1. Setting

Datchet’s Conservation Area is regarded as the heart of the village. It includes the historic core — the highest point which provided a dry site for the earliest settlement and is now the site of St Mary’s CoE Church — and stretches to the Thames riverside, the historic crossing point to and from Windsor Castle. Transport routes, by road, rail and river, have played a major role in Datchet’s development. In medieval times there was a ferry across the river here and, from 1706, a series of bridges. Today, there are two road bridges, Victoria Bridge and Albert Bridge, above and below the village, which funnel traffic through the centre. In the 1850s, the railway line bisected the village, cutting through what is now the Conservation Area. This resulted in the two level crossings we have today at the High Street and Queens Road. In the 1960s, the M4 carved a route through the north of the Parish. This had the effect of containing most of the village between the motorway and river. Datchet is still a main route to Windsor and the crossroads of several other major routes, to Slough, to Colnbrook and the M4 (London/Wales), to Horton and Heathrow Airport, and to Old Windsor and Staines. Although Datchet appears to have been built around its Village Greens, this isn’t the case. Many the houses around the Green are older than the Green which replaced an earlier stream and pond, culverted in the 1800s.

Aerial view and street map from Google Maps 2018

The Village Greens
The Conservation Area
A large part of the centre of Datchet was designated a Conservation Area by the Royal Borough’s Planning Department in 1995, see map right. This means it is worthy of preservation or enhancement because of its special architectural or historic interest. The quality and special interest of the area as a whole is intended, rather than just that of specific buildings, although some of these may also be protected by Listed Building status. (RBWM was assisted in the compilation of the Conservation Area Statement by local historian and DNPSG consultant, Janet Kennish.) The full Conservation Area Statement can be read here: http://datchethistory.org.uk/wp/wp-content/uploads/2016/07/Conservation-area-statement.pdf

2. History
AN OUTLINE HISTORY OF DATCHET
From www.datchethistory.org.uk by Janet Kennish

Early Settlement
The first-known, written reference to Datchet is from year 994, recording the sale and exchange of land here, although there is also evidence of settlements from Neolithic to Roman times. The name ‘Datchet’ is of Celtic origin (pre-Saxon) in an area where Celtic place-names are unusual, but its meaning is unclear. In common with most English villages, it was recorded in the 1086 Domesday survey. Ditton Park has been closely associated with Datchet, as was Riding Court which lies between Datchet and Ditton.

Right: Middle of the village showing the stream, 1810 Enclosure Map, pub. 1833, Berkshire Record Office

The earliest settlement of the present village was centred around the church which is on an ‘island’ of high ground in otherwise low-lying land and was probably a pre-Christian fortified site. Opposite, on the south side of the Green, is the Manor House range of buildings dating from the 1500s. At that time the
characteristic Greens did not exist and a stream ran through the centre of the village widening to a pool in front of the Manor House; this was culverted in the 1840s to create the dry land of the present Greens.

**Ferry and Bridge**
The development of the village centre and the High Street, depended on Datchet’s situation on the bank of the Thames opposite Windsor Castle. A ferry crossing to the Castle was provided by the Crown as a rapid route through the village to Colnbrook on the main road to London. This ferry existed from medieval times until 1706 when Queen Anne replaced it with a bridge for free public use, the land on the Windsor side of the river then being publicly accessible. From 1472 the Manors of Datchet and Ditton belonged to the Crown. Ditton Park became part of the dowry of Anne Boleyn, but she never actually lived there.

**15th to 18th Century**
Throughout Tudor and Stuart times, Datchet was attractive to royal courtiers, civil servants and London merchants, who occupied the Riding Court and Southlea estates as well as houses in the village centre. It was within the crucial distance of one day’s ride from London as was Windsor Castle itself. From 1742 the Montagu and Buccleuch families owned both Ditton Park and Datchet Manor, living at Ditton and renting out Riding Court and the village’s Manor House range of dwellings. The other powerful influence was St George’s Chapel in Windsor, which had owned the church and its tithes since the 14th century. Economically, Datchet depended on agriculture and its two important Thames fisheries, which were recorded in the Domesday survey, and there is no evidence of any other industry. Much of the land remained as open fields from medieval times right up to enclosure in 1810. The old main route along Horton Road towards Colnbrook and London was changed in the 1760s when the Colnbrook Turnpike Trust widened the narrow lane leading past St Mary’s parish church. This became our London Road, providing a more direct access to Bath Road (A4) and made travelling easier; it has now become a busy access to the M4.

**Victorian development**
In the early 1800s, the village’s reputation was so low that it was known as ‘Black Datchet’. Development and improvement began around 1850 when the railway came through from Staines to Windsor. A condition of the line being allowed through Crown land at the north of Datchet parish was that Datchet’s Thames bridge should be removed and replaced by the new Albert and Victoria bridges above and below the village to take new roads to Windsor and to Old Windsor. The arrival of the railway and easy access to London led to a dramatic expansion of the population, but few new houses were built before the mid-1870s when agricultural land began to be sold for housing development.

In the next few decades the philanthropic energies of the Parish Church and wealthy families brought many improvements and developments in people’s lives: in 1843 the Reverend Isaac Gosset founded the village school; from 1857 to 1864 the church itself was almost entirely rebuilt; and from 1881 the Working Men’s Club (now Datchet Library) became a focus for village activities.

Datchet’s characteristic Victorian ‘mock Tudor’ architectural style was introduced when the Manor House was restored and re-fronted in about 1870. Datchet earned a fashionable reputation for riverside pleasure trips, regattas and parties, with its station bringing crowds at weekends. This not only fuelled the demand for new houses but brought new jobs of all kinds for the working classes so that housing development for them also boomed. To commemorate Queen Victoria’s Golden Jubilee in 1887 the great oak tree was planted in the middle of the village, to be joined by the Jubilee Cross for her 60th Jubilee in 1897 (on what is now known as Jubilee Green).
The 20th Century
The two World Wars affected Datchet through great loss of its young men, as in every village in the country. The war memorial, left, erected in 1920 is a particularly fine one. In 1917 the Admiralty Compass Observatory compulsorily purchased Ditton Park House, and during WWII vital secret work on the development of radar took place there.

Post-war, two major projects altered the landscape drastically: the arrival of the M4 in the 1960s and the building of the Queen Mother Reservoir in the 1970s. Since then, as in so many other communities, housing development and the burden of traffic have sub-urbanised the village, although it still manages to retain its special character. Ditton Park House and Riding Court Farm have been restored and preserved for the future. Plaques were added to the Jubilee Cross for Queen Elizabeth II’s silver, golden and diamond jubilees. A carved bench was also installed on Gossip Green and an oak tree planted for Queen Elizabeth II’s Diamond Jubilee.

Development of the village centre
1810 to 1868
After the arrival of the railway c1850, Datchet’s population rose rapidly as London businessmen were able to commute to work while living in a still-rural village. Farmland began to be sold off for building new houses and laying out new roads near the railway station.

