

WINDSOR NEIGHBOURHOOD PLAN

APPENDIX 7

Townscapes of the Windsor Neighbourhood Plan area

**Extracted from the Royal Borough of Windsor & Maidenhead Townscape Assessment
Volume 2: Windsor Group – June 2010**

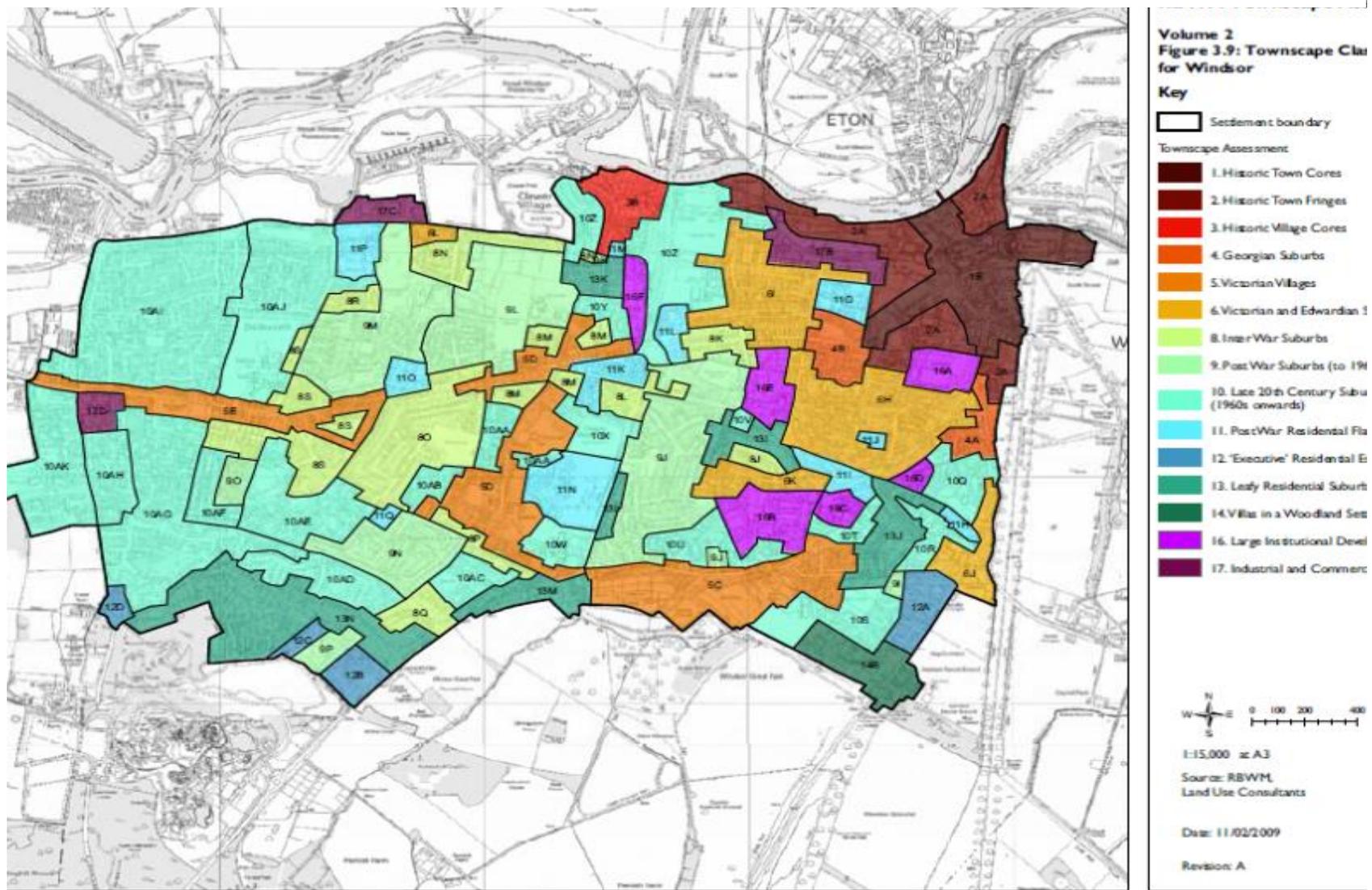
September 2016

This document brings together guidance relevant to the Windsor Neighbourhood Plan Area from various sections of the RBWM Townscape Assessment. It is designed to make it easier for developers to access the guidance and provides some additional points to amplify, correct or clarify the guidance. The Townscape Areas Map should be used to identify the townscape type in which the proposed development site is located.

Developers should refer also to the WNP General Design Guide (**WNP Appendix 4**) and any WNP Neighbourhood Area Design Guide relevant to the proposed development site (**WNP Appendix 4 Part B**).

PAGE LEFT INTENTIONALLY BLANK

Figure 1-RBWM Townscape Assessment Map



Townscape Type/ character area	General Guidance from The Townscape Assessment	Specific Area Guidance from the Townscape assessment	Additional Neighbourhood Plan guidance
1. Historic town core	All in the Windsor Business Neighbourhood Plan area		
2. Historic town fringes	All or nearly all in WBNP area		
3. Historic village cores Clewer Village area 3B on map	<p>a. Design to take account of the existing scale and grain of built form. Buildings should typically be 2 or 2.5 storeys with frontages drawn close to the street.</p> <p>b. Take account of the variety and rhythm of the streetscape. Buildings should reflect the staggered building line and varied roofscape including the use of steep and shallow pitches, varying storey heights and gable ends and frontages.