



Bracknell Forest Borough Council  
**Church Road, Winkfield**  
Conservation Area Appraisal



St Mary's Church, Winkfield



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Bracknell Forest Borough Council  
**Church Road, Winkfield**  
 Conservation Area Appraisal

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## 1 Introduction

### 1.1 Summary

This character appraisal was written following a review of the existing Conservation Area of Church Road, Winkfield, Winkfield Parish, Bracknell Forest Borough (figure 2). The Conservation Area was created on 12th May, 1977 and is centred around St Mary's Church. It was created to uphold the character of the core of Winkfield village in its setting, and to place a control on the development of the area.

The Conservation Area was designated under former legislation, which has now been substituted by the **Planning (Listed Buildings and Conservation Areas) Act 1990 (the "Principal Act")**.

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

### 1.2 Methodology

The Conservation Area was established following decisions made by the Development Committee (Berkshire County Council) on 12th May 1977. Proposals were put forward to the Committee, and Berkshire County Council, Winkfield Parish Council. In addition the Council for the Protection of Rural England was advised of the proposal, the public was consulted and an advisory committee was established. As a result, a document was produced following the designation of the Area, listing the buildings contained and the conditions for (a) demolition of any buildings in the Area, (b) works on trees in the Area, (of those not already protected by Tree Preservation Orders), or (c) any other new developments.

The Conservation Area was re-appraised during 2005, to determine the current boundaries and contents of the Area. Site visits were carried out, with records and photographs taken, and an assessment of the built heritage was made based on the English Heritage's "Guidance on Conservation Area appraisals" (2005). The figures contained in this appraisal were created to illustrate the views seen of the buildings and their settings (figures 5-10) 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 the character of the place today, all residents/occupants of the Conservation Area received a letter seeking their views on what they feel makes the area 'special'. In particular, it sought local knowledge, information on architectural styles/ development/designers, former uses of properties, special gardens/landscaping and historic photographs related to the distinctive character of this area which could inform this appraisal.

Once the draft appraisal was finalized, three site notices were placed around the Conservation Area informing the public that a document had been prepared and there was an opportunity for comments to be made before it was completed. A copy was

available for view for 21 days at the Borough Council offices, Parish Council offices, local library and on the internet.

### 1.3 Site Location and Topography

The focus of the current Winkfield Village Conservation Area is Church Road (figure 2). The linear Conservation Area begins east of Winkfield Street, at the west end of the village and ends at St Mary's Lane in the east. The Conservation Area is set to the west of Ascot Place, on the western borders of Windsor Forest, and to the north-east of Bracknell Town. Two medieval moated sites are located 0.5km to the north-west at Maidens Green, which are Scheduled Ancient Monuments.

Approaching the Conservation Area from the west, Church Road curves to the left, gradually revealing the core of the village, and continues east, rising gently towards St Mary's Church. At the church, the road then curves right and falls away down the hill continuing past St Mary's Lane to the north and a public footpath to the south.

St Mary's Church sits on the highest ground in the village and the surrounding land slopes down to either side, east and west. A small water channel runs to a pond between the northern boundary of the church graveyard and the field to the north. The channel continues along the north boundary of the Rectory grounds and then turns south towards Church Road and into a culvert under the road. From here it continues west, parallel to the south side of the road and out of the village.

The field which sits to the north of St Mary's Church and the Rectory is shown on the 1881 Ordnance Survey (OS) First Edition map as divided up into smaller units, the divisions of which have since been removed. However many trees remain, which might have formed part of those divisions.

### 1.4 Historical Context

Winkfield, together with nearby Winkfield Row was created from the clearance of the woodland during the Saxon period, c 600-700AD (VCH Berks, 3, p85). The name of Winkfield derived from *Wineca's Field* and was noted in a survey of the parish boundaries dating from 942AD (*ibid*). Winkfield Village, Winkfield Parish, is part of the Ripplesmere Hundred (*ibid*).

The manor of Winkfield was originally granted to Saethryth, a holy woman, by King Edmund in 942AD. The land was then given to the Abbey of Abingdon in 1015AD and remained in its possession until the Dissolution of the Monasteries. It was run on behalf of the Abbey of Abingdon by the Nuns of Broomhill Priory (Ford, 2001). St Mary's Church, Winkfield, was appointed a vicar by the Abbot of Abingdon in 1248 (Winkfield Chronicles, 2000, 4). The C13th build of the church may have been constructed at this time.

During the Dissolution Winkfield manor was sold to St John's College, Cambridge and managed by Thomas Warde, Keeper of Cranbourne Chase, Windsor. It passed to his son, Richard Warde of Hurst House and remained in the Hurst family until 1652. The church was extended and a timber roof was inserted, supported by four octagonal oak columns and marked with the date of 1592 and the royal initials of Elizabeth I. The Caroline brick bell tower that replaced the wooden tower, was added to the south-west corner of the church and inscribed with a date in 1629 (Winkfield Chronicles 2000, p11).

At the beginning of the C18th the manor was split up, but by 1782 the majority of the land was owned by the Meeke family, whom in turn sold it to King George III. He built a hunting lodge in the grounds in 1786 and retained the land until 1819 (VCH Berks, 3, p87). In 1858, St Mary's Church, Winkfield, was extended to the east, providing a chancel, vestry and an organ room (Winkfield Chronicles 2000, p21).

### **1.5 Historical Development of Winkfield**

The church of St Mary is the focal point of the village and dates from at least 1297, when the first vicar is recorded in the register (plate 5). The church was built on land originally belonging to the Abbey of Abingdon and retains elements of the original C13th build, including the south wall and arched doorway. The church is governed by the Diocese of Oxfordshire and is Grade II\* listed.

The Grade II listed White Hart Public House (plate 31), located across the road from the church, was first built during the C16th and was used as the public courthouse for the village. In addition, from the C17th to C19th the White Hart was extended with further outbuildings built at the back of the public house; all of these buildings are now Grade II listed.

The village expanded in the Elizabethan period and as part of this growth, a brick-built tower was added to the west end of the church (plate 6). The tower is dated 1629, according to an inscribed brick on the western face. Queen Elizabeth I endowed the church with four wooden pillars between the south aisle and the nave, and a rood screen in approximately 1592 (Pevsner, 1988). The Church was extended to the north with the addition of a nave (plate 11), changing the original nave into the south aisle, but it is not clear if the wooden pillars replaced a division between the nave and aisle that had previously existed from the C14th.

The nearby Old Rectory (Grade II listed) was built in the C17th (plate 15). A path leads from the Rectory to a pedimented archway in a brick wall of the church grounds (plate 13). The Rectory and the garden wall may be contemporary with the building of the brick church tower.

The Old Rectory Cottage (Grade II listed), was built as a coach-house during the C18th and it was converted to residential use in the C20th. The C17th garden wall was partially destroyed during the building of the Rectory Cottage and an C18th wall was constructed from the east end of the cottage, along the west boundary of the church, to the street.

At the west end of the village is the Vicarage, a C19th two-storey building, (Grade II listed), which is bordered by a small field. To the east of the Vicarage is New Barn. New Barn was built to the east of the now demolished Rose Cottage, shown on the 1881 OS map (figure 3). The field opposite the Vicarage, to the west of the Rectory, was originally divided up into smaller units, again as shown on the 1881 OS map, but these divisions have since been removed and the units have become merged.

St Mary's Church itself was extended to the east and a replacement wooden pillar for the south aisle was granted by Queen Victoria during the roof repairs of 1887. Other repairs and additions were made during the late C19th, most notably by G E Street.

To the east side of St Mary's Church is the Old School House (plate 41), dating to the C17th or C18th, and Popel's Cottages (plates 39-40), which date from the late C19th to

early C20th. Popel's Cottages now form the village school. To the east of this school is Church Cottage (plate 37), dating from the late C19th, and opposite this is Ryemead (plate 34), which post-dates the 1881 OS map. These two properties mark the eastern extent of the Conservation Area.