Compare the 1810 Enclosure map, below left, with the 1868 map, below right. The 1810 map also shows the stream and ponds in the village centre. By 1868 the railway had been built, the stream culverted and the green created.
The following maps show the development in Datchet through the 20th century

1912 map

1923 map

1938 map

1967 map (sections)

Current OS Map
3. Topography and zones

- Low-lying land, 18-19m, which slopes down to village greens and rises gently to highest point where the church is built. The Conservation Area covers the village centre and environs and can be divided into three main zones: the Riverside open space and private gardens which are in the Green Belt; the built-up residential streets; and the built-up commercial area. The village greens lie within the central commercial and residential area are the village greens.
- The Conservation Area lies in the Thames Valley flood plain, about two-thirds of it is in Flood Zone 3, and the remaining third in either Flood Zone 2 or 1.
- The River Thames separates Datchet from Windsor Castle and the Home Park.
- The area is under the Heathrow flight path and affected by aircraft noise and pollution.
- The M4 lies to the north of the Conservation Area.
- Crossing the Conservation Area is a railway line, with station, and important link roads from Slough to the M4 and Horton and M25, and between Windsor and Old Windsor, Staines and M25.

### Green Belt

The Green Belt borders the Conservation Area (outlined in dark red) to the north, (at the golf course, Churchmead School, and Deep Field/Cricket Club). The western border of the Conservation Area, including Datchet Riverside and private Riverside Gardens, is washed over by the Green Belt.

### Flood Zones

The dark blue areas indicate Flood Zone 3 (1 in 100 or greater chance of a river flood each year).

The light blue areas are Flood Zone 2 (up to a 1 in 1000 chance of flooding happening each year).

The area shown as ‘clear’ is Zone 1 (less than 1 in 1,000 annual probability of river or sea flooding).

The Conservation Area is mainly in Flood Zones 2 and 3, with the higher area around the church in Zone 1. **Source:** [https://flood-map-for-planning.service.gov.uk/](https://flood-map-for-planning.service.gov.uk/)

Datchet has a number of important floodbanks, or bunds, which help to protect the Conservation Area. The village centre is also affected by groundwater flooding.

4. Land uses

| Residential | A large area of the Conservation Area is residential. |
| Retail | There are retail outlets around the Greens and on the High Street. These include two estate agents, art gallery, off-licence and general stores, charity shop, newsagents, restaurants, pubs, cafes and sandwich shops, an interior design shop, dancewear, jewellery, two hairdressers and beauty shops, a betting shop, dress shops (by appointment), and wedding dress shop (until recently Datchet had a number of wedding shops). Some businesses operate from above the shops, e.g., curtain-maker. There is a Porsche garage at the rear of 32 Montagu Road (formerly a boat yard). There are also shops, a petrol station and a garage/car salesroom bordering the Conservation Area on Slough Road. |
| Commercial | In September 2018, there were 3 vacant shop units on the High Street. There are a number of offices around the Conservation Area, most above retail premises. The Area is bordered by the Portland Business Centre, purpose-built light-industrial/warehouse units. |
| Health | Two dentists, a pharmacy. (An optician in the High Street closed recently and another has recently opened on Slough Road outside the Conservation Area.) |
| Heritage | There are important Listed buildings and monuments in the Conservation Area. These include: |
| - Village Greens: St Mary’s Church, The Bridge café, The Royal Stag, The Manor Houses and Manor Cottages, Church Cottage, Old Council Offices, Costa (former Morning Star pub). |
| - London Road: Datchet House and Datchet House Wall. Milestone. |
| - High Street: Goodwyn House, 20 High Street (the former hat shop), 6&8 High Street, Post House and Old Bridge House, Little Dene, Cottage, Clifton House, St Helen’s Cottage. |
| - Windsor Road: Datchet Lodge. |
| - Horton Road: Astracot, Lovell and The Nook (Astracot grouping). |
| Memorials | A War Memorial on Memorial Green and The Women’s Memorial (WWI) in the churchyard. |
| Educational | The older sections of St Mary’s CofE Primary Academy are in the Conservation Area. |
| Community/amenity | Library with part-time Police point; The Bridge Café (a multi-functional ecumenical centre, jointly created by the local churches, St Mary’s CofE, St Augustine’s Catholic Church, and the Baptist Church); Phone box (not working); post boxes (on the Green and in The Avenue); Women’s Institute Hall; St Mary’s Church Community Rooms. The Village Greens are used for community events, for commemorating Remembrance Sunday, and for Christmas tree and celebrations. |
| Faith | St Mary’s CofE Church. |
| Parish | There is a parish notice board on Gossip Green. |
| Parking | The car parks at the Railway Station (entered via The Avenue) and at Horton Road border the Conservation Area but are not in it. There are some parking spaces around the Greens and in the High Street. There are residents’ parking spaces in front of the library and adjacent to Gossip Green and North Green, and residents’ parking schemes on some residential roads. There is also a private tarmaced alongside Railway cottages. (There are no cycle parking facilities except at the railway station.) |
| Tourism | The Manor House Hotel. The village is also on the route of a ‘Hop-on, hop-off’ double-decker tourist bus and Windsor Duck (amphibious vehicle) Tours. The tourist bus stops on The Green. |
| Public transport | Railway station, bus stops. |
| Leisure/recreation | Kris Cruisers boat hire (also in the Green Belt). The Thames Path leads into and out of the Conservation Area. The small section of public Riverside has 12 benches, three picnic tables, and a water fountain. It is also a popular spot with families who enjoy feeding the ducks or fishing, and also for photography. The ramp is used by residents and visitors to launch canoes, etc. The mooring rings are used sporadically by a variety of riverboats of different sizes. The maximum stay is 24 hours but some boats exceed this limit. Datchet Golf Club and Datchet Cricket Club border the Conservation Area. |

A full list of businesses and shops compiled in spring 2017, is available on the Datchet Neighbourhood Plan website: [www.datchetneighbourhoodplan.org/uploads/1/0/0/1/100142880/1_economic_profile_-_list_of_businesses_and_shops.pdf](http://www.datchetneighbourhoodplan.org/uploads/1/0/0/1/100142880/1_economic_profile_-_list_of_businesses_and_shops.pdf)
5. Buildings and layout

The following sections include extracts from the Conservation Area Statement, introduced with the number of the relevant section. (They are illustrated with some images courtesy of the Datchet Village Society photographic archive, by Rob Gordon and Adrian Giddins, and from Ewan Larcombe, DNPSG.)

CHIEF ARCHITECTURAL FEATURES

3.1 Datchet’s Conservation Area contains a mix of styles and ages of buildings ranging from 15th-century timber-framed buildings, 18th-century red-brick buildings, and 19th-century decorated brick buildings, to 20th-century infill. The diversity is increased by the range of sizes from small, terraced, Victorian dwellings to much larger detached and wide-fronted plots.

4.1 The earliest surviving buildings are Church Cottage, The Royal Stag pub, Manor Cottage and Manor Green Cottage around the Village Greens. These range from the late 15th to late 16th century, with remains of timber frames being evident behind 18th/19th century re-fronting.

Zones

For the purposes of this assessment, the Conservation Area has been divided into Zones. The headings below link directly with the sections.