</p> <p>c. The retention and enhancement of historic and distinctive shopfronts. Standardised corporate shopfronts and insensitive illumination should be avoided. Detailing should be consistent with the architectural style.</p> <p>d. Reflect the eclectic and varied built vernacular, especially the character of front elevation and roofscape.</p>	<p>Clewer village</p> <p>All the generic guidance above applies to, with particular emphasis on maintaining structural vegetation (including mature trees in private gardens and the churchyard) and planning for new tree planting to ensure continuity of tree cover and a diverse age structure.</p> <p>Since the area is located in a flood zone, there may be a need for flood mitigation measures. It will be important to ensure that any flood mitigation is constructed using materials that fit with the historic character of the area – sustainable urban drainage systems may present opportunities to include new planting of native species that could enhance links to the floodplain landscape setting. Native tree species suitable for this floodplain setting include Willow, Alder, Birch, Oak,</p>	<p>Clewer village</p> <p>Clewer Village core is a conservation area and the Village is part of the historic medieval route known as the Clewer Corridor running from St Leonards Hill to the Thames at Clewer Mill. All development here should also take account of the guidance in the Clewer Corridor Area Design Guide (see WNP Appendix 4 part B – 3).</p> <p>There is no Conservation Area Assessment published for Clewer Village</p>