During the C20th, the White Hart was extended along its east gable. The Coach house was later converted into a cottage and semi-circular windows were inserted. During the period a number of brick buildings were also added to the rear of the White Hart and New Barn and a new garage has recently been added to the west of New Barn. In addition new tarmacadam road surfaces have also been added to driveways, including that of New Barn and the entrance to the lane along its western side (see below, 1.9). This type of surface is not sympathetic to the historic character of the Conservation Area and should be discouraged.

### **1.6 Statutory Designations**

There are 11 listed structures in the Winkfield Conservation Area (figure 11):

674-1/13/214–Grade II\* Listed St Mary's Church;

674-1/13/215 – Grade II Listed Lyford's Tomb;

674-1/13/216 – Grade II Listed Moore's Tomb;

674-1/13/217 – Grade II Listed Old Rectory Cottage;

674-1/13/218– Grade II Listed Garden Wall and Gateway;

674-1/13/219 – Grade II Listed Old Rectory;

674-1/13/220 – Grade II Listed White Hart Public House;

674-1/13/221 – Grade II Listed Barn, Church Road;

674-1/13/222 – Grade II Listed Outbuildings, behind the Barn;

674-1/13/223 – Grade II Listed Stables, behind the White Hart; and

674-1/13/224 – Grade II Listed Granary, behind the White Hart.

A further listed structure in the locality, but outside the Conservation Area, is:

674-1/12/212 - Grade II listed milestone located at south-east corner of junction of Bracknell Road and Maidens Green (formerly listed as junction of Bracknell Road and Church Lane);

A moated site (SMR 12033) survives as an earthwork, on Winkfield Lane, approximately 0.5km north-west of the Conservation Area. A second moat is located at Foliejon Park, Drift Road, approximately 2km north of the Conservation Area. There are no scheduled parks and gardens or battlefield sites inside or close to the area. There are no Tree Preservation Orders designated within the Conservation Area.



## 1.7 Architectural Styles

The initial construction of St Mary's Church was wholly of conglomerate stone, still present in the south aisle wall. Limestone was used for the detailing of the moulded arch surround of the south door. The use of limestone and conglomerate stones is confined to those buildings that pre-date the use of the local brick clay in the area, namely St Mary's Church, or to provide architectural details to contrast with the brick.

The predominant use of the local orange-red brick is a distinctive feature of the village. After the introduction of this material during the Elizabethan period it became the dominant form of the church tower, which set the precedence for the village. The local soft, handmade bricks with a warm orange-red colour were made from the London Clay. They are commonly known as the "Binfield" brick and are widespread throughout Bracknell Forest Borough. These bricks were also used in the construction of the Old Rectory and the garden wall of the C17th and the Old Rectory Cottage (coach house) and the Old School House of the C18th.

Further construction techniques in the area include timber framing in-filled with brick panels which is evident in the White Hart Public House. The associated barn along the street front is also built of timber framing with brick panels, dating to the late C17th. Additional timber framing is evident in the granary and other outbuildings, which are finished in weatherboarding.

Brick continued to be used in the later buildings of the village, but some have been rendered and 'lined-out', to give the impression of the ashlar limestone masonry of the Neo-Classical style. These buildings include the Vicarage, Church Cottage and the east extension of the White Hart. The Neo-Classical influence is also evident in the presence of dentilled courses below eaves level, the symmetrical arrangement of windows and the use of Georgian-style sash windows with small lights, for example in New Barn, the Vicarage, the Old Rectory, Church Cottage and the east extension of the White Hart. Diocletian windows were added to Old Rectory Cottage during its conversion from a coach house in the early C20th.

The C19th High Victorian era, architectural influences are widespread throughout the village, evident in such features as the segmental-headed windows and the brick dentilled chimney stacks. The Neo-Gothic style is influential in the renovations of St Mary's Church by G E Street; for example the later lych gate and the internal furniture. Street also re-modelled St Michael the Archangel's Church in Warfield. Queen Victoria commissioned the replacement of one of the wooden pillars for the church, continuing the royal patronage first initiated by Queen Elizabeth I. The conglomerate masonry of the original south wall is complimented by the later flint nodule construction of the C19th extension. Popel's Cottages also date from the late C19th, and are built in polychromatic brickwork with a mixture of Neo-Gothic woodwork with segmental-headed windows.

The C20th has seen the addition of a number of garages, security gates, modern ground surfacing and the conversion of agricultural and utilitarian buildings in the Conservation Area (for instance a toilet block was added to the White Hart barn during the late C20th) as well as driveway surfaces, giving further variety to the village.

## 1.8 Archaeological Interest

The archaeological elements of the locality include the moated site at Chawridge Manor Farm, Maidens Green. The north side of the moat exists as a pond, while the south side is preserved as a field boundary. The site is unscheduled.

A scheduled moated site on Winkfield Lane (SMR 12033) survives as an earthwork, overgrown with trees. There may or may not be associated finds yielded from these locations. Archaeological interventions were completed at the following locations, some of which fall inside the boundary of the Conservation Area (figure 11):

EBF9: Oxford Cottage Farm, Winkfield Lane - Watching brief on removal of pond silts and foundation trenches for a new building, no archaeological remains found (outside the CA boundary).

EBF11: St Mary's Church Winkfield - Watching brief on a shallow foundation for a toilet block, a drain and a cesspool trench in the churchyard, revealing a coffin and linear feature (inside the CA boundary).

EBF22: Brook Farm, Church Road Winkfield - Two trenches were excavated across the footprint of two proposed buildings, no archaeological remains found (outside the CA boundary).

EBF33: Church Cottage – Evaluation trench, no archaeological remains found (inside the CA boundary).

EBF47: Little Place, Winkfield Street, Winkfield – Watching brief of foundation trenches for a new dwelling, no archaeological remains found (outside the CA boundary).

## 1.9 Townscape

The majority of the buildings are of brick build and therefore match the dominant red brick boundary walls. The gardens provide a verdant quality, which ties with the rural setting of the surrounding fields. Not all of the buildings of the village are listed (see figure 11). However, the architectural qualities from all contribute to the overall character and appearance of the village.

### Road Alignments

Winkfield village forms a ribbon development arranged along Church Road, with streets branching off to the north and south. The Conservation Area is centred around the north bend in Church Road, beginning at St Mary's Lane to the east end and continuing towards Winkfield Street, to the west St Mary's Church sits on the bend in Church Road, which may indicate the original position of the road to the north or may be related to the topography of the village.

### Open and Closed Spaces

The eastern approach to the village is lined with continuous fences and walls around the bends of the road, which opens out to reveal the church and the broad street in front. The church is set back from the north side of the road, which has been widened to form a small parking area, giving the impression of a large open space at the centre of the village.

The church grounds are lined by a low, orange brick wall that runs along the curve of the road and to the north of the parking area. It is interrupted by the heavy-set Victorian lych gate, which partially obscures the view of the church itself. The wall continues to join the Rectory Cottage north-south boundary wall, which is much greater in height and contains an arched and pedimented gateway (plate 13). Over the top of the low churchyard wall, the grounds of the church are fully visible, indicating the wall is to mark the churchyard boundary rather than for security prevention. Towards the west end of the village, the view of the road becomes closed again as it curves north, with the boundary walls and hedges of New Barn on the south side and the Rectory on the north side rising up in height.

The White Hart Public House and the barn beside it are situated directly opposite the church grounds, on the south side of the road. The two buildings form a unit of lime-washed, timber-framed buildings, with a narrow driveway in between. Adjacent to the barn, New Barn continues the streetscape to the west, with a high brick wall, mirroring that of the Rectory opposite. The west corner of New Barn is bordered by a narrow north-south lane, with the Vicarage to the west. The lane entrance is set back from the road and bordered by a low walled area, planted with shrubs on the east side and a neatly-mown grass verge on the west. The Vicarage boundary closes the road view, which opens out again to the west, beyond the Conservation Area.

