm complex lies within a triangular arrangement of roads with the east west route at the south of the site forming the busiest through route between Shurlock Row and continuing to join the Drift Road to the east. Callins Lane to the west of the Conservation Area is a narrow lane leading into the road to Waltham St Lawrence.

**5.4** The open land around the Conservation Area is now predominantly used for equestrian purposes and in particular polo.

### Topography and Geology

**5.5** The Conservation Area is relatively flat at a height of 40 m above sea level, but dipping slightly to the north as the land drains into the River Walt at Callin's Bridge. The area lies within an area that is categorised in the Berkshire Landscape Character Assessment (2003) as *Open Clay Lowland*, and in the more detailed Borough Landscape Character Assessment (2004) as *Wooded Clay Farmland*, with the area immediately to the west *Settled Farmed Sands and Clays*. The characteristics of the landscape are identified as;

- Flat gently undulating landscape of large open rectilinear fields
- Framework of mixed woodland including coniferous plantations
- Extensive areas of mature woodland of ancient origin
- Dispersed settlement of traditional farmsteads and manor houses
- Farm diversification for business horseculture and recreation purposes
- M4 motorway and associated infrastructure
- Transmission lines
- Rural lanes
- Ditches and fishponds

**5.6** The underlying geology of the area is London Clay but there are some localised areas of *drift* deposits of sand and gravel. The clayey nature of the soil makes the land difficult to cultivate and there is a need to have land drainage to improve conditions.

### History and Development

**5.7** In the 13th century a manor existed on land at Beenham owned by the Bishop of Winchester. The manor was named from the family of Beenham.

**5.8** From that time the settlement developed and several buildings such as the farmhouse and one of the barns are dated from the early 16th Century. The Victoria County History records that the manor changed hands several times from the 13thC and owners included Ralph Newberry and William Bell, both of whom had associations with Waltham St Lawrence. In 1637 the manor was purchased by Thomas

## Location, Setting and Development of the Area

Foote, citizen and grocer of London who was lord mayor of London in 1649-50. According to evidence collected by Mr Pike, a former owner of the land, by 1665 there was a substantial mansion on the land to the north of the existing farmhouse. Subsequently, in 1721 the coach house, stables and wagon shed on the north side of the Conservation Area were constructed.

**5.9** In 1761 the property was sold to Francis Wightwick, but by 1843 the Wightwick line had died out and the land and buildings were left to Pembroke College, Oxford whose founder had a family relationship to the Wightwick.

**5.10** The area to the north of the road would therefore have been in the 16th, 17th and 18th Century, the site of the main house, and the uses and buildings associated with that, coach house, pleasure grounds etc., whilst to the south would have been the related farm complex.

**5.11** Mr Pike reported that he had seen evidence from bills dated 1784 for the purchase of a considerable number of bricks and other building materials (The bricks coming from Pinkneys Green, Maidenhead) which could have been used for repairs or adaptation of buildings or perhaps the construction of some of the walled enclosures. Mr Pike also reported that he had seen a tenancy agreement with the college dated 1903 that records the condition of the buildings at that time and many were in a very dilapidated condition.

**5.12** The mansion house appears to have been demolished during the 19th C, although there is still some evidence of its foundations. The earliest ordnance survey map of the site of 1875 does not show the manor house, but does appear to show the layout of gardens within the walled enclosures on the southern site. A comparison of this map with the present time shows very few differences other than the construction of the cowshed building, which first appears on the 1912 OS map, and the loss of a small building on the mansion house site.

**5.13** The farm complex and land were sold by Pembroke College in 1965 when they were acquired by Mr Pike a private owner who continued to farm the land until his retirement in the early 1990's. Since that time the farmhouse has been separated from the main farm buildings, and the latter are now partly used for equestrian related uses. In 1996 the small cottage at the west end of the implement shed was restored and reinstated to residential use.

### Archaeology

**5.14** The L shaped water feature to the north-west of the Conservation Area is thought unlikely to be a moat but is probably a feature associated with the manor house. The two water features adjacent to the farmhouse may be fishponds associated with the northern side.

# The General Character and Form of the Area

## 6 The General Character and Form of the Area

**6.1** The buildings within the Conservation Area form two main groups. On the triangular site are the former farm buildings and the farmhouse. The farmhouse is set back from the road with an extensive garden. The farm buildings lie to the east of the farmhouse and are ranged around internal yards, and enclosed from the road by the outer walls of buildings and a long section of high boundary wall.

**6.2** On the northern side of the Conservation Area is the former mansion site, which contains a group of three outbuildings, two of which are set back from the road frontage, and are approached by a central driveway.

**6.3** The farmhouse and the small cottage on the mansion site are in residential use. The other buildings are used for stabling and related storage.

**6.4** Although this is quite a rural location the amount of traffic using the roads around the Conservation Area is quite high both with local traffic and as an alternative route between adjacent towns for commuters. The roads are quite wide and are bounded by grass verges.



