

## Little Gable

**Setting** Little Gable (plate 23) is set almost directly on the road front, with a narrow front garden and a very low brick wall. It is situated on the north end of the bend in the road, drawing the eye round towards the centre of the village.

**History** The house dates from the mid to late C20th, with a modern ground floor extension of late C20th to the south of the front elevation. The house may have been built to replace a previous building on the site or the land may have been sold from another property. It was used as a post office from at least 1920, and became a general store from 1928-1948.



**Materials** The house is constructed of modern, non-local bricks, interspersed with single courses of black bricks. The windows have segmental heads and may have originally had sash windows, now replaced by unsuitable modern UPVC windows. They are of two storeys with gabled, pantiled roofs orientated north-south. The south house has a modern ground floor extension, with a sloping roof and large, modern casement windows. The north house extends to the east.

**Views** The houses are clearly visible from the north approach to the village, and from the west side of the road, to the south end.

**Boundaries** The low brick walls of the west boundary are situated on the alignment of the road, with the pavement in between.

## The Methodist Chapel

**Setting** The chapel is situated by the roadside, on the beginning of the road bend to the east (plate 24, figure 5). The simplicity and lack of later additions enhances the streetscape in the surrounding area.

**History** The chapel has a date plaque, carved with '1854'. It does not seem to have had any subsequent alterations to the exterior of the building, maintaining its character. The inscription on the date stone shows that the chapel was a Primitive Methodist Chapel. The Primitive Methodists adopted a style of architecture for their chapels which, as their name suggests, was extremely modest. In common with the simplicity of their non-conformist beliefs, most of the chapels were built to a simple rectangular, often 'barn-like' design, in the most easily available local materials. The earliest purpose-built Primitive Methodist chapel was at Tunstall, built in 1811 (RHCME, 1986).



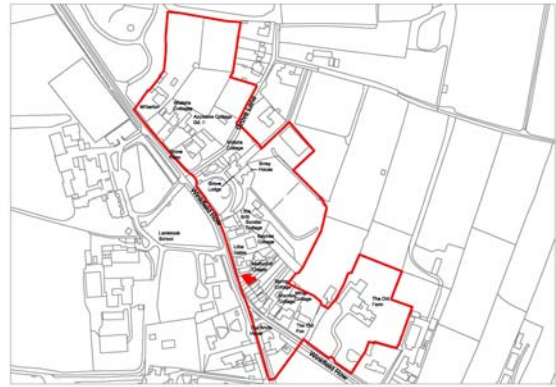
**Materials** The building is constructed of bricks under a slate roof. There are four round-headed windows with fanlights and brick voussoirs above. The ground floor pair have nine panes below the fanlights, while the first floor windows have six panes. The central front door is set inside a brick-built porch with a gabled roof that projects forward from the building. The window frames and door are painted blue and there are black-painted wooden notice boards on either side of the porch. The gable end of the roof has a dentilled cornice, as does the roof of the porch. The building is otherwise of plain brick, with no other ornamentation on the exterior.

**Views** The chapel is partially visible from the north approach to the village, but largely visible from the south approach, and from the west side of the road.

**Boundaries** There is a low brick wall with filleted coping bricks and slightly taller corner and gateposts, with concrete pyramidal capitals. A wrought iron gate is situated centrally in the wall. The wall and gate may be late C20th replacements for a previous boundary.

### North Terraced Block (Numbers 1-3)

**Setting** The houses (plates 25 and 26) are set on the curve of the road, to the south-east of the chapel, but are aligned on a single axis, with the road curving past. There is a later extension at the north end, built onto a row of three terraced houses.



**History** The original houses appears to date from the early C20th, built on land that may have previously belonged to the Grove Lodge estate. The later extension dates from the second half of the C20th.

**Materials** The houses are constructed of brick and the southern houses have three courses of alternating red and yellow bricks in a chequer pattern, between the ground and first floor levels. They are of two storeys with gabled, slated roofs orientated north-south.

House 1 (the north house) has a gable-ended roof with exposed wooden studwork. In addition, the roof line is lower than the other houses and there is a narrow indent between this house and the quoins of the house to the south, indicating that the north house is a later addition. In plan, the north house is shown as having a triangular shape, where it was built to infill the space between the terraced block and the Methodist Chapel. The windows of the north house are of three lights, with a small central casement opening at the top and framed in modern wooden frames. A chimney is situated in the north gable end of the house.

Houses 2 and 3 have concrete-rendered lintels above the windows, which are modern two-light casement windows, replacing the original sash windows, still present in the end terraced house. One chimney is situated between the middle and end houses that would serve both, but no chimney is present on the central house. The door of the south house has a gabled porch.

**Views** The houses are visible from the south approach to the village and from the west side of the road.

**Boundaries** A narrow alley leads from the road to the east, between the chapel and the terraced houses, giving access to the cottage behind the street front. The alley is lined with brown stained wooden picket fencing, which also continues along the west boundaries of the terraced houses. The gardens become larger to the south end, as the road curves away from the houses and the south garden has two mature trees by the roadside.

### Central Terraced Block (Numbers 4-6)

**Setting** The terrace of houses (plates 27 and 28) is set on the centre of the curve of the road, but are aligned on a single axis, with the road curving past. There are three houses in the block.