	<p>e. Conserve and seek opportunities to reinstate original façade details and features such as windows (including mullioned casement windows and hung sash windows), porches (including Georgian moulded porches) and original doors consistent with the buildings architecture. Conserve original roof tiling (including local orange-red clay tiles and slate tiles) and seek opportunities to reinstate these features where lost.</p> <p>f. The retention of mature trees (including (including those in church yards and on village greens). Plan for new tree planting to ensure continuity of tree cover and a diverse age structure. Consider the planting of larger trees in key visual locations.</p> <p>g. Development should demonstrate that it preserves and enhances the setting of Listed Buildings and respect the form and function of local landmarks (e.g. views to and from these).</p> <p>h. Development and management measures should seek to reduce the impact of parking provision through sensitive design to ensure cars do not dominate the street.</p> <p>i. Regard should be given to the historic setting for street furniture, paving, markings and signage, conserving original features where possible.</p>	<p>Sycamore, Hawthorn, Ash, Beech, Rowan, Aspen and Elder</p> <p>In addition, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from views to the Lych gate and lodge at the entrance to the Church of St Andrew.</p> <p>In addition, refer to any guidance written for Clewer Village Conservation Area.</p>	
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	j. The management of village greens to reinstate components of historic character.		
<p>4. Georgian suburbs</p> <p>Kings Road/ Adelaide Square, Clarence Crescent /Trinity Place</p> <p>areas 4 A and B on the map</p>	<p>a. New design should take account of the Georgian street layout and street proportions. Buildings should be in scale with the street in terms of width and height.</p> <p>b. Maintain the consistent building line. Development, including extensions, which steps out of line with or interrupt the rhythm of the street should be avoided.</p> <p>c. Reflect the use of pitched roofs with gable ends and chimneys, with roofs finished in slate. Conserve and seek opportunities to reinstate Georgian detailing, particularly sash windows with glazing bars, verandas, moulded porches and decorative front doors with fan lights above. Conserve the Georgian palette of materials including light coloured brick (to match the existing), stucco and slate roof tiles.</p> <p>d. Seek to conserve traditional low brick boundary walls, conserving traditional front garden boundaries with low walls and clipped small leaved hedged (such as privet) and/or iron railings. Aim to retain garden areas and boundaries, avoiding full width hardstanding. Development should demonstrate that it preserves and enhances the setting of Listed Buildings.</p> <p>e. Conserve semi-public garden areas.</p>	<p>Kings Road/Adelaide Square.</p> <p>In addition, ensure the Castle remains as a focus in views from Kings Road and ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from views to the Castle along Kings Road. The presence of Home Park Historic Park and Garden means special care should be taken when considering any changes to the townscape, ensuring that changes do not adversely affect the historic park. Also, any guidance written for the Inner Windsor Conservation Area should be taken into account.</p> <p>Clarence Crescent/Trinity Place</p> <p>In addition, the former Princess Christian Hospital on Clarence Road and Holy Trinity Church at Trinity Place should be conserved as landmarks and ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from views to these buildings. In addition, refer to any guidance written for Trinity Place/Clarence Crescent Conservation Area.</p>	<p>There is Guidance for the Inner Windsor Conservation Area but this does not appear to be on the RBWM website yet.</p> <p>There is guidance for the Trinity Place/Clarence Crescent Conservation Area but this is not yet available on the RBWM website.</p>

	<p>The use of small scale shrubs and trees in front gardens which are in scale with the street and do not obscure the architectural and façade character.</p> <p>f. The retention of important trees, including those in gardens and semi-public open spaces, planning for new tree planting to ensure continuity of tree cover and a diverse age structure. The planting of larger trees in key visual locations.</p> <p>g. Use of a coordinated approach to street furniture, paving and lighting.</p>		
<p>5. Victorian villages</p> <p>St Leonards Road “Spital” village</p> <p>Clewer Green & Clewer New Town</p> <p>Dedworth</p> <p>Areas 5 C, D and E on the map</p>	<p>a. Take account of the clear hierarchy of streets with principal through routes and residential side streets. Buildings should reflect the staggered building and variation in roof line on main streets. Buildings should typically be 3 storeys high on main streets / corners and 2 storeys on side streets.</p> <p>b. Design should take account of the primary views along the main routes and secondary views up side streets, and occasional views down narrow alleyways and between buildings.</p> <p>c. Take account of the Victorian street and block pattern of regular streets and narrow plots with domestic scale buildings. Development that does not respond to the scale, grain and urban form should be avoided.</p>	<p>Spital Village</p> <p>All of the guidance above applies to this area. In particular, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to space) do not detract from the Stag and Hounds public house, as a local focal point in the village.</p> <p>Conserve the large proportion of open space within the village and seek opportunities to enhance the relationship of the village to its historic parkland setting – opening up visual and physical links to Windsor Great Park.</p>	<p>Spital Village</p> <p>The Stag and Hounds is no longer a public house.</p>

