



Bracknell Forest Borough Council
Rectory Lane, Easthampstead
Conservation Area Appraisal



Point Royal, Easthampstead



July 2006

Jacobs Babtie Ltd School Green, Shinfield, Reading RG2 9HL
0118 988 1555 Fax: 0118 988 1666

Jacobs UK Ltd
 School Green
 Shinfield
 Reading
 RG2 9HL

Controlled Copy No.

Report No:

Bracknell Forest Borough Council
Rectory Lane, Easthampstead
 Conservation Area Appraisal

Approved by Bracknell Forest Borough Council Executive Member
 for Planning and Transportation

.....Divisional Director

Issue History

| Date | Revision | Status |
|----------------|----------|--------------|
| September 2005 | 1 | First Draft |
| December 2005 | 2 | Second Draft |
| February 2006 | 3 | Third Draft |
| July 2006 | 4 | Final Draft |
| August 2006 | 5 | Final |

Copyright Jacobs UK Limited. All Rights reserved.

No part of this report may be copied or reproduced by any means without prior written permission from Jacobs UK Limited. If you have received this report in error, please destroy all copies in your possession or control and notify Jacobs UK Limited.

This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by Jacobs UK Limited, no other party may use, make use of or rely on the contents of the report. No liability is accepted by Jacobs UK Limited for any use of this report, other than the purposes for which it was originally prepared and provided.

Opinions and information provided in the report are on the basis of the Jacobs UK Limited using due skill, care and diligence in preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and it is expressly stated that no independent verification of any of the documents or information supplied to Jacobs UK Limited has been made.

Rectory Lane, Easthampstead

Conservation Area Appraisal

Contents

| | | |
|----------|--|-----------|
| 1 | Introduction | 5 |
| 1.1 | Summary | 5 |
| 1.2 | Methodology | 5 |
| 1.3 | Site Location and Topography | 6 |
| 1.4 | Historical Context | 6 |
| 1.5 | Historical Development of Easthampstead | 7 |
| 1.6 | Statutory Designations | 8 |
| 1.7 | Architectural Styles..... | 8 |
| 1.8 | Archaeological Interest..... | 9 |
| 1.9 | Townscape | 9 |
| 1.10 | The Conservation Area Boundary | 11 |
| 1.11 | Planning Policies | 12 |
| 1.12 | Conclusion / Action Points..... | 13 |
| 1.13 | Table 1: Summary of the Conservation Area Buildings..... | 15 |
| | Appendix 1: Gazetteer of Buildings | 17 |
| | Appendix 2: Extracts from Bracknell Forest Borough Local Plan | 34 |
| | Appendix 3: Report of Consultation | 40 |
| | Bibliography | 41 |

Figures

| | |
|----------------|---|
| Figure 1 | Site Location |
| Figure 2..... | Rectory Lane, Easthampstead Conservation Area |
| Figure 3 | Rocque's map of Berkshire, 1761 |
| Figure 4 | First Edition OS Map from 1887, with modern OS data |
| Figure 5 | Listed and Historic Buildings and Monuments |

Figure 6 Views of the north-east of Easthampstead
Figure 7 Facilities of the New Town
Figure 8 Point Royal
Figure 9 Views of the south-west of Easthampstead
Figure 10 Buildings and views of interest to the south-west of the Conservation Area

Plates

Plate s 1-6 Views of the north-east of Rectory Lane
Plates 7–12 The Green and Point Royal
Plates 13-18 Point Royal and south of Rectory Lane
Plates 19-24 South end of Rectory Lane
Plates 25-30 South end of Rectory Lane and Reed’s Hill

1 Introduction

1.1 Summary

The village of Easthampstead, on the outskirts of Bracknell Town, was made a Conservation Area on 7 November 1996. The Conservation Area was designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 (the "Principal Act") in order to preserve the character and appearance of the core of Easthampstead and provide closer controls over development in the area.

Jacobs Babtie was commissioned by Bracknell Forest Borough Council to carry out a re-appraisal of the existing Conservation Area including a review of the boundaries, and to describe the character and appearance of the area in order to guide future planning decisions. This is in line with the need for the Council to create up-to-date appraisals for its Conservation Areas, as prescribed by Section 69 of the Principal Act 1990, and Best Value Performance Indicator (BV) 219b for 2005-06.

The Conservation Area is centred around Rectory Lane (figure 2). It was one of the first Conservation Areas in the UK to encompass a cluster of relatively modern buildings, which were built largely in one phase as part of the creation of Bracknell New Town. The area is valued for its place in the social history phenomenon of the new town movement and as a relatively complete example of such a new town and its architectural quality.

1.2 Methodology

The Conservation Area was established, following decisions made by the Planning Committee of Bracknell Forest Borough Council, on 7 November 1996. The Planning Committee approved a procedure for the formation of a Conservation Area on 21 September 1995 and a consultant's report was prepared by Dr Mervyn Miller in December 1995. Proposals were put forward to the residents at a public enquiry, following a detailed public consultation. Following the appointment of Mr T Cookson as Inspector for the Public Local Inquiry, an inquiry was to be held on 19 August 1997 (Supplementary Report, 7 November 1996), but no further reports were produced.

The Conservation Area was re-assessed during 2005, to determine the current boundaries and its character. Site visits were carried out, with detailed written and photographic records, and an assessment of the built heritage was made, based on the English Heritage guidelines (English Heritage 2005 *Understanding Place - Guidance on Conservation Area Appraisals*). The figures contained in this appraisal were created to illustrate the views seen of the buildings and their settings (figures 6-10), together with a description of the attributes of the village.

In order to lead to a better understanding of the development of the area and what makes it the place it is today, all residents/occupants of the Conservation Area received a letter seeking their views on any preservation or enhancements in the Area. A final draft of the document will be placed in the public domain and comments collated, to inform the final version of the report. It is hoped that fragments of local history may also be collected at this stage, to form part of the record of the Conservation Area.