- Zone 1: Around the Village Green
- Zone 2: North of the Village Green
- Zone 3: London Road and Deep Field
- Zone 4: Horton Road
- Zone 5: High Street
- Zone 6: The Avenue and Montagu Road
- Zone 7: Queens Road, Buccleuch Road and Queensmead
- Zone 8: Windsor Road, Southlea Road and the riverside

ZONE 1 Around the Village Green

Layout Most of the buildings facing on to the village greens have no, or very small, frontages. Buildings of differing ages, sizes and styles are arranged in close proximity with a fairly regular building line, and irregular roof line. Plot sizes vary. Key traffic routes run through this area. This is Datchet’s main commercial/retail area.

Interesting groupings

The interesting groupings of buildings, especially around the Green, give Datchet its distinctive character. Below, Along the southern edge of the Green, the mix of roof lines with gable ends and two/three-storey heights and contrasting building styles creates an aesthetically pleasing group.
Interesting groupings (cont):  
*Far right*, The Bridge, The Royal Stag and the Church.  
*Right*, Church Cottage and James Cottages, corner of London Rd.

Striking architectural features around the green: Timber facing  
3.2-3.4, One of the most striking architectural details of the buildings around the Green is the use of timber facing particularly to gables facing The Green. Many buildings including the Old Council House and the Manor House have timber frames dating from the 16th and 17th century, several of these have been refaced in the late 19th or early 20th century in a ‘Jacobean’ style. In addition to these re-frontings, other buildings, such as the pharmacy, have been built in this style and this detail has been continued in the 20th century development on the corner of the Green and the High Street. The timber facing is found on both red brick and rendered and colour-washed buildings which provide further variety in colour and texture. Other buildings are faced solely in red brick or have a plain rendered finish.

Examples of decorative timber facing

Use of decorative timber facing, particularly on gables.  
*Left*, the Pharmacy; *above centre*, Old Council Office, (decorative timber added to both in the 20th century). *Above right*, the modern, three-storey corner block at top of High Street.

Striking architectural features around the green: Roofs and windows

3.4 Roofs of properties around The Green are mainly steeply pitched and clad in orange/red roof tiles. Roof shapes vary from simple gables and half-hipped details to more elaborate roofs with projecting attic gables. The Manor House roof also incorporates distinctive 1870s tile patterning. There are some slate roofs including the Mansard style roof on the former Morning Star public house (now Costa), right.

Below left, North Green and Patrixbourne (residential). Below right, The Bridge

3.5 Windows are mostly wooden casement and sash windows with some variation including the leaded windows in Church Cottage. The Royal Stag public house has examples of four Gothic-arched casement windows and Yorkshire casements with glazing bars.

Far left, Church Cottage; left, The Royal Stag, side view.

Far left, Manor Green Cottage and Manor Cottage; left, The Library

See also http://datchethistory.org.uk/streetshouses/south-greens/
And http://datchethistory.org.uk/streetshouses/the-north-greens/
Shopfronts of merit:
3.10 The Pharmacy on the Green, left, is a fine example of a mock Tudor or Jacobean timbered shopfront which was added to an older house about 1905.
Below: The Bridge Café’s shop windows, with slim wooden glazing bars, date from before 1890 but may be much earlier.

Other shopfronts around the Green
A number of shops have attractive architectural detail, such as the window at the charity shop, below left; the Art Deco detail on the door at the estate agency, below centre. Although Costa is a modern chain, its refurbishment of former pub building (The Morning Star) has retained the original features, below right.

The estate agency and dentist, on the far left in this image, left, are set in a building which was once known as Temples, with its origins in the 1700s. Hardware House, on the right of the image, was originally the site of a blacksmith’s forge and yard. It is now home to a hairdressers and a sandwich shop which recently changed hands (currently ‘Razi’s Appetite’). The modern shopfronts with new uPVC windows and doors retain little architectural harmony with their original buildings. (See also separate section on shops and signage.)
Residential properties around the Green
In addition to the properties illustrated previously and residential flats above some retail premises, there are further residential properties around the Greens.

Above, left to right, 1 & 2 Mays Crossing built by the South Western Railway Company in the early 1860s. (Number 2 has been considerably extended in recent years); Hall Cottage, formerly the Lodge to The Hall which no longer exists; Old Priory, now divided into two dwellings.

Far left, l-r, Rose and Chestnut Cottages, The Pharmacy, Old Bank and Bank House.
Left: Green End and Laughton, facing North Green.

Community buildings: library and primary school

The Victorian Montagu House, above left and centre, front and side views, was formerly the Datchet Working Men’s Club. The ground floor has been successfully converted to a branch library, with a police outpost upstairs, giving the original building a new community purpose in this prominent village location. It is an attractive brick-built, one- and two-storey building, with painted frontage, and pleasing decorative detail including a projecting front gable with pilasters and attractive window grouping, a gabled entrance porch and entrance ramps. Although the main entrance opens onto Gossip Green, the postal address is 8 Horton Road. The library is in the Conservation Area but is not Listed. A resident commented that the Library is seen as a landmark building, in keeping with the character of many houses. The village primary school, above right, is also Victorian, with projecting gables and decorative barge boards. The building has been added to over time; the most recent classroom was added four years ago, and a Children’s Centre has been added to the site. The building now rambles a long way back from its narrow village-green frontage. There is also a Women’s Institute Hall which is available for hire, just behind Memorial Green. There is an entrance passageway between two shops, left. This hall is used regularly by local groups and exercise classes, etc.
Modern infill
There are some examples of 21st-century infill around the Greens.

Left, adjacent to the library are two, two-storey, detached houses, with light-coloured render and period design detail including chimneys, sash windows, and mock-Georgian door surrounds. (One has been extended at the rear with a detached outbuilding. RBWM to determine whether these are lawful, August 2018.)

Left, tucked away behind Costa and the car park for the corner block on the High Street, there is an unobtrusive two-storey dwelling built of brick with timber weatherboarding at first floor level. It has a hoist at roof level to give the building the feel of a rural ‘hayloft’ or barn. The internal garage has more recently been converted into living space.

ZONE 2 North of the Village Green

North of the Green, the Conservation Area includes Priory Way (east side only), Hall Court, “off the green” (unmarked on map, but indicated in grey, to east of Hall Court) and an area north of the church, accessed by a lane adjacent to the churchyard (also indicated in grey). This large area is residential.

Layout: The properties are a mix of ages and styles but the majority are large properties lying within sizable plots with ample gardens. Two very large Victorian villas on Priory Way have been converted into flats. Generally, there is no clear building line; orientation and roof heights vary.

Buildings:
Priory Way: This is a private road with residents-only parking. Only the eastern side of Priory Way is in the Conservation Area. Ormonde and Mordenholt, left, and below left, were built as two very large, four-storey dwellings but were converted into flats post WWII. They are completely different from any other building in the village except the church, for which there is a good reason: they were built in the early 1860s by William Spencer Dove, a retired builder, using the same stone as the village church. It was originally intended that they should form part of a crescent. (A cottage, The White House, formerly Mordenholt Cottage, is tucked in at the back.) Ormonde/Mordenholt is one of the tallest buildings in the Conservation Area. It faces a 20th-century development of three-storey town houses, left, which is not in the Conservation Area and which does not resemble any other housing in Datchet.
There is another 20th-century property on the eastern side of Priory Way, **above left**, with white timber frontage to the first storey, and adjoining garage. Next to Churchmead School, a former coach house, **above centre and right**, has recently been extended to the side and the roof height has been raised to create an extra floor with Velux windows. Some decorative lintel detail has also been added.

