

Datchet Local List – Non-Designated Heritage Asset Information Sheet

Name, address, location of asset	Number	
North Green and Patrixbourne The Green Datchet SL3 9JH	Is the asset ✓ In the Conservation Area ✓ In Datchet Parish	
OS Map and coordinates (Outline asset in red on map and provide OS coordinates)		
Grid reference SU986771		
		
Significance of asset (NPPF)		
✓ Architectural ✓ Historic		
Type of Asset Please select relevant category		
✓ Pair of buildings		
Description/History of asset		
		<p>Patrixbourne, North Green and North Green Studio Flat together form a large terrace which overlooks the Green in the north west of Datchet village centre. The terrace is impressive not only because of the size of the three-storey building but also because of the large twinkling</p>
<p>leaded light windows, the gables, the tiled decorations, the mock-Tudor timbering and the tall chimneys above the red-tiled roofs. The buildings certainly make a statement in the village. Although the façade is painted in black and white, one of the present owners has expressed a desire to try to return the exterior to the original colours sometime in the future. <i>(See restoration work below)</i></p>		
<p><i>Photographs above and overleaf: Marjorie Clasper July 2021.</i></p>		



Patrixbourne is the eastern structure which is built with three gables and a belvedere tower on the eastern corner. From the porch, which is located on the west of the house, the two largest upper and lower casement feature windows are set in double rectangular box bays, the next two are set back and the corner upper and lower windows project in a semi-octagonal belvedere. All have leaded lights and many have the original timber window frames which are painted black and white. (*See restoration section*)

Between the upper and lower windows, and surrounding the upper windows the white render has been decorated with semi-circular 'fish scale' hanging tiles, also painted white. Below is a string course of rectangular tiles which forms an entablature above the ground floor windows. Above the central lower window is a decorative key-stone and a projecting string course which is underscored by a delicate string course of 'dogstooth' ornamentation. Above the upper windows the gables have black and white timbering. Two of the gables have small rectangular windows, and two are topped with finials.

The roof is of red tiles, with decorated ridge tiles (mainly cocks-comb, but with a variety of designs) and a finial at the eastern hip end. Towering above are three magnificent red brick chimneys. The belvedere roof has the more decorative semi-circular 'fish-scale' tiles and is topped by a small boss. Earlier photographs of Patrixbourne show the belvedere with a taller pointed roof, capped with a tall finial. The present owner is hoping to restore this to the original design. The west and eastern walls of the property are red brick.

The design of the porch roof reflects the gables and it has similar red tiling and ridge tiles.



North Green and North Green Studio-Flat form the western part of the building which has a similar façade to Patrixbourne but is not a mirror image. It has two large gables and one smaller, steeply angled, one. The main upper and lower casement windows are large and are set in double bays. From the west there is a small square oriel bay next to large double rectangular box bays. The eastern double bays ones are canted (slightly more rounded). The upper one has a small red tiled roof. The window frames are painted all white and are set with leaded light rectangular small panes. Some windows have secondary glazing. There is no belvedere and the front doors are close together near

the western red brick outer wall.

Surrounding the upper windows the walls are decorated with fish-scale tiles, also painted white. Below is a prominent projecting string-course, which is underscored by the delicate dog's-tooth decoration that separates the tiled walls from the plain rendered or painted white walls at the lower level, and continues from above the Patrixbourne front door to the Studio-flat front door, where not broken by openings.

The gables all have small third-floor windows and are decorated in black and white timbering. The roof is clad in red tiles and has two-hole crested ridge tiles. Only one small (broken?) finial remains on the gables and the roof ridge finial also looks damaged.

From Datchet History: This pair of very large houses dominates the western end of the village centre as the Manor Houses do at the eastern end. They are also superficially like them in the variety of gable heights and mock-Tudor applied timbering. However, the Manor Houses date from the 1600s while Patrixbourne and North Green were built in the late 1880s or early 1900s. The style is a revival of picturesque Tudor and Jacobean features, which is typical of houses in the late Victorian period.