1.3 Site Location and Topography

Easthampstead is located on the south side of Bracknell town, in the Borough of Bracknell Forest. The focus of the Conservation Area is the centre of Rectory Lane, which runs north-south through the 'neighbourhood' and parish of Easthampstead. Easthampstead Parish is part of the Ripplesmere Hundred (VCH Berks, vol 3). The Conservation Area radiates out from the Grade II listed Point Royal, a tower block dating from 1961-64.

Easthampstead is situated north of Crowthorne woods and Caesar's Camp, an Iron Age hill fort and a Scheduled Ancient Monument (SAM) (28182). Rectory Lane descends a gentle hill from Bracknell to the north, and Bill Hill monument (SAM 12077) to the north-east. Rectory Lane then continues towards the junction with Crowthorne Road and then ascends a hill, as it continues to the south. Point Royal was built on the site of the old Rectory building, which now forms a green space in the centre of the Easthampstead Conservation Area, which has been landscaped to accommodate underground parking.

1.4 Historical Context

The area of Easthampstead is situated close to a number of pre-Roman archaeological sites, with the bowl-barrows of Bill Hill to the north-east, Swinley Park to the east and Wooden Hill to the south-west. Caesar's Camp, to the south, was built by the Iron Age tribe, the Atrebates, to defend against the attack of the Catuvellauni tribe, and was re-fortified against the Roman invasion of 43AD. The nearby Calleva Atrebatum was the capital of the Atrebates, re-named Silchester after its occupation by the Romans (Collins, 2000, 8).

Easthampstead is thought to have been referred to as 'Lechenstede' in the Domesday Book of 1086, so named from the Saxon meaning *Lachen's homestead* (*ibid*, 11). A reference to the church was made when Edward the Confessor gave it to Westminster Abbey in 1157 (*ibid*, 10). The Priory of Hurley Abbey, which was affiliated to Westminster, took the parish under its administration, and a pension for wax tapers for the church was paid to the Priory from 1176 to the Reformation (*ibid*, 11).

A hunting lodge was built by Edward III, in proximity to the Easthampstead Walk hunting route, from Windsor Castle, through the forest, at which Henry VIII and Elizabeth I spent time (*ibid*, 13). The lodge was passed to William Trumbull in the C17th, who enlarged it, but it was demolished in 1860 to make way for the Easthampstead Park mansion (*ibid*, 13).

Almshouses were built opposite the church by William Watts in 1760, which were then rebuilt by the 3rd Marquis of Downshire in 1826 and extended in 1834. The 4th Marquis donated the clock tower in 1847 (*ibid*, 18). The Enclosures of 1823 included land owned by the Rector of the church and also the Easthampstead Poor Trustees, who rented the land to the poor of the village (Dumbleton, 1991). Trades in Easthampstead included brick-making, with clay fields located to the north. Easthampstead grew slowly and remained small, due to the proximity of Bracknell, which flourished after the building of the railway in the 1850s (Collins, 2000, 15).

The New Town of Easthampstead was developed as the second New Town of Bracknell Forest in 1957, as part of the scheme devised by Sir Patrick Abercrombie in 1944 to combat the urban sprawl and destruction of the green belt of London. 178 new homes were built in parades and crescents by Edward Ferriby and his team, influenced by the designs of Louis de Soissons, the architect for Welwyn Garden City in the 1920s (Miller, 1995, 3ff).

The development of Easthampstead followed the success of Welwyn Garden City. It was seen as one of the finest examples of modern town planning and was part of the 'garden city movement' to create 'satellite' towns to help ease poor and overcrowded living conditions in London.

In 1959, Sir Lancelot Keay, the Chairman of Bracknell, proposed more housing to be provided, without further infringement on space outside the agreed housing area of Easthampstead. A design was drawn up for the Point Royal tower block, designed by Sir Philip Dowson and Derek Sugden of Ove Arup and Partners, the company responsible for the Sydney Opera House. The 17-storey tower block was constructed between 1961 and 1964 (Miller, 1995, 6). The tower was designated as a Grade II Listed building on 22 December 1998, by the Department of Culture Media and Sport (DCMS) under the advice of English Heritage.

1.5 Historical Development of Easthampstead

A settlement in this location was known from the Saxon period and later the Domesday Book recorded the settlement as having 5 hides, thereby indicating its small size. The Church of SS Michael and Mary Magdalene dates from as early as the C12th and survived through a number of repairs and re-builds to the present day. The other remaining historic buildings in the area include Forge Cottage and White Cottage, which survive as two timber-framed and brick-panel houses, possibly dating from the mid to late C17th.

The 1761 John Rocque map of Berkshire shows Parsonage (now Rectory) Lane joining at the junction with Crowthorne Road and a third road to the north, forming three sides of a triangle. The map shows the church of SS. Michael and Mary Magdalene, together with a number of buildings on the opposite side of the green. These may be the remains of the almshouses of William Watts, built in 1760. Several other buildings, probably dwellings, are shown on the site of the former Rectory, at the site of the modern Green with other houses along the north side of the triangle.

The first edition OS map of 1887 shows the church with the almshouses opposite, re-named as the Union Workhouse. To the north, along Parsonage Lane, there was a school, with Forge Cottage on the junction with Crowthorne Road. The map shows that the Rectory was located along the west side of the modern Green within an area densely covered by trees. Churchstile Farm includes a building located on the north side of Crowthorne Road, to the west. The road along the north side of the triangle, as shown on the first edition OS map, has been reduced in modern times to a tree-lined boundary, with the Green Man public house remaining on the west corner.

The village remained relatively unchanged until 1957 with the introduction of new mass housing, as part of the New Towns programme. As part of this programme, Parsonage Lane and Crowthorne Road were lined with parades and crescents of housing and additional streets were created, eg Saffron Road and Redvers Road.