**History** The houses date from the late C19th, possibly having been built as part of the growing village, centred around the Methodist Chapel. They are built on land that may have previously belonged to the Grove Lodge estate.



**Materials** The houses are constructed of brick, with three courses of alternating red and yellow bricks in a chequer pattern, between the ground and first floor levels. A plaque on the central house reads '1870' with an ornate cross and the initials 'JJO'. There are four sash windows on the first floor and three visible on the ground floor. The windows have concrete rendered lintels and keystones rendered in relief. There are two original chimneys set either side of the central house, which serve the three houses. The south house has a large amount of climbing plants on the west elevation.

**Views** The block is visible from the west side of the road and from the south approach to the village.

**Boundaries** The front gardens are well maintained and bordered with wooden picket fencing, some of which is painted white.

### **Southern Terraced Block (Numbers 7-8)**

**Setting** These two semi-detached houses (plates 29 and 30) are set on the south end of the bend of the road. They are aligned on the same alignment as the central terraced block, to the north.

**History** The houses may date to the late C19th, possibly contemporary with the central terraced block, as part of the growing village, centred around the Methodist Chapel. They are built on land that may have previously belonged to the Grove Lodge estate.



**Materials** The houses are constructed of brick, painted white. There are four-paned sash windows with segmental heads, one to each floor, per house. The slated roof has one central chimney, which serves both of the houses. The front doors have gabled porches overhead. The north porch has a perforated bargeboard and struts in the gable end. The south porch has filleted struts in the gable end and no bargeboarding.

**Views** The block is visible from the west side of the road and from the south approach to the village.

**Boundaries** The front gardens are well maintained and bordered with a low yellow-brick wall, with white painted wooden entrance gates and a wooden trellis placed on top of the dividing wall, between the two gardens.

### Spring Cottage

**Setting** This house (plate 31) is situated opposite the fork in Winkfield Row, on the east side of the road.

**History** Spring Cottage dates from 1869, according to its dated plaque on the front elevation. It is contemporary with the terraced houses, built as part of the growing village.

**Materials** The two-storey, double-pile house is constructed of red brick with blue-grey brick diaper work, in diamonds and stripes of single courses. The segmental-headed sash windows have four panes. There is one window to either side of the central door and three windows on the first floor, with window boxes beneath each one. The roof is pavilion-hipped, with slate tiles. There are three chimneys, two situated to either side of the west elevation and the third towards the east side of the building, which may be a later addition. The front porch is a gable projection, with perforated bargeboarding and wooden pillars stretching from the gable front to the brick base, below.

**Views** The house is visible from the west side of the road and from the south approach to the village.

**Boundaries** The front garden is well maintained and bordered with a white-painted, wooden picket fence. A high wooden gate blocks the access round the north side of the house to the back garden and a drive along the south side of the house leads to the garage. The south boundary is lined with a high wooden panel fence.



### **Bramble Cottage**

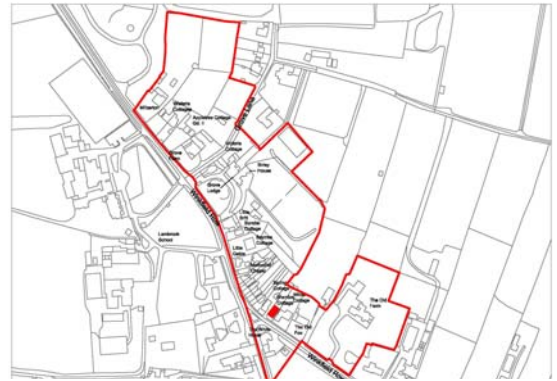
**Setting** This house is situated opposite the former White Horse public house (now restaurant) on the east side of the road.

**History** Bramble Cottage appears to be a mid C20th version of Spring Cottage, minus the diaper work. It replaces a structure that is shown on the first edition OS map of 1881.

**Materials** The two-storey, double-pile house is constructed of modern red brick, with a pantiled, pavilion-hipped roof. The sash windows have eight-over-eight lights, except the central first floor window which has six-over-six lights. There are two windows to the south side of the door and three windows on the first floor. The front porch forms a gable projection, with wooden pillars stretching from the gable front to the brick base below. There are no chimneys, which may have been removed in preference for C20th gas heating.

**Views** The house is visible from the west side of the road and from the south approach to the village.

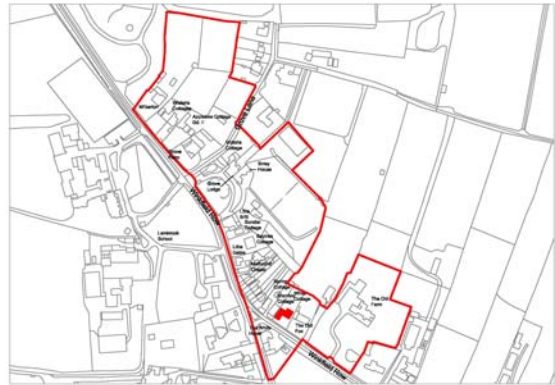
**Boundaries** The front garden is well maintained and bordered with a white-painted, wooden picket fence around the north-west corner, continuing with a hedge along the west side. The north boundary is lined with a high wooden panel fence, adjoining the north-east corner of the house and continues along the east side.



## The White Cottage

**Setting** The house (plate 32) is situated opposite the former White Horse public house (now restaurant) on the east side of the road.