# Special Features of the Area

## 7 Special Features of the Area

### Listed Buildings

**7.1** The Conservation Area contains eight Listed Buildings which all have a uniformity of materials and detailing. The farmhouse is thought to have 16<sup>th</sup> Century origins but with later adaptations up to this Century. The building is partly timber framed but now encased and extended to give the appearance of a brick building. Also within the central 'island' area is the main farmyard grouping that contains two large weatherboarded barns and a two storey stable/hayloft building built into the eastern side of the boundary wall which is also Grade II Listed.

**7.2** The roadside boundary of the farmyard island at its eastern end is formed by a substantial wall approximately 2m high and about 150m in length enclosing the corner of the farmyard. The boundary wall dates from the 17<sup>th</sup> Century and has a distinctive triangular sectioned weathered coping with a dentilled brick detail below. The walls continue within the farmyard to enclose two separate areas. The internal walls are less elaborately detailed and in places show evidence of alterations and adaptations and possible 'scars' of earlier buildings.

**7.3** On the opposite side of the road from the farmhouse three Listed Buildings survive in what was originally the 'mansion house' site. These would have been buildings serving the main house and they have a more sophisticated detailing reflecting the former importance of this area. Immediately at the roadside is an early 18<sup>th</sup> Century cartshed possibly originally the coach house for the main house. Set further back from the road are two similarly detailed buildings located at each side of an entrance track. The left hand section of the left hand building contains a small cottage but this and the adjoining shed and adjacent the cowhouse (or possible stable) have their functional areas hidden on the north eastern side, presenting an almost formal elevation on their public (south western) frontage.

### Important Non Listed Buildings

**7.4** Although not Listed, the 20<sup>th</sup> Century cowshed building within the central farmyard area shows interesting detailing and blends well with the earlier buildings in the complex. There is also a small brick and tile outbuilding on the boundary wall that relates to the listed barn and stable on this frontage.

### Building Materials

**7.5** The Conservation Area contains buildings constructed or adapted throughout the period from the 16<sup>th</sup> century to early this century. However, the area is characterised by the uniformity of materials which successfully link all the buildings.

Building Materials		
<p><b>Brick</b></p> <p>All of the brickwork in the area is characteristic orange/ red local brick. On the older buildings the bricks are soft hand made bricks, but some of the farm buildings have alterations in harder bricks and the 20<sup>th</sup> C cowshed is a machine made brick.</p>		

# Special Features of the Area

<p><b>Building Materials</b></p>		
<p><b>Weatherboarding</b></p> <p>The two large barns and some areas of the outbuildings are clad in dark stained weatherboarding.</p>		
<p><b>Timber Frame</b></p> <p>Although timber frame construction is found in many of the buildings in the area, with the principal examples being the barns, exposed timber frame is only visible in some small external wall areas of the barn and farmhouse.</p>		
<p><b>Clay tiles</b></p> <p>Most of the roofs are clad in handmade clay tiles, the cowshed has larger profiled roof tiles of the same colour.</p>		

## Architectural Details

**7.6** The buildings in the area are predominantly agricultural in origin and there is therefore a limited range of detailing. However, some buildings on the Mansion site reveal their former importance with more elaborate details.

<p><b>Architectural Details</b></p>		
<p><b>Doors and windows (Domestic)</b></p> <p>Farmhouse has leaded casements, a 6 panel painted door with glazed semi circular fanlight.</p> <p>Coach House Cottage has white painted timber casements</p>		

# Special Features of the Area

Architectural Details		
<p><b>Roofs</b></p> <p>The roof forms are predominantly steeply pitched gabled roofs with a few hipped detail such as on the wagon entry of the barn and on the cowhouse. With the exception of the farmhouse and the north side cottage, and south side stable/hayloft, the roofs are unbroken expanses of tiles.</p> <p>On the north site the buildings have a dentilled eaves detail.</p> <p>On the farm yard buildings the roofs generally have exposed rafter feet, and where they exist gutters are half round cast iron with simple spike fixings.</p>		
<p><b>Openings</b></p> <p>The cowhouse and implement shed/cottage on the mansion site have on their south elevations recessed blind openings with segmented arch heads and on the longer building a central pedimented projection framing an arched recess.</p> <p>The agricultural buildings have a limited number of openings closed by traditional boarded doors and a variety of small window openings and ventilation details that include narrow vertical slots in the brickwork, and a 2-light chamfered brick detail that occurs in both the stable/hayloft, building and in the 20<sup>th</sup> Century cowshed.</p>		

## Special Features of the Area

<p><b>Architectural Details</b></p>		
<p><b>Boundary Walls</b></p> <p>There are significant lengths of walling on both areas of the site, The walls on the island site are the most prominent and there is a dentilled brick detailing on parts of the boundary wall coping.</p>		
<p><b>Building Heights</b></p> <p>The buildings vary in height but are mostly single volume spaces. The two storey stable/hayloft building is the tallest in the Conservation Area.</p>		

### Trees

**7.7** There are a limited number of trees on the central island with two individual trees situated within the open field and a more substantial planted belt running along the northern edge of the island site along the line of the former fishponds.