**Hall Court**: This 20th-century development of maisonettes, **left**, leads off the Village Green. It was built on land formerly occupied by The Hall, a large Victorian villa. The small blocks, with asymmetric projecting gables, are set back from the road, in gardens with open frontages which echo the Village Greens. Strict rules in the leases of these properties have resulted in their being little altered from the original design. The grass verge, shown on the right of this photograph is also maintained by the residents’ association. On the assessment walks, a resident said that although it is a modern development, ‘Hall Court blends in well with the Conservation Area’.

**“Off the green”**: A development of half-a-dozen mid-20th-century houses built in a variety of styles (which are reminiscent of typical local architecture) on spacious plots with formal boundaries (wall and railings or hedge) in a private road laid to gravel. The entrance to the road, **right**, resembles a driveway.
There is a triple garage, **above**, at the end of “Off the green”. Also some interesting architectural detailing in the wall of one of the houses, **left**.

**ZONE 3 London Road/Deep Field**

The Conservation Area includes the section of London Road from the village centre to Riding Court Road on the north side, and up to and including Waterloo and Leigh cottages on the south side.

**Layout**

**North side:** There are spacious plots for the Church and churchyard, and for Datchet House. London Road is then bordered by very long and endangered Listed brick wall. Once the boundary wall of Datchet House, it now serves as the tall, rear garden wall of the 20th-century houses at Deep Field. These bungalows are built on wide plots with sizable front and rear gardens, and are not visible from London Road. An older single cottage, Datchet House Cottage is positioned close to the road at the end of the wall, close to the junction with Riding Court Road.

**South side:** There is a compact layout of older cottages and houses, including the Listed Church Cottage, with varied alignments and small plots. Church Cottage and James Cottages create a strong line emphasising the corner of the road. Set back from the road, there is some 20th-century infill.

**Buildings, north side:**

St Mary’s Church, **left** before steeple restoration), is an important village landmark. The current building dates from c1150 (rebuilt 1857-1864), and is Listed. (For more information about the church, see www.datchethistory.org.uk by Janet Kennish.)

**North of the church:** A narrow lane, also used to access St Mary’s churchyard, leads to the old vicarage (early 19th-century, now Churchfield House), the modern vicarage (late 20th-century), and White Haven (20th-century), both infill on a large sub-divided plot.
Next to the church on London Road is the listed Datchet House, left, which has its origins in the 1740s. It is built in Georgian style, in white render with slate roof and chimney to the front. It has an imposing front drive, with fountain and high metal gates. (An upper floor was removed in the 1930s.) A section to the side of the main house is now a separate residence, Datchet Cottage, below left.

The long brick wall, right, built in 1748 to enclose Datchet House gardens, is a very characteristic feature of the area and is Listed. Unfortunately several parts are in very poor condition. At the east end of the wall is a single-storey Victorian cottage, with white render and modern slate roof, modern sash windows, and tall chimney in brick. The wall now forms the rear garden wall of six 20th-century bungalows in Deep Field, below, some much extended, which look onto the cricket ground, right.
Buildings, south side:

The house closest to the village centre, on the south side of London Road, is the Listed Church Cottage, c1500s, left, with white render, black framed leaded light windows and red tiled roof. It has a decorated gable and tall red brick chimneys.

Front access is direct from the pavement. Recently a bin store has been built on the public footpath to house the dustbins.

Adjoining Church Cottage is a small terrace of three cottages, James’ Cottages (1853), above, built with red brick with yellow-brick decoration around the doors and sash windows, small roof gable, tiled roof and chimneys. No garages are apparent. The side of the furthest cottage is partially covered in white render. These cottages are unusual in being good-looking, modest brick houses, built at a time when very little on this scale and quality was being built in the village and before the general boom in housing development. Access is also direct from the pavement.

Next to these are some modern detached houses, left – with access to additional houses at the rear – in yellow/mixed stock bricks. These are followed by a small terrace of single-storey Victorian cottages with slate roofs, white render, chimneys, tiny front gardens (some with car parking) and an irregular roofline, below left. A section of a very old wall here is referred to locally as Datchet House’s Orchard Wall, below right.

ZONE 4 Horton Road

The Conservation Area includes The Cut on the south side — up to the boundary with the Comxo office block which stands on the corner of Green Lane — and, on the north side, a series of residential properties up to Astracot. In this section, a narrow lane (not shown on the map), also Horton Road, leads to another cottage and commercial premises set back from the road.

Layout: The buildings vary in size and scale but the building line is fairly constant with very small or non-existent frontages. The plots vary in size with the oldest cottages (Astracot group) occupying the smallest plots.
Buildings, north side:
In this section, there are period detached houses of various ages and sizes, mainly rendered white or cream with grey slate or red tiled roofs. Some houses open directly onto the pavement, while the rest have very small front gardens with walls or fences and shrubs.

The building on the corner, right, currently a dental practice, stands out as an anomaly with grey render and an unattractive dormer window at the front, (the only extension of this kind facing on to the Green.) Its neighbour is the long, narrow, 1860s Horton Cottage, far right.

Three of the houses here have twin, double-height, bay windows. One has been altered to include a porch which opens directly onto the footpath. There is a lane, above centre, between two of these houses which leads to the pretty Blakeney Cottage and some modern, commercial premises at 7a, currently occupied by a courier company, Perform Worldwide.

The Little Dutch House, number 11, above left, dates from 1815. It has a more modern dormer extension at the side. There are three Grade II-Listed timber-framed cottages, dating from the 1500s, which were originally one house, Astracot, above right. They were refaced in the 19th-century and white rendered. The building has wooden sash windows and an old tiled roof with hipped ends. See also www.datchethistory.org.uk/streetshouses/horton-road/astracot/
South side
Apart from the Library, there are no buildings in the Conservation Area on the south side of Horton Road. Next to the library is the area known as The Cut, right. (This name arose because after the stream through the village centre had been channelled into a new brick drain, the space above it was not completely filled in as it was through the rest of the village. A deep ‘cut’ or depression ran the length of this area which was eventually filled with rubbish and levelled in 1939.) Today this is a pleasant area laid to lawn, with chestnut trees and benches. At the back of The Cut, outside the Conservation Area, is Horton Road Pay & Display car park. (In the rear corner of the car park, there is the entrance to St Mary’s School car park and a pedestrian gate into the school.) Overlooking The Cut, next to the car park, there are two pairs of post-WWII semi-detached houses. These houses are not in the Conservation Area.

Zone 5 High Street
The High Street leads from the Green to the Riverside. There is a concentration of Listed buildings along the High Street, outlined in red on the map, below left.