**History** The southern two bays of the central range of the house are of timber frame, with exposed ceiling joists, low ceilings and corner posts and may be contemporary with the 1580s core of the Old Farm. An eastern bay was added to the south end of the range, and a northern bay to the north end in the 1790s. A further east-west range was added to the north in the late C20th. The east-west range is shown on the first edition OS map (figure 3).



**Materials** The house is constructed of timber frame with brick in-fill panels. The timber framing is not visible on the southern exterior elevation, indicating that this may have been rebuilt entirely of brick. The north range is entirely of brick and both ranges are painted white. The roof is covered with ceramic tiles, with ridge tiles and three gabled dormer windows on the south elevation and two boxed dormers on the east elevation of the north range. The gable end of the north range is clad with ceramic tiles, as are the sides and gable ends of the dormer windows. The roof at the west end of the east range rises up above the roof line, giving an enlarged roof space. There is a chimney towards the east end of the east range that was constructed when the western bay was added in the 1790s. The front door is located towards the eastern end, with a raking tiled roof above. The windows are small-paned casements that have two and three lights.

**Views** The house is partially visible from the west side of the road and from the north and south approaches to the village.

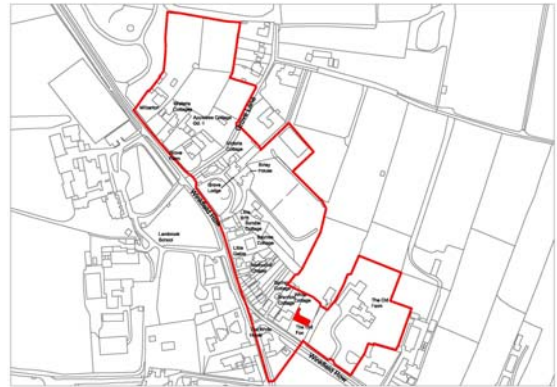
**Boundaries** The south boundary is lined with a hedge that has grown up around a wooden fence. There are entrances to the brick-paved driveway at either end of the hedge. The western and eastern boundaries are lined with trees and shrubs.



## The Old Fox

**Setting** The dwelling (plate 33) is situated back from the road, towards the south-east end of the road.

**History** The Old Fox is a former public house, built during the early to mid C19th and converted to residential use by 1959. The house may date from a Deed of Sale, dating to 1818, giving agreement for the sale of the land. The first indication that beer was served from the building is in the form of the listing of a 14-gallon copper. A lease was obtained for the sale of beer by William Cave in 1855.



**Materials** The house is constructed of white-painted brick, with a pavilion-hipped slate roof. There is a central door, with four six-over-six light sash windows to either side. Louvred wooden shutters hang to either side of each window. The door has a moulded wooden surround with a moulded hood above. There is one chimney to the north-west corner of the building. Since the conversion of the building to a private residence, further extensions have been added in brick.

**Views** The house is partially visible from the west side of the road and from the north and south approaches to the village.

**Boundaries** The south boundary is lined with a white painted brick wall, with a hedge growing on the interior side. Mature trees are located along the north boundary; those of the north-east corner are in the grounds of the Old Farm. The driveway is gravel.

### The former White Horse Public House (now Don Beni restaurant)

**Setting** The building (plate 34) is situated in the point of the fork in Winkfield Row. There is a small front garden filling the point of the triangle, bordered by short wooden posts with chains between. A parking area is located to the east side of the building, accessed from Winkfield Row, with a further garden behind that bordering the recreation ground to the south.



**History** The building was formerly known as the White Horse public house, but has in recent times been converted to a restaurant. The building appears on the first edition OS map (figure 3), minus the front ground floor bay windows.

**Materials** The building is constructed of white-painted brick, with a gabled slate roof and a dentilled string course below at the gable ends. There is a central door, flanked by eight-paned three-light casement windows. Two similar windows are situated above, on the first floor, with a two-light window above the door. The ground floor windows, the door of the porch and the raking tiled roof running between the ground and first floors and are all later addition to the building. The first floor windows have wooden panel shutters perforated by a central lozenge-shaped hole. A modern one-storey extension has been added to the south-east corner of the building, with a slate, sloping roof. There are two gable-end chimneys that appear to be original.

**Views** The building is visible from the north and south approaches to the village, from both branches of the forked road, as it is situated in the centre of the fork.

**Boundaries** A forecourt is situated between the building and the forked road, which is bordered by low posts with chains between and is now an external seating area for the restaurant. A driveway leads from the eastern fork to a car park at the rear of the building and is bordered by a grass verge and a wooden fence. A shed is situated behind the building, adjacent to the western branch of the road, which is lined with unkempt trees. The south boundary is of trees and shrubs and separates the plot from the recreation ground to the south.

## The Old Farm

**Setting** The building (plates 35 and 36) is situated in a large estate of land on the east branch of Winkfield Row.

**History** The estate was formerly known as Box Farm and may be the conglomeration of two farms, Box Farm and The Old Farm. The building itself has a central core, dating to the 1580s. The eastern and western central bays were added and the final western bays were added in the C20th.