	<p>d. Retain active street frontages. Reflect the rhythm and variation of roofscape. Insensitive development that would disrupt this rhythm should be avoided.</p> <p>e. Conserve and seek opportunities to reinstate Victorian detailing, including steep gabled roofs, timber sash windows with stone sills, wall details (e.g. brickwork) unenclosed porches, balconies, fanlights above doorways and recessed porches with decorative brick arches.</p> <p>f. Conserve and make reference to the Victorian palette of materials including warm red brick, gault brick, natural stone and slate or red clay roof tiles.</p> <p>g. Development should conserve the use of traditional low brick boundary walls and low clipped hedged and/or cast railings. Aim to maintain a continuous frontage and to retain garden areas and boundaries, avoiding full width hard standing.</p> <p>h. Development should demonstrate that it preserves and enhances the setting of Listed Buildings and respect the form and function of local landmarks (e.g. churches, train stations and schools). Consideration should be given to the use of small scale shrubs and trees in front gardens which are in scale with the street and do not obscure the architecture.</p>	<p>Conserve distinctive trees within the village, including the trees at the entrance of former hospital site and the entrance to Combermere Barracks.</p> <p>Clewer Green</p> <p>In particular, conserve the wooded backdrop of the village and ‘leafy’ streetscape character of Hatch Lane, and ensure any additional planting within the area is drawn from the existing palette of species of oak, ash, yew, scots pine, birch, horse chestnut and Norway maple where possible. Plan for the future replacement of trees species in the gardens of the ‘Arts and Craft’ style houses along Hatch Lane.</p> <p>Dedworth</p> <p>In particular, the focus should be to restore and re-instate the Victorian street and block pattern of regular streets and narrow plots with domestic scale buildings with a continuous frontage to the street. In addition, seek opportunities for planting and ensure that large off-street parking areas (e.g. in front of superstores) do not dominate the streetscape.</p>	<p>Clewer Green</p> <p>While the advice on keeping the leafy feel of Hatch Lane is accepted, Clewer Green is wrongly designated as a Victorian Village. It is part of the Clewer Corridor and was originally sparsely developed. Buildings were added over a long period. A small cluster of buildings at the top of Hatch Lane was added to in Victorian and later times but it was never a village. Developers should refer to the Clewer Corridor Neighbourhood Area Design Guide for advice.</p> <p>Dedworth</p> <p>Dedworth is the neighbourhood within the WNP area which has the clearest opportunities for development which would have significant positive effects on the town. The WNP aims to focus attention on Dedworth so that development there does not take place in isolation but considers an overall vision for the area.</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>i. Manage school grounds, church yards and village greens to maintain structural vegetation, particularly mature trees, to provide a string visual link to the landscape setting.</p> <p>j. Retain important trees, including those in gardens and on tree lined roads, planning for new trees to ensure continuity of tree cover and a diverse age structure.</p> <p>k. Use a coordinated approach to street furniture, paving and lighting.</p>	<p>Maintain distinctive trees within the townscape, including the Atlas Cedar tree next to All Saints Church, and consider opportunities for planting of new trees as focal points and features within the village.</p>	<p>Developers should consult the Urban Design Scheme for Dedworth set out in the main Windsor Neighbourhood Plan Para 10.2</p>
<p>6. Victorian and Edwardian suburbs</p> <p>Arthur Road and Bexley Street Kings Road Springfield Road Maidenhead Road</p> <p>areas 6 H,I,J and K on the map</p>	<p>a. Ensure that design takes account of the Victorian 'grid' street pattern and hierarchy of streets with principal through routes and residential side streets. Buildings should reflect the domestic scale, plot width and height.</p> <p>b. Respect and respond to the uniform façade character and the level of articulation / variation provided by bay windows. Insensitive development, including extensions, which interrupt the building line and/or the rhythm of the street should be avoided.</p> <p>c. Reflect the use of pitched roofs and slate finish, and conserve the Victorian palette of materials including warm red brick, gault brick,</p>	<p>No guidance on specific areas</p>	<p>Development should respect the building lines set by neighbouring properties and the street as a whole.</p> <p>Where developers decide to replicate features such as barge boarding, decorative finials tiles etc these should be in quality materials similar to the originals they are copying.</p> <p>Arthur Road and Bexley Street Area There is detailed guidance on development affecting Gardner Cottages in the <i>Gardner Cottages Design Guide</i> (see WNP Appendix 4 part B – 5).</p>