Inter-connecting paths were created between the rows of houses, creating extensive pedestrian access, due to the perception that cars would not be widely owned (Miller, 1995, 5). A green area was created by the demolition of the Rectory building, but many of the trees from the gardens were retained, together with other ancient specimens along the roads of the village.

Point Royal tower block was constructed between 1961-64 in the centre of The Green, to provide further housing, without extending beyond the agreed housing area of Easthampstead new town.

1.6 Statutory Designations

The Scheduled Ancient Monument of Bill Hill (SMR 12077) is an Iron Age bowl-barrow, located to the north of the junction of Rectory Lane and Friar's Keep, to the north of the area. An undated tree-ring enclosure and a medieval hill-top enclosure were identified on the west side of Bill Hill.

Woodenhill bowl-barrow (SMR 19019), also of Iron Age date, is located just south of the junction of Ringmead and Woodenhill, to the south-west of the area.

A third bowl-barrow is located in Swinley Park (SMR 19023) just over 2km to the east.

Caesar's Camp (SMR 28182) lies just over 2km to the south of Point Royal and is an earthwork, built by the Atrebates and re-fortified against the Roman invasion of 43AD.

There are two Grade II Listed Buildings in the Easthampstead Conservation Area:

- Forge Cottage and Point Royal;
- Church of SS Michael and Mary Magdalene.

White Cottage, Church Cottage and Flax Bourton are all Grade II Listed buildings, located just south of the Conservation Area.

There are no Tree Preservation Orders (TPOs) within the Conservation Area, although there are a number of TPOs located beyond the southern boundary of the Conservation Area.

1.7 Architectural Styles

Within the Conservation Area there is one surviving timber-framed building, with brick infill panels (Forge Cottage). Forge Cottage, dating from the late C16th, has a black-painted timber frame of 3 bays, with a tiled roof. In between the exposed principal upright timbers is finer studwork with the occasional raking strut and struts that have been interrupted by the later insertion of windows.

The overwhelming architectural style of the majority of Easthampstead, however, belongs to the 1950's build of the new accommodation in the village. Almost the entire length of Rectory Lane is flanked on either side by houses and streets of houses, built to de Soissions' design of red-brown brick, with large white-framed casement windows and porches above the front doors with wooden or metal scalloped cladding.

The 18 storey Point Royal tower block in the centre of Easthampstead was built in 1961-64 as an innovative circular block with underground parking. It was designed by Philip Dowson and Derek Sugden of Arup Associates.

The use of reinforced concrete, partly pre-cast blocks and partly cast *in situ*, became common in the 1960s. However, Point Royal is a strong landmark in Bracknell, which is reinforced by the landscaping surrounding it, and it remains one of the most distinctive architectural features in any of the English New Towns.

Modern additions to the village include some alterations of windows and extensions to existing houses and the construction of a new estate of houses outside the Conservation Area at the junction between Rectory Lane and Reed's Hill.

1.8 Archaeological Interest

Archaeological investigations were undertaken in the vicinity of the Church Hill hospital and workhouse site, where a lynchet was revealed, together with prehistoric struck flints and post-medieval pottery sherds (TVAS, 1999). The presence of Bill Hill and Woodenhill Iron Age bowl-barrows in the immediate vicinity of the area and of Swinley Park and Caesar's Camp close by, indicates a high level of archaeological potential in Easthampstead.

1.9 Townscape

Most of the buildings in the Conservation Area are unlisted. However, qualities from many of the buildings in the area contribute to the overall character and appearance of the town. The majority of the buildings are brick-built. The gardens in the area are largely well-kept and suburban in nature, giving a verdant quality to the town.

Road Alignments

Easthampstead is located along the north-east to south-west aligned Rectory Lane, which forms the main thoroughfare of the settlement. Since the re-modelling of the settlement, the houses have been arranged in rows, cul-de-sacs and crescents, joined by many paths, interlinking the streets. Many of the roads have been altered in recent times to calm traffic by narrowing, the addition of speed bumps and the conversion of roads to single-traffic.

Open and Closed Spaces

The largest open space in Easthampstead is The Green, in the middle of which the Point Royal tower block is situated. The Green also incorporates Fox Hill Primary School and Bracknell Sport and Leisure Centre, situated on the east side. A small area of grassland is also situated in front of the crescent of houses on the street to the north of The Green (also called The Green). The streets of the 1950s development are wide and spacious and punctuated with hedge-lined paths linking them. An open space exists in front of the shopping centre on the west side of Rectory Lane and the veterinary surgery on the east side, by the junction with The Green.

An important area of grass verge with a mature oak tree exists in front of Forge Cottage, on the junction of Crowthorne Road and Rectory Lane and therefore

preserves the southern point of the triangle of streets as shown on Rocque's 1761 and first edition OS 1887 maps.

Trees

There are no Tree Preservation Orders in the Conservation Area. There is, however, a wide selection of surviving mature trees present, especially in the former garden of the Rectory building, now The Green. There are also two large, mature oak trees located in front of the crescent of houses on Rectory Lane, opposite The Green, that may need some attention as they have become misshapen and overgrown. Several other outstanding trees survive including the oak opposite Forge Cottage, the group of trees to the south-west and north-west of Point Royal, a large tree on the east boundary of The Green and another on the junction of Redvers Road and Pondmoor Road.

The abundance of trees and hedgerows in the area creates havens of greenery which relieve the otherwise dominant suburban landscape of C20th housing. The hedgerows of Rectory Lane have largely been preserved and may mark the original boundaries of the road. The hedgerows and important trees have been marked onto a plan produced by Dr Miller (Miller, 1995) and reproduced in figures 6-10.

Views

The main view of Easthampstead is from the north end of Rectory Lane, looking south. This reveals the crescent of houses and the shopping centre on the west and The Green on the east with Point Royal rising from behind the trees. Continuing down Rectory Lane, the view from the corner of Pondmoor Road reveals Rectory Lane descending down the hill and then rising up in the distance, with hedging along the east side and the large oak tree on the west side, with Forge Cottage behind. This view contains elements that relate directly to the Easthampstead of the C18th and earlier.