**Materials** The building is constructed of black-stained timber frame with white-painted brick panels. The central two bays of the house have exposed ceiling joists, some of which are chamfered, with a fireplace and a lower ground level which have been dated to the 1580s. A chimney is located in the centre of the two bays, with a recent chimney stack replacing the original. A bay was added to the east end, with a cart porch and a first floor room above. The cart porch is lined with posts with filleted raking struts at each post. The roof is similar to that of the previous bays and therefore may have been added soon after the initial build. A gable projection has been added to the eastern bays, with a front door and windows to either side. The gable-end has timber studding with brick panels in between. This porch may date to the C18th.

Two bays were added to the west end, with a higher floor level and roof line. A large window exists in the south elevation, where a front door was located, which has been filled from ground to windowsill level, indicating that the house may have originally been two cottages. The two bays have gable ends on the south elevation, with black-stained collar beams and vertical struts above and windows below. A box-dormer window protrudes from the west elevation. The two first floor windows and the ground floor window are of small leaded panes, with three panes each and black painted frames. A one-storey lean-to has been added to the south-west corner of the building, with a raking, tiled roof. The west bays were constructed during the late C19th.

A north-south range was added to the north side of the central range, with a gable end on the west face of the north end. A one-storey out-shut extension has been added to the north end of the west elevation, a raking slate roof and a glass roof which have been added between the extension and the house, creating a porch. The north range may date to the late C19th, while the out-shut dates to the early C20th and the porch to the mid C20th or later.

**Views** The building is largely hidden from the roadside by the large grounds and boundary hedging, but is visible from the driveway.

**Boundaries** The roadside boundary is of mature trees and shrubs, shielding the grounds of the house from public view. The house is approached from a snaking gravel drive that leads from the south-east corner of the grounds to the north-west. A large lawn is situated in front of the west elevation of the house, with a border of flowering plants between it and the drive. To the west of the house is a large L-shaped range of stables, which appears on the first edition OS map. The northern range is interrupted by a large wooden-panelled archway, possibly for carts to pass through, with a small dovecote on the roof.

## **Appendix 2: Extracts from Bracknell Forest Borough Local Plan (Adopted January 2002)**

The Bracknell Forest Borough Local Plan sets out the detailed framework for the Borough Council's land use, transport economic and environmental policies. The Local Plan was adopted in January 2002 and covers the period 1991 – 2006.

### Character of the plan area

The plan area includes the towns of Bracknell and Sandhurst which are principally urban and suburban in character, and Crowthorne and Binfield, which are large villages with a notably residential character. Outside these built up areas, the majority of the Borough is more rural in character. There are many attractive areas of countryside, containing mature woodland and tree belts. These areas are important not only for their visual qualities, but also for their role as wildlife habitats.

### Land outside settlements

The value of much of the land beyond the built up areas is acknowledged by the Borough Council. Such areas are put to a variety of uses, often of a recreational nature. They also maintain the individual identity of settlements by preventing their coalescence, particularly in some parts of the Borough where only small areas of countryside separate settlements. There is constant pressure to expand the edge of settlements to the detriment of the character and function of the countryside between the urban areas.

This plan must make some provision for major development, such as additional housing. Whilst some countryside areas will inevitably be developed, the Borough Council will seek to minimize the adverse impact of this and other development upon existing settlements and the countryside. The Borough Council will continue to identify and protect significant open land between settlements and other areas and features which are important to the quality of the environment. The identification of strong settlement boundaries will help provide a clear distinction between urban areas and the countryside.

### The urban environment

Within the urban areas of the Borough, the integration of new development into the existing townscape has resulted in changes in character and has sometimes led to conflict. The degree of conflict is largely attributable to the overall design of the Bracknell Forest Borough Local Plan 2002 - Chapter 2 13 development. Those places which are deemed attractive have successfully accommodated all the design components (such as buildings, trees, hedges, adjoining spaces, people and traffic) to produce a high quality environment. Therefore, it is important to ensure that the design of new buildings and other development respects the character of their surroundings, and reinforces a sense of place.

The form, setting and layout of new development can often influence the safety of users of the built environment. The Borough Council considers therefore, that measures to reduce the risk of crime will continue to be an important issue in considering the acceptability of detailed housing layouts. Such considerations not only benefit the incoming householder but may often result in an improved quality of townscape.

Design considerations can significantly affect the degree to which all members of the community can use the built environment. The Borough Council considers that people

with disabilities should not be discriminated against by any development which might limit their mobility.

### Lighting

The Borough Council recognises that lighting in the countryside is an urban feature, which can have an adverse effect on the character and function of “sensitive” rural areas, such as land between settlements and the Green Belt. However, external lighting schemes can be of value for safety and security, and enable facilities to be utilised longer during the winter. The Borough Council will seek to control the individual or cumulative effect of external lighting schemes where they are unduly obtrusive and have an adverse impact on the character and function of the countryside, or where harm would be caused to the quality of life enjoyed by nearby residents. In granting planning permission, the Borough Council will consider whether measures should be taken to prevent or restrict the upward spillage of light into the sky from external lighting sources.

### Heritage

The Borough Council has sought to identify and protect those areas and features which are important to the Borough’s heritage and, where appropriate, give assistance towards the enhancement of both urban and rural areas, by conserving features and seeking to improve unattractive land and buildings through sensitive development and changes of use.

The opportunity to consider the designation of additional buildings and areas for inclusion on the statutory list or for Conservation Area status will be taken where appropriate.

The national importance of archaeological sites and the need for their conservation has been emphasised by central government. Development pressures are likely to threaten the future of these sites, many of which are as yet unknown.