**7.8** The area on the northern side of the Conservation Area is different in character being extensively enclosed particularly on the western edge where there is substantial tree cover around the pond area, up to the stream. This tree cover continues around the eastern edge of the Conservation Area and also screens the former mansion site on the road edge

### Open Spaces

**7.9** The three approaches to the central island by road are all distinguished by a triangular green. Those on the eastern and northern approaches are particularly important as entrance points to the Conservation Area and the green spaces continue throughout and around the Conservation Area in the grass verge edges.

### Boundaries

**7.10** The high boundary walls particularly on the south eastern corner of the site are a distinctive feature of their Conservation Area. The walls continue within the site on both the north and south side providing continuity of materials and detailing with the buildings.

The north, western and part southern sides of the central triangle are formed by quite dense hedges, and hedges also bound most of the northern section of the area. Immediately to the north of the farm buildings the open fields are enclosed by post and rail fences.

### Street Furniture

**7.11** Street furniture is limited to a few traffic warning signs, which include signs advising that the roads are unsuitable for heavy vehicles.

## Special Features of the Area

### Paving and Surface Treatments



**7.12** The area is rural in character with the tarmac roads set between relatively wide grass verges, with no kerb edge detail. The verges and road edges are in poor condition particularly close to the main entrances to the farm site, and the condition of the road surface in this area is also extremely poor with several large ruts. On Callins Lane the road and verges are in better condition, and there are some informal measures to prevent vehicles accessing the grass verges.

### Important Views, Vistas and Landmarks



**7.13** The farm complex is situated at the corner of a triangle of open agricultural land. Due to the flat nature of the land views of the complex are available from some distance, and the main farm complex is a particular feature in the landscape in views from the west. Detailed views of individual buildings are restricted to the openings in the outer walls and hedges.

# Opportunities for Enhancement and Change

## 8 Opportunities for Enhancement and Change

### Negative Areas

**8.1** The area has a very simple character which derives from the cohesive character of the building groups, and there are no significant negative features. In the 1995 Conservation Area Statement, a discordant and dilapidated Dutch barn on the island site was identified, but this has now been removed. The remaining Dutch barn is in a much less prominent location.

### Condition

**8.2** The stable building on the central area of the site has recently had its roof repaired, but some of the other buildings on the central area of the site, particularly the boundary walls and barn are in poor condition and require attention to prevent more substantial repair requirements. On the northern part of the site the implement shed was extensively repaired in 1996 when the cottage was reinstated. This part of the building is in good condition, but the outbuildings and boundary walls in this area also require some maintenance.

**8.3** The open areas within the farmyard are also looking rather untidy and with poor surfaces that are eroded by vehicle use, in a similar way to the road and verges outside the main entrances.

### Enhancement Opportunities



**8.4** The area and buildings have a simple rural character and there are no major items that detract from this. Enhancement opportunities are mainly by way of repair of the buildings and walls, and management and maintenance of the land including prevention of erosion of the verges. The area could be enhanced further by the replanting of boundary hedges to some of the fields enclosed by post and rail fences, and the removal of the boarded fencing behind the field gate on the north west corner of the island site.

### Sensitivity to Change

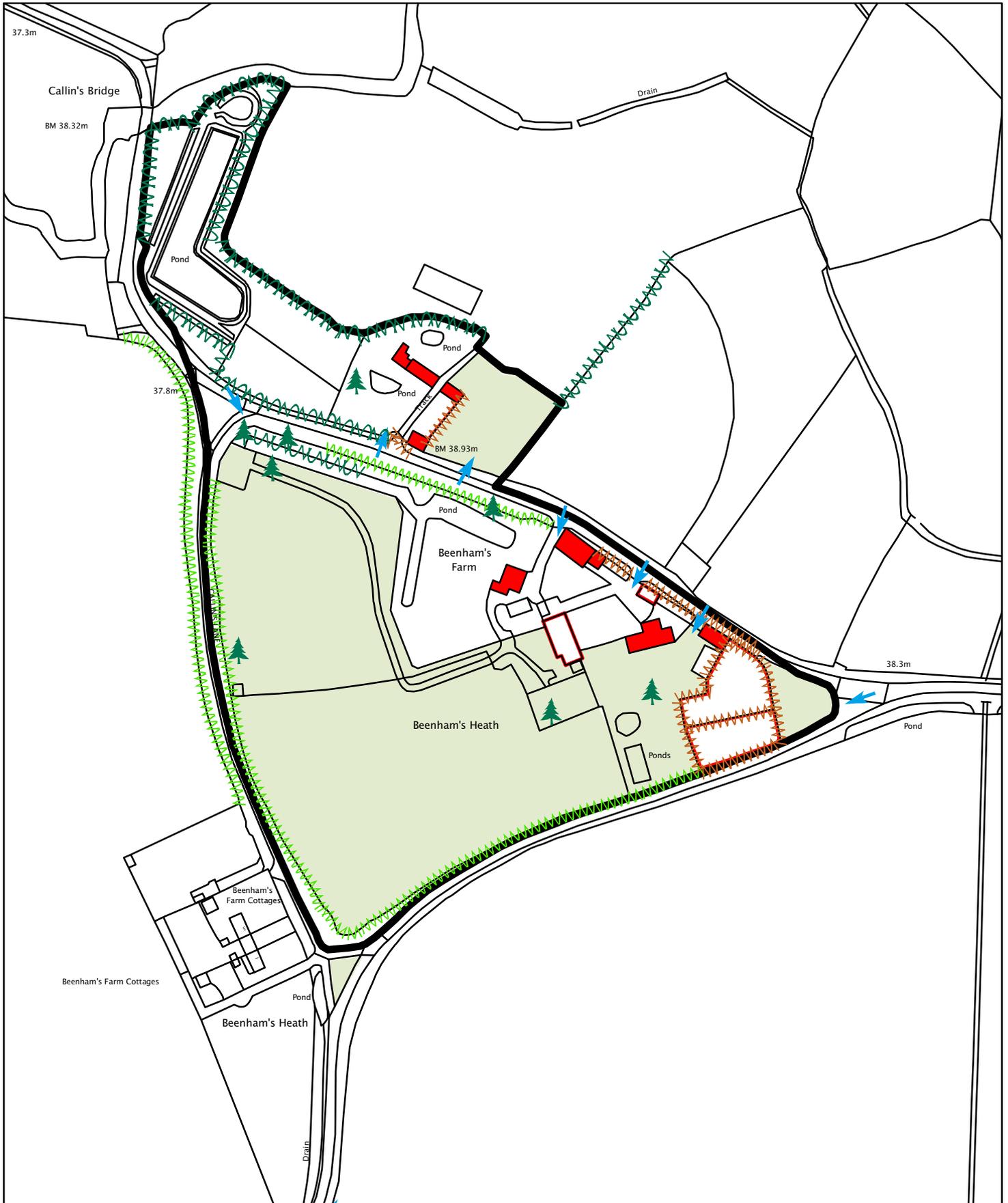
**8.5** Clearly the character of the Conservation Area was originally very much dependent on the agricultural uses and at the present time the addition of equestrian related uses has caused some change of character simply by the nature of the use of land for grazing rather than a more mixed farming pattern. The equestrian use does however provide a use for some of the farm buildings. Any further proposals for new uses would have to be carefully considered to ensure that both the important features