The view from The Green, looking across the road to the north-west, reveals the curve of the crescent of three-storey houses, along Rectory Lane to the north of the Green. In addition, a view from the junction of Redvers Road and Pondmoor Road, looking west reveals the offsetting of the gable ends of the 1950s houses along the south side of Pondmoor Road.

Boundaries

The boundaries of the individual houses are largely marked by low hedges. The houses situated along the north end of Rectory Lane are of 1950s date, but are detached and surrounded by high, thick hedges, some of which form part of the boundary hedging along the road itself. The crescent of houses is bordered by a hedge along the entrance to the shopping centre car park, but otherwise has no individual borders.

Those houses that are situated facing on to The Green tend not to have front garden boundaries, creating an impression of open grass continuing across the roads to the

houses themselves. Throughout Easthampstead, each house has been provided with its own garden, as part of the design of the planned new town.

Road Surfaces, Street Furniture

All the main road surfaces are finished with tarmac and are of poor quality. They have been damaged by roadworks and re-patched, as well having sustained cracks through wear. The end result is a system of roads which are less than smooth.

The 1950s re-modelling of Easthampstead included the streetlights, some of which are preserved, especially in the crescent on the north side of The Green. These consist of cylindrical concrete columns that splay out towards the base and are capped with conical glass lamps with bulbs and dish-shaped hats. Where the street lights have been replaced, similar versions have been used but with octagonal shafts, or in some cases, modern metal posts with arms extending at right angles and strip-lights.

1.10 The Conservation Area Boundary

The Easthampstead Conservation Area is centred on Point Royal with the boundary to the rear of properties fronting Rectory Lane, Swancote Green, Redvers Road and The Green.

There are a number of buildings that lie beyond the Conservation Area that reflect the earlier development of the area dating from the C17th to C19th. White Cottage is a Grade II listed building that dates from the late C17th and is timber-framed, later encased in white-painted brick. The original timber-frame is visible on each of the gable ends. The Grade II listed Church Cottage and Flax Bourton lie just outside the Conservation Area and are also timber-framed buildings. The semi-detached cottages date from the late C17th. Flax Bourton has been encased in white-painted brick, whereas Church Cottage has been rendered, hiding the timber frames. Both houses have modern extensions.

The body of the Grade II listed church of SS Michael and Mary Magdalene was largely re-built in the Victorian Gothic style, although most of the C17th to C18th brick tower survived. The main architect of SS Michael and Mary Magdalene was J W Hugall who re-built the church in the Early English style between 1866-7. The existing tower has an angelus tower in the south-east corner and limestone quoins and dressings. The church was unsympathetically extended in the late C20th.

On the south side of Reed's Hill is Church Hill Hospital and Workhouse which is built in Victorian red-brick, with segmental-headed windows and a wooden cupola with the clock. Part of the later hospital buildings were demolished in 1999 and developed as a housing estate with the Victorian building retained.

These buildings are clearly of special architectural and historical interest and, with the exception of Church Hill Hospital, this is reflected in their designation as Grade II listed buildings. For this reason it is considered that the existing boundaries of the Conservation Area are appropriate reflecting the special character and appearance of the Easthampstead New Town.

There are a number of potential amendments that could be made to the Conservation Area. Starting at the north end of the Conservation Area, it seems that a modification

to reduce the boundary could include: the crescent of town houses at the north end of Rectory Lane, crossing the road and continuing along the north edge of The Green, the crescent of semi-detached houses along the north side of The Green, continuing south to the junction of Rainforest Walk, turning west onto Pondmoor Road and continuing along Swancote Road to Rectory Lane, continuing south to Forge Cottage, turning west along the southern boundary of Forge Cottage and New Villas, turning north to Crowthorne Road, crossing Crowthorne Road and continuing east along the south-facing façades of the row of terraced houses, continuing north along the west side of Rectory Lane and back to the crescent of town houses at the north end of Rectory Lane.

This amendment to the boundary would ensure that the more unusual features of the 1950s housing are preserved, without protecting large numbers of similar houses. This would also ensure that a large amount of the hedging along Rectory Lane itself is preserved, together with the verdant areas, for example, in front of Forge Cottage and The Green. The shopping centre could be omitted from the Conservation Area boundary, together with the veterinary surgery to the north-east, as they have become altered through the accommodation of modern businesses and have lost their original character.

A possible extension to the south end of the area could be to include the buildings of St Michael's School, which is a late C19th brick pavilion building and Hurst Cottage, a brick and mock Tudor timber-clad building of the same date. A further extension, or a new self-contained Conservation Area, could include White Cottage, Church Hill Hospital, Church Cottage, Flax Bourton and the church of SS Michael and Mary Magdalene, all located on Reed's Hill at the south end of Rectory Lane.

St Michael's Church of England Schololhouse, White Cottage, Church Hill Hospital, Church Cottage and Flax Bourton and the Church of SS Michael and Mary Magdalene provide a positive contribution to the character of the area beyond the southern boundary of the Easthampstead Conservation Area. For this reason they have been included in the Gazetteer of Buildings section under a separate sub-heading: Buildings outside the present boundaries of the Conservation Area.

1.11 Planning Policies

The part of Easthampstead is protected by its designation as a Conservation Area, which was granted on 7 November 1996.

The definition of a Conservation Area is given in **Planning Policy Guidance 15: Planning and the Historic Environment (PPG15)** as 'an area designated by the Local Authority under the **Planning (Listed Buildings and Conservation Areas) Act 1990** as having a special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance' (PPG15, 1994).

Chapter 4 of PPG15 addresses Conservation Areas and gives guidelines regarding the protection of undesignated elements inside the areas. The demolition of an unlisted building in a Conservation Area requires the owner to apply for Conservation Area consent. Other development is dealt with as standard planning applications, but the **Planning (Listed Buildings and Conservation Areas) Act 1990** requires under Section 72 that special attention be paid in the exercise of planning functions in a Conservation Area, to the 'desirability of preserving or enhancing the character or appearance of the area'.