	<p>natural stone and slate or red clay roof tiles. Insensitive roof alterations, including box type dormers to the front elevation, should be avoided.</p> <p>d. Conserve and seek opportunities to reinstate Victorian detailing, including steep gabled roofs, timber sash windows, original doors and tiled porches, rubbed brick arches to windows, stone / stucco mouldings and slate roofs.</p> <p>e. Development should conserve the traditional boundary treatments of low brick boundary walls and low clipped hedged and/or cast railings. Aim for the maintenance of a continuous frontage to the street, and to retain garden areas and boundaries, avoiding full width hardstanding.</p> <p>f. Development should demonstrate that it preserves and enhances the setting of Listed Buildings and respect the form and function of local landmarks. (e.g. churches, public houses, schools).</p> <p>g. Manage schools grounds and church yards to maintain structural vegetation, particularly mature trees.</p> <p>h. Retain important trees, including those in gardens and on tree lined roads, planning for new trees to ensure continuity of tree cover and a diverse age structure. Species commonly used by Victorians for street trees include lime, ornamental cherry and London plane.</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>i. Consider the planting of larger trees in key visual locations.</p> <p>j. Use a coordinated approach to street furniture, paving and lighting.</p>		
<p>8. Inter war suburbs <i>(7 omitted intentionally)</i></p> <p>College Crescent, Clarence Road West, Clewer Avenue Clewer New Town, Maidenhead Road / Buckland Cres, St Andrew's Cres/ Kentons Lane, Clewer Green, Woodland Ave/ Sherbourne Drive</p> <p>areas 8 J to S on the map</p>	<p>a. Ensure that design takes account of the strong pattern of long, curved streets (crescents), linear streets (avenues / roads) and dead ends (closes).</p> <p>b. Respect the uniform building line and rhythm created by the consistent block pattern, massing and relationship of buildings to open space (e.g. semidetached).</p> <p>c. Reflect the use of part tile hung frontages, bay and bow windows, recessed arched porches and casement windows with stained glass.</p> <p>d. Extensions to properties should use materials that complement the original building. Seek to respect the built vernacular including building lines and proportions. Extensions which break the roofline or the building frontages should be avoided.</p> <p>e. Conserve the traditional use of low brick boundary walls and low clipped hedges. Aim for the maintenance of a continuous frontage to the</p>	<p>St Andrew's Crescent and Kentons Lane and Clewer Green</p> <p>Ensure that if any development intensification occurs that it respects and supports the existing scale of built development (single storey bungalows), unless redevelopment is taking place on a large scale in which case there may be an opportunity to increase building heights to match adjacent areas.</p> <p>Maidenhead Road and Buckland Crescent –</p> <p>maintain views to the Castle from Maidenhead Road and ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of building to space) do not detract from these views.</p>	