Pressure to accommodate large and small scale development will continue throughout the plan period. Issues of architectural or historic interest, including the safeguarding of the built features associated with the Borough’s heritage, will also remain an important consideration when determining these proposals. For example, the desirability of preserving a listed building and its setting, or the appearance of a Conservation Area, will be taken into account, where appropriate. In considering proposals for new buildings in Conservation Areas, issues of scale and massing will be considered as well as whether such new buildings complement, or are in harmony with, adjoining buildings in terms of architectural style and use of materials.

Alternative uses for historic buildings will need to be considered where their original use is no longer viable. The satisfactory accommodation of new uses, or the need to accommodate new buildings adjacent to historic sites, will require sensitive consideration by applicants and the Borough Council. In the case of proposals for changes of use, particular regard will be had to the architectural character of the building and the desire to secure an economically viable future.

### POLICY EN1: Protecting tree and hedgerow cover

Planning permission will not be granted for development which would result in the destruction of trees and hedgerows which are important to the retention, where applicable, of:

- (i) a clear distinction between built up areas and the countryside; or

- (ii) the character and appearance of the landscape or townscape; or
- (iii) green links between open spaces and wildlife heritage sites; or
- (iv) internationally, nationally or locally rare or threatened species; or
- (v) habitats for local wildlife; or
- (vi) areas of historic significance.

**POLICY EN2: Supplementing tree and hedgerow cover**

In imposing landscaping conditions to secure additional tree and/or hedge planting, the Borough Council will require developers to include in their schemes the planting of indigenous trees appropriate to the setting and character of the area and a variety of other indigenous plants. According to circumstances, these may include grasses, heath land or wetland species.

**POLICY EN6: Ancient monuments and archaeological remains of national importance**

Planning permission will not be granted for development, which would adversely affect the character and appearance of ancient monuments and archaeological remains of national importance or their settings. Where appropriate, the Borough Council will require by condition(s) or seek by agreement a conservation and/or enhancement scheme, which may include public access management arrangements.

**Policy EN7: Other important archaeological remains**

Planning permission will not be granted for development, which would adversely affect those important archaeological remains, which are not the subject of Policy EN6. In assessing proposals, the Borough Council will have regard to the need to preserve these archaeological remains and, where appropriate, will require an assessment of the site and an evaluation of the remains prior to the determination of the planning application.

**POLICY EN8: Development on land outside settlements**

The countryside will be protected for its own sake. Outside the defined settlement boundaries, development will be permitted only where it would not adversely affect the character, appearance or function of the land, would not damage its landscape quality and, where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt. Any development permitted in the countryside outside the Green Belt may include:

- (i) development required for agriculture and forestry;
- (ii) essential utilities and cemeteries which cannot be sited within settlement boundaries;
- (iii) minor extensions to, replacement of, or subdivision of, existing buildings, subject to criteria defined in policies EN16, EN17, EN22 and H6 of this local plan;
- (iv) the re-use of permanent buildings which are in keeping with their surroundings, or of buildings of special architectural or historic interest, for suitable alternative uses (including residential institutions in extensive grounds) subject to criteria defined in EN9, EN17, EN22, EN12 and H11; and

- (v) proposals which are acceptable in terms of other policies in this plan for:
  - (a) recreation development suitable in the countryside;
  - (b) the disposal, recycling or treatment of waste.

**POLICY EN9: Changes of use and adaptation of existing non-residential buildings outside settlements, outside the Green Belt**

In the countryside outside the Green Belt, the change of use or adaptation of an existing non-residential building will be permitted only where:

- (i) the building is of permanent construction and its scale, design, bulk and form are in keeping with its surroundings; and
- (ii) the proposed change of use or adaptation would not require extensive alteration or rebuilding; and
- (iii) the proposed change of use or adaptation would not be detrimental to the character of the building, its surroundings and landscape setting; and
- (iv) the proposed change of use would not result in more than 500 square metres of business, industrial, distribution or storage (use Classes B1 to B8) floor space; and
- (v) the proposal would not cause significant environmental, road safety or traffic generation, or other, problems.

**POLICY EN12: Historic parks and gardens**

Development will not be permitted which would result in damage to, or the erosion of, parks and gardens of special historic interest and their settings.

**POLICY EN15: Floodlighting**

Outside settlements, planning permission for external lighting schemes will be granted only where they would have no adverse effect upon the character of the surrounding land, residential amenity or wildlife and would not result in intrusive sky glow.

**POLICY EN16: Demolition of listed buildings**

Development proposals for the demolition of a building or structure included within the statutory list of buildings of special architectural or historic interest will only be granted in exceptional circumstances.

**POLICY EN17: Development proposals including the alteration, extension, or change of use of listed buildings**

Alterations, extensions or changes of use to buildings or structures included within the statutory list of buildings of special architectural or historic interest will be permitted only where there would be no adverse effect on:

- (i) the external or internal features which define the character of the building or structure; or
- (ii) the setting of the building or structure.

