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APPENDICES

Appendix 1: Glossary
Appendix 2: Field Survey Form
1. INTRODUCTION

1.1. In May 2008, Land Use Consultants was commissioned by The Royal Borough of Windsor and Maidenhead (RBWM) to undertake a Townscape Assessment of the Royal Borough’s towns and larger villages. Townscape refers to the urban form and character of a built up area.

1.2. The information contained in this study provides a deeper understanding of the local townscape. It describes how the towns and larger villages evolved, what they are like, and how they can be managed to respond to their local context and enhance local distinctiveness.

BACKGROUND

1.3. The planning process plays an important role in delivering development that is complementary to the local environment. The need to ensure good design is widely recognised both nationally and locally.

1.4. The study has been prepared in response to the growing recognition of the value of townscape assessments as a basis for effective planning and management of built-up areas. Townscape assessment is a tool that provides an objective, structured approach to identify and classify the distinctive character of urban areas.

1.5. The impetus for this study has come from a number of sources:

- A key objective of national policy is that developments respond to their local context and create and reinforce local distinctiveness. Design which is inappropriate to its context, or which fails to take opportunities available for improving the character and quality of an area or the way it functions should not be allowed.

- The Commission for Architecture and the Built Environment (CABE) state that planning policy should ensure developments are designed for place, based on an understanding and evaluation of an area’s defining characteristics.

- The Royal Borough is experiencing regeneration and development pressures which is increasingly leading to proposals for higher density development, often flatted in nature. Currently, 90% of housing development is achieved on previously developed sites within urban areas, bringing a focus on potential impacts on local character.

PURPOSE AND SCOPE

1.6. The overall purpose of the study is to provide a more detailed understanding of the character and composition of the built environment. Key objectives of the study include:
To provide a factual description of townscape for the Royal Borough’s towns and larger settlements, including their evolution, pressures for change and the likely positive and negative effects of change on the underlying character.

To define broad generic townscape character types and character areas.

To inform of the implications of different types, forms and densities of development on townscape character and sense of place.

To improve development decisions by defining broad principles for integrating development within each townscape character type and area, including if appropriate the identification of areas where development would be harmful to townscape quality.

To give confidence to landowners, developers and residents of design expectations.

To identify improvements to townscape that could enhance the enjoyment of the area by the local community and visitors.

The study provides a 1:10,000 scale characterisation and evaluation of the settlements excluded from the Green Belt, namely Ascot, Cookham Rise, Cookham Village, Datchet, Eton, Eton Wick, Maidenhead, North Ascot, Old Windsor, South Ascot, Sunningdale, Sunninghill, Windsor and Wraysbury. The study area, showing the location of these settlements in relation to the Green Belt is presented in Figure 1.1.

METHODOLOGY

The study’s methodology has been adapted from the approach to ‘Town Design Statements’¹. The approach is also influenced by several other related areas including the principles contained in English Heritage’s Guidance on Conservation Area Appraisals (which can be applicable to areas outside conservation areas), as well as past townscape character appraisals (for example the ‘Character Assessment of Oxford in its Landscape Setting’²) and urban design guidance, including CABE’s ‘Buildings and Spaces: why design matters’³ which pushes for stronger recognition of design quality in policy formulation, English Partnership’s ‘Urban Design Compendium’⁴ which covers good urban design principles, and the recent document ‘Placemaking’⁵ which focuses on the design of buildings, groups of buildings, streets, spaces and landscapes.

Figure 1.1: Study Area

Key

- Settlement boundary
- RBWM boundary
- Green Belt

Source: RBWM,
Date: 11/02/2009
Revision: A
1.9. The methodology draws upon a two-stage approach of characterisation and evaluation. This is described in further detail below.

**Approach to Part 1: Characterisation**

1.10. The characterisation stage involves developing an understanding of each settlement in terms of its setting, physical influences, evolution and urban structure. From this informed position, broad area of common character can be identified and mapped.

**Physical Influences and Landscape Setting**

1.11. Physical influences (such as geology, topography and drainage) may determine the growth and appearance of a settlement. It is also important to understand how the settlement relates to its landscape context. The section on physical influences provides a description of the location and setting of the town or village and its relationship to underlying geology and its landscape context. The Landscape Character Assessment for the Royal Borough (LCA)\(^6\) provides detailed information about the landscape in between the Royal Borough’s settlements and this has been used to describe the landscape setting to settlements. This section is informed by geology datasets in addition to the LCA. Reference is also made where more information may be found.

**Evolution of the Settlements**

1.12. In order to understand the evolution of the settlements, episodes of growth have been mapped using historic epoch maps. The results of the epoch mapping are presented in Chapter 3.

1.13. Conservation Area appraisals and publications were used to summarise the evolution of the settlements to aid an understanding of settlement structure and form.

**Urban Structure**

1.14. The urban structure of each settlement has been identified in terms of historic gateways, landmarks, nodes and key views, to provide context to the more detailed townscape typology within each settlement.

**Historic gateways** = the main point of entrance and arrival at the historic centre of a settlement - these indicate the principal approaches to the historic centre, as shown on the ‘Old Series’ Ordnance Survey Map data (1822).

**Landmarks** = prominent structures or geographical features that identify a location and contribute positively to the townscape. These are often used to navigate by.

**Nodes** = distinct points within the structure of a settlement which may be important historic junctions where important routes come together (for example an historic junction or intersection marked by a market cross or milestone), or places of particular importance where people congregate e.g. market/urban square or village green.

\(^6\) LDA, 2004 *Landscape Character Assessment for the Royal Borough of Windsor and Maidenhead*
**Key views** = the most important views within the urban area (usually of landmark features). Key views may also be from the town looking out to the surrounding landscape, or from the surrounding landscape looking towards the urban area if they are particularly important to the understanding of the urban structure of the townscape. Key views should be important at the strategic level i.e. key views will not include individual views of local interest or of minor landmarks, for example some of those are identified within more detailed individual Conservation Area appraisals.

**Values**

1.15. Information on what is valued about each settlement was gathered from stakeholders during a workshop event held on 23rd September 2008. This is presented under a sub-heading ‘values’ for each settlement.