	<p>street, and to retain garden areas and boundaries, avoiding full width hardstanding.</p> <p>f. Development should conserve grass verges and other open spaces, with development design allowing space for front gardens.</p> <p>g. Retain important trees, including those in gardens and other open spaces, planning for new trees to ensure continuity of tree cover and a diverse age structure.</p> <p>h. Use a coordinated approach to street tree planting, giving consideration to the planting of larger trees in key locations.</p> <p>i. Maintain the unmarked nature of roads.</p>		
<p>9. Post war suburbs to 1960</p> <p>Wood Close, Bulkeley Ave/ Springfield Road Maidenhead Road, Vale Road, Dedworth Drive, Perrycroft, Keepers Farm Close, Gratton Road</p> <p>Areas 9I to 9O on the map</p>	<p>a. Take account of the distinctive network of curvilinear streets (roads, avenues or drives) with dead ends (closes) and cul de sacs.</p> <p>b. Design development proposals to respect the pattern of frontages (facades and boundaries) and the regularity and rhythm of the roofscape. Buildings should reflect the use of steeply pitched, hipped or gabled roofs and chimneys.</p> <p>c. Conserve the traditional use of low brick boundary walls and low clipped hedges, in preference to forms of enclosure such as chain</p>	<p>Dedworth Drive</p> <p>It will be particularly important to maintain the rendered elevations and half hipped gable details which characterise this area and to ensure any new development respects this.</p> <p>Bulkeley Avenue and Springfield Road</p> <p>It will be particularly important to conserve the mature oaks and plan for</p>	<p>Dedworth Drive</p> <p>For more detail, developers should consult the <i>Dedworth Drive Design Guide</i> (see WNP Appendix 4 part B – 4).</p> <p>Gratton Drive (not Road)</p> <p>Maintain the open front gardens in this Road with no fences. Conserve grass verges.</p>

	<p>link fences, modular concrete walls or tall walls. The aim should be to maintain the impression of a garden area and boundaries, avoiding full width hardstanding.</p> <p>d. Conserve grass verges and other open spaces, with development design allowing space for front gardens.</p> <p>e. Retain important trees, including those in gardens and other open spaces, planning for new trees to ensure continuity of tree cover and a diverse age structure.</p> <p>f. Use a coordinated approach to street tree planting in terms of species palette, and in terms of stature (grade of plant material). Consider the planting of larger trees in key locations.</p> <p>g. Development and management decisions should seek to reduce the impact of parking provision and access through sensitive design and landscape screening. In areas with wide grass verges, the use of planted pavement build-outs can help reduce the visual impact of on-street parking.</p>	<p>new tree planting to ensure continuity of tree cover.</p>	<p>Maintain the mature tree in Gratton Drive by the cul-de-sac.</p>
<p>10. Late 20th Century suburbs</p>	<p>a. Within development design, take account of the street pattern of wide curving feeder roads with grass verges.</p>	<p>In Windsor, ensure that changes (e.g. to building massing and scale, roofscape and pitches, or relationship of buildings to</p>	<p>Illingworth In Illingworth new development should maintain the two storied appearance of</p>