Layout: Between the Village Greens and the railway line
Most of the buildings here are retail outlets at ground floor level, with residential or office/commercial use above. On the north-western side of the road, various buildings, of differing styles, eras and scale, form a terrace. The building line varies slightly, and the roofline is very irregular. On the south-eastern side, The Manor House Hotel, much extended at the rear, sits on a large corner plot. Next to it, there is an access road, Manor House Lane. This leads to the railway station, modern retail outlets and offices; to the rear of the hotel and Manor Houses; to infill properties; and to the Portland Business Centre commercial units.

Layout: Between the railway line and the river
This section is now residential. (In recent years there was a hat-hire shop at number 20.) On the north-western side, there is a 20th-century house next to the railway line, set far back from the road. The three other houses on this side, all much older, are set very close to the road, with one infill property to the rear of Goodwyn House, number 12. All but number 14, Thames Cottage, are set in large plots.

On the south-eastern side, there are three terraced railway cottages before the junction with The Avenue, then a number of important Listed buildings and some large gable-fronted Victorian villas. The building line is fairly consistent, with properties set close to the road. They have small frontages and larger rear gardens. The older properties are set in wider plots and the Victorian villas in longer, narrow plots. Some of the properties have rear access from The Avenue. The roofline is irregular.
Between the village greens and the railway line: Shopfronts of merit
Numbers 6 & 8 High Street, both Listed, below left, have decorative wooden shopfronts (added to number 8 before 1896 and to number 6 a little later, as Kinross’s Riding Court Farm Dairy, below right). They are now a wedding dress shop, Supernova, and nail bar, Lily’s Nails.

Other shopfronts

Opposite the Manor Hotel, a 20th-century block includes offices at first- and second-floor level. The two shops on the ground floor are currently Datchet Food and Wine, above left (which formerly had a Post Office counter) and Dancia, above right, selling dance clothing. This shop is currently painted in a rather incongruous bright pink.

On the other side of the listed building (6&8), there is a smaller-scale brick building painted white, left, with curved bay windows. There are redundant fixtures and cabling across the frontage, above the awnings. There is a clothing shop, Sia Couture and Lash & Brow beauty shop here, with residential accommodation above.
Left, Next to the railway line, is a building which was formerly the Baptist Chapel, built in 1841. It now houses a jewellery shop, a vacant shop and The Candy Box newsagent. There is residential accommodation above.

An access road from the High Street, Manor House Lane, leads to a group of 20th-century buildings, below, including the railway station, a betting shop, café, and offices. (Beyond these, not in the Conservation Area, there are some residential buildings and the Portland Business Centre commercial units.) On the corner of Manor House Lane and the High Street, two shops, currently both vacant, are set at an angle, below right. These buildings are part retail, part residential.

Between the railway line and the river
The section of the High Street between the railway line and the river is now residential. (For more information, see www.datchethistory.org.uk/streethouses/high-street/)

3.6 The majority of buildings found on the High Street are two-storey redbrick. These are roofed with clay tiles. The majority of the roofs are gabled and half-hipped tiled roofs.

On the north-west side next to the railway line, there is a modern (20th-century) property set back off the road, Koala House, left. This is listed on Trip Advisor for bed and breakfast accommodation as an annexe to the Manor Hotel. There are shipping containers in the paved front area. Stylistically, this building has little in common with other buildings in the Conservation Area.
Next to Koala House, separated by a long brick wall, is Goodwyn House, a Listed two-storey-brick house with small frontage, far left. This is much older than it looks, dating back to the 1500s. There is another house tucked in behind Goodwyn House, built around a 16th-century coach house/stable block, possibly part of Goodwyn House originally. Sandwiched between two Listed buildings, Thames Cottage, above right, is a narrow two-storey brick building, with white render to the front, and a very small frontage which opens directly onto the road. This was originally part of a group of buildings associated with either Goodwyn House or the Hall House. The old boundary wall suggests it was more probably Hall House.

The Listed Hall House, left, is the oldest building in the High Street. It is a complex building with a clear traceable history back to the 1590s, although parts of a much older house and barn remain at its core. (There is detailed information about the development of this building on the Datchet History website.) The front section facing the road is a 1780s’ addition, with the bay window added as a shop window in the 20th century. This front section is two storey with accommodation in the roof space. The black and red ‘chequerboard’ finish was a fashionable Georgian style, which can also be seen on other houses in the High Street. The boundary wall of Hall House lines the High Street and adjoins that of Datchet Lodge on the corner of Windsor Road.

On the south-east side, next to the railway line, there is a group of three, terraced, railway cottages, left. These are typical Victorian workers’ cottages, built in yellow brick with a red string course. On one side of the terrace, a closed-in porch has been added and the garden retained. On the other side, there is now a large area of bitumen and a fence, above left.

On the corner of High Street and The Avenue is a Victorian two-storey, red-brick building with front gable, Elder Tree Cottage, left. There is a very small frontage on the High Street but the main access is via The Avenue. Decorative detailing in the brickwork includes the date 1895.
Above, l-r, number 25, 27 and 29, Little Dene, The Cottage, and Clifton House.
Next to Elder Tree Cottage, these three listed red-brick Georgian houses appear to be a short terrace but the northern one, Little Dene, was built after the other two which were always a pair. Unusually for the centre of Datchet, where most buildings have been changed significantly over time, these all appear to have been built as we see them today, although it is possible that The Cottage may contain some earlier timber-framed structure. The Cottage with its upstairs shutters and half-round bay windows has probably been little changed, whereas the windows of Clifton House were replaced in the Victorian period and a large extension was built at the back. Little Dene and The Cottage have been extended into the spaces of their original side stable entrances which has created the effect of a short terrace.

Number 31, St Helen’s Cottage, left, also listed, is an 18th-century brick rebuild of a 17th-century timber framed building. Evidence of the earlier timber frame can be seen in its north end wall. The chequered brick pattern was very fashionable, using bricks which were dark due to over-firing but here they have more recently been picked out in black paint. The house’s ownership history can be followed back directly to 1695 through the privately owned deeds but its previous existence was as part of the estate of Christopher and Robert Barker which was based around Southlea on the southern edge of Datchet. (During the ownership of actor, Donald Pleasance, from about 1960 the house was re-named Holiman’s Platt.)

Park Villas, left and far left, two pairs of substantial semi-detached villas were built c1850 on the site of several very old houses and cottages which can be traced back to the 1590s as part of Robert Barker’s estate. Since 1775 the cottages had belonged to James Haydock and these new houses were built by his heirs for more profitable renting to high status tenants. The name Park Villas is original and was used from the 1861 census, but other names are also recorded. The villas appear to be semi-detached but are joined at the rear.
The Post House, above left and centre, and Old Bridge House, above right, were owned by James Haydock in the 1770s. He also built Datchet Lodge, the large red-brick house on Windsor Road, and was almost certainly responsible for also updating Old Bridge House in the fashionable style of the time. The ownership history of the whole group is very complex and confusing. There is some evidence that either the Old Bridge House or Post House dates from at least 1575. (There is no evidence at all for the story about Nell Gwyn living at Old Bridge House.) These two houses are very closely inter-linked, partly sharing their original 16th/17th century timber frame. Until recently the whitewashed Georgian-style facade of the main house concealed the Tudor gable of the smaller one but after restoration work the older feature was revealed. This has created a clearer sense of it being a separate house and complements its attractive Regency balcony. (See also Southlea Road section)

Zone 6: The Avenue, Montagu Road,

The Avenue runs from the High Street to Southlea Road. This was one of the first developments beyond the medieval village core, created c1880, when farmland was sold to developers building the popular villas of the time. The southern end, closest to the river, attracted richer clients and the houses there were grander. Although it is a residential road, it is used by traffic as an alternative route (rat run) through the village, avoiding the busy junction of Windsor Road/High Street/Southlea Road. The entrance to the railway station car park is also on The Avenue, and there are parking ticket machines along the road, too. Montagu Road is a no-through road which leads off the Avenue. It is a very long road but only the section closest to the village centre, up to 43a and 34b, is included in the Conservation Area.