**Townscape Classification**

1.16. The aim of the classification was to identify consistent townscape character types and, within these, local character areas.

- **Townscape Type** = distinct type of townscape that is relatively homogeneous in character. Townscape types are generic in nature in that they may occur in different settlements across the Borough, but share broadly similar combinations of land use, morphology and building types.

- **Townscape Character Area** = single unique area that is a discrete geographical area of a particular townscape type.

1.17. The classification of townscape types and character areas involved interrogation of a number of datasets, namely:

- historic mapping (from the British Library);
- land use data (from Local Plan Proposals Maps – local centres, employment areas, industrial sites);
- underlying physical data on geology, topography and drainage and flooding (Environment Agency Flood Map, Flood Zone 3).

1.18. The classification was been undertaken at a scale of 1:10,000 i.e. large enough to reveal detail on urban grain and street/block patterns, but small enough to allow coverage of all of the Royal Borough’s urban areas.

1.19. The classification identifies ‘areas’ or ‘neighbourhoods’ of consistent character, rather than classifying individual buildings or sites. For example, schools, churches and open spaces have generally been classified as part of the neighbourhood in which they occur – these features are usually consistent with the age of the built development surrounding these features. Anomalies in a townscape type or character area, such as small redevelopment sites, are generally classified as part of their surroundings.
For example, the flatted development at ‘Ascot Towers’ comprises a redeveloped plot in the ‘Villas in a Woodland Setting’ townscape type. Because the plot retains many features of the ‘Villas in a Woodland Setting’ it is classified as part of this type, rather than ‘Post War Residential Flats’. However, where redevelopment sites are of a sufficient size, and the urban structure has been changed unrecognisably from their former appearance (e.g. Ward Royal in Windsor) these areas have been classified as a separate type. The aim in all cases is to identify townscape types/areas where guidance for built development or enhancement of the townscape would be consistent throughout that type/area.

**Character Description**

1.20. Townscape types form the main unit for the character description. Generic townscape character information is presented under the following headings for each townscape type:

- Key characteristics – an ‘at a glance’ summary;
- Location/distribution of type – an opportunity to explain the distribution of the type within that particular settlement;
- Physical influences – the influence that underlying geology and topography have on the townscape type;
- Human influences – evidence of evolution of the urban form, and period of predominant character;
- Townscape character – this is presented under a number of sub-headings and forms the ‘meat’ of the description of townscape character.

1.21. Additional information is presented at the character area level, drawing out any particular differences between the character areas, and special features that require different treatment from the generic townscape type.

**Approach to Part 2: Evaluation**

1.22. The approach to the evaluation includes evaluation at the settlement level, and evaluation at the character type level. In developing the evaluation we have been mindful of the need to take account of the requirements of the European Landscape Convention (ELC).

1.23. The evaluation at the settlement level identifies guidance/opportunities for enhancement, focusing on relationship of the settlement to its landscape setting and urban structure.

1.24. A more detailed evaluation at the character type has also been undertaken. This includes:

- Condition – commenting on the condition/quality of the townscape;
- Forces for Change – documenting forces for change acting on the townscape;
• Guidance/Opportunities - includes recommendations for managing change, whilst conserving and enhancing sense of place, and includes design principles for development and opportunities for townscape enhancement.

REPORT STRUCTURE

1.25. The study is divided into three volumes to reflect geographical areas as follows:

• Volume 1: Maidenhead and Cookham Areas;
• Volume 2: Windsor Group (comprising Datchet, Eton/Eton Wick, Old Windsor, Windsor and Wraysbury);
• Volume 3: Ascot Group (comprising Ascot/ North Ascot, Sunningdale and Sunninghill/South Ascot).

1.26. This volume (Volume 2: Windsor Group) is divided into five chapters:

• Chapter 1 presents the background to the study, and sets out the methodology used;
• Chapter 2 presents the results of the townscape classification for the Borough;
• Chapter 3 provides an introduction to the settlements within the relevant settlement group (each considered in alphabetical order);
• Chapter 4 presents the townscape type and townscape character area descriptions for the Windsor Group; and
• Chapter 5 provides a guide on using the assessment.

1.27. A glossary of terms is provided in Appendix 1.
2. **TOWNSCAPE CLASSIFICATION**

2.1. The aim of the classification is to divide the Borough’s urban areas into consistent townscape character types and, within these, geographically specific local character areas.

**TOWNSCAPE TYPES**

2.2. Townscape types are generic in nature in that they may occur in different settlements, but share broadly similar combinations of land use, morphology and building types.

2.3. The Royal Borough contains seventeen distinct townscape types. Table 2.1 provides a list, and brief description, of each townscape type while Figure 2.1 shows their distribution.

**Table 2.1: Townscape Types within RBWM**

<table>
<thead>
<tr>
<th>Townscape Type</th>
<th>Summary Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Historic Town Cores</td>
<td>Historic Town Cores are based on the extent of the town up to 1800, but also including redevelopment up to the present day, often originating around a church or market place, or on a strategic coaching road route or river crossing point. A high density, tight grained urban environment with relatively small scale (2-3 storey) buildings set on narrow plots. Vernacular materials and harmonious, if eclectic form, drawn tight to street frontages. Irregular networks of streets and lanes.</td>
</tr>
<tr>
<td>2. Historic Town Fringes</td>
<td>Historic Town Fringes are the areas bordering the Historic Town Cores that were developed after 1800, up to the late 19th Century. These areas often include Victorian infrastructure and substantial Victorian, and later, redevelopment of a larger scale than the historic core. Extensive redevelopment is a key characteristic, as are infill and backland development, which has ignored the historic spatial scale. Features such as ring roads and railway stations are often evident.</td>
</tr>
<tr>
<td>3. Historic Village Cores</td>
<td>Historic Village Cores form the historic core of villages, usually associated with a village church, green or common. The type includes extent of development shown on the 1816-1822 Ordnance Survey maps of England and Wales.</td>
</tr>
</tbody>
</table>