## Opportunities for Enhancement and Change

of individual Listed Buildings are preserved, together with their setting and the overall character of the Conservation Area. If any new uses are proposed, in view of the history of the area it is possible that some archaeological evaluation may be required.

# Map of Main Features of Conservation Area

## 9 Map of Main Features of Conservation Area



# Planning

Scale: 1:2,500

April 2008



## Beenham's Heath Conservation Area

-  Conservation Area
-  Listed buildings
-  Important Non Listed Buildings
-  Important Tree Screen
-  Important Walls
-  Footpath
-  Important Hedges and Garden Boundary Planting
-  Important Green Spaces and Trees
-  Important Green Spaces
-  View Points
-  Important Tree

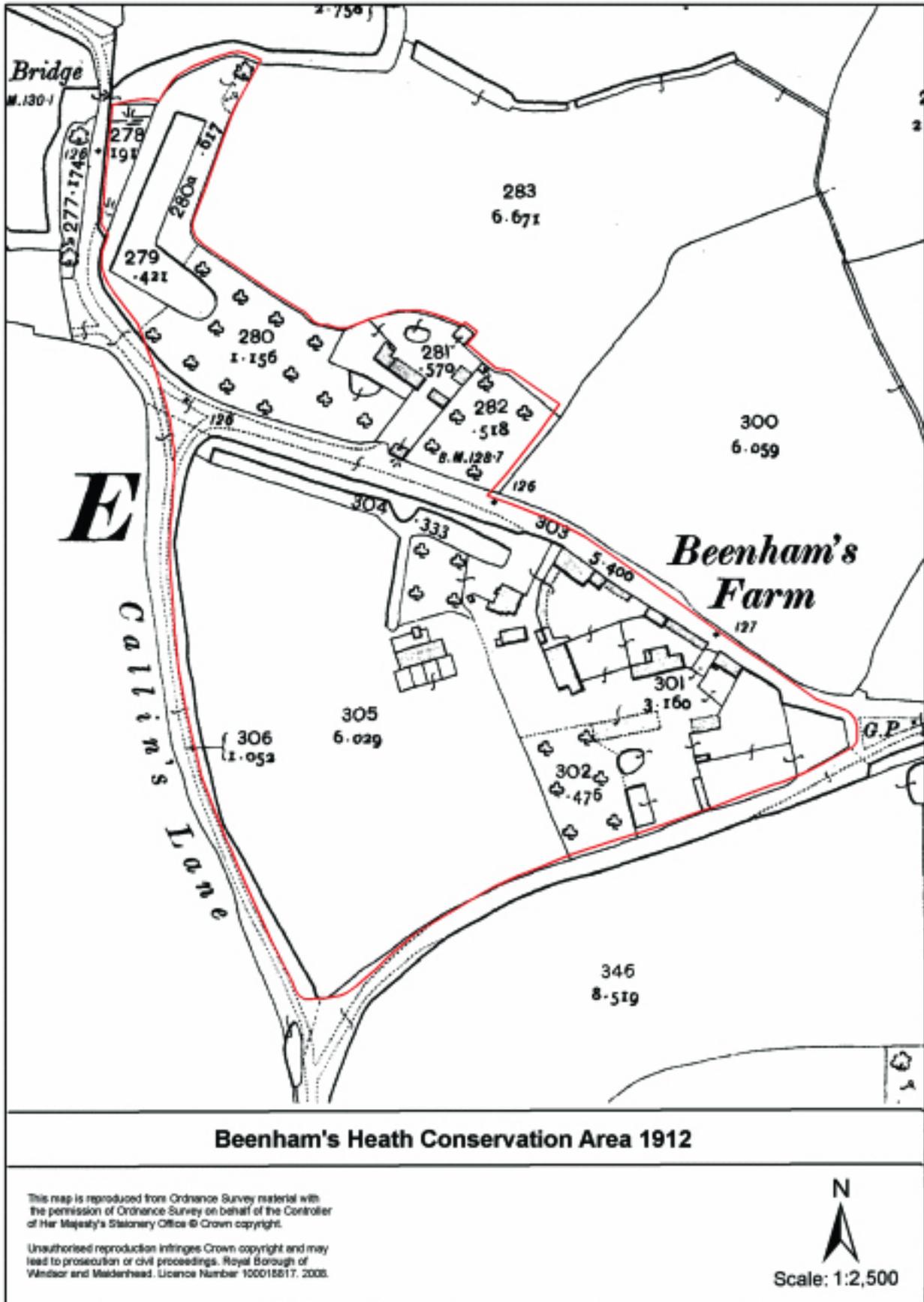
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Royal Borough of Windsor and Maidenhead. Licence Number 100018817. 2008.