The Berkshire Structure Plan 2001-2016 (adopted July 2005) provides a long-term guidance on the land use and development of Berkshire. Policy EN4 states that:

1. The historic features and areas of historic importance and their settings will be conserved and where appropriate enhanced. The councils will only allow development if it has no adverse impact on features or areas of historic importance.
2. Proposals will be expected to have regard to the wider historic environment and will only be permitted when they would preserve or enhance the character or setting of Berkshire's historic landscape and built environment.

The Bracknell Forest Borough Local Plan (adopted January 2002) was written to provide local policies for the Borough and Conservation Areas. Built structures and the environment are particularly dealt with in Chapter 2, as follows (for full details see Appendix 2):

- POLICY EN1: Protecting tree and hedgerow cover
- POLICY EN6: Ancient monuments and archaeological remains of national importance
- POLICY EN7: Other important archaeological remains
- POLICY EN8: Development on land outside settlements
- POLICY EN9: Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt
- POLICY EN12: Historic parks and gardens
- POLICY EN15: Floodlighting
- POLICY EN16: Demolition of listed buildings
- POLICY EN17: Development proposals including the alteration, extension, or change of use of listed buildings
- POLICY EN18: Conservation areas
- POLICY EN19: Demolition in Conservation Areas
- POLICY EN20: Design considerations in new development

1.12 Conclusion / Action Points

Following this Conservation Area appraisal, it is considered that the Borough Council formulates and publishes proposals for the preservation and enhancement of the Conservation Area in line with Sections 71 to 72 of the Planning (Listed Buildings and the Conservation Areas) Act 1990, Best Value Performance Indicator (BV) 219c (for

2005-06) and English Heritage's recent 'Guidance on the management of Conservation Areas' (dated August 2005).

Easthampstead is an area of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance', (s.69 (1)(a) of Planning (Listed Buildings and Conservation Areas) Act 1990) and should therefore continue to be maintained and protected.

Action points to consider in the future include (generally):-

- Establishing general enhancement principles;
- Street management and improving the public realm;
- Urgent works and repairs notices;
- Article 4 directions related to Easthampstead Conservation Area;
- Reducing the boundary of the Conservation Area, to remove those buildings that have been heavily altered and those that are repetitious in style
- Improved street lamps/lighting in traditional colours/styles; and
- Adding signage at the entrances to the Conservation Area.

1.13 Table 1: Summary of the Conservation Area Buildings

| Building | Period | Materials | Listing | Architectural Style |
|--------------------------------|---------------|--|---------|--|
| Point Royal | 1961-64 | Cast and blocks concrete | II | 1960s hexagonal tower block |
| The Green | C20th | Brick with metal window frames | - | 1950s semi-detached housing |
| Pondmoor Road | C20th | Brick with metal window frames | - | 1950s semi-detached housing |
| Rectory Lane | C20th | Brick with metal window frames | - | 1950s semi-detached housing |
| The Crescent | C20th | Brick with 5-light bay windows | - | 1950s 3-storey terraced houses |
| The Shopping Centre | C20th | Brick with concrete columns | - | 1950s shops with flats above |
| The Community Centre | C20th | Brick and breeze block | - | 1950s building |
| Swancote Green | C20th | Brick with metal window frames | - | 1950s semi-detached housing |
| Crowthorne Road | C17th, C20th | Brick-built housing, timber-framed buildings | - | Old route leading into Easthampstead, shown on historic maps |
| Forge Cottage | C16th, C20th | Timber frame and brick infill panels | II | Small domestic cottage |
| New Villas | Late C19th | Red brick build with wooden box bay windows | - | Domestic house |
| School House | Early C20th | Red brick build | - | Early schoolhouse of St. Michael's Church of England School |
| White Cottage | C17th, C20th | Timber frame and brick infill panels | II | Small domestic cottage |
| Church Hill Hospital | C19th | Red brick range with wooden cupola | - | Almshouses, rebuilt as a workhouse |
| Church of SS. Michael and Mary | C12th, C15th- | Limestone build with | II | Church with attached |

Rectory Lane, Easthampstead Conservation Area Appraisal

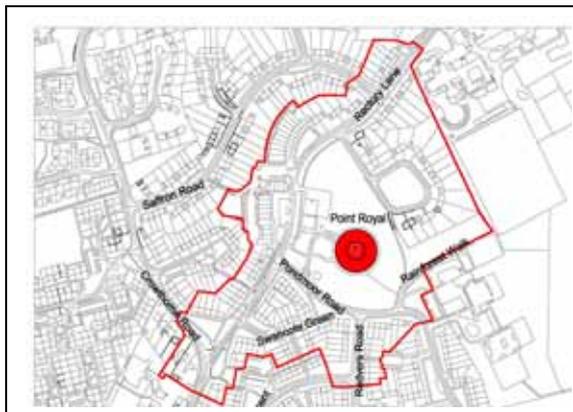
| Building | Period | Materials | Listing | Architectural Style |
|---------------------------------|---------------------|--|----------------|---------------------------------|
| Magdalene | C20th | ashlar quoins | | parochial building |
| Church Cottage and Flax Bourton | C17th, C18th, C20th | Timber frame and brick infill panel with render over | II | Semi-detached domestic cottages |

Appendix 1: Gazetteer of Buildings

Point Royal

Setting Point Royal is a Grade II listed building, set in the centre of The Green, an area of grass on the east side of Rectory Lane. The tower block is set on land that has been partially-landscaped to accommodate underground parking for the residents.

History The tower block was proposed by Sir Lancelot Keay in 1954 as a solution to the lack of homes available for the growing population of the area. It replaces the Rectory building, shown on the 1887 OS map as situated on the west side of The Green, which is shown as thickly populated with trees.