---

7 Ordnance Survey (1816-1822) *Ordnance Survey of England and Wales, 1 Inch to 1 Mile, Sheet 7 (1822) and 8 (1816).*
<table>
<thead>
<tr>
<th>Townscape Type</th>
<th>Summary Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Georgian Suburbs</td>
<td>Georgian Suburbs form some of the earliest suburbs outside the historic town cores, typically built between c1720 and the mid 19th century. The townscape is defined by 2-3 storey brick townhouses (terraced or semi-detached) in a plain but elegant, often severe classical idiom. Buildings are characterised by their symmetry and regularity of detail including, sash windows with glazing bars, cast iron verandas, moulded porches and decorative front doors with intricate fan lights above. Later buildings (Regency) are usually more decorative with moulded stucco exteriors.</td>
</tr>
<tr>
<td>5. Victorian Villages</td>
<td>Victorian Villages arose as a result of the development of Victorian infrastructure such as the railways and are often in close proximity to railway stations. They were built relatively rapidly between c.1837-1910 and as such display a unified architectural style. The principal village streets tend to have larger properties with commercial/retail function while the residential side streets are usually more unified with regular terraces of 2 storey brick built cottages. These villages also include schools, churches and public houses that were constructed in the same period.</td>
</tr>
<tr>
<td>6. Victorian and Edwardian Suburbs</td>
<td>Victorian and Edwardian Suburbs are medium-high density suburbs consisting of terraces and semi detached Victorian houses on a grid street pattern. They were built relatively rapidly between c.1837-1910 and as such display a unified architectural style. The principal streets tend to have larger properties and street trees, while the residential side streets are usually more unified with regular terraces of 2 storey brick built cottages. These residential suburbs also include schools, parks, churches and public houses that were constructed in the same period.</td>
</tr>
<tr>
<td>7. Victorian and Edwardian Riverside Villa Suburbs</td>
<td>Victorian and Edwardian Riverside Villa Suburbs are low density suburbs consisting of large Victorian/Edwardian dwellings alongside the River Thames, set back from the road in large well wooded plots with ornamental species/parkland exotics (such as Lebanon Cedar). Buildings are typically Arts and Crafts inspired or Jacobean revival in style and display a range of ornate façade features such as half timbering, carved gables, patterned polychrome brick detailing, stucco, and elaborate cupolas and chimneys.</td>
</tr>
<tr>
<td>8. Inter-war Suburbs</td>
<td>Inter-war Suburbs are residential estates of two storey semi-detached houses and bungalows dating from between 1918 and 1939, influenced by the garden city movement. The suburbs comprise wide, generously proportioned curvilinear streets and cul-de-sacs with a leafy character due to short, well vegetated front gardens bounded by ornamental, low boundary walls/fences and clipped hedges. Houses often display a unified style with pebble dashed and/or tile hung facades, gables to main facades, bay/bow windows, recessed arched porches and leaded lights/stained glass. The type also includes schools and public open space that were created as part of the estates.</td>
</tr>
<tr>
<td>9. Post War Suburbs (to 1960)</td>
<td>Post War Suburbs (to 1960) are residential estates containing short terraces or semi detached houses built between 1940 and 1960, typically at a relatively high</td>
</tr>
</tbody>
</table>
Density. The street pattern is characterised by curvilinear streets with dead-ends branching off and buildings are defined by simple, plain semi-detached and terraced two storey houses built of dark, wire cut or ‘drag faced brick’ (often in stretcher bond as facing for cheaper blockwork construction), with simple fenestration e.g. metal casement windows. Short front gardens are often defined by chain link fencing with reinforced concrete posts. The type also includes schools and public open space that were created as part of the estates.

### 10. Late 20th Century Suburbs (1960s onwards)

Late 20th Century Suburbs (1960s onwards) are residential estates containing short terraces or semi detached houses built post 1960, typically at a relatively high density. The street pattern tends to be more organic in layout with many cul de sacs and dead ends. Buildings are often on staggered or irregular plots, and buildings are defined by a lighter material palette including red and pale yellow/calcium silicate bricks, often with feature painted timber cladding and large ‘picture windows’. Decorative stone cladding and long shallow pitched roofs are often characteristic, as are more open garden boundary treatments. The type also includes schools and public open space that were created as part of the estates.

### 11. Post War Residential Flats

This type is united by the ‘flatted’ nature of the development. In the Royal Borough, this type typically comprises low rise flats (typically 4-5 storeys) set within large plots. The architectural style varies, from simple 1950s-70s blocks to more elaborate modern developments. Newer developments are often on ‘gateway’ sites such as roundabouts on the edges of towns.

### 12. ‘Executive’ Residential Estates

‘Executive’ Residential Estates are low density residential estates of large detached houses in spacious plots, typically dating from the 1970s or later. The type is defined by large ‘executive style’ detached homes, often of double fronted form with double garages, set in large irregular plots with open, lawned front gardens and sweeping drives paved in concrete block work or tarmac. The houses are clearly visible from the road with mown grass verges characteristic. This type is stylistically eclectic, ranging from late 1970s houses of simple architectural style to more recent ‘pastiche’ style development. Gated communities are also distinctive of this type.

### 13. Leafy Residential Suburbs

Leafy Residential Suburbs are low density residential suburbs comprising large detached houses in spacious irregular well treed plots, typically dating from the early 20th Century to the present day. The type is defined by large properties set well back from the road, behind dense/high ornamental hedges with gravel drives and gates. These suburbs are neat, manicured and managed, with a private character including private roads and gated communities. Some distinctive building styles are evident including early 20th Century ‘Arts and Crafts’ architecture, although larger, more modern properties are also present.