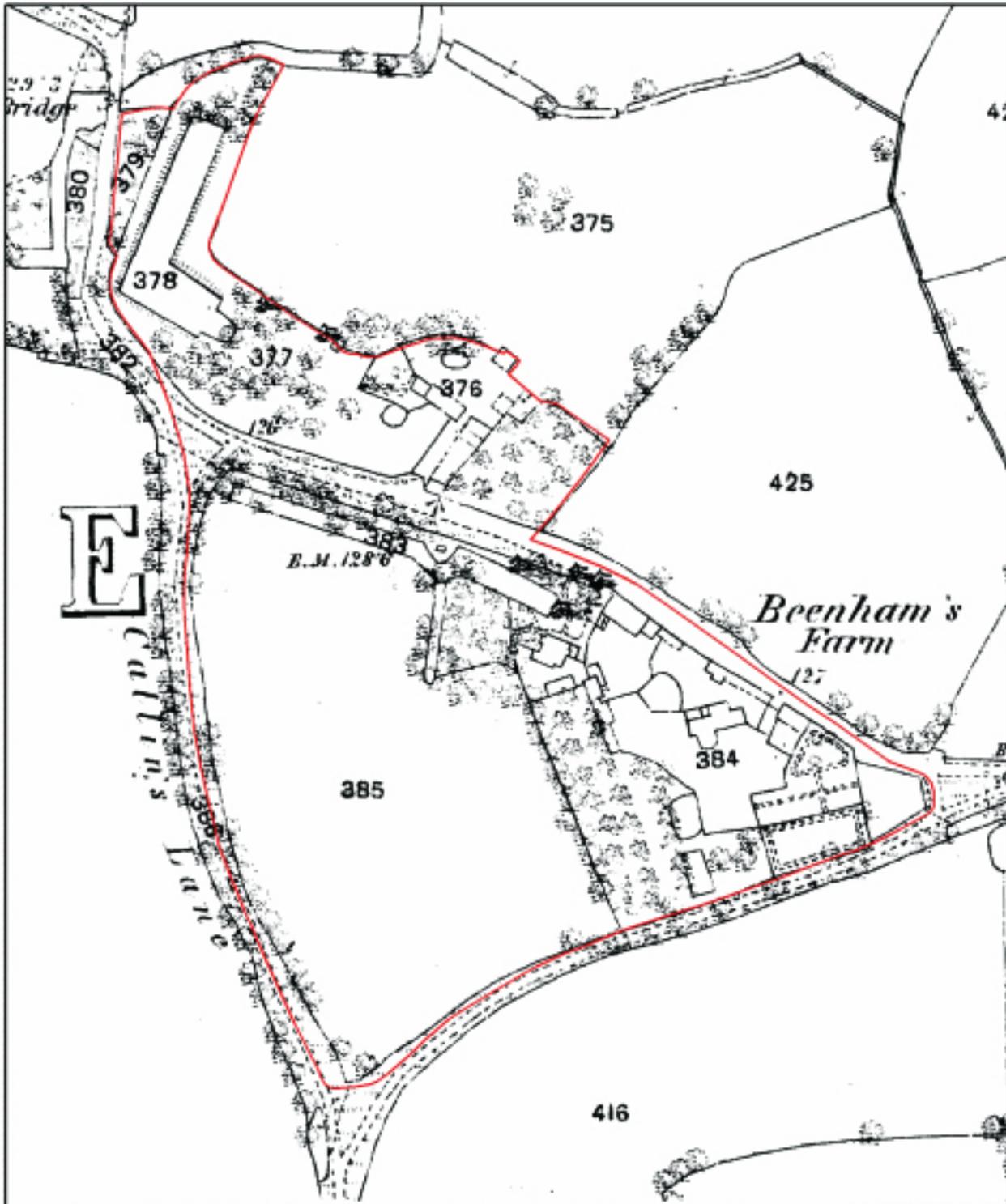


# Historic Maps of Conservation Area

## App 1 Historic Maps of Conservation Area



# Historic Maps of Conservation Area



**Beenham's Heath Conservation Area 1875**

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.

Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Royal Borough of Windsor and Maidenhead. Licence Number 100048817. 2008.



Scale: 1:2,500

## Listed Buildings Descriptions and Images

## App 2 Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
Beenham's Farm Boundary wall on east and part of north and south sides of Beenham's Farmyard	II	Boundary wall. C17 and C18. Brick with dentilled cornice below deep, triangular –sectioned weathered coping. Approximately 150 metres long, nearly 2 metres high, partly re-built in C18 on north side. Forms part of the stables listed separately (8/24) on the north west end.	
Beenham's Farm Stables approximately 100 metres east, south-east of Beenham's Farmhouse.	II	Stables with hayloft over, now disused. C17. Brick with old tile gabled roof. Rectangular plan. Small chimney on gable apex on left end. Projecting plinth, string at head of window openings at ground floor level, moulded brick gable verges. <u>Road (north east) front</u> : 6 small 2-light brick chamfered mullioned window openings. 2 vertical ventilation slots at high level. 2 small square recessed window openings on south east gable, 5 ventilation slots on north west gable. The stables are built as part of the boundary wall, listed separately (98/22).	
Beenham's Farm Barn approximately 70 metres east south east of Beenham's Farmhouse.	II	Barn. Early C16. Timber frame, weatherboarded, old tile gabled roof. Rectangular plan of 5 framed bays with a central midstrey of 2 framed bays. <u>Interior</u> : frame complete. Queen post roof trusses, large knee and windbraces. Clasped purlins, principle rafters reducing in size above purlin level. Rafter holes visible on foot of each rafter.	
Beenham's farm Barn approximately 45 metres north east of Beenham's Farmhouse.	II	Barn. Late C17. Timber frame, weatherboarded, old tile gabled roof. Rectangular plan of 4 framed bays with midstrey and aisle on south west. <u>Interior</u> : queen post roof with clasped purlins; principle rafters of constant thickness throughout. No jowls on posts.	

# Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
<p>Beenham's Farm Beenham's Farmhouse</p>	<p>II</p>	<p>Farmhouse. C16, C17 altered C18 and C20. Part timber framed encased in brick, part brick. Old tile gabled and coped gabled roofs. Double depth plan with outshot on west. 2 storeys. " 2 gable chimneys and one at rear, all with clay pots. <u>Front (east) section, entrance front:</u> symmetrical, 3 bays. Leaded casement windows. Two 3-light windows on the first floor with gauged brick heads. 6-panelled entrance door in centre with plain door case with arched head and radiating fanlight. Gable ends have timber frame partly exposed with queen post roof trusses and large raked chimneys with tumbled brickwork and offset heads.</p>	
<p>Beenham's Farm Former cartshed approximately 80 metres north west of Beenham's Farmhouse on other side of road.</p>	<p>II</p>	<p>Cartshed, now disused. Early C18. Brick, old tile gabled roof. Louvred opening on north west gable with semi-circular arch and brick string above eaves level. Moulded brick eaves cornice. 2 large semi-circular arched openings on north east front with pier on right corner.</p>	
<p>Beenham's farm Former cowhouse and adjoining wall, approximately 90 metres north west of Beenham's farmhouse on other side of road.</p>	<p>II</p>	<p>Cowhouse, now disused. Early C18. Wall later C18. Brick, old tile hipped roof. Dentilled eaves. 3 bays of blocked openings with segmental arch. Entry on north east side. Wall adjoining at right angles on the south, approximately 30 metres long and 2 metres high, links to the cowhouse with the former cartshed, listed separately (8/19).</p>	

## Listed Buildings Descriptions and Images

Name	Grade	Description	Photo
<p>Beenham's Farm Implement shed and adjoining cottage, approximately 120 metres north west of Beenham's farmhouse on other side of road.</p>	<p>II</p>	<p>Implement shed with dovecote and very small cottage, all now disused. Early C18. Brick, old tile gabled roof. Long low range of seven bays open at the rear over 5 bays. One storey, with cottage of one and a half storeys at north west end. <u>South west front:</u> 5 blocked openings with segmental arched heads, centre pedimented projection with raised jambs and arch; pigeon holes over in tympanum. 2 sash windows with glazing bars and 2 chimneys on left to cottage.</p>	

The descriptions of the listed buildings are copied from the statutory list of listed buildings for the area which dates from 1988, they may therefore include references to features that have changed since this time, and the descriptions may not coincide with individual property ownership. There are also references in some descriptions to certain sections or buildings being of no special interest. This reference has relevance in considering listed building issues, but there may be instances when such buildings are still considered and identified as being of local significance elsewhere in the appraisal.