To the east of the church, the long driveway of the Old School House offers a snapshot view of the building, set far back from the road. A large hedge continues along the road east towards the driveway of Popel's Hall and School, outside of which it is trim and well-maintained. To the east of this wide driveway, the hedging continues to the mouth of the driveway of The Lodge. From here the hedging gives way to clumps of overgrown trees and shrubs, together with a dilapidated panel fence, which mark the border of Church Cottage. A line of well-maintained fir trees runs along the east border of Church Cottage, along St Mary's Road, a private street, marking the east end of the Conservation Area.

Opposite St Mary's Road is a public footpath, which is turfed and lined with neat wooden panel fencing and closed with a diamond-braced gate. The building of Ryemead can just be seen from the driveway on the corner of the footpath, lined with two brick-built pillars, surmounted with stone balls. From here, a panel fence and high, thick hedging runs west along the road, back into the centre of Winkfield. A field with an open wooden fence is located between Ryemead and the White Hart Public House, providing an open view to the village.

### Green Spaces

A narrow field is situated to the south-west of the church, on the south side of the road. It is not immediately apparent on the approach to the centre of the village, but marks the beginning of the area by the church, and reveals views to the fields and hills in the distance. A second narrow field and a public footpath are situated between New Barn and the Vicarage; the field lending views to the fields beyond.

A field at the west end of the village, to the west and north of the Rectory, was originally divided into smaller fields although the majority of the boundaries of these have been removed. There are two further long, thin fields located on the south side of the road. All three fields are pasture, maintaining the rural quality of the village. They may have originally been common land shared by the villagers. A third field is located on the north side of the road, to the west of the Rectory, and marks the west end of the

Conservation Area. The fields create valuable open spaces in the landscape of the village that do not necessarily detract from or fragment the overall impression.

### Trees

There is a large Atlas Cedar (plate 3) situated to the front of St Mary's churchyard, and a number of shaped trees in the churchyard grounds (plate 8). However, there are no Tree Preservation Orders in the Conservation Area.

### Views

The setting of the village is one of extreme verdancy, with an abundance of trees and hedgerows. From the east and west the village is screened from views along Church Road by a bend in the road. On turning the east bend, vistas of the church with its substantial trees and antiquated brick wall, are gradually revealed. On turning the west bend, the brick wall of the Rectory and the new Barn are visible together with the church tower behind the Rectory building.

The dominant view of the village is centred around St Mary's Church and its brick built tower. However, when first built, the tower must have been a stark contrast to the rest of the church, but adds an unusual focal point to the village. In addition, the height and colour of the tower enables it to be seen from either end of the village and from the land to the north.

The churchyard wall along Church Road forms a continuity to the façade of the north side of the road, leading the eye towards the church from either end of the village. The bricks are of a darkened red and have become degraded in places, adding to the building's historic patina. This wall is partially mirrored on the south side of the road by the boundary wall of New Barn, which continues to lead the eye to the west end of the village.

The White Hart Public House and the barn beside it form their own unit of white-painted timber framing with brick infill panels. Additional continuity is provided by Church Cottage and the Vicarage, which are at opposite ends of the village, but are similar in style and appearance.

The impact of the Elizabethan period and following centuries on the village is of significance, in the form of the church tower and nave, the Rectory, the garden wall and the Old School House. As the Neo-Classical and Italianate architectural styles became popular in Britain (during the Victorian and Georgian periods), vernacular buildings were disguised with added details to imitate those styles. Church Cottage and the Vicarage, at either end of the village, are constructed of brick but painted white, with long, thin sash windows of six-over-six and eight-over-eight lights. In the case of the Vicarage, the windows are set centrally to the main façade in two rows of three, directly above each other and equally spaced. Church Cottage has six-over-six sash windows on its roadside façade only, with casement windows on the remaining faces, with similar-sized lights to appear similar in style. The east range of the White Hart Public House, added to the C16th-C17th building in the C19th, has two tall sash windows on the ground floor of the east range, and two shorter windows on the first floor, reaching to the steeply-pitched roof.

The views to the surrounding fields and hills are accessible from the two fields on the south side of Church Road and to the west of the Vicarage, beyond the Conservation

Area. The field to the west of the Rectory and the field on the north side of the church reveals pastoral scenes of grazing livestock and trees on the brow of the hill beyond.

### Boundaries

The eastern approach to the Conservation Area is lined with large trees and wooden fencing. The boundaries of Church Cottage are formed on the north side by large conifer trees, on the east side by St Mary's Lane and on the south side by a dilapidated wooden gate and panel fence.

The south-west corner and west boundaries are lined with unkempt trees. Ryemead, on the south side of the road, has brick gateposts with carved stone ornamental balls on top and modern, elaborate black-painted metal gates. A low brick wall and surmounting wooden panel fence are visible along the east boundary by the public footpath, which is closed by a wooden gate and barbed wire to one side (plate 35). The other boundaries of Ryemead consist of wooden panel fencing and densely grown foliage that maintains the privacy of the grounds. The field to the west is bounded along the roadside by a wooden bar fence (plate 33).

Popel's School and Cottages have a well maintained thick hedge along the east and south boundaries, which is interrupted by the driveway into the grounds. The hedging continues west to the grounds of the School House, where it finishes approximately 200m to the north. The west side of the school house is bordered by the east churchyard wall.

The south churchyard wall may date from the late C18th, constructed at the time of the lych gate, but may be based on an earlier wall. There is a small wrought iron gate with two brick gateposts, marking the entrance to the path along the east side of the churchyard. The west gatepost is flanked by the continuing wall, which contains a Victorian letterbox. The west churchyard wall and gateway date to the C17th and may be contemporary with the brick church tower. The south end of the wall was replaced during the construction of the Rectory Cottage. A modern, elaborate metal gate seals the driveway of the Rectory and Rectory Cottage, and the brick wall continues west with a thick, tall hedge behind. The wall may date to the C18th and is constructed in Flemish bond.

The east boundary of the White Hart Public House is formed of unkempt hedging and shrubs, with a modern concrete slab wall to the south side. The west boundary is formed of the various outbuildings of the White Hart and New Barn to the west. A high brick wall stretches from the north-east corner of New Barn westward and curves to the south where it joins a pair of large wooden panel gates in front of the house. The wall is of English bond and may be of C20th build. The lane to the west of New Barn has been resurfaced in the same material as that of the driveway of the property, with modern wrought iron gates situated to the south-west of the driveway.

The west boundary of the property is lined with trees, as is the west side of the field. A wooden bar fence and gate mark the north boundary of the field, and trees mark the south border. The field to the west of the Rectory is bordered along the road by an iron fence, and on the east side by a small brick-lined water channel which is the remnants of the tributary that led from the pond to the north of the church, shown on the First Edition OS map (figure 3). Trees in the field may form the remains of past field boundaries, shown on the First Edition OS map (figure 3).

Ryemead, New Barn and the Rectory all have wrought iron gates across their driveways, as a non obtrusive way of heightening security.

#### Road Surfaces, Street Furniture

The entrance to the village is marked at the west end, by a plain, modern sign erected by the road. There is no sign at the east end of the village. The surfacing of Church Road is largely well maintained, together with the tarmac and stone kerb-lined pavements to either side. Grass verges are present in places, for example by the Vicarage and the field to the east and as a narrow strip by the Rectory wall. The entrance to the Vicarage is marked by white-painted bollards and a small painted sign, set on the grass verges. The driveway of New Barn has been resurfaced in modern ceramic tiles, which continue a little distance up the footpath to the west. The pavement diminishes in front of New Barn and the White Hart Public House and barn. There is no street lighting, but the White Hart Public House has a large light mounted above its signage, on the gable-end of the east bay. The signage is in need of repair. A further sign hangs from the west bay, above the west entrance.