### 14. Villas in a Woodland Setting

Areas of ‘Villas in a Woodland Setting’ are particularly notable for their extremely low density and wooded setting resulting in a semi-rural character. Extremely large villas are located in spacious plots with long drives and
security gates. The narrow rural lanes and unmade/private roads amongst woodland contribute to the semi-rural character. Thick vegetation, close board fencing and brick walls prevent views into the individual plots. This type is similar in character to the leafy residential suburbs type, although with larger properties, a less ‘managed’ character, and a sense of organic rather than planned evolution. A range of building styles is evident, although the older Victorian villas are particularly distinctive, with ornate features such as carved gables, patterned polychrome brick detailing, and elaborate roofs incorporating cupolas and chimneys.

| 15. Collegiate | The ‘Collegiate’ type is characterised by its unique land use. It comprises large scale college buildings, often set within large gardens with integrated courtyards, quadrangles and green spaces. Cast iron railings and brick walls are features of the streetscape. Buildings are of various ages, styles and materials, but include a number of buildings of specific historic and architectural interest. |
| 16. Large Institutional Developments | This type includes large scale institutional developments where large scale buildings are set within private grounds, e.g. hospitals, barracks and racecourses. The buildings are mainly 19th/20th Century in date. |
| 17. Industrial and Commercial Estates | This type includes industrial estates and business/retail parks. The type comprises large scale late 20th Century buildings, many of which are simple metal clad sheds (2 commercial storeys) surrounded by car parking, service yards and ornamental landscaping. |

2.4. It should be noted that the use of the term ‘suburb’ has been applied to both towns and villages. Although it is acknowledged the term ‘suburb’ may not be fully appropriate to all villages, it has been retained as the most appropriate proxy within a strategic study.
**Volume 2**

**Figure 2.1: Overview of Townscape Classification**

**Key**
- Settlement boundary
- RBWM boundary

**Townscape Assessment**

1. Historic Town Cores
2. Historic Town Fringes
3. Historic Village Cores
4. Georgian Suburbs
5. Victorian Villages
6. Victorian and Edwardian Suburbs
7. Victorian/Edwardian and Riverside Villa Suburbs
8. Inter-War Suburbs
9. Post-War Suburbs (to 1960)
10. Late 20th Century Suburbs (1960s onwards)
11. Post-War Residential Flats
12. ‘Executive’ Residential Estates
13. Leafy Residential Suburbs
14. Villas in a Woodland Setting
15. Collegiate
16. Large Institutional Development
17. Industrial and Commercial Estates

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Source: RBWM

Date: 11/02/2009

Revision: A
TOWNSCAPE CHARACTER AREAS

2.5. Townscape character areas are unique geographical areas of a particular townscape type. The following table provides a summary of the constituent townscape character areas within each townscape type for the Windsor Area.

2.6. The locations of individual character areas are shown on the classification map for each settlement, accompanying Chapter 3.

Table 2.2: Townscape Character Areas within RBWM: Windsor Group

<table>
<thead>
<tr>
<th>Townscape Type</th>
<th>Component Character Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Town Historic Cores</td>
<td>1A Eton</td>
</tr>
<tr>
<td></td>
<td>1B Windsor</td>
</tr>
<tr>
<td>2. Town Historic Fringes</td>
<td>2A Windsor</td>
</tr>
<tr>
<td>3. Historic Village Cores</td>
<td>3A Datchet</td>
</tr>
<tr>
<td></td>
<td>3B Clewer, Windsor</td>
</tr>
<tr>
<td></td>
<td>3C Wraysbury</td>
</tr>
<tr>
<td>4. Georgian Suburbs</td>
<td>4A Kings Road, Windsor</td>
</tr>
<tr>
<td></td>
<td>4B Clarence Crescent, Windsor</td>
</tr>
<tr>
<td>5. Victorian Villages</td>
<td>5A Eton Wick</td>
</tr>
<tr>
<td></td>
<td>5B Old Windsor</td>
</tr>
<tr>
<td></td>
<td>5C St Leonard’s Road, ‘Spital’, Windsor</td>
</tr>
<tr>
<td></td>
<td>5D Clewer Green and Clewer New Town, Windsor</td>
</tr>
<tr>
<td></td>
<td>5E Dedworth, Windsor</td>
</tr>
<tr>
<td></td>
<td>5F Wraysbury</td>
</tr>
<tr>
<td>6. Victorian and Edwardian Suburbs</td>
<td>6A Slough Road, Datchet</td>
</tr>
<tr>
<td></td>
<td>6B Buccleuch Road, Datchet</td>
</tr>
<tr>
<td></td>
<td>6C Montagu Road, Datchet</td>
</tr>
<tr>
<td></td>
<td>6D Horton Road, Datchet</td>
</tr>
<tr>
<td></td>
<td>6E Alma Road, Eton Wick</td>
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<tr>
<td></td>
<td>6F Tangier Lane, Eton</td>
</tr>
<tr>
<td></td>
<td>6G Meadow Lane, Eton</td>
</tr>
<tr>
<td></td>
<td>6H Inner Windsor</td>
</tr>
<tr>
<td></td>
<td>6I Arthur Road and Bexley Street, Windsor</td>
</tr>
<tr>
<td></td>
<td>6J Kings Road, Windsor</td>
</tr>
<tr>
<td></td>
<td>6K Springfield Road, Windsor</td>
</tr>
<tr>
<td></td>
<td>6L Maidenhead Road, Windsor</td>
</tr>
<tr>
<td>7. Victorian and Edwardian Riverside</td>
<td>N/A</td>
</tr>
<tr>
<td>Villa Suburbs</td>
<td></td>
</tr>
<tr>
<td>8. Inter-war Suburbs</td>
<td>8A Castle Avenue, Datchet</td>
</tr>
<tr>
<td></td>
<td>8B Horton Road, Datchet</td>
</tr>
<tr>
<td></td>
<td>8C Leigh Park, Datchet</td>
</tr>
<tr>
<td></td>
<td>8D Lawn Close - Fairfield, Datchet</td>
</tr>
<tr>
<td></td>
<td>8E Tilstone Avenue, Eton Wick</td>
</tr>
<tr>
<td></td>
<td>8F Queens Road, Eton</td>
</tr>
<tr>
<td></td>
<td>8G Bell Lane, Eton</td>
</tr>
<tr>
<td></td>
<td>8H Eton Wick Road</td>
</tr>
<tr>
<td></td>
<td>8I Straight Road and Church Road, Old Windsor</td>
</tr>
<tr>
<td></td>
<td>8J College Crescent, Windsor</td>
</tr>
<tr>
<td>Townscape Type</td>
<td>Component Character Areas</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td>8K Clarence Road, Windsor</td>
<td>8L Clewer Avenue, Windsor</td>
</tr>
<tr>
<td>8M Clewer New Town, Windsor</td>
<td>8N Maidenhead Road and Buckland Crescent, Windsor</td>
</tr>
<tr>
<td>8O St Andrew's Crescent and Kentons Lane, Windsor</td>
<td>8P Clewer Green, Windsor</td>
</tr>
<tr>
<td>8Q Woodland Avenue and Sherbourne Drive, Windsor</td>
<td>8R Harcourt Road, Windsor</td>
</tr>
<tr>
<td>8S Dedworth Village, Windsor</td>
<td>8T Coppice Drive, Wraysbury</td>
</tr>
<tr>
<td>8U Fairfield Approach, Wraysbury</td>
<td>8V Douglas Lane, Wraysbury</td>
</tr>
<tr>
<td>9A Fairfield and Montrose, Datchet</td>
<td>9B Boveney New Road, Eton Wick</td>
</tr>
<tr>
<td>9C Princes Close, Eton Wick</td>
<td>9D Haywards Mead, Eton Wick</td>
</tr>
<tr>
<td>9E Sommerville Road, Eton Wick</td>
<td>9F Church Road, Old Windsor</td>
</tr>
<tr>
<td>9G Central Old Windsor</td>
<td>9H Kingsbury Drive, Old Windsor</td>
</tr>
<tr>
<td>9I Wood Close, Windsor</td>
<td>9J Bulkeley Avenue and Springfield Road, Windsor</td>
</tr>
<tr>
<td>9K Maidenhead Road, Windsor</td>
<td>9L Vale Road, Windsor</td>
</tr>
<tr>
<td>9M Dedworth Drive, Windsor</td>
<td>9N Perrycroft, Windsor</td>
</tr>
<tr>
<td>9O Keepers Farm Close, Windsor</td>
<td>9P Gratton Drive, Windsor</td>
</tr>
<tr>
<td>10A Ruscombe Gardens – Gables Close, Datchet</td>
<td>10B Beaulieu Close</td>
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<td>10W Peter Field and Cowley Driving, Windsor</td>
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<td>10. Townscape Type Component</td>
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<td>10AP Grange Close, Wraysbury</td>
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<td>11. Post War Residential Flats</td>
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<td>12. ‘Executive’ Residential Estates</td>
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<td>13. Leafy Residential Suburbs</td>
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<td>13I Osborne Road and Alma Road, Windsor</td>
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<td>13J Bolton Avenue and Bolton Crescent, Windsor</td>
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<td>13R Station Road, Wraysbury</td>
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<td>14. Villas in a Woodland Setting</td>
<td>14A Burfield Road, Old Windsor</td>
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<td>14B Queen Anne’s Road and Kings Road, Windsor</td>
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<td>15. Collegiate</td>
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<td>16. Large Institutional Developments</td>
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<td>17A Datchet Rail Sidings</td>
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<td>17B Inner Windsor</td>
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<td>17C Maidenhead Road, Windsor</td>
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<td>17D Dedworth Road, Windsor</td>
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3. DESCRIPTION & EVALUATION OF THE BOROUGH’S SETTLEMENTS: WINDSOR GROUP