**POLICY EN18: Conservation areas**

In considering proposals for development in a Conservation Area, the Borough Council will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

#### POLICY EN19: Demolition in Conservation Areas

In considering proposals for the demolition of a building or structure in a Conservation Area, the Borough Council will pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In particular, the Borough Council will need to be satisfied that:

- (i) adequate efforts have been made to retain it; and
- (ii) it is incapable of reasonable beneficial use (having regard to the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use); or
- (iii) it makes little or no contribution to the character or appearance of the area; and
- (iv) the merits of the alternative proposals for redevelopment outweigh the contribution of the existing building or structure to the preservation or enhancement of the character or appearance of the Conservation Area. Demolition will be permitted where there are approved detailed plans for redevelopment.

#### POLICY EN20: Design considerations in new development

In their determination of applications for planning permission, the Borough Council will have regard to the following considerations:

- (i) be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views;
- (ii) retain beneficial landscape, ecological or archaeological features and, where reasonable, enhance these features;
- (iii) ensure that the design of the development promotes, or where necessary creates, local character and a sense of local identity;
- (iv) provide adequate space for private use and visual amenity, where appropriate;
- (v) provide appropriate layout and design features to improve personal and general security, including the natural surveillance of public spaces, including footpaths, roads and open space;
- (vi) avoid the loss of important open areas, gaps in frontages and natural or built features (such as trees, hedges, walls, fences and banks) which it is desirable to retain;
- (vii) not adversely affect the amenity of surrounding properties and adjoining area;
- (viii) not be prejudicial to the proper future development of a larger area in a comprehensive manner.



### **Appendix 3: Report of Consultation Winkfield Row Conservation Area**

In September 2005, a letter was sent to residents of Winkfield Row, notifying them of the proposal to designate the area as a conservation area and asking for their views about what made the area 'special' or contributed to its character. The letter also provided information about conservation area appraisals, the implications of living in a conservation area, how they might be involved in the appraisal process, and the proposed boundary of the conservation area.

At this stage 16 individual letters of support were received and 21 petition slips. All expressed support for the designation, as well as some providing historical information about the properties concerned and proposing alterations to the boundary (namely, to extend the proposed boundary to include properties to the north and east).

In November 2005 a further letter was sent to residents of the proposed Conservation Area and site notices placed around the area, seeking comments on a draft Appraisal document. The document was available to view at the Town Council offices, local library, Borough Council offices and on the Borough Council website for a period of 3 weeks, from 14 November to 2 December 2006.

Three responses were received, related to similar themes as the previous consultation, i.e. in support of the designation, offering some local historical information, and proposing extensions to the conservation area boundary. One additional comment at this stage requested further information about the implications of living within a conservation area.

Throughout the two consultations historical contributions were incorporated into the reports where appropriate and residents' views concerning boundary changes were carefully considered, along with the views of Bracknell Forest Borough Council's historic consultants, Jacobs Babbie. This resulted in the initial boundaries of the Conservation Area being adjusted to include three properties to the north.

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### **Cartographic Sources**

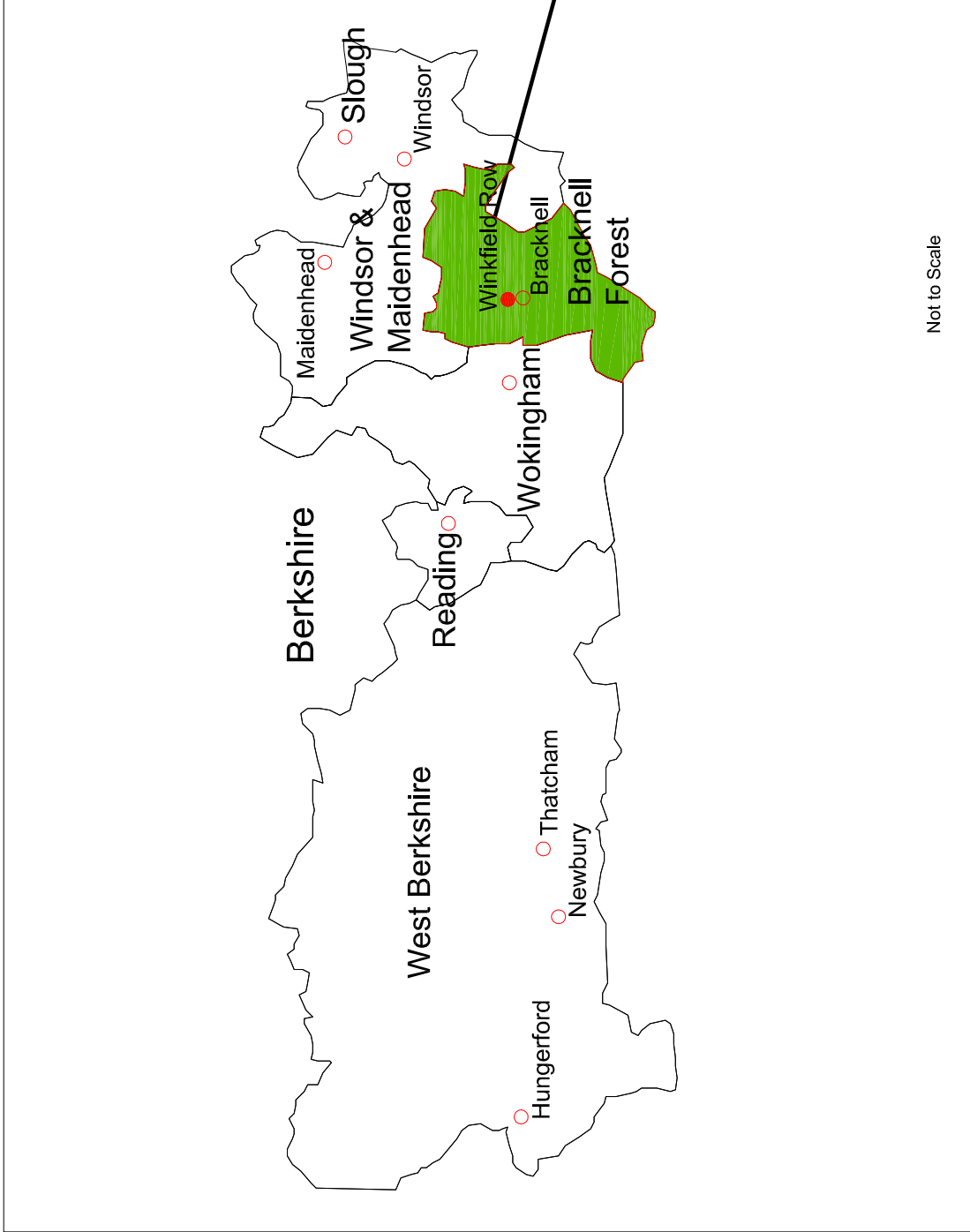
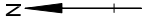
First Edition OS Map, 1887