<p>Chaucer Close and Edinburgh Gardens, Fountain Gardens, Wood Close, Nightingale walk, Princess Avenue, Imperial Road part, Clewer New Town, The Rectory, Clewer Park, Hatch Lane part, Tyrell Gardens, Ellison Close, Illingworth, Park Corner and Forster Avenue, Priors Road and Poolmans Road, White Horse Road and Hemwood Road, Tinkers Lane, Gally's Road and Ruddlesway (The Laing Estate), Long Mead and Aston Mead, Broom Farm Estate</p> <p>(Areas 10Q to 10 AK on the map)</p>	<p>b. Retain the open character of front gardens, which is an important part of townscape character, avoiding enclosing walls, fences, gates and railings.</p> <p>c. Sensitive contemporary design which responds to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may also be appropriate.</p> <p>d. Reflect the existing hipped or gabled roofscape character, using architectural styles and materials palette which complement the existing.</p> <p>e. Respect the existing building line, including the retention of grass verges and front gardens. Ancillary buildings (e.g. garages) and off street parking should be tucked into the plot to maintain the green frontage.</p> <p>f. The retention of important trees, including those in gardens and on tree lined roads, planning for new trees to ensure continuity of tree cover and a diverse age structure.</p> <p>g. Use a coordinated approach to street tree planting in terms of species palette, and in terms of stature (grade of plant material). Consider the planting of larger trees in key locations.</p>	<p>space) do not detract from views to the castle along Kings Road. In addition, conserve and enhance the suburban park at the junction of Foster Avenue and Wolf Lane as a node and focal point within the townscape.</p> <p>Also refer to any guidance written for the Inner Windsor Conservation Area for Chaucer Close and Edinburgh Gardens.</p>	<p>the houses from the front even if they are three stories at the rear. Dormer windows to the front elevation will not be permitted. For more detail, developers should consult the <i>Illingworth Design Guide</i> (see WNP Appendix 4 part B – 6)</p> <p>The Laing Estate New development should preserve the open appearance of the estate. For more detail, developers should consult the <i>Laing Estate Design Guide</i> (see WNP Appendix 4 part B – 7)</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>11. Post war residential flats</p> <p>Ward Royal Fountain Gardens Osborne Court Lammas Court Clarence Road / Goslar Way Junction Albert Street part Clewer Village Longbourn Estate Hanover Way Winwood Estate Manor Farm Close Areas 11G to 11Q on the map</p>	<p>a. Seek to create opportunities for landscape and boundary enhancement, encouraging soft boundary treatments including hedging.</p> <p>b. Provide access to open space, with careful consideration given to the ratio between built form and open space.</p> <p>c. Retain important trees, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.</p> <p>d. Use a coordinated approach to street tree planting in terms of species and stature. Consider the planting of larger trees at key visual locations and where they would help soften the appearance of larger buildings.</p> <p>e. Sensitive contemporary design which responds to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may also be appropriate.</p> <p>f. Development and management decisions should seek to reduce the impact of parking provision and access through sensitive design and landscape screening. Parking areas should be provided behind and to the side of buildings to help reduce dominance from public areas.</p>	<p>Longbourn Estate</p> <p>Conserve the mature trees which once formed part of the former Clewer Estate and plan for their future replacement.</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>12. Executive estates</p> <p>Queens Acre Chestnut Drive Fairlawn Park Wilton Crescent</p> <p>Areas 12A to 12D on the map</p>	<p>a. Take account of the intact existing street and block pattern.</p> <p>b. Reflect existing building heights and massing. Buildings should typically be in the order of 2 or 2.5 storeys.</p> <p>c. Retain the open character of front gardens, in preference to enclosing walls, fences, gates and railings.</p> <p>d. Conserve and use trees and other vegetation as part of a leafy streetscape. The design should allow space for planting to mature.</p> <p>e. Use a coordinated approach to street tree planting in terms of species - ornamental and exotic species are characteristic, and appropriate, as is the consideration of larger trees at key locations.</p> <p>f. Retain important trees, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.</p> <p>g. Sensitive contemporary design responding to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references. Reference to existing materials may be appropriate.</p>	<p>One of the generic opportunities for the type is to seek opportunities to plant more native trees. The underlying geology of Windsor (Areas 12A-12D) is London Clay - suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.</p>	<p>Chestnut Drive</p> <p>Pay particular attention to conserving grass verges.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------