3.1. This chapter provides an overview of each settlement in the Windsor group (in alphabetical order) in terms of:

**Physical Influences and Landscape Setting:** a brief assessment of the underlying geology and topographical features which contribute to the settlement’s distinctive landscape setting.

**Evolution of the Settlement:** showing historic episodes of growth accompanied by a brief summary of the evolution of each settlement. Below is a generic key for all of the maps in this section.

**Key**

- Settlement boundary
- Historic development
- 1843 - 1893
- 1891 - 1912
- 1904 - 1939
- 1919 - 1939
- Post War
- Current settlement development
- Mapping data unavailable

**Urban Structure:** a description of urban structure including nodes, landmarks, historic gateways and key views.

**Values:** valued features/characteristics identified by the local community at a stakeholder workshop held on 23rd September 2008.

**Guidance/opportunities:** recommended principles which, if followed, would help ensure new development and change integrates successfully with the existing character.

**Townscape Classification:** an objective classification of the settlement’s townscape into townscape types and character areas at a scale of 1:10,000.

3.2. **Figure 3.1** shows the settlements in relation to underlying solid and drift geology, as well as the location of the settlements in relation to the Environment Agency’s flood zones.
Volume 2
Figure 3.1: Settlements in Relation to Underlying Geology and Environment Agency Floodrisk Zones

Key
- Settlement boundary
- RBWM boundary
- Solid geology
  - Bagshot beds
  - Chalk
  - London clay
  - Reading beds
- Drift geology
  - Alluvium and River Gravels
  - Plateau Gravels
- Environment Agency Floodrisk zones
  - Flood zone 3 (high risk)
  - Flood zone 2 (low to medium risk)

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Source: RBWM, Environment Agency, BGS

Date: 11/02/2009
Revision: A
DATCHET

Physical Influences and Landscape Setting

3.3. Datchet lies within the Thames Valley floodplain, on a bedrock geology of London Clay and Reading Beds which is overlain with deposits of alluvial sands and river gravels. The settlement is within JCA 115 Thames Valley, and partially within the Environment Agency’s flood zones.

3.4. Datchet evolved from a historic crossing point on the River Thames, which provides a unique riverside setting to the town. Waterlogged pastoral fields beside the River Thames dominate to the landscape setting of Datchet – this landscape forms part of the Settled Farmed Floodplain landscape type in the LCA. Beyond to the west is the historic landscape of Windsor Home Park whose historic tree lined avenues forms a distinctive element of the landscape setting – this landscape forms part of the Farmed Parkland landscape type and includes parkland areas associated with the medieval Royal Hunting Forest of Windsor. Windsor castle sits on a prominent chalk outcrop west of Datchet. Bordering the east of Datchet are large reservoirs which form part of the Settled Development Floodplain landscape type. The local landscape character context is shown in Figure 3.2.

Evolution of Datchet

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8 The former Countryside Agency Countryside Character Map of England Vol 7 1999
3.5. The name 'Datchet' is thought to be of Celtic origin although there is no clear etymological explanation. The origins of the settlement appear ancient with evidence of Bronze and Iron Age activity, and a long history of habitation, associated with the river crossing point.