In Patricxbourne, during the early 20th century the 'Datchet Yacht Club' was run privately as a social club. Although it was kept very quiet at the time, King George V used to play billiards here while Queen Mary gossiped with her friends; Datchet was used to behaving discreetly when royalty paid visits.

(see Appendix from Datchet History)

The Yacht Club was revived in the mid- 20th Century. Janet Kennish remembers seeing a large ornate Yacht Club sign with cut-out lettering in the 1970s, on the eastern half of the building, about half-way up.

Present condition and originality (See also RBWM planning history and give details where relevant)

Patricxbourne is in immaculate condition.

Patricxbourne was undergoing restoration at the time of writing, June 2021. The following notes are drawn from the design and access and heritage statement and appendix for application 20_02812

The property is constructed of a mixture of facing brick, render, timber and tile cladding. The roof is a clay tile pitched roof.

The current owners have been informed that 'Datchet Yacht Club' was run from Patricxbourne and the present front two rooms were originally one big room. They have decided to reopen this room with doors to recreate a sense of the original space.

The original façade has been somewhat tampered with over the decades and the current owners are seeking to address this in the refurbishment. The first-floor square bay was replaced in the 1980s and needs more attention. The original window below will be replicated and the rotten window replaced.

The other windows on the front and side are being restored rather than replaced. The leaded toughened single glazed glass has been replicated to maintain uniformity and painted with black and white matt paint. The top floor metal window above the square bay will also be returned to wood, leaded and painted in the same manner.

The intention is to remove the paintwork at a later date from the ground floor front elevation to restore the brickwork and help to return the house to its original state. The owners would like to return the hanging wall tiles to their original colour and, if feasible, rebuild the turret on the end gable (belvedere) The front and side doors will also be replaced as the current doors are not in keeping with the property to complete the refurbishment.

The owners' aim, inside and out, is to restore the property to its original state, retaining doors, woodwork, plasterwork as much as possible, making good some elements such as the stairs and floors which were refurbished to a low standard in the 1960s.

North Green and North Green Studio Flat:

The exterior is freshly painted. There are planning applications in the pipeline for this property, including applications for a rear extension, loft conversion and removal of rear chimney. It is not known what effect the proposed changes will have on the building, but they will be unlikely to alter the façade.

Is site in use?	Give details of use
✓ YES	Family homes

Criteria Fill in the relevant boxes stating the reasons why the asset meets these criteria.
(Please score to indicate how well the asset meets the criteria where 0 is not applicable, and 3 indicates very well.)

1. Has architectural interest or quality	A very prominent example of the picturesque Tudor/Jacobean style which was so popular in Datchet in the late Victorian period. Most notable features are very large windows, leaded lights, gables and roof tiles, black and white timbering and decoration of the façade.
3	
2. Is a landmark feature	The building is a landmark feature because it is large and dominant. It is also attractive and picturesque.
3	

<p>3. Has a relationship with adjacent designated heritage assets in age, materials, or in any other historically significant way</p> <p>2</p>	<p>It relates to the Manor Houses because it is superficially like them in the variety of gable heights and mock-Tudor applied timbering. However, the Manor Houses date from the 1600s while Patricbourne and North Green were built in the late 1880s or early 1900s and possibly designed to be in keeping with the existing houses.</p>
<p>4. Individually, or as part of a group, illustrates the development of the local area</p> <p>3</p>	<p>The replacement of earlier farm cottages to grand houses illustrates the development of Datchet from a rural village and local route centre to a residence for people of higher social standing who were attracted by the railways to live in a country house which was also nearer the court at Windsor.</p>
<p>5. Has significant historic associations with features such as a historic road layout, a park or a landscape feature (designed or natural)</p> <p>0</p>	
<p>6. Has historic associations with important people or past events</p> <p>3</p>	<p>The 'Datchet Yacht Club' attracted very high society in the form of the king and queen.</p> <p>1</p>
<p>7. Reflects the traditional functional character or former uses of the area</p> <p>0</p>	<p>Earlier cottages had been homes of artisans, e.g. a plumber and a shoemaker, who may have worked from here. Therefore the traditional function has not been reflected, apart from being dwellings.</p>
<p>8. Contributes positively to the character or appearance of the area</p> <p>3</p>	<p>As previously described, the size and picturesque features make a very positive contribution to the Conservation Area.</p>
<p>9. Other. Is there another reason it has special local value?</p> <p>0123</p>	
<p>Have owners been notified? (Give details of date, method, eg letter/email, response and comments)</p>	
<p>Yes, July 2021.</p>	
<p>General feedback from members of the public</p>	
<p>In a 2021 survey when residents were asked to nominate buildings for NDHA status, the historic non-listed buildings around the Green were among those which received the most nominations.</p>	
<p>Appendices Give details of any supporting documents or sources, eg background history and websites</p>	
<p>From Datchet History website by historian Janet Kennish: Dating these two houses presents a problem because the 1876 OS map shows buildings of a similar footprint on the site but they don't appear in the 1891 census or in Kelly's Street Directories before 1900, and the present house names are first listed in 1911. Previously they were called Red Lodge and Redlands, and the coloured postcard shows that the bricks and tiles were in fact red rather than the</p>	