Rocque, J. Map of Berkshire, 1761

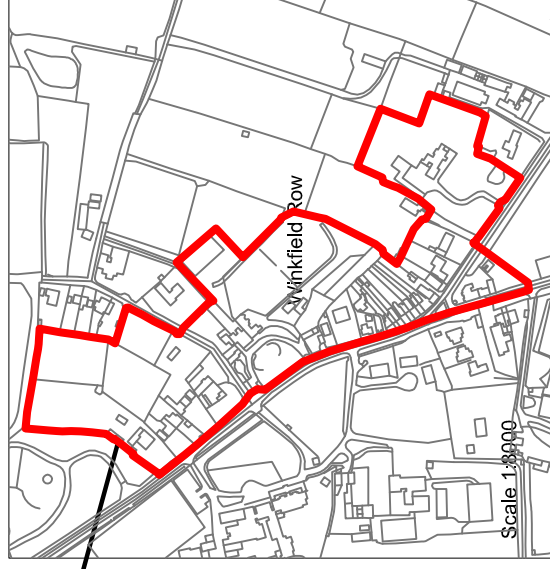
### **Websites**

<http://www.berkshireenclosure.org.uk>

<http://www.churchplansonline.org/>



Not to Scale

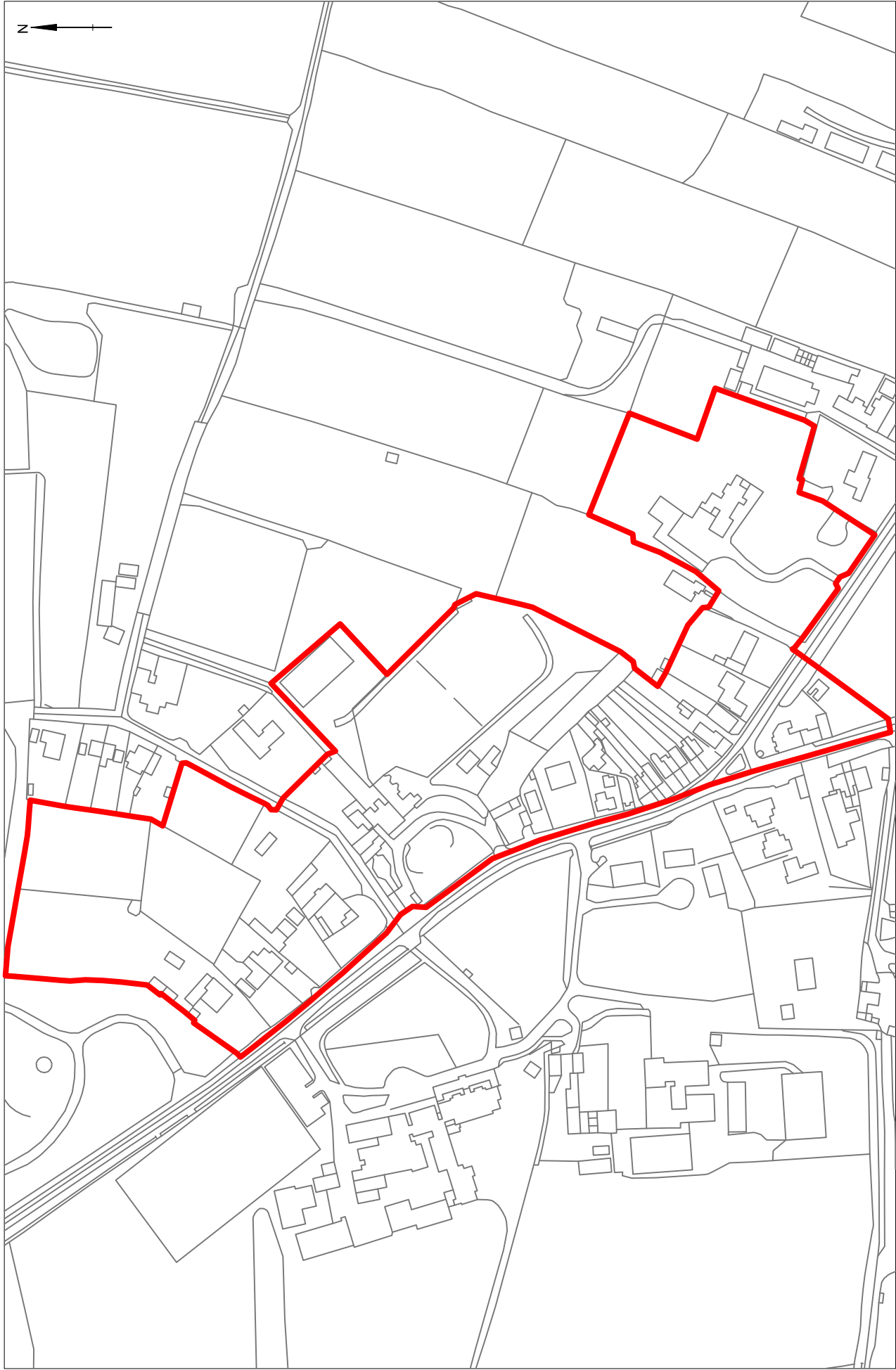


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**Bracknell Forest Borough Council**  