3.6. Datchet was subject to a Saxon land charter in the 10th Century, with the village identified as forming part of the Royal Forest at Windsor by 1086. The importance of the settlement in relation to the Royal Estate was indicated by the provision of a Royal Barge and use of the river crossing at Datchet as part of the processional route to Windsor Castle in the 13th Century. The river was crossed by ferry at this point until replaced by a sequence of successive bridges from 1707-1852.

3.7. Much of the village was built in the level Thames Floodplain, around the historic village green, with the few areas of higher ground reserved for sites of strategically important buildings such as the Church. The village evolved in a compact, nucleated form around the green, at the convergence of London Road and Horton Road.

3.8. London Road, Horton Road and Bath Road represented the key axes of settlement growth until the 19th Century. The settlement form and more recent growth has largely been dictated by key strategic routes, notably the Slough and London Roads which remained as rural lanes until London Road was Turnpiked in the late 19th Century.

3.9. Two key influences which helped shape the form of the settlement were the culverting and partial re-alignment of the river in the 1850s, creating a swathe of riverside open spaces, and the construction of the South Western Railway in 1852. This bisected the village core although the land left over was not built over until the 1890s when it was acquired by speculative developers. The result was the construction of a series of suburban streets in the late Victorian and Edwardian era (1890-1910) e.g. at Montagu Road, where slate roofs, russet and gault brick, render and timbered gables are all evident. The settlement experienced limited growth in the interwar period with a small housing estate occupying the former gardens of Leigh Park. More extensive growth occurred in the late 20th century period (to 1960), with larger villas to the east of Leigh Park surrounded by suburban streets and cul de sacs, with the line of the M4 motorway marking a natural check to growth. Montagu Road was extended in the 1970s with the construction of a large housing estate. To the northern end of the village the settlement expanded westwards towards the railway line (Eton Close, Ruscombe Gardens) from 1975-87.

3.10. Much of the river is inaccessible due to private garden curtilages and boat houses associated with large Georgian, Victorian and Edwardian properties fronting the riverside, built from the 18th to early 20th Centuries, making the few areas of open space to the riverside significant. An important component of the settlement setting is the visual relationship to the Royal Estate, with views across to the Home Park from within the Conservation Area, with vestiges of the tree lined processional route between the castle and the village still evident.

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9 RBWM Conservation Area Appraisal of Datchet Village, 1995
Volume 2
Figure 3.2: Urban Structure and Landscape Setting of Datchet

Key
- Settlement boundary
- RBWM boundary
- Historic gateway
- Node
- Landmark
- Key view

Landscape Character Types
1. Estate parkland
3. Farmed parkland
13. Settled farmed floodplain
14. Settled developed floodplain

Source: RBWM, Land Use Consultants
Date: 11/02/2009
Revision: B
Urban Structure

3.11. Figure 3.2 shows the urban structure of Datchet.

Historic gateways
There are four historic gateways to Datchet. The first is the western approach to the village green from Eton Road; the second is the eastern approach to the green along Horton Road; the third is from north-east along London Road; and the fourth is the approach to the village core from the river to the south-west.

Nodes
The village green, which forms the central focus for the village core, represents the principal node within the settlement. The other is the Recreation Ground (including youth centre and play area).

Landmarks
Datchet’s two landmarks are the church spire and the Manor Hotel to the village green.

Key views
There are important views to the riverside and Windsor Home Park from the High Street.

Values
3.12. During the stakeholder workshop on 23rd September 2008 the following values were identified by the local community:

1. The Recreation Ground.
2. Sense of community to the village centre.
4. Ease of access to transport infrastructure – motorway/railway.

Guidance / Opportunities for Datchet
3.13. Datchet is a compact riverside settlement, focussed on the village green and clearly defined historic village core, with landmark churches and historic buildings, and with strong links to its riparian landscape setting.

3.14. It is recommended that the following strategic principles are taken into account in the development design process and in public realm improvement projects:

1. The maintenance and enhancement of the physical and visual links to the riverside setting to the western edge of Datchet. In particular the conservation of key views to the Thames and Windsor Great Park beyond, which are available from Datchet High Street.
2. The integration of the western settlement edge with the riverside setting, using planting which reflects the riverside character.

3. The integration of the south eastern and southern settlement edges around Datchet Common with the wider valley floodplain landscape setting.

4. The retention of the historic village core and village green as the main focus for the settlement.

5. The retention of the village green as a key node and point of focus within the village.

6. The conservation of the western approach to the village green from Eton Road; the eastern approach to the green along Horton Road; the approach from the north-east along London Road; and the approach to the village core from the river to the south-west as key gateways into the historic core.

7. The conservation of the church spire and the historic Manor Hotel on the village green as landmarks. Development should not detract from these buildings as landmarks.

**Townscape Classification**

3.15. The townscape classification for Datchet is shown on Figure 3.3.
Figure 3.3: Townscape Classification for Datchet

**Key**

- Settlement boundary
- Townscape Assessment
  - 3. Historic Village Cores
  - 6. Victorian and Edwardian Suburbs
  - 8. Inter War Suburbs
  - 9. Post War Suburbs (to 1960)
  - 10. Late 20th Century Suburbs (1960s onwards)
  - 11. Post War Residential Flats
  - 13. Leafy Residential Suburbs
  - 17. Industrial and Commercial Estates

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Source: RBWM, Land Use Consultants

Date: 11/02/2009

Revision: A
**ETON & ETON WICK**

**Physical Influences and Landscape Setting**

3.16. Eton and Eton Wick lie in the central part of the **Thames Valley**\(^{10}\) (JCA 115). The underlying solid geology is varied, including Chalk, Reading Bed sands and London Clay formations (refer to **Figure 3.1**).

3.17. **Figure 3.4** shows the local landscape character context of Eton and Eton Wick. Eton evolved from a historic crossing point on the River Thames and is orientated towards the river. Beyond Eton’s riverside, mature pollarded willows, alders and poplars line the River Thames. This landscape forms part of the **Settled Farmed Floodplain** landscape type (RBWM 2004). Approximately 2km west of Eton, Eton Wick also lies in the same open floodplain landscape. The floodplain between Eton and Eton Wick is traversed by two elevated transport corridors, including the A332 and Windsor Central railway line.