Layout On Montagu Road, the layout of Victorian and Edwardian houses is linear and compact. The plots are long and narrow, with small frontages. There is a fairly consistent building line, although one house, now divided, is set at an angle. On The Avenue, the plot sizes are varied and not as densely packed as on Montagu Road, with a run of semi-detached Victorian houses on long narrow plots, some modern bungalows, large Victorian villas, and 20th-century houses of various designs on plots of differing sizes. The building line is fairly consistent on the eastern side of The Avenue, but not on the western side. The roof lines vary.
Buildings – Victorian and Edwardian
There are good examples of Victorian and Edwardian residential properties on Montagu Road and The Avenue. The houses are predominantly semi-detached, built on long narrow plots, with small front gardens; those on the north side generally having longer back gardens than those on the south. Where there is sufficient space on the narrow plots, garages and driveways have also been built. These narrow-fronted houses are brick-built with decorative patterns and string courses, and slate or tiled roofs. Most have a gable end facing the street, some gables are timbered, and many have decorative bargeboards. Some houses have been rendered or pebble-dashed. Windows are wooden casement and sash windows, many have a bay window at ground floor level. The roofline is inconsistent. Most houses were built with two storeys although there are also three-storey houses built with-gabled attic space and other houses have extended into the attic space. Many have also been extended at the rear. One or two have been divided into flats. The properties are generally well-maintained and have, on the whole, been sympathetically refurbished.

Examples of Victorian and Edwardian properties in Montagu Road and The Avenue
Larger Victorian properties on The Avenue

Above left, Swanmead and Bryntirion, a very large pair of semi-detached houses on The Avenue, date from the 1880s. They are very unusual, and unique in Datchet, due to the gable end roofs with unusual curved barge-boarding above the top floor balconies. Surprisingly they remained in single-family occupancy until the 1970s but both have now been converted into flats.

Centre (two images), on the corner of The Avenue, close to the river, The Maisonette and Old Leigh Court, were originally built as one house in 1882 by the architect Ernest Newton, and sub-divided c1950. Newton was a minor Arts and Crafts architect who specialised in designing and re-modelling country houses, particularly in Kent. He had trained under Richard Norman Shaw, from whom he learnt to use features of Elizabethan and Jacobean architecture, such as decorative timber, red brick, projecting gables and massive tall chimneys, in a very attractive domestic revival style. See also Southlea Road.

Above right, Garden Cottage, set behind Poplar Cottage (10), is typical of the style in 1880/90s.

20th-century buildings in Montagu Road and the Avenue

There are also 1930s’ and Arts and Crafts-style houses, post-war houses and 1970s bungalows. The white painted house with skylight, middle row, left, has been converted into flats.

Left, Swan Lodge, tucked in at the rear of Swan Court on Southlea Road.
**Zone 7: Queens Road, Buccleuch Road and Queensmead**

Queens Road starts by the level crossing at May’s Green and finishes at the riverside, running parallel to the High Street. Three roads lead off Queens Road: Buccleuch Road, the ‘T’-shaped Queensmead, and a spur which is also called Queens Road, all cul-de-sacs. There is a Golf Course, which was established in 1890, at the far end of Buccleuch Road, outside the Conservation Area but in the Green Belt.

Development here started in the late 19th century, after the railway line had been built, and continued throughout the 20th century. Queens Road was previously known as ‘Back Lane’, as it originally only provided rear access to properties on the High Street.

**Layout** With a few exceptions, the houses here are generally on narrow plots with small front gardens and longer back gardens. The plots on the south-west side of Buccleuch Road are more irregular in size, being infill plots built in the former rear gardens of houses on Windsor Road. The building line is fairly consistent except in the Queens Road spur, and one house on Queens Road is set at an angle to the road. The roofline varies, with a mix of bungalows, two- and three-storey houses. There is a car park for 2 & 4 Queens Road behind 2 Buccleuch Road; and a large grassy verge at the entrance to Queensmead.

---

**Queens Road**

The section of Queens Road closest to the river is bordered by the side walls of the riverside properties, **above left**. All but two of the houses on Queens Road are Victorian or older. The five properties on the north-west side, are all detached. Inniscrone House, **above centre**, a large Victorian property on the corner of Buccleuch Road, has been converted into flats, with a car park to the rear, accessed via Buccleuch Road. On the opposite corner, the large Victorian Remenham Villa, **above right**, with double-height bays and cream render, has recently been extended into the roof space.

Next door is a derelict, overgrown Victorian two-storey house, **far left**, with gable front and tall chimneys, and ‘garden’ space to the side. Its roof is now disintegrating. The sale of this house, by auction, is being managed by RBWM. There is also a small electricity sub-station on this side of the road, **left**.
There are two, more recent properties in Queens Road, both on the north-west side. A dormer bungalow which was recently extended upwards and sideways, is now a two-and-a-half storey house, far left, built in brick and painted white with a projecting full-height gable and additional accommodation in the roof space. It is set at an angle to the road, almost filling the width of its plot. Next to the railway line, there is a two-and-a-half storey house (Velux windows in roof area), with decorative tiles, timberwork and projecting gables, above right. It was built in the late 20th-century at a higher level than surrounding properties as a flood prevention measure.

On the south-east side, there are two semi-detached Victorian railway cottages, Myrtle Cottages, right, both painted white. The one closest to the railway line has a garage at the side. Its tall boundary wall adjacent to the railway line was partially demolished in a car accident many years ago, and remains unrepaired. The other house has a recent side extension which includes an integral garage and accommodation above.

On the other side of Queensmead, there are two old semi-detached cottages on narrow plots adjoining another house which opens directly onto the pavement. (The one, with ‘garage’ doors is now The Studio.) It is thought that these buildings were once either associated with the former brewery on the corner (now Riverside House/Cottage) or the butcher’s (Hall House) plot, with their origins in the 17th century.

Queens Road Spur

Close to the level crossing, on the south-east side, there is a curved ‘spur’ off Queens Road, left. This is a 1960s’ infill development of three bungalows. They are oriented with their gable end to the road. Two have open frontages, one has a wall and fence. There is a verge along the length of the entrance road which is unadopted.
Queensmead

Queensmead is a T-shaped cul-de-sac which was developed in the 1960s on land to the rear of Hall House. (From c1750 until 1970s, this was a field, used for holding animals before they were slaughtered and sold at the butcher’s shop which is now Hall House on the High Street.)