The tower block was designed by Sir Philip Dowson and Derek Sugden of Ove Arup and Partners, the company responsible for the Sydney Opera House and constructed between 1961-64. The tower was renovated between 1987-91 to update the building and improve the security.

Materials The block consists of 17 floors and is of an irregular hexagonal shape in plan. The block rises from an hexagonal pedestal, above which a circular forecourt splays outwards to the circumference of the floors above. The tower is built with precast concrete with large glass windows. The windows of the flats are set back from the edge of the tower, which is braced with vertical concrete struts, giving a partially-solid appearance. The pedestal is surrounded by a raised rampart, containing chamfered rain channels. Between the rampart and the pedestal, the roofing of the car park is of concrete, except for a path of laid hexagonal concrete tiles with central circular voids, that runs from the car park entrance to the tower entrance hall. The narrow pedestal of the tower and The Green sloping away to the south and east gives the impression that the tower is floating above the ground surface.

The underground parking is entered from the west of The Green and is lit by a circular slot, set into a brick-built ha-ha circumnavigating the tower, sealed by grilles. The channel at the base of the ha-ha and the opposite bank is formed of brick. The channel is home to vegetation which helps to mask the brick and the grilles, but prevents light from penetrating into the car park below.

Renovations were carried out between 1987-91, including the application of a waterproofing agent to the roof, repairs to the concrete surfaces and columns, protective coatings were added, double-glazed windows were added, the lobby enlarged and video cameras and security gates added to the parking entrances (Miller, 1995, 7).

Views The tower block can be seen from a wide area and equally renders views across a large expanse. The tower is partially hidden by trees on the north-west side, where the ground is also slightly higher on Rectory Lane. From The Green, looking

south-west, the tower can be seen together with the 1950s housing and original 1950s lamp posts, thereby revealing a preserved view from the 1960s.

Boundaries Point Royal is bordered by the ha-ha which separates it from the surrounding grass area. This itself is surrounded by part of Rectory Lane, The Green street, Rainforest Walk and Pondmoor Road.

The Green

Setting The Green is given as a name to the grass area on which the tower is built and also the street of houses that runs north-west to south-east. The houses are arranged in a crescent, in the centre of which is a second area of grass and trees.

History The Green is shown on the 1761 map as an enclosed area on the east side of Rectory (Parsonage) Lane, straddling the boundary of two fields and containing three buildings. The 1887 OS map shows the area as extending across to the east and containing a large number of trees. Approximately three buildings are shown and labelled as the Rectory. The land is labelled 'Glebe', indicating it belonged to the church.



The 1950s remodelling of the area included the formulation of the street along the north-east side of the grass area, which was named The Green. The grass area includes the wooded area beside the Rectory buildings and the field to the north, shown on the 1887 map. The street loops round a further area of grass and is lined with semi-detached houses.

Materials The grass area is populated with many trees, some of which have survived from the garden of the Rectory buildings which have since been removed. It is defined by concrete kerb stones and the street along the north-east side is surfaced with Tarmac that has been patched over the years. The semi-detached houses are constructed of mid brown brick, with metal-framed windows and ceramic pantile roofs. The houses are arranged longitudinally, with gable projections fronting onto the street and clad with wooden or replacement plastic boarding and similar barge boarding. The front doors have porches that are gable-projections of wooden boarding with scalloped edges. A number of these have been replaced by simple flat roofs with S-moulded brackets to either side. The windows have largely been replaced by modern UPVC windows.

Views The loop or crescent of houses can be seen from the grass by Point Royal and some of the houses are partially hidden by the trees in the centre.

Boundaries The street forms the north-east border to the grass area of The Green and is arranged around the smaller grass area to the north. The individual houses are separated by low hedges and front gardens.

Pondmoor Road – south side

Setting Pondmoor Road runs along the south side of The Green and is lined with houses and a path that links the road to Swancote Green.

History Pondmoor Road is another of the 1950s streets, which follows the rough path of the boundary of the land belonging to the Rectory, as shown on the 1887 map. Houses were built along the south side of the road in the 1950s.



Materials The houses are single-storey and are off-set from each other, exposing their gable ends in a stepped formation, as they progress west along the road. They are constructed of mid brown brick, with pantile roofs and metal-framed casement windows.

Views The view to the west reveals the off-sets of the houses, while the view to the east reveals the west end house, hiding the gable ends of the other houses to the east.

Boundaries The houses have front gardens that front directly onto the grass verge on the south side of Pondmoor Road, without any hedging or boundary walls.

Rectory Lane

Setting Rectory Lane runs north-east to south-west through the settlement of Easthampstead, with houses and streets to either side. The majority of the road is lined with hedging and has a traffic chicane on the east side, by Pondmoor Road.

History The road was formerly known as Parsonage Lane, as shown on the 1887 OS map, and runs from the junction with Crowthorne Road in the south to Bill Hill in the north. The road formed the east side of the triangle of roads shown on the 1761 map.



The route of the road has not changed and some of the hedging and trees lining the road survive. Houses and streets were added to either side of the road during the 1950s remodelling of Easthampstead.

Materials The road is lined with concrete kerbstones and on one side, a traffic chicane. The road surface is finished with patched Tarmac, that may need imminent replacing. A path runs along the east side of the road from Pondmoor Road to Swancote Green, at a higher level than the road itself.

The northern half of the road is flanked on the west side by the shopping centre, built during the 1950s. North of this is the crescent of three-storey houses. To the north of this are detached and semi-detached properties of 1950s build.

The houses along the southern half of the road are of 1950s two-storey, mid-brown brick build, pantiles and metal-framed windows. A number of the front doors have porches of either flat roofs with lead scalloped-edge trim or segmental roofs of lead-coated wood with wooden boarding and scalloped edging.

Views The road provides views of the settlement from the north end looking down the gentle hill. As the road progresses southwards it provides views of The Green and Point Royal on the east side; the grassed area in front of Forge Cottage on the west side; and, ascending up the hill at the southern end, views looking back towards Point Royal to the north.