	h. Maintain the unmarked nature of roads.		
<p>13. Leafy residential suburbs</p> <p>Osborne Road and Alma Road, Bolton Avenue and Bolton Crescent , Parsonage Lane Imperial Road, Winkfield Road, St Leonard’s Hill</p> <p>Areas 13J to 13N on the map</p>	<p>a. Take account of the intact existing street and block pattern.</p> <p>b. Reflect existing building heights and massing. Buildings should typically be in the order of 2 or 2.5 storeys.</p> <p>c. Retain the open character of front gardens, in preference to enclosing walls, fences, gates and railings.</p> <p>d. Conserve and use trees and other vegetation as part of a leafy streetscape. The design should allow space for planting to mature.</p> <p>e. Use a coordinated approach to street tree planting in terms of species - ornamental and exotic species are characteristic, and appropriate, as is the consideration of larger trees at key locations.</p> <p>f. Retain important trees, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.</p> <p>g. Sensitive contemporary design responding to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references.</p>	<p>One of the generic opportunities for the type is to seek opportunities to plant more native trees. The underlying geology of Windsor (Areas 12A-12D) is London Clay - suitable native tree species include Willow, Alder, Birch, Oak, Sycamore, Hawthorn, Ash, Beech, Field Maple, Hazel, Lime, Rowan, Aspen and Elder.</p>	<p>Osborne Road and Alma Road</p> <p>Replacement development should aim to reflect the gracious tree lined street and surrounding Victorian and Edwardian buildings. For more detail developers should consult the <i>WNP Appendix 4 Alma Road Neighbourhood Area Design Guide</i>.</p> <p>Bolton Avenue and Bolton Crescent</p> <p>New development should seek to maintain or, where appropriate, replace Mock Tudor detailing such as mock timber framing with inset rendering. For more detail, developers should consult the <i>WNP Appendix 4 Bolton Avenue and Bolton Crescent Neighbourhood Area Design Guide</i></p> <p>Parsonage Lane</p> <p>New development should acknowledge the importance of keeping the rural “lane like” character of the road with informal hedging and grass verges. Developers should refer to the <i>WNP Appendix 4 Clewer Corridor Design Guide</i> (see WNP</p>

	<p>Reference to existing materials may be appropriate.</p> <p>h. Maintain the unmarked nature of roads.</p>		<p>Appendix 6 – 3) for information on how to achieve this.</p> <p>Imperial Road While some intensification of development has taken place and may continue, this is a particularly sensitive area in terms of traffic congestion, pollution by NO2 and biodiversity. New development should take care not to over develop the site, avoiding crowding the boundaries in any direction and leaving room for substantial gardens and landscaping with mature plants. For more detail developers should consult the <i>WNP Appendix 4 Imperial Road Neighbourhood Area Design Guide.</i></p> <p>Winkfield Road Pay particular attention to conserving grass verges</p> <p>St Leonards Hill Pay particular attention to conserving grass verges.</p>
<p>14. Villas in a woodland setting</p>	<p>a. Retain mature trees and woodland belts. The active management of woodlands and other</p>	<p>Particular emphasis should be put on conserving the surviving historic</p>	

<p>Queen Anne’s Road and Kings Road</p> <p>(Area 14 B on the map)</p>	<p>treed areas is encouraged, including planning for future planting.</p> <p>b. Consider the planting of larger trees at key locations.</p> <p>c. Conserve the use of hedging, trees and other shrubs for boundaries, in preference to other forms of boundary treatment, such as walls, fences, gates and railings.</p> <p>d. Design development proposals to allow for significant planted areas, particularly those fronting roads, and allow space for planting to mature.</p> <p>e. Development should be designed to maintain the pre-eminence of mature trees and shrubs when viewed from public areas.</p> <p>f. Use of gravel surfacing for driveways in preference to tarmac and block paving.</p> <p>g. Retain remaining Victorian and Edwardian buildings. Renovations should be sensitive, retaining period details such as fenestration and doorways, and using a muted colour palette for paint finishes. Particular regard should be given to roof heights, pitches, materials and detailing.</p> <p>h. Sensitive contemporary design responding to its immediate context will be appropriate, where it makes reference to existing building heights, massing and proportion, or stylistic references.</p>	<p>properties (Queen Anne’s Gate Lodge and Cottages) and the wooded character of the areas. In addition to this, the historic gateways formed by the collection of distinctive buildings (including Queen Anne’s Gate Lodge and Crown Cottages) along Kings Road should be conserved as a key ‘arrival’ point into Windsor from Windsor Great Park.</p>	
------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>Reference to existing materials may also be appropriate.</p> <p>i. Signage should be discreet and low key in character.</p>		
<p>16. Large institutions (15 omitted intentionally)</p> <p>Combermere Barracks King Edward VII Hospital Princess Margaret