The terraced houses are uniform, built in runs of three and six houses in the same style on similar size plots. The building line and roof lines are consistent. The brick, two-storey houses have white/cream render or decorative tiling at the upper level. The original design included an adjoined single-storey, flat-roofed garage in front of each house, with a driveway for one car and small garden with open boundary. Over time, a number of these garages have been converted to provide additional accommodation. Some have also been extended sideways across the front of the house. Most gardens have been converted to hardstanding for additional cars.

There is an old boundary wall, possibly historic, dividing Queensmead from the houses in the Queens Road spur. This wall originates behind the houses in Queensmead. There is a flowerbed planted with shrubs along the wall and a large grass verge with trees to the front, which creates a feeling of openness. The maintenance of the verge and its borders is paid for by the residents’ association. (The verge was the site of the old cesspits before mains sewerage was introduced.)

Buccleuch Road

Buccleuch Road backs onto the railway line which pre-dates the houses. It is a cul-de-sac leading to the golf course. (Number 16 was originally the club house.)

On the north-east side, there are mainly Victorian and Edwardian properties which are typical of development in Datchet of that era; two-storey houses with timbered gables, decorative brick work, some render, and mainly square bays.

The south-west side was developed in the mid to late 20th century when houses on Windsor Road subdivided their plots and sold off sections of their rear-gardens. As a result, the houses on this side are not numbered sequentially but in order of development. Most are chalet bungalows, with peaked or square dormer windows on the upper storey. There are two, two-storey houses, one of which has extended into the attic space with a square dormer window. One of the very large Victorian houses on Windsor Road (Datchet Old Court/Thames Court) was sub-divided into three properties in the 1960s, with the rear section accessed via Buccleuch Road. Its coach house with an unusual gable, opposite this access lane, on the north-east side of Buccleuch Road, was also converted into a dwelling around the same time.

Most properties are one-family occupation although a three-storey Victorian house has been converted into three flats, and a modern bungalow has a self-contained annexe.
Examples of late 19th and early 20th-century development on Buccleuch Road. They show architectural detailing which was typical for Datchet at that time.

Examples of later 20th-century housing in Buccleuch Road.

Zone 8: Windsor Road and Southlea Road
There was no Windsor Road at all until the 1850s, only a footpath running from behind the old house called The Willows (which belonged to the Lord of the Manor), across the fields which are now the golf course, and on to Windsor.

Layout
Windsor Road Between the High Street and Queens Road, the plots are irregular, some large, but the houses are built close to the road. West of Queens Road the plots are more regular and spacious with varied building lines. Several houses are built with a wide frontage, facing the river.
**Southlea Road:** The building plots here are wide. Houses are set well back from the road with large front gardens. Most houses face the road/river. Riverbank, number 9, is oriented with its side to the road, and faces south. At the junction of Southlea Road and The Avenue, Old Leigh Court, now divided into two dwellings, is wrapped around the southern corner, and on the opposite side, Swan Court is set at 45° to the road. The garden wall of Old Bridge House is set alongside the road with the house occupying the corner plot at the junction of the High Street and Southlea Road.

**Along the river:** This area is divided into spacious gardens, all privately owned, and enclosed, except for the Parish Council’s public Riverside gardens. The only buildings, apart from a few summer houses and sheds, are scattered around the boatyard. To the west, the gardens are smaller.

**Buildings:** Many houses along the Southlea and Windsor Roads are on a large and impressive scale. Riverbank, left, described by local historian, Janet Kennish, as ‘enormous and rather intimidating’ is a four-storey red-brick gabled house built in a neo-Gothic style in 1880s, with an extension in early 1900s. It displays both Victorian and Edwardian features, decorated with red tiles in the six large gable-ends, with 56 coach-style windows many of which have stained-glass top windows, and stained-glass panels in the main entrance. Built by Sir William Shipley, it was a family house until the 1930s when it was converted into four flats. At this time an outside staircase was built at the rear, north-facing side. The configuration remains the same today, except a row of double garages and a shingled parking area were added in the 1990s.

Riverbank Lodge, now a large 4/5 bedroomed detached house was created (by the addition of an extra storey) from a Victorian cottage which used to be part of the Riverbank estate, and owned by local builder Nelson Masters. It became an independent dwelling when Riverbank was converted to flats in the 1930s. When the land between the Lodge and Montagu Road was sold in 1970s, and bungalows built on The Drive, the lodge lost the access to Montagu Road, and since then has shared the Riverbank drive. The present house was converted in about 2006/7, doubled in height by the addition of an extra gable and storey and several outhouses were converted into garages and an office. The lower floor features have been retained. It has a spacious plot with mature trees and hedges at boundaries. The redesigned building is Arts and Crafts style, with gables and dormer windows with leaded lights. It is built in red brick with mock Tudor timbering – natural wood on cream render in upper storey – with a red tiled roof.

White Lodge and Yew Trees, right, is one of the earliest Victorian houses beyond the village centre, built in 1850s in the Italianate style, painted white, with a red tiled roof and large front garden. The building has wooden sash windows with decorative pediments, a slate hipped roof with projecting cornice supported by decorative brackets. On the first floor the projecting balcony has a decorative balustrade surround which also serves as an emphasis for the front doors. It is rather unusual in Datchet but its size and grandeur give it an individuality which adds character to the Conservation Area. It is now converted into two large semi-detached properties, with a fourth storey added in the roof and extra rooms and garages at the sides. Yew Trees has a shared drive with Yew Trees Cottage which is converted stable/coach house in yellow brick, with red and stone string courses, a tiny gable and a rather out-of-place white door and balcony in the front and Georgian style windows.
Old Leigh Court occupies a plot on the corner of Southlea Road and the Avenue. (See also The Avenue) The rear of the building left, is visible from Southlea Road. A third storey has been added, with dormers, and the property has been converted into flats. The height and scale of one dormer is much larger than the others. A fire escape has also been added.

Swan Court, left, a large two-storey house, was built in 1879 in red brick, with red tile decoration, mock Tudor black and white gables, magnificent red brick chimneys, white high casement windows and some timber framing. This style is very characteristic of Datchet, and a possible ‘trendsetter’ of its era. It is built very close to the footpath with only a tiny front garden. It has now been converted into flats. There is a white balcony in the front upper storey which may have been added at a later date. The rear view, right, shows a balcony to the third-floor gable window. There is a modern 20th-century house also on this plot (see The Avenue section).

Old Bridge House, left and below left, is a Listed building on the corner of High Street and Southlea Road, overlooking the river. Once the White Horse Inn (1720s-1760s), it occupied the most advantageous site close to the river and the bridge over the Thames (built 1706). Historically the house has a 16th-century timber frame which was up-dated in the 1770s with a Georgian/Regency façade, the fashionable style of the time. Today the corner house is fully rendered and painted white with a balustrade covering the top storey and part of the roof, from which emerge red brick chimneys. The windows are tall Georgian style and facing the river is a Regency-style, double-height, bow fronted structure with windows. Like many houses on the High Street, there are internal shutters to the windows. On the first floor, facing the river, there is a wrought-iron balcony which is supported by slender metal poles. The house is surrounded by a white picket fence and the property presents as an unusual, historic and attractive building in Datchet’s Conservation Area, with a high visual impact on the street scene.