Boundaries The road sits lower than the surrounding land, indicating that it is a well-established route. It is bordered by hedging and trees, which have been identified by Miller and shown in figures 6-9. The hedging of the northern half of the road leads the eye up the hill and around the bend to the north-east. Similarly on the southern half of the road, the hedging of the east side leads the eye down the hill and up again, as the road continues to meet Crowthorne Road. A traffic chicane was added to the east side of the road, between Pondmoor Road and Swancote Green.

The Crescent

Setting The Crescent of townhouses is located on the west side of Rectory Lane, towards the north end of the road, opposite The Green.

History The townhouses were built as part of the 1950s development of Easthampstead. They were built during the development phase that included the shopping centre to the south.

Materials The houses are the only three-storey dwellings in the village and the only continuous terraced crescent of houses, containing 11 units. The houses are of mid brown brick build, with wooden framed windows, wooden front doors and pantiled roofing. The front doors are located to the left of the units, with a ground floor window to the right. The doors have shallow porches above and a number of the doors and porches have been replaced by UPVC examples. The first floors of the houses contain large bay windows of five transomed lights forming a segmented profile. These windows are a unique feature to the buildings of the village and some have been replaced by modern box bay windows.



Views The Crescent is visible from the north end of Rectory Lane, looking towards the south-west and also from The Green, looking north-west. From the crescent, Point Royal is visible through the trees on the west side of The Green.

Boundaries The Crescent is set back from the west side of Rectory Lane, on a different orientation to the curve of the road. Between the roadside and the buildings is a small area of grass with two aged oak trees. The south side of The Crescent is shielded by a hedgerow that runs along Saffron Lane, leading to the parking behind the shopping centre.

The Shopping Centre

Setting The Shopping Centre is located on the west side of Rectory Lane, opposite the Green.

History The shopping centre was built as part of the 1950s development of Easthampstead. It was built during the development phase that included the crescent of townhouses to the north.

Materials The shopping centre is a three-storey building, with shop units located on the ground floor of the east façade. The first and second floors of the building contain flats. The building has a right-angle plan, aligned north-south and returning at the north end to the east. The north face of the building has a continuous balcony at the first and second floor levels. The first and second floors are jettied on the east face, supported by concrete cylindrical columns, forming an arcade in front of the shops. The first floor windows have largely been replaced by UPVC, but preserve what may be the original arrangement of one large central light with two smaller lights to either side, as seen in the second floor. The first floor windows each have two coloured panels below, creating intervals of colour in the yellow brickwork. The roof is pantiled with white painted wooden bargeboarding at the gable ends. A later red brick stairwell and garages have been added to the north side of the building.



Views The shopping centre is visible from the north-east and south-east approaches on Rectory Lane and from The Green, to the east. The first and second floor flats may give views of Point Royal to the east and possibly of SS Michael and Mary Magdalene church to the south-west.

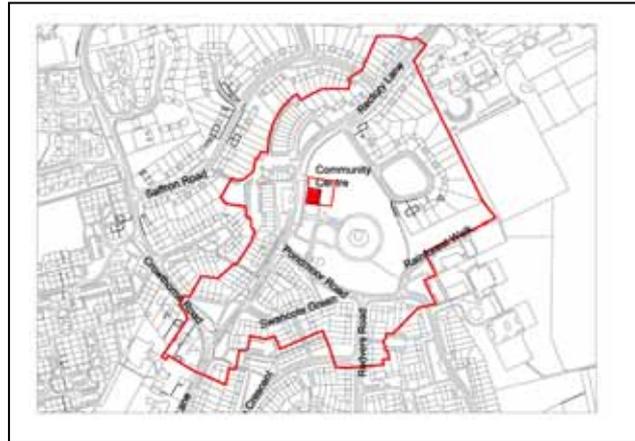
Boundaries The shopping centre is set back from the west side of Rectory Lane, with a large ornamental paved walkway in between. It is punctuated by three triangular areas of grass, with the paving continuing as paths leading to the shop fronts. The north-east corner of the building is shielded from the street corner by bushes. Saffron Road leads from Rectory Lane, round to the rear parking to the west of the centre.

The Community Centre

Setting The Community Centre is located on the east side of Rectory Lane, opposite the shopping centre.

History The Community Centre was built as part of the 1950s development of Easthampstead.

Materials The Community Centre is a one-storey rectangular building, with a flat roof. The building is constructed of grey brick with a continuous row of small tinted windows running between the top of the brick wall and the projecting roof. The building is currently under repair.



Views The Community Centre is visible from the west side of Rectory Lane, by the Shopping Centre.

Boundaries The Community Centre is set on the south side of an east-west path, leading from Rectory Lane across The Green to Point Royal.

Swancote Green

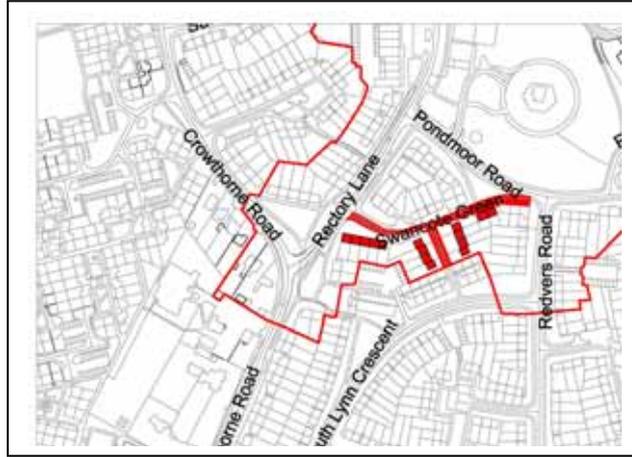
Setting Progressing down Rectory Lane to the south, Swancote Green is a street leading from Rectory Lane, east to Pondmoor Road.

History Swancote Green and its houses were built as part of the 1950s remodelling of Easthampstead.