# Significant Non-Listed Buildings Descriptions and Images

## App 3 Significant Non-Listed Buildings Descriptions and Images

Name	Description	Photo
Cowshed	<p>An early 20<sup>th</sup> C red brick building with an interlocking clay pantile roof, thought to have been constructed as a cowshed or milking parlour. The main building has stable doors at either end, a central projecting gable with a circular ventilation opening. There are four multi-paned windows, and four terracotta vent details on the front elevation. There are larger pairs of doors at either end.</p>	
Brick and Tile Outbuilding	<p>A small pitched roof outbuilding, probably former stable, attached to the boundary wall. Red brick with an old clay tile roof. The gable ends are weatherboarded and there is a small loft access door part way up one side wall. The brickwork in the walls appears to be of varying ages and suggests the building has been rebuilt or adapted over time.</p>	

# Description of Conservation Area Boundaries

## App 4 Description of Conservation Area Boundaries

### North East

The most northerly point of the conservation area follows the bank of the River Walt from Callin's Bridge for the extent of the wooded area. The boundary then follows the field boundary at the rear of the former Mansion house site up to and including the field at the Eastern side of the cowhouse continuing south along the field edge to the road. The boundary then continues along the centre of the road to include the triangular verge at the eastern end of the farmyard walls.

### South

The southern boundary runs along the centre of the road to the junction with Callin's Lane.

### West

The boundary continues along the centre of Callin's Lane, includes the triangular green at the north end of the lane and continues along the road to the south edge of Callin's Bridge.

## App 5 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.

Department of the Environment, (1988): List of Buildings of Special Architectural or Historic Interest – Parish of Waltham St Lawrence

Department of the Environment and Department of National Heritage, (1994) Planning Policy Guidance 15: Planning and the Historic Environment

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

English Heritage, (2006) Guidance on Conservation Area Appraisals

Landmark Information Group, Ordnance Survey, [www.old-maps.co.uk](http://www.old-maps.co.uk)

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

Pevsner N, (1966): The Buildings of England, Berkshire, Penguin Books

Royal Borough of Windsor and Maidenhead, (1995) Conservation Area Statement , Beenham's Heath

Royal Borough of Windsor and Maidenhead, (2003) RBWM Local Plan (Incorporating Alterations)

Victoria County History, (1923) A History of the County of Berkshire: Volume 3, ([www.british-history.ac.uk](http://www.british-history.ac.uk))

# Consultation Process

## App 6 Consultation Process

A combined public consultation exercise was carried out for the Conservation Areas of Altwood Road, Beenham's Heath, Burchetts Green, Littlewick Green, Pinkneys Green and Burycourt and St Mary's White Waltham during February and March 2008.

A Draft Conservation Area Appraisal, including a Management Plan, was produced for each area and made available for public comment from 15<sup>th</sup> February 2008 until Monday 17 March.

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

Full copies of the Appraisal Documents were sent to relevant Cabinet Members, Ward Councillors, Parish Councils, schools, churches, local amenity bodies, English Heritage and the National Trust (in respect of those conservation areas that abut NT land).

The draft documents were made available on the Council's website from Friday 15<sup>th</sup> February. Full copies of the documents were deposited at Maidenhead Public Library, Maidenhead Town Hall and Cox Green Library.

A public drop in session was held on Thursday 28<sup>th</sup> February 2008 in Littlewick Green Village Hall, between 4pm and 8pm to which residents of all six Conservation Areas were invited. The purpose of this drop in was to provide the public with further information in an exhibition style display. Copies of the Appraisal documents were available for public viewing and members of the Conservation team were present to answer any queries and record any comments made.

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 Housing. Details of the responses received and amendments made are summarised in a separate document entitled *Summary of Consultation Exercise, Responses and Proposed Amendments April 2008* available from the Planning Policy Unit.

# Five Year Conservation Area Management Plan

## Five Year Conservation Area Management Plan

1 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	<ol style="list-style-type: none"> <li>1. Publish Conservation Area Appraisal</li> <li>2. Provide supporting information and guidance primarily via council web site</li> </ol>	2008 and ongoing
Objective 2	Improve the quality and amenity value of the public realm in the Conservation Area	<ol style="list-style-type: none"> <li>1. Highway maintenance/Street scene work programme should recognise CA locations</li> <li>2. Traditional materials and details should be maintained</li> </ol>	2008-2013
Objective 3	Preserve and enhance features and details that contribute to the character and appearance of the area	<ol style="list-style-type: none"> <li>1. Encourage appropriate repair and maintenance with advice to property owners</li> <li>2. Ensure maintenance of features and details in determination of any related planning or LBC applications</li> </ol>	2008-2013
Objective 4	Monitor planning applications to ensure proposals preserve or where possible enhance character or appearance of the Conservation Area	<ol style="list-style-type: none"> <li>1. Conservation Team to review and where appropriate make comments to Development Control Team on all applications affecting the Conservation Area.</li> <li>2. New development should use good quality materials appropriate to the CA in accord with Local Plan policies</li> </ol>	2008-2013
Objective 5	Monitor Unauthorised works	<ol style="list-style-type: none"> <li>1. Planning Enforcement Team take action regarding unauthorised works to buildings or land in the Conservation Area in accordance with Council's Enforcement Policy.</li> </ol>	2008-2013
Objective 6	Retain important trees and encourage planting of appropriate new trees and hedges	<ol style="list-style-type: none"> <li>1. All trees benefit from protection within the Conservation Area. Tree officers will make Tree Preservation Orders where appropriate to prevent inappropriate works.</li> <li>2. Encourage appropriate new landscaping either in isolation or as part of any new planning proposals</li> </ol>	2008-2013