**Winkfield Row Conservation Area**  
**Appraisal**  
 Winkfield Parish, Berkshire.



Proposed Conservation Area  
boundary

scale at A4 1:2500



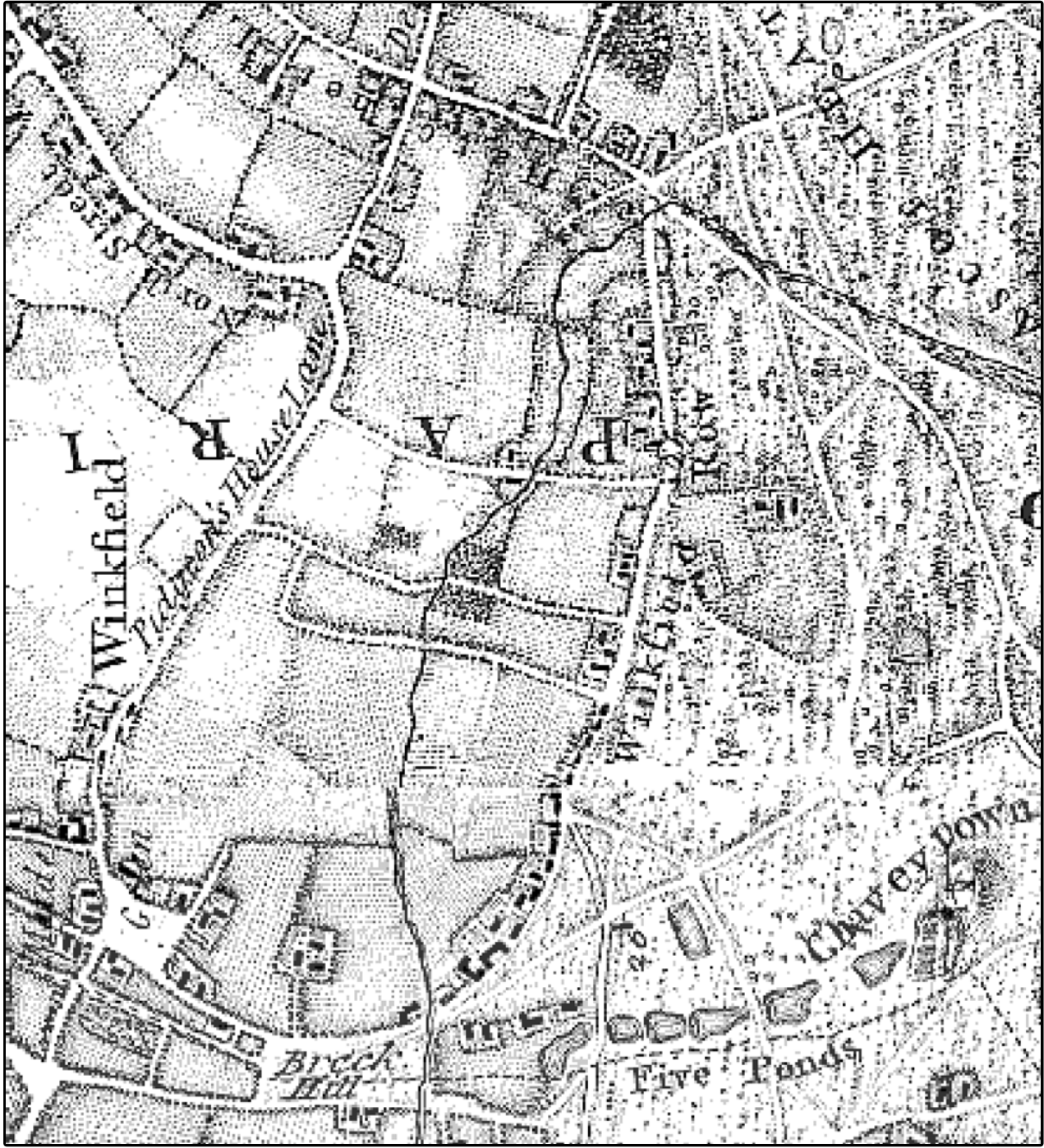
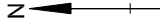
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Figure 3 Rocque's map of Berkshire, 1761.