The road widens in front of St Mary's Church and contains a war memorial. A smart, black notice board is situated to the east of the lych gate of the church. An 'H' symbol for a fire hydrant is situated beside the letterbox in the churchyard wall, but the wall is otherwise untouched by modern additions. A small wooden painted sign is situated at the end of the driveway to the School House. A pair of billboards are present at the entrance to Popel's School and Cottages advertising their amenities. A third sign for the Lodge building is affixed to a tree, on the east corner of the drive, but there is no other indication of the property. Various road safety traffic signs are present at the east end of the village, for example reflective bollards and bend hazard markers.

#### 1.10 The Conservation Area Boundary

The Conservation Area is marked on the east side by St Mary's Lane to the north and the public footpath to the south. It is defined at the west end by the road sign and border of the Vicarage on the south side and the West boundary of the Rectory on the north side. The north and south boundaries of the Conservation Area are formed by the boundaries of the properties situated along Church Road.

It is possible that the field to the west of the Rectory and the field to the north of St Mary's Church might be included in the Conservation Area, as they preserve historic field boundaries shown on the First Edition OS map (see 3 Conclusion / Action points, below).

#### 1.11 Planning Policies

The Conservation Area of Winkfield is protected by its designation, granted on 12th May 1977. 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).

PPG15 Chapter 4 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, together with built structures and the environment, are primarily 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

POLICY EN23 Advertisements

### **1.12 Conclusion / Action Points**

Following this Conservation Area appraisal, it is proposed that the Borough Council will formulate and publish proposals for the preservation and enhancement of the Conservation Area, in line with Sections 71-72 of the Principal Act 1990, Best Value Performance Indicator 219c (for 2005-06) and English Heritage's recent publication 'Guidance on the Management of Conservation Areas' (August 2005).

At some stage in the future, it is hoped that the Borough Council will formally adopt and publish the character appraisals and management proposals for each of the authority's Conservation Areas, possibly as part of the forthcoming Bracknell Forest Local Development Framework.

Action points to consider in the future include:-

Establishing general enhancement principles;

Street management and improving the public realm;

Urgent works and repairs notices;

Article 4 directions related to Winkfield Conservation Area;

Extending the boundary across the field to the west of the Rectory, and across the field to the north of St Mary's Church;

An increase in street lighting provision; and

- Adding signage at the entrances to the Conservation Area



Table 1: Summary of the Conservation Area Buildings

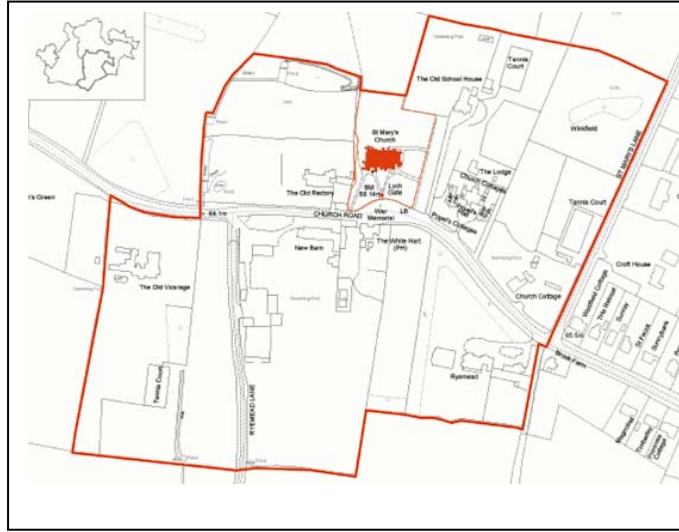
Building	Period	Materials	Listing	Architectural Style
St Mary's Church	Phase 1: C13th, Phase 2: C16th Phase 3: C17th Phase 4: C19th	Main nave of flint nodules with limestone detailing  Brick west tower	II*	Gothic, with Victorian renovations by G E Street
Lyford Tomb	Circa 1784	Limestone	II	Corniced headed gravestone with low relief carving
Moore Tomb	Circa 1800	Limestone, wrought iron	II	Stone chest tomb with iron balustrade surround
Old Rectory Cottage	C18th and C20th	Painted brick, tile roof	II	Converted coach house with semi-circular windows in the blocked openings.
Rectory Cottage	C17th and C19th	Brick, painted in places	II	C-shaped house with steep roof, dormer windows and later sash windows.
Churchyard west wall	C17th	Brick	II	English bond wall with pedimented, segmental-headed gateway.
Vicarage	C18th to the 20 <sup>th</sup>	Painted brick	-	Cuboid house with centrally placed sash windows.
New Barn	Late C19th to the C20th	Brick	-	Late Victorian house with dentilled corncing, steep roof and dormer windows.
White Hart Barn	C17th, C20th	Painted brick and timber	II	Timber barn, with modern outshut.
White Hart Public House	C16th, C17th, C19th and 20th	Painted brick and timber	II	L-plan house with later bay added, former courthouse.
Granary	C18th to the 19th	Timber frame and weatherboard	II	Nearly square plan, 9 staddle stones preserved.
Outbuildings	Late C17th	Timber frame and weatherboard	II	Timber building with hipped and catslide roof.
Stables	C19th	Timber frame and weatherboard	II	Four-part stables, with symmetrical entrance front.

Building	Period	Materials	Listing	Architectural Style
Old School House	C17th and C19th	Brick	-	L-shaped building with added projections and later windows.
Popel's Hall and Cottages	C19th to the C20th	Brick with timber bargeboard	-	Single storey hall and adjacent blocks in late Victorian style.
Church Cottage	C20th	Painted brick	-	Early C20th house with sash and casement windows.
Ryemead	C20th	Brick	-	Mid C20th house with many projections, set in large mature grounds.

## Appendix 1: Gazetteer of Buildings

### St Mary's Church

**Setting** St Mary's Church is a Grade II\* listed building. The church is central to the village, which has grown up to either side of it (plates 3-6). It is placed on the highest ground, which slopes away gently to east, west and south. The setting of the church is defined by the large number of trees and the surrounding graveyard. The initial view of the church is partially screened by trees but the church tower is visible from most parts of the village. The grounds of the church and the building itself are neatly kept and the proximity of the Rectory, the inn, the schoolhouse and the field to the rear of the church, gives the area a typically rural English village character. The building materials and style of the church and its boundary, the main wall, also add a historic quality to the village.



**Graveyard and Surroundings** Tombstones in the graveyard include: Lyford's gravestone from 1784 (Grade II listed) and Jeremiah Moore's tomb from c1800, which is Grade II listed, surrounded with ornate wrought iron railings. Other graves of note include a carved angel and at least two other tombs with wrought iron railings. A gravestone was erected in 1999 for Annie Whistler Dorrington (1866-1926), who helped to design the Australian flag in 1901. The graveyard is well maintained and many of the graves have fresh flowers, with erect headstones. A path leading from east gate, past the east side of the church, forms a grass-covered hollow way which may be original to the church. Signage includes black signs with gold lettering, probably C20th but in a neo-Gothic style, on west side of lych gate with a similar cabinet on east side.

**Road Impact** The traffic through the village is quite frequent, although may only become congested at the start and end of school and on Sunday mornings for the church. There is a parking bay in front of south church wall, off the main road, which detracts from the setting of the church when full of cars. However, this may only occur two to three times a week, and the parking bay is set at a reasonable distance from the church itself.