# Five Year Conservation Area Management Plan

Objective	Purpose of objective	Action	Timescale
Objective 7	Monitor loss/gain and changes to the Conservation Area, and seek feedback from local community	1. Carry out five yearly review	2013
Objective 8	Review Conservation Area boundaries	1. Review, at next review of Conservation Area, and after adoption of Historic Environment proposals of LDF, which will review CA designation criteria across the Borough	2013
Objective 9	Maintenance of Listed Buildings and Structures	1. Approach owners in respect of maintenance of listed buildings and carry out 'Buildings at Risk' survey of all listed buildings in CA with a view to ensuring implementation of essential maintenance	2008-2013

2 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 special attention to the desirability of preserving or enhancing the character or appearance of that area.' More detailed government guidance is included in Planning Policy Guidance note 15; Planning and the Historic Environment. At a local level there is the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating alterations Adopted June 2003). Under the Planning and Compulsory Purchase Act 2004 all policies in adopted or approved local plans were 'saved' (i.e. remained operational) for a period of three years until 27 September 2007. The local authority could request that the policies be saved after this date. These however would need to be justified under the provisions set out by the protocol issued by the Department for Communities and Local Government during the summer of 2006. The policies which have been saved beyond September 2007 include several that are applicable to Conservation Areas. These are set out below:

## **Saved policies from Royal Borough of Windsor and Maidenhead Local Plan (Incorporating alterations Adopted June 2003).**

### ***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.*

# Five Year Conservation Area Management Plan

## **Guidelines on development affecting Conservation Areas**

### **POLICY CA2**

*IN RESPECT OF CONSERVATION AREAS THE BOROUGH COUNCIL WILL:*

1. *REQUIRE THAT ANY DEVELOPMENT WILL ENHANCE OR PRESERVE THE CHARACTER OR APPEARANCE OF THE AREA;*
2. *REQUIRE THE RETENTION OF ANY BUILDING AND THE PROTECTION OF VIEWS THAT CONTRIBUTE TO THE DISTINCTIVE CHARACTER OF THE CONSERVATION AREA;*
3. *REQUIRE PROPOSALS FOR NEW BUILDINGS AND EXTENSIONS OR ALTERATIONS TO EXISTING BUILDINGS TO BE OF A HIGH DESIGN STANDARD WHICH IS SYMPATHETIC IN TERMS OF SITING, PROPORTION, SCALE, FORM, HEIGHT, MATERIALS AND DETAILING TO ADJACENT BUILDINGS AND THE CHARACTER OF THE AREA IN GENERAL;*
4. *NOT PERMIT THE USE OF INAPPROPRIATE SYNTHETIC MATERIALS AND REQUIRE THE USE OF TRADITIONAL MATERIALS FOR WINDOWS, DOORS, SHOPFRONTS, CANOPIES, FASCIAS AND RAINWATER GOODS;*
5. *REQUIRE CHANGES OF USE TO BE SYMPATHETIC TO THE CHARACTER OF BOTH THE BUILDING AND THE OVERALL CONSERVATION AREA AND NOT TO LEAD TO AN UNDESIRABLE INTENSIFICATION OF ACTIVITIES IN THE AREA;*
6. *NOT GRANT PERMISSION FOR DEVELOPMENT ON SITES WHICH FORM IMPORTANT OPEN SPACES WITHIN THE CONSERVATION AREA OR SITES WHICH BY THEIR OPENNESS FORM PART OF THE ESSENTIAL CHARACTER OF THE CONSERVATION AREA;*
7. *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.*

**3** The Local Plan will, over time, be replaced with a new form of planning document called a Local Development Framework (LDF). Rather than being a single document the LDF will consist of a number of separate documents covering different subject areas. Further details about the Local Plan, the LDF and its constituent documents can be found on the Council's website, or by contacting the Council's Strategy and Plans Team.



If you would like help understanding this document or would like to receive the document in a different format then please ask an English speaking person to telephone 01628 798888

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਲਿਖਤ ਸਮਝਣ ਲਈ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ ਜਾਂ ਇਸਨੂੰ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗ੍ਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ 01628 798888 ਤੇ ਫ਼ੋਨ ਕਰਨ ਲਈ ਕਰੋ। (Punjabi)

اگر آپ کو اس دستاویز کو سمجھنے کیلئے مدد درکار ہو یا آپ یہ دستاویز کسی اور شکل میں حاصل کرنا چاہیں تو براہ مہربانی کسی انگریزی بولنے والے شخص کو 01628798888 پر ٹیلیفون کرنے کیلئے کہیں۔  
(Urdu)