**Evolution of Eton & Eton Wick**

3.18. Eton (meaning ‘settlement on an island’) was established as a Saxon settlement between 7\(^{th}\)-10\(^{th}\) centuries at a ford across the river Thames, north of Windsor. However, archaeological remains (Celtic and Roman urns) suggest earlier settlement within the area\(^{11}\). Eton evolved from a point where several arms of the river cut unique islands. As the parish was never enclosed, Eton preserves one of the few

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\(^{10}\) The former Countryside Agency Countryside Character Map of England Vol 7 1999

remaining areas on which Lammas\textsuperscript{12} rights exist in England, including land to the south and west of the town, alongside the river.

3.19. Eton was held by Queen Edith, wife of King Edward, and later by Walter Fitzother, constable of Windsor Castle, who recorded ‘Ettone’ at the time of the Domesday Survey as having 2 mills, meadow, woodland and fisheries. Settlement first concentrated on higher land near the ford (mostly farms), and quickly spread along the current High Street during the middle ages in response to growth at nearby Windsor. Strategically located on the main road from Windsor to London and on the banks of the Thames, growth at Eton was spurred by road and water traffic.

3.20. In 1440 Henry VI founded Eton College. Construction of the Cloister Buildings commenced in 1443 and by 1475 the parish church had been demolished and replaced by the college chapel, which became the town church\textsuperscript{13}. During the 16\textsuperscript{th} and 17\textsuperscript{th} centuries, the town remained an important route to Windsor, and several inns developed in response to castle traffic and the growing need for student accommodation within the town. In 1512, the King’s stables were established to relieve pressure on Windsor Bridge; the location of the stables is reflected in the name ‘King Stable Street’.

3.21. The hamlet of Eton Wick was established west of Eton, between Eton Wick Road and Colenorton Brook (Common Ditch). Since the 15\textsuperscript{th} century, there has been a strong interdependency between the both Eton, Eton Wick and the college, for employment and trade. Farming was a key focus for the local economy, until crafts and minor manufacturing influenced the town from the 17\textsuperscript{th} century and the growing college demanded more services. Further growth at the college during the 18\textsuperscript{th} and 19\textsuperscript{th} centuries attracted an influx of masons, carpenters and labourers, building purpose built boarding houses to supplement and partially replace the previous private/individual boarding arrangements throughout Eton.

3.22. The decision in 1826 to resist enclosing the parish land remains a key influence on the development and settlement form of Eton and Eton Wick. Growth within each village has always been influenced and restricted by Lammas regulations and common land between Eton and Eton Wick, alongside the Thames and Jubilee River.

3.23. Populations in Eton Wick and particularly Eton increased rapidly during the 19\textsuperscript{th} century, as a result of growing numbers within the College. Development during the 18\textsuperscript{th} and 19\textsuperscript{th} centuries in Eton Wick was concentrated between Common Road and Sheepcote Road. In Eton, development spread to the east and west of the High Street and new college accommodation was provided within and beyond the rear gardens of High Street properties\textsuperscript{14}. The Eton Porney School was established at the rear of 29 High Street in 1813 to educate the children of Eton and Eton Wick. Windsor was linked by both the Great Western and Southern rail line by the mid 19\textsuperscript{th} century, which reduced road traffic through Eton.

\textsuperscript{12} ‘Lammas Land’ – A class of commonable land, normally meadow, communally held and managed for part of the year, but open to commonable animals when harvest is over (historically between Lammas Day: 1 August and Lady Day: 25 March) (British Agricultural History Society, \url{http://www.bahs.org.uk/09n2a5.pdf}).

\textsuperscript{13} Royal Borough of Windsor and Maidenhead (1996) Eton Conservation Area Statement; para. 1.6.

\textsuperscript{14} Royal Borough of Windsor and Maidenhead (1996) Eton Conservation Area Statement; para. 1.10.
Figure 3.4: Urban Structure and Landscape Setting of Eton and Eton Wick

Key
- Settlement boundary
- Historic gateway
- Node
- Landmark
- Key view

Landscape Character Types:
1. Estate parkland
2. Farmed parkland
3. Settled farmed floodplain
4. Settled developed floodplain

Source: RBWM, Land Use Consultants
Date: 11/02/2009
Revision: A
3.24. Development continued in Eton and Eton Wick during the Victorian Era (1837-1901), and each began to re-establish separate identities to the college. Eton Cottage Hospital was built north of Eton Wick as well as a new housing development along Alma Road, west of Bell Farm (‘New Town’). Victorian development in Eton was mostly concentrated in western parts of the town, clustered around the College.

3.25. The High Street in Eton has a strong building line, with small verges and narrow plots, reflecting the original medieval settlement grain based on burgage plots. Despite small scale modern developments along the High Street (including back-land development) and new buildings within the college, the built character of the high street has changed little during the 20th century.

3.26. Growth within Eton and Eton Wick has been constrained by the river, its flood plain, common land and Lammas land, which strongly contribute to the compact shape of each settlement. The urban grain of Eton is orientated towards the river, emphasising its traditional and close affiliation with Windsor. Quintessential views to the college buildings set within its historic floodplain landscape can be obtained from roads and footpaths. However, the arable farmland extending across the floodplain between Eton and Eton Wick has been fragmented by the A332 Eton bypass and recent residential development west of the Great Western Railway15.

3.27. Due to constraints such as flooding, Common Land and Lammas Land, the majority of 20th century housing has been concentrated at Eton Wick and near the A355/railway corridors. A large post war residential development was built by the former Eton Urban District Council, forming a western extension to the village, almost doubling its size. Development during the 20th century in Eton has mostly been minor residential infilling, including pre and post war semi-detached houses and modern flats at Eton Square and Brocas Terrace.

3.28. Traffic congestion within Eton town was alleviated in 1966, with the building of the Eton Windsor Relief Road. A free-standing residential estate soon emerged along the road, surrounding the former Eton College Sanatorium. In 1970 Windsor Bridge was closed to all vehicles. This placed increased reliance on tourist and college related activities, resulting in many of the shops and businesses within the town primarily serving the college community and tourists attracted to the town by the college.

**Urban Structure**

3.29. *Figure 3.4* shows the urban structure of Eton & Eton Wick.

**Eton**

3.30. The urban structure of Eton stems from the historic town core – historically a linear development sequence along the High Street from the historic river crossing point at Windsor Bridge.