**History** The Church originates from 1298 with the original nave partially surviving as the south wall of the church. Two stained glass windows in the south wall are also thought to be original. The arch of the south door and the wooden seats of the south porch may all be original, while the lych gate may be a Victorian replacement.

The C17th brick-built tower and C13th nave with late C17th flint chapel have a second nave and aisle added to the east and north. The church was extended to the east in

the C19th by G E Street. There is a C13th stone arch above the south door with an S-shaped profile.

The Elizabethan alterations to the church included a timber roof, supported by four octagonal wooden pillars of the south side of the central nave, which replaced the north wall of the original nave. A date of "1592" and "ER" with a Tudor rose are carved into the eastern-most replacement column. A Caroline brick bell tower was added to the south-west corner of the church, replacing the wooden tower. The date of "1629" is carved into brick on the west face of the tower. The Rectory and the brick garden wall and archway are thought to have been built at this time. The C18th insertions include the west wall, possibly the south and north walls and further extensions to the south aisle and addition of the north aisle and east chancel. The C19th insertions include the replacement of one of the wooden columns by Queen Victoria, repairs to the lych gate, the addition of a buttressed south porch and the south wall. The church was extended to the east in 1895 by the architect G E Street, an apprentice of G G Scott, and remodelled by H Woodyer in 1888.

**Materials** The church was originally constructed of conglomerate stone rubble, set in a mortar matrix, with limestone window and door dressings, of which the south wall survives. The south door dressings survive, together with the surrounds of two blocked lancet windows. The church tower and boundary walls are built with local soft, handmade bricks with a warm orange-red colour made from the London Clay, known as "Binfield" brick. The other Elizabethan additions include the wooden pillars that replace the north wall of the nave, and the addition of the new nave and chancel, built of conglomerate stone and mortar. The renovations by G E Street include the chancel extension, the south porch and buttresses (built of flint and mortar, with limestone dressings) and the wooden lych gate.

**Views** The church is visible from views throughout the village. When approaching the village from the east, the lych gate and the large Atlas cedar in front of the church as well as glimpses of the brick tower of the church become visible. The view from directly opposite the church is of the yew tree, the lych gate, the topped yew trees, the flag pole and WWII memorial, which replaced a small island, shown on the 1881 OS map. When viewed from the west end of village, the most prominent feature is the brick tower, the yew trees and the lych gate. The tower is visible from quite a distance to the west, above the roofs of buildings on the north side of the road. The view from the north includes a pasture field behind the north side of the church, which enhances the rural setting of this small country church.

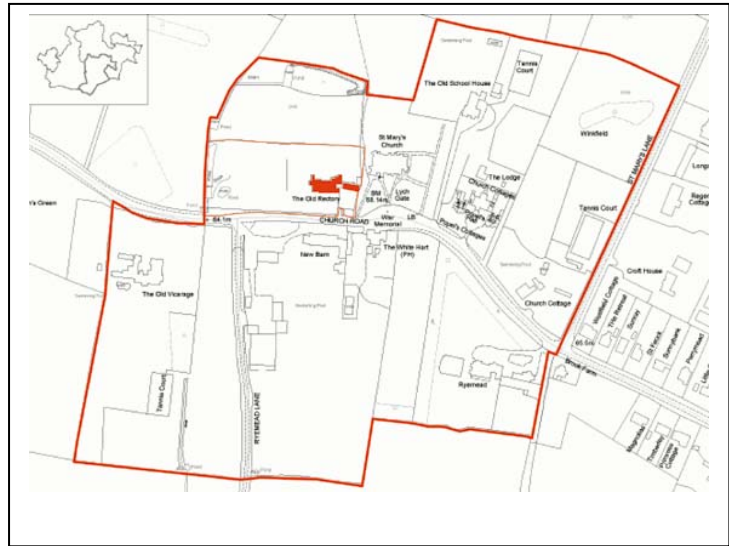
**Boundaries of the Church** The brick wall along the south side of the church is lichen-covered and darkened. The wall needs re-pointing and some bricks are blown and have slipped, but this adds to the charm of its antiquated appearance. The wall may be late C18th, but is probably not as early as the C17th. The wall along the west side of the church has an archway and pediment leading to the coach house to the west; it probably dates from the C17th.

A low brick wall runs along the north side of the church, punctured by an iron swivel gate to the field beyond. A large hedge and trees are located along the east side of the church. The large lych gate at the south side of the church could include some C13th woodwork, with later brick walls and tiles. The path leading up from lych gate has been laid with bricks in a herringbone pattern, which are late C20th in date. The wooden gate leading to the lych gate is carved with a scalloped top edge and iron claw-ended strap hinges, which may date to the C18th or C20th. The east gate is of

wrought iron, and has a complete well maintained working latch. A “George Rex” letterbox is set in to the wall by the east gate and the wrought iron gates of the front porch are painted black and gold and may date to C19th or earlier.

### Old Rectory Cottage

**Setting** The Rectory Cottage is a Grade II listed building, set against the western boundary wall of the church (plate 13). The building interrupts the C17th garden wall, which leads from the north-east corner, and a new wall which was built from the south-east corner of the building, south to the road. The building is in close proximity to the pedimented archway, which would have led from the west face of the church tower to the Rectory.



**History** The Rectory Cottage (plates 14-15) was originally built in the C18th as a coach house for the vehicles of the Rectory. It was converted into a cottage in the early C20th, when the round-headed stable openings were infilled and Diocletian-style windows were inserted.

**Materials** The building is constructed of local brick and timber frame, from the C18th, with infilled round-headed openings containing large Diocletian-style windows and brick below from the early C20th. The steeply-pitched roof tiles may be original, due to their darkened colour and the undulations present. The east wall of the building forms part of the boundary with the church, butting against the C17th church boundary wall. The remaining three walls are painted in a cream colour to add to the classical style of the conversion.

**Views** The building is largely obscured from the road by the high southern boundary wall. The east gable end is visible from the grounds of the church and a glimpse of the front elevation is visible over the top of the east boundary wall. The front elevation can also be glimpsed through the wrought iron gates of the driveway to the south.

**Boundaries** The boundary around the property is defined by red brick walls which date from a single phase of building, with a number of later repairs in places. The driveway appears to retain the original width needed for the access of the carriages, which were housed in the building.

## Old Rectory

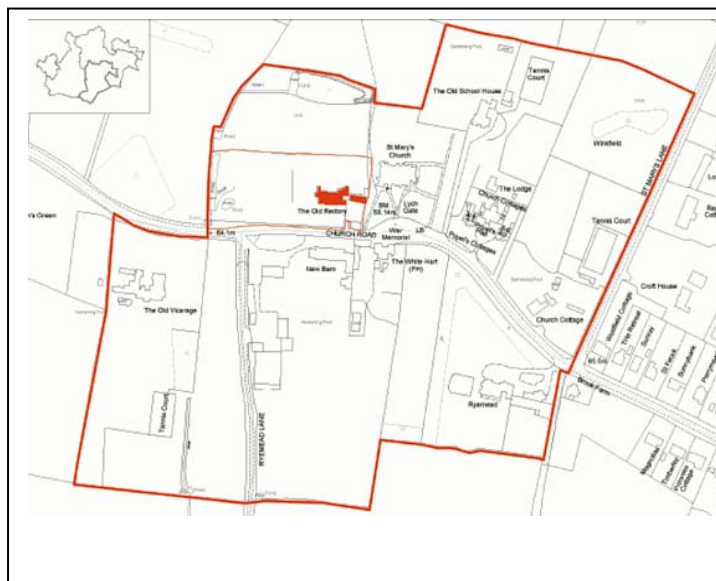
**Setting** The Old Rectory is a Grade II listed building. The setting of the Old Rectory is enhanced by the mature trees of the churchyard, west of the boundary, with a small water channel between it and the field to the west. Wrought iron gates form a shared entrance with the converted coach house to the east.