Materials The houses are constructed of mid-brown brick, with pantile roofs and metal-framed casement windows. The houses are a mixture of one and two storeys.

Views Swancote Green gives views of the houses and their gardens, leading towards the south side of The Green.

Boundaries The houses have large verges between them and the roadside, giving a sense of open space. The houses are arranged in short rows of threes, fours and fives, separated from each other by hedges and paths in between.



Crowthorne Road

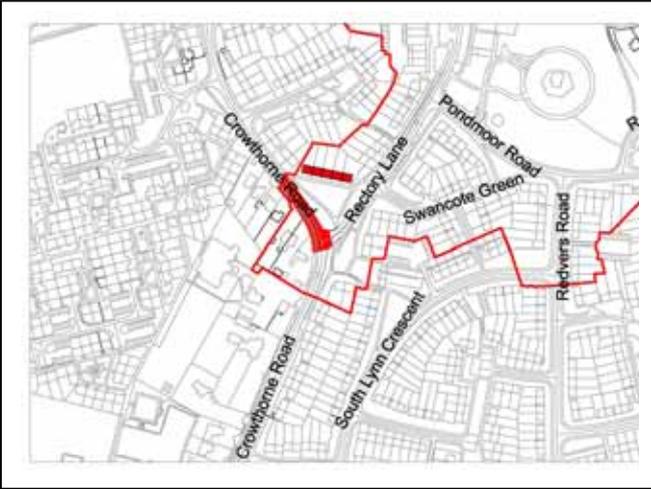
Setting Crowthorne Road meets the south end of Rectory Lane and continues south towards the Reed's Hill roundabout, before returning west.

History Crowthorne Road is marked on Rocque's map of 1761 and the first edition OS map of 1887.

Materials The north-west section of the road forms a junction with Rectory Lane, and is flanked on the north side by a large grassed area, containing a mature oak tree. This grassed area marks the southern remains of the triangle of roads, as shown on the historic maps of 1761 and 1887. A row of five terraced two-storey houses is aligned along the north side of the grassed area. They are of red brick, with pantiled roofs and white UPVC windows.

Views The north side of Crowthorne Road gives views of Forge Cottage and the south end of Rectory Lane. The oak tree and grassed area are visible from the east side of Rectory Lane.

Boundaries The grassed area acts as a border between the houses and the roadside.



Forge Cottage

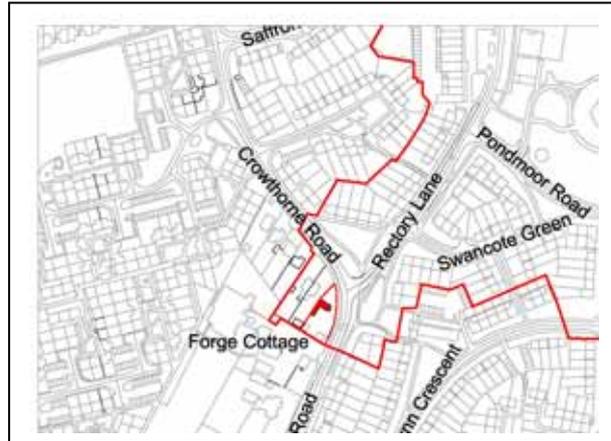
Setting Forge Cottage is a Grade II listed building, located on the south-east corner of Crowthorne Road, as it turns to the south.

History Forge Cottage dates from the late C16th and was altered and extended during the C20th. The house is shown on the first edition OS map of 1887.

Materials The house is of black painted timber frame, with white painted brick infill panels and a coursed slate roof. The house is of two storeys, originally of two bays but subsequently extended to the north-east and a return to the south-west.

Views Forge Cottage is visible from the grassed area on the corner of Crowthorne Road, to the north.

Boundaries The house faces onto the south side of Crowthorne Road and is bordered by a privet hedge, with a gated entrance and path on the north-east corner, leading to the house. The east boundary is formed of large thick-set conifers along the west side of the continuation of Crowthorne Road.

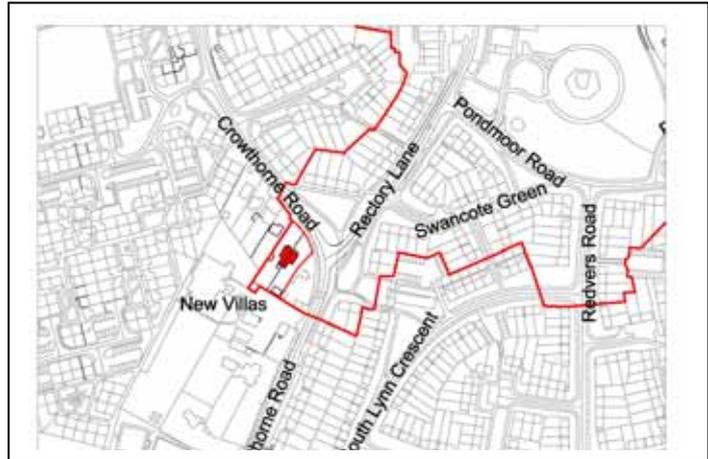


New Villas

Setting New Villas is located on the south side of Crowthorne Road, to the west of Forge Cottage.

History New Villas is a large, three-storeyed, detached house of late C19th build, which may originally have been two semi-detached dwellings.

Materials The house is constructed of red brick, with a slate roof and ceramic finial and ridge tiles. The east roofline is broken by two gable projections, clad with overlapping red tiles. The gable ends are pierced by round-headed windows at third floor level and abutted by two chimneys to either end. The east façade has pairs of two-light sash windows on the first floor. The ground floor has box-bay windows of four lights at the front and two lights to the sides. The front door is situated off-centre to the east façade, with a stone plaque set in to the first floor.



Views The house is visible from the east corner of Crowthorne Road and from the grassed area, directly opposite.

Boundaries A hedge runs along the north boundary of the road, with modern wooden gates at the north-east and north-west ends.