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**Historic gateways:** Windsor Bridge forms an historic gateway into Eton. Barnes Pool Bridge provides an important historic gateway between Eton Town Historic Core and Eton College. Folly Bridge provides a western gateway to Eton Collage via Eton Wick Road. There is also an historic gateway from the north-east via Slough Road.

**Landmarks:** Eton College Chapel is a landmark due to it exceptional architecture and prominent form. The Parish Church of St John is a landmark due to its prominence. The Memorial buildings at Windsor Road/Common Lane junction (former School Hall and Library) are a landmark due to their architectural prominence.

**Nodes:** The court yard in front of Eton College Chapel is a gathering space, near the junction of High Street/Keate’s Lane. Other nodes include Windsor Bridge and Eton Court junction.

**Key views:** The High Street (an historic route) is aligned with Windsor Castle and Barnes Pool Bridge, providing views north to Eton College and south to the Castle (from Windsor Bridge). There are also important views of Eton College Chapel and Windsor Castle across playing fields from Fifteen Arch Bridge. There are also important south-easterly views across South Meadow and ‘The Brocas’ to Windsor Castle, from public footpaths and South Meadow Lane. In addition there are important south-easterly views to Eton College Chapel and The Memorial Buildings (Listed Buildings) from Common Lane.

**Eton Wick**

3.31. Eton Wick lies approximately 2km west of Eton and is separated by a floodplain landscape (comprising South Field and West Field). The urban structure of Eton Wick stems from linear development along Eton Wick Road. Development in Eton Wick has been influenced by Eton College and surrounding Lammas / Common land.

**Historic Gateways:** This relatively recent settlement has no historic gateways.

**Landmarks:** St John the Baptist’s Church (Listed Building) is a landmark due to its prominence. The Eton College Sanatorium is a landmark building and was once prominent, although it is now enclosed by Windsor and Eton Relief Road embankments and tree belts.

**Nodes:** The area in front of the village hall and shops, at the junction of Eton Wick Road and Bell Lane is a local gathering space. St John the Baptist’s churchyard at the junction of Eton Wick Road and Sheepcote Road is also a local gathering space and historic junction that links to Manor House Farm and Little Common Farm (Listed Buildings).

**Key Views:** There are south-easterly views across the South Field to Windsor Castle from Eton Wick Road. There are also notable westerly views from Eton Wick Road towards St John the Baptist’s Church.
Values

3.32. During the stakeholder workshop on 23rd September 2008, the following values were identified by the local community:

1. Distinctive design of buildings, particularly churches and other older buildings.
2. Small open spaces which provide valuable places for relaxation.
3. Trees and landscaping throughout the town, which enhance townscape character.
4. Eton College.

Guidance / Opportunities for Eton

3.33. Eton is a compact historic settlement with a fine grained network of streets, rich building styles and architectural details, and with a close relationship to Eton College. It has clear links to its floodplain landscape setting and close physical and visual links to Windsor Castle.

3.34. It is recommended that the following strategic principles are taken into account in the development design process and in public realm improvement projects:

1. The retention of Eton High Street the main focus of the settlement.
2. Consider the visibility of any new built development from the open floodplain landscape.
3. The conservation of Windsor Bridge, Folly Bridge and Slough Road as key gateways into the historic core of Eton.
4. The conservation of Barnes Pool Bridge as an historic gateway between Eton Town Historic Core and Eton College.
5. The conservation of Eton College Chapel, the Parish Church of St John, the Memorial buildings at Windsor Road/Common Lane junction as landmarks. Development should not detract from these buildings as landmarks.
6. The retention of the land in front of Eton College Chapel, at Windsor Bridge, Eton Court junction and near the junction of High Street/Keate’s Lane as nodes and a focal point.
7. The conservation of the views north to Eton College and south to Windsor Castle from Windsor Bridge, along the High Street.
8. The conservation of views of Eton College Chapel and Windsor Castle across the playing fields from Fifteen Arch Bridge.
9. The conservation of south-easterly views across South Meadow and ‘The Brocas’ to Windsor Castle, from public footpaths and South Meadow Lane.
10. The conservation of south-easterly views to Eton College Chapel and The Memorial Buildings (Listed Buildings) from Common Lane.
11. The retention of small open spaces throughout the town.

**Guidance / Opportunities for Eton Wick**

3.35. Eton Wick is a linear village exhibiting a clear hierarchy of roads and streets focussed around a wide well-treed main village street, with clear links to the floodplain landscape setting, and a clear urban structure comprising nodes, landmarks and views.

3.36. It is recommended that the following strategic principles are taken into account in the development design process and in public realm improvement projects:

1. The retention of Eton Wick Road as the main focus of the settlement.

2. The conservation of the remnant hedgerow in the central reservation on Eton Wick Road (western end).

3. The opportunity to create gateways that signal ‘arrival’ at the eastern and western entrance points into the village, along Eton Wick Road (e.g. Tilson Bridge).

4. Consider the visibility of any new built development from the open floodplain landscape.

5. Consider the appearance of the settlement in views from Windsor Castle and across the floodplain (including South Field).

6. The conservation of St John the Baptist’s Church in westerly views from Eton Wick Road.

7. The conservation of St John the Baptist’s Church and the Eton College Sanatorium as landmarks. Development should not detract from these buildings as landmarks.

8. The retention of the junctions of Eton Wick Road, Sheepcote Road and St John the Baptist’s churchyard as nodes.

9. The retention of the area in front of the village hall and shops, at the junction of Eton Wick Road and Bell Lane as a node and focal point.

**Townscape Classification**

3.37. The townscape classification for Eton & Eton Wick is shown on Figure 3.5.
Volume 2
Figure 3.5: Townscape Classification for Eton and Eton Wick

Key

- Settlement boundary
- Townscape Assessment
  - 1. Historic Town Cores
  - 5. Victorian Villages
  - 6. Victorian and Edwardian Suburbs
  - 8. Inter-War Suburbs
  - 9. Post-War Suburbs (to 1960)
  - 10. Late 20th Century Suburbs (1960 onwards)
  - 11. Post-War Residential Flats
  - 15. Collegiate

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