**History** The Old Rectory (plates 17-18) may have been built at the same time as the construction of the church tower in 1629. The windows are of six-over-six sash type, with three-over-three light sash windows in the gable ends of the front façade. These may have been inserted in the C19th.

**Materials** The building is constructed of C17th brick, with timber frame and tiles applied to the exterior of the first floor. The ground floor is rendered and painted cream, while the first floor is hung with clay tiles. There are four chimney stacks and a segmental pediment above the front door.

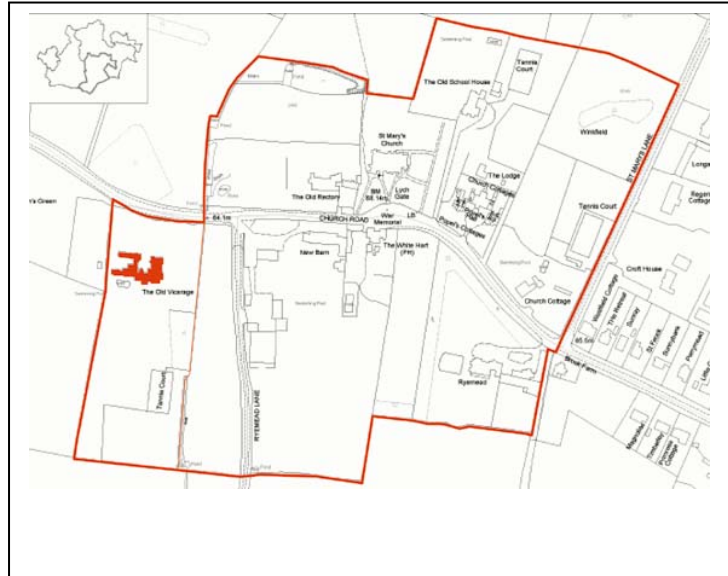
**Views** The view of the house from the east is largely hidden by a fir tree in the church grounds and the brick boundary wall of the Old Rectory Cottage (originally the coach house). From directly opposite, the first floor and roof are visible above the boundary brick wall and hedges, although partially hidden by trees in the front garden. A glimpse of the house is visible from the driveway, which leads to the Old Rectory and the Old Rectory Cottage. The driveway is closed with wrought iron gates, giving an exclusive quality. From the west approach along Church Road, the south and west facades are visible at first floor level only. Further along the west boundary of the property, the house would be obscured when the deciduous trees have foliage, between May and October. The church tower is visible above the roof of the Old Rectory.

**Boundaries** The south boundary wall is of local handmade, red "Binfield" bricks, similar to those of the church tower, built in English bond and capped with bricks laid stretcher to stretcher. The wall rises in height towards the east end in curved stages, and is supported with narrow buttresses and iron cross-braces in places. A neat hedge protrudes above the height of the wall. The wall creates a continuous boundary that can be seen running from the church to the east corner of the field to the west of the village. The west and north boundaries of the property lined with mature trees that mark the original line of the fields. The east boundary is marked by a brick wall dividing the land from the Old Rectory Cottage next door.



**The Vicarage**

**Setting** The Vicarage is set back from the road amongst mature trees (plates 21-22). The building marks the west end of the village and of the Conservation Area and is flanked on to the west by an open paddock. The Vicarage almost mirrors the architecture of Church Cottage at the east end of the village, which similarly marks the eastern end of the Conservation Area.



**History** The Enclosure map for the Parish of Winkfield demonstrates the existence of two ranges of buildings (now demolished) located on the western side of the present building. The property had been developed toward its present form by 1887. The height and narrowness of the sash windows and the overall symmetry and design of the façade gives a Georgian appearance to the house, which is likely to date from the mid-late C19<sup>th</sup>.

**Materials** The Vicarage is a brick building, painted white, with a shallow-pitched hipped roof with slate covering. The ground and first floors are fenestrated with six-over-six light wooden sash windows. The painted white bollards by the driveway entrance are of cast iron.

**Views** The Vicarage is largely hidden from the east approach by the curving driveway and tall hedges that lead from the road along the northern boundary. The entrance to the driveway is marked by white bollards set on grass verges on either side and a signpost with the name of the house. The western approach from Church Road reveals the first floor of the house above the boundary hedging. The bollards are of a Victorian style and together with the Georgian windows and white-washed walls give the house an appearance of a Neo-Classical country villa.

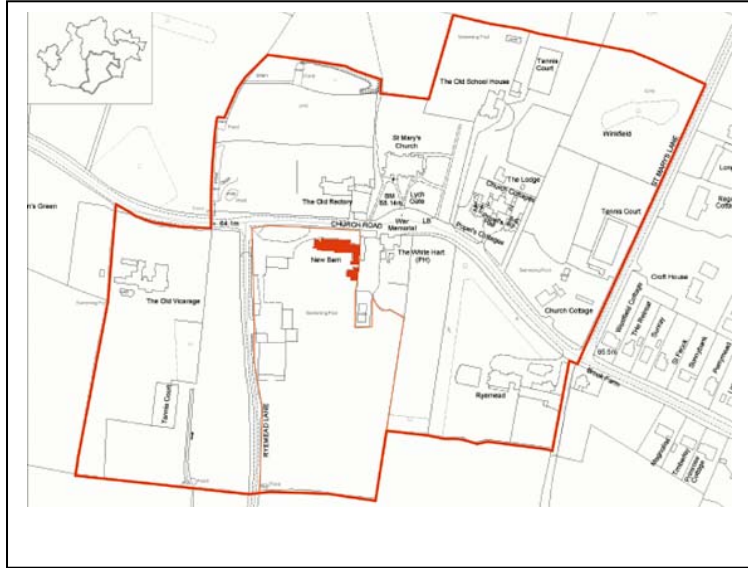
**Boundaries** The northern boundary runs along Church Road and the southern boundary has been extended further south beyond the boundary which is shown on the 1881 OS map. The eastern and western boundaries are bordered by pasture fields. The field to the east forms a long, narrow space between the Vicarage and Ryemead Lane, which has changed little since the layout shown on the 1881 OS map. The house signals the beginning of the village and is located adjacent to the roadside sign that marks the entrance to Winkfield village.

## New Barn

**Setting** New Barn is located to the east of the Vicarage, close to Church Road. The house itself is enclosed by a brick wall, and divided from a modern garage building by mature fir trees.

**History** A modern garage building (plate 25) sits to the east of the corner of Ryemead Lane, which may originally have been the site of a property named Rose Cottage, which is shown on the 1881 OS map but is now demolished.

The house appears to date to the late C19th-20th and may have been built on the site of an original barn, since demolished. New Barn is of brick construction with a hipped slate roof and tall chimney stacks. The south elevation has a number of dormer windows and segmental-headed casement windows. The north elevation has later inserted windows, including large three-light windows on the first floor and a double-height window lighting the hallway.



**Materials** The main building is of brick with a brick dentilled course below the east gable end and south elevation (plates 26-27) and with hung tiles on the dormer windows. The north front porch has two turned wood white pillars and wooden brackets in the roof, which is covered with ceramic tiles (as is the main roof of the building). The subsidiary buildings are of modern brick, with two modern wrought iron gates situated at the driveway entrance. To the east of the house is a C17th brick-built barn and a weatherboarded stable building. The driveway has been laid with modern ceramic tiles.

**Views** The first floor of the building is glimpsed over the top of the roadside boundary wall. From the west of the village, the new garage building can be seen through the wrought iron gates of the driveway along with the north-west corner of the house. The eastern approach from the road includes a glimpse of the house through trees located in the north-east corner of the grounds. From the front, the main façade of the house, complete with later window insertions, appears to be a standard C20th house. However, from the White Hart Public House car park the south side of the house can be seen, with its original segmental-headed and dormer windows. These features remain true to the vernacular style of the house, despite the alterations to the front elevation. The house is one of the late Victorian buildings of the village and makes a positive contribution to the Conservation Area.