Datchet Lodge, left, is a large, Listed, 18th century red-brick four-storey corner house with hipped slate roof. It was built on the ancient ferry land site, made redundant by Datchet Bridge in 1706. When constructed in 1770s it was one of grandest houses in village. It has tall Georgian windows in the main block (several have been bricked up) and a lower side block (with a coach window) which has been extended in the same brick. It has imposing gate posts and gates and the narrow front garden and spacious back garden is surrounded by a brick wall (the older section of this wall on Windsor Road shows signs of deterioration). It has now been converted into flats, with parking at the rear. Its position overlooking the river adds an important feature to the corner of High Street and Windsor Road.
The former stable block/coach house of Datchet Lodge, **left**, is now a separate dwelling. In red brick, with a slate roof, the long two-storey house has two huge front (coach) ground floor windows, with the addition of a clock in the shallow gable and a small open tower for the weather vane on top. Parking is on the front drive, entered through double gates.

Next door is the two-storey, long Queen Anne House, **left**, which looks of similar age and design, and was once part of the Datchet Lodge group of buildings. It has two gables to the front, slate roof and coach windows except for the gables where the windows are rectangular. There is also a dormer window to the side. Behind the front section of the house, another wall and roof is visible, see image, **left** and aerial view **below left**, marked with a red dot. This follows the line of the neighbouring Coach House. There are solar panels added to the rear roof. There is a small front shingled area for parking and a red brick wall which has deteriorated badly. These three heritage houses together make an interesting and imposing view from the Riverside and road.

Between Datchet Lodge and Queens Road are two 20th-century, pre-War Arts and Crafts-influenced houses, **below**, in red brick with mock-Tudor timberwork to the upper storey. They have leaded lights, small chimneys, tile roofs and narrow front drives for parking.

Next to these, at the junction of Queens Road and Windsor Road, on the south-east side, are two Victorian houses. Riverside House, **left**, occupies the site of an old brewery. Built in the mid-1860s, this large, red-brick, three-storey family house has bay sash windows to the two lower floors, The roof is slate and there is a concrete decorative tall cornice to the front façade. A single garage has been added to the east side. There appears to be no other parking as the house has only a tiny flowerbed/shrubs to the front. This house was converted to flats in the 1930s.
On the corner plot is Riverside Cottage, left, a two-storeyed smaller, square-format house which has similar concrete decorative cornice to the front façade, also reflected in horizontal bands on the red brick. It has a chimney at the centre of its façade. To the side is a single-storey extension. The windows are modern replacement Georgian style. It has a small cobbled area at the front and, on the other side of the footpath, there is a wide grass verge to the road, with white posts and chains, mown by RBWM.

Between Queens Road and Sumpter Mead/the Golf Course, there are six large houses, all facing the road/river. Apart from an older house, The Willows, above left, on the corner of Queens Road, the buildings are post-1850 and the building of the Victoria Bridge. All are quite large, detached houses, except Datchet Old Court/Thames Court, above centre and right, which has been divided into three dwellings (two at the front on Windsor Road and a third at the rear on Buccleuch Road). It was built as a country house by Arthur Green, a London architect, who also designed the Hyde Park Hotel and the Royal Horseguards Hotel in London. It is a classic of the Datchet style, red brick, red tile decoration and roofs, mock Tudor gables and barge boards, with a little turret entrance hall in mock Tudor, and very wide windows fronted by a white veranda, an Edwardian sun room.

The other houses are all individually designed, mainly in Arts and Crafts style. Old Dial House, above, second from right, is classic Arts and Crafts with all the characteristics: red brick with white first storey, mock Tudor gable, leaded light windows with dark wood frames, Tudor bay window and rustic roof tiles complete with gable sundial and two rustic dormer windows.

All the houses in this section are set in their own grounds, with high walls and fences or hedges, with front gardens, drives and high gates. All six have sold off sections of their rear gardens for housing plots in Buccleuch Road.
Along the riverside
This area floods frequently and, apart from the small commercial structures at the boatyard, any building is of a small, temporary nature.

In the past all the private river gardens were leased from Crown Estates by the residents who lived opposite and there were one or two small stores or summerhouses on the higher ground near the road. More recently, some of the gardens are being leased as mooring for out-of-area tenants who have introduced live-in boats and constructed a proliferation of sheds, out-houses and shepherd’s-hut type wooden buildings. In addition, the gardens are being used for car parking and double gates have been constructed. This has alarmed some residents who see a distinct change of use in this very special part of the Conservation Area and, by the introduction of semi-permanent living areas and car parking, the essential character is being lost.

Datchet’s riverside area as we know it now was created by the Barker Bridge House Trust from 1865, as a landing place for small boats and public river access. Until then the natural river bank just ran alongside the road. (For more information, see Riverside Development Study: www.datchetvillagesociety.org.uk/datchet-riverside/)

The boatyard, below, a commercial area, has several small buildings which show above the fence. Generally they are wooden and of a semi-permanent nature, one has a white top. The boatyard has about nine jetties and large numbers of boats, both in and out of the water, as well as numerous parked cars, vans and caravans which obstruct the view of the river from the road. There are various signs of different shapes and sizes.

For the public Riverside: (see open spaces)
### 6. Listed Buildings

The majority of Datchet’s Listed Buildings are in the Conservation Area, see below; a red star indicates those which are not. More information about all these buildings can be found at [www.datchethistory.org.uk](http://www.datchethistory.org.uk)

| Datchet’s listed buildings p. 1, North & South Greens, London Road & outliers (Riding Court, Southlea, Ditton Road) |
|---|---|---|---|
| St Mary’s Parish Church | Old Council Offices, South Green | 1 & 2 The Manor House, South Green | Manor Cottage & Manor Green Cottage, South Green |
| Morning Star, South Green | The Bridge & the Royal Stag, North Green | Church Cottage, London Road | Datchet House, London Road |
| Datchet House wall, London Road | Riding Court House | Garden walls, Southlea Farm | Cemetery Chapel & Lodge, Ditton Road |

| Datchet listed buildings p. 2, High Street, Windsor Road, Horton Road. (Ditton Park & Ditton Farm not included here) |
|---|---|---|---|
| Goodwyn House, High Street | 20 High Street | Little Dene, Cottage, Clifton House, High St | St Helen’s Cottage, High Street (or Holliman’s Flat) |
| Post House & Old Bridge House, High Street & Southlea Road | 0 & 8 High Street | Datchet Lodge, Windsor Road | The Courtyard, Windsor Road (Datchet Lodge stables) |
| The Lawn, Horton Road | The Lawn Icehouse (below ground, now in Lawn Close) | Lovell, The Nook & Austracott cottages, Horton Road | Cedar House, Horton Road |
Map showing Listed buildings/structures in the Conservation Area.