modern cream. The turret decorating the east end of Patrixbourne has been reduced in size at some time since the postcard photograph was taken.

Until 1866 there were two cottages on this site which belonged to the Goodwin family (part of the adjacent farm which stood here). They were occupied by George Bennett, plumber, glazier and painter, and John Spawforth, a shoemaker.

By the 1950s the 'Datchet Yacht Club', the social club which operated from here, had closed but it was revived by Tom and Lily Batty when they bought the whole property in the late 1960s. This flourished for about 15 years as a congenial meeting place for a particular group of Datchet residents, where Lily (an excellent cook) provided meals and the occasional black-tie dinner was held. The whole venture came to an end in the 1980s. It is not known how the 'Yacht Club' got its name. (*Personal communications from Tony Griffiths and Bill Middlemass 2009*)

Censuses and Kelly's Directories

Year	North Green	Patrixbourne
1970 Kelly's	Thomas & Lily Batty	G. Legg
1950 Kelly's		Michael James O'Riordan
1947 Kelly's	Mrs Leese	Michael James O'Riordan
1935 Kelly's		Mrs Upcott
1924 Kelly's	Capt Simon E.H.Orde	Col Edward Roper Waldron Kelly
1915 Kelly's	Reginald F.H.Duke	Col Edward Roper Waldron Kelly
1911 Kelly's	Edward K Burstal	Col Edward Roper Waldron Kelly
1910 rating valuation	<i>owner: Burstal, occupier: self</i>	<i>owner: Samuel Barker, occupier: Col Waldron Kelly</i>
1907 Kelly's	<i>not listed</i>	<i>as Redlands: Col S.H. Inglefield</i>
1901 census	<i>Red Lodge: Gregory H Fullerton</i>	<i>Redlands: Emily Clarke</i>

Sources and References

Kelly's Street Directories, various years: Slough and Windsor Reference Libraries
Ordnance Survey maps: Aylesbury, Slough and Windsor Reference Libraries
1839 County rating survey: Centre for Buckinghamshire Studies, Aylesbury
1910 County rating valuation: National Archives at Kew, IR 58 76159

There is more information about how Patrixbourne was given its name by Colonel Kelly on the Datchet Village Society website: <https://www.datchetvillagesociety.org.uk/datchet-in-wwi/women-in-wwi/hughes-daeth-violet-hessie-evelyn-1875-1960/>

North Green is named after the section of The Green to the front.

Images Please caption images, add date the image was taken, and credit source where relevant.



1905 image from Frances Frith Collection website. This shows the original height of the tower. © Francis Frith. See: https://www.francisfrith.com/datchet/datchet-the-village-1905_53194



A colour version of the postcard, not in as sharp focus as the black and white version above, shows the original colours. Source: Datchet History website



View from May's Crossing 1972. Source: Datchet History website. At this time the brickwork had not been rendered and painted white. The hanging tiles were the original colour.

North Green, left, and Patricxbourne, right. Source Datchet History.



Google Maps July 2019



Architectural detail. Photograph: Marjorie Clasper July 2021



Photograph: Marjorie Clasper July 2021



Date form completed

By whom