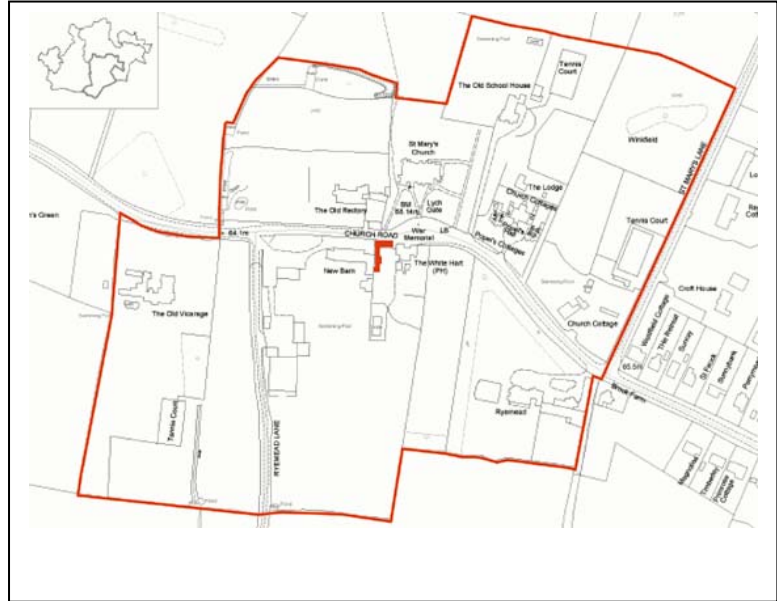
**Boundaries** The western boundary of the house is marked by a brick wall, which returns to the south-west cutting across the corner of Church Road and Ryemead Lane. The 1881 OS map shows the original location of the now demolished Rose Cottage at this junction, which has now been replaced by a border of ferns and shrubs and a modern cobbled large driveway. The cobbles extend into the entrance of



Ryemead Lane. The house itself is approached from two solid wooden gates, set into the north brick wall, which has filleted corners at the gateposts. The eastern boundary of the house is marked by a new north-south orientated single storey building and a small two-storey building to the south, which faces onto the White Hart Public House car park.

### The White Hart Barn

**Setting** The White Hart Barn is a Grade II listed building situated on the south side of the road and part of the White Hart Public House complex. The north wall of the barn has been painted in the same colour as the Public House, but it may not always have formed part of the same curtilage.



**History** The barn dates from the C17th (plates 29-30). It is built of brick and timber framing and may be contemporary with the

construction of St Mary's Church tower. A number of C20th additions have been made to the house including garage doors in the south elevation and a small abutting outshut, with three windows and a door in the east elevation (plate 29). The south side of the roof has modern pantiles but the north side retains the majority of its original tiles (plain clay tiles). The south wall is unpainted and has several exposed iron braces and the tie beam and collar beam of the roof are visible in the east gable, with brick infill panels.

**Materials** The building is of timber frame, with painted brick panels and a C20th ceramic tile roof. Three iron braces are situated in the south wall of the building and four in the north wall. A modern outshut of brick has been added to the south-east corner of the building and three modern frosted glass windows have been inserted in the east wall, during the insertion of a toilet block.

**Views** The barn can be seen clearly from the eastern and western approaches to the village, and forms part of the view of the White Hart Public House to the east. The east and south elevations of the barn can be seen from the north side of Church Road when looking south, and from the White Hart Public House car park, revealing the structure of the building. The north façade of the building has been discoloured by the flow of traffic through the village, but the building does not seem to have suffered structurally from any physical impact.

**Boundaries** The western boundary of the property is defined by the abutting north (gable) wall of the New Barn, and the abutting weatherboarded barn to the south. The barn appears to have been part of the same curtilage as the White Hart Public House on the 1881 OS map, which shows boundaries to the south and east.

### White Hart Public House

**Setting** The White Hart Public House is a Grade II listed building and is situated on the south side of Church Road, directly opposite St Mary's Church.

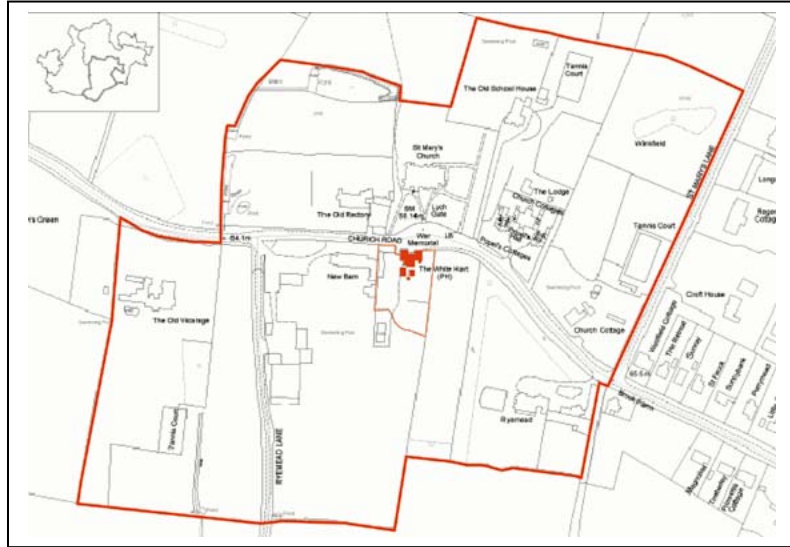
**History** The White Hart Public House dates from the C16th (plates 30-32). It was originally a courthouse for the village, explaining its close proximity to the church.

It was later converted to an inn, possibly at the same time as the west range was added in the C17th. This extension may have been contemporary with the barn to the west of the Public House and St Mary's Church tower. An east range was added in the C19th and further additions were made in the C20th (plate 32). The fenestration consists of a selection of sash and casement windows, with two long, thin sash windows in the east façade of the east range. The two weather-boarded stable buildings were added to the complex in the early C19th and The Granary, which may be earlier in date, all of which are Grade II listed (plates 27-28).

**Materials** The building is partly constructed of timber frame with painted brick panels, and of brick construction at the east bay. The roof is covered with ceramic tile which may be an original or early covering, with a central area of newer tiles of a brighter colour. The windows are of wooden frames, two of which have wooden panel shutters. The two weatherboarded buildings are both of timber frame, as are The Granary and stables.

**Views** The White Hart Public House is visible from Church Road as soon as turning the bend when approaching from the east of the village. From the western approach, the building is visible from the opposite side of the road near New Barn. The field on the eastern side of the building and the wide driveway to the west heighten the isolation of the building. Despite the driveway on the west, the building is visually linked to the barn to the west, due to the similar style of paintwork, construction and signage. The view from the Church Road side of the field reveals the Georgian style windows of the eastern range, which would have emphasized the building's polite façade.

**Boundaries** The eastern boundary of the building is formed of a low, sparse hedge that runs along the west side of the field. There are a number of trees along the eastern boundary and also in the north-east corner of the garden. Church Road runs along the front of the building and the south border is formed partly of a concrete-panelled wall along the back of the car park and continues with trees that meet with the field to the east.



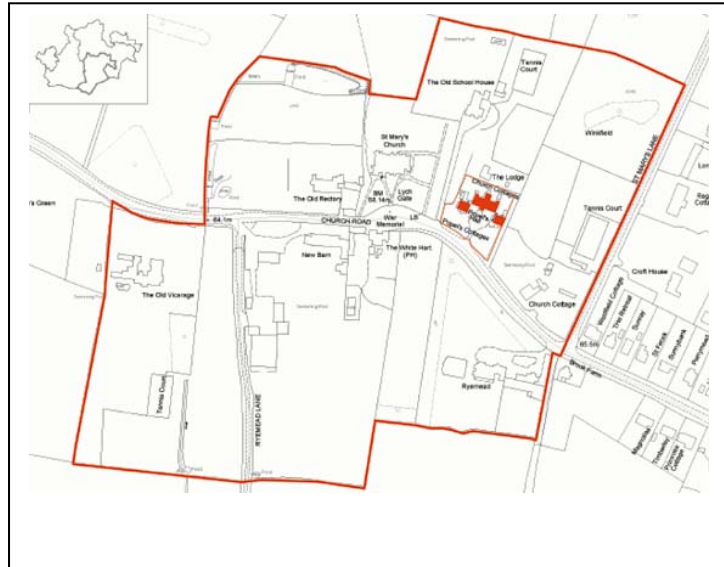
***Additional Buildings*** A Grade II listed weatherboarded stable building is located just behind the west range of the White Hart Public House and dates to the early C19th. To the east of the stable is a Granary clad in weatherboarding, with nine staddle stones, dating to the early C19th (also Grade II listed). To the west of the White Hart is a second, larger stable building, that abuts the south face of the brick-built barn on the street front; it dates from the C17th and is also Grade II listed.



### Popel's Cottages

**Setting** Popel's Cottages are used as a private nursery school for children aged up to 5 years and includes at least three phases of buildings, all dating from the late C19th – C20th.

**History** The group of buildings date from the late C19th, (plates 39-40). The buildings were purpose-built to house the new school for the village, presumably to supersede the Old School House, and



have a large, high-ceilinged hall in the middle bay of the central building. The other two buildings are located to the south of the property, closer to the roadside.

**Materials** The buildings are built of red brick with yellow brick bands and lintels. The central building has carved bargeboards, a timber-laced front porch and has a single-storeyed central bay with two gable-ended bays at either end.

**Views** Popel's Cottages are situated on the east bend in Church Road, towards the east end of the village. From the western approach, the signs for the school and Popel's Hall are visible, protruding from the hedge along the south boundary. Progressing east, the central and easterly buildings are visible through the driveway entrance. The main school building is situated centrally to the grounds and the driveway entrance opposite reveals the entire south façade of the building. From the eastern approach the west building is visible.

**Boundaries** The southern boundary is lined by a thick hedgerow, which steps down in height by the driveway. Two Victorian-style lampposts are situated at either side of the driveway, and may have been erected during the construction of the school. The north and east boundaries have not changed from the date of the 1881 OS map. The driveway has signage advertising the current school.

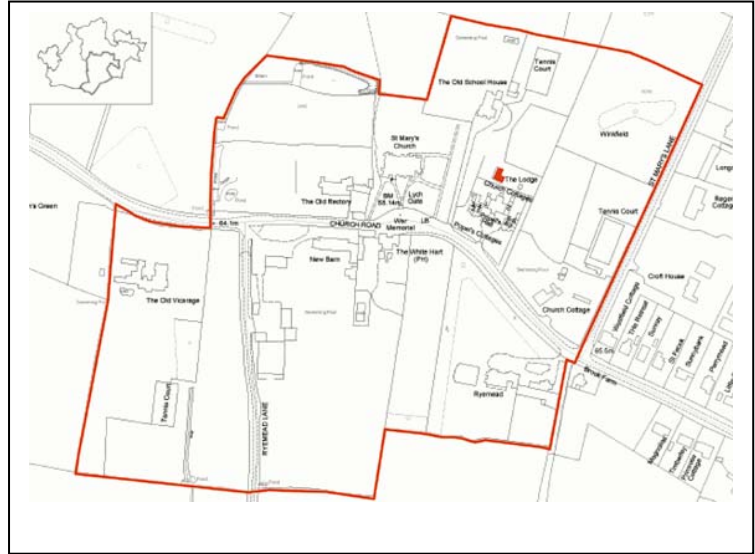
**The Lodge**

**Setting** The Lodge is situated to the north of Popel’s Cottages, and is reached from a driveway to the east.

**History** The Lodge does not appear on the 1881 OS map, although it might have been hidden by text on the map. The building might have been built as a home for the schoolmaster of the school next door.

**Views** The Lodge is entirely hidden from view, behind Popel’s Cottages, and no glimpses are visible from Church Road.

**Boundaries** The driveway runs along the east boundary of the property, on the west of the Church Cottage grounds. Since the 1881 OS map, the north boundary seems to have moved slightly to the south.



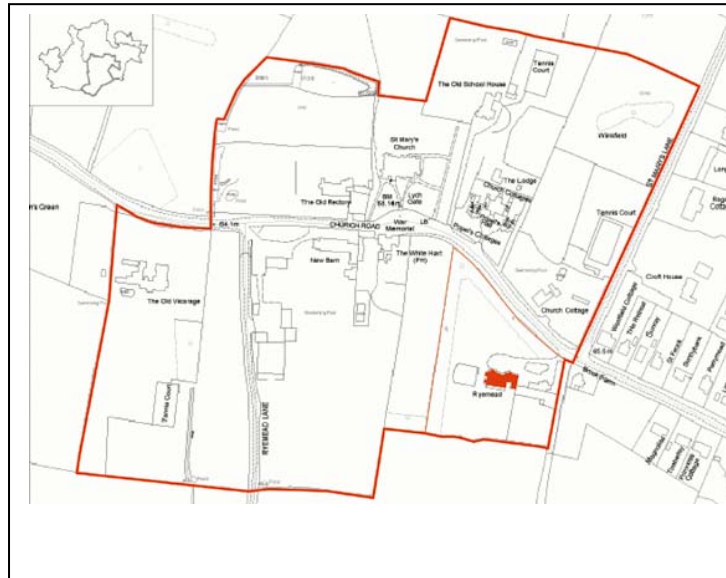




## Ryemead

**Setting** Ryemead is situated on the south side of Church Road, hidden behind a thicket of trees and shrubs. It is set back from the road, at the base of a very slight slope.

**History** The house dates from the late C19th–C20th and is constructed of brick (plate 34). It does not appear on the 1881 OS map and probably dates from early C20th.



**Materials** The building is constructed of brick, with a steeply pitched clay tile roof. The house is orientated east-west, with a projection on the north-east corner and dormer windows in the north side of the roof. The north façade is heavily fenestrated with large two and three-light windows with smaller casement sections at the top.

**Views** The north façade of the house is glimpsed from the driveway to the north-east of the house. The west side of the house is surrounded by trees and shrubs, giving it a leafy and secluded quality. The rest of the house is hidden from public views by the large thick hedge along the north boundary.

**Boundaries** The northern and eastern boundaries of the property are defined by a wooden fence and a thick hedge of trees and shrubs, which becomes a thicket at the north-east corner of the property. The driveway entrance is situated on the bend of Church Road and leads to the north-east corner of the house. A brick-built gatepost, surmounted by a limestone sphere, is situated to either side of the entrance, complete with modern wrought iron gates. A public footpath runs north-south along the eastern side of the property, directly opposite St Mary's Lane (plate 35). The west side of the property is flanked by a long, narrow field, to the east of the White Hart (plate 33).

## **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
- (ix) comprehensive manner.

### **Appendix 3: Report of Consultation**

#### Winkfield Conservation Area

In July 2005, a letter was sent to residents and businesses within the Winkfield Conservation Area notifying them of a review 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, and how they might be involved in the appraisal process. No responses were received.

In September 2005 a letter was sent to residents and businesses within the Conservation Area and site notices placed around the Conservation 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 12 to 30 September 2005.

Two responses were received. The first expressed concern over a planning consent to demolish a building within the conservation area, and the second proposed a boundary change which would exclude one property. This was given careful consideration, but it was felt that the property should be retained within the Conservation Area because of its contribution towards the character of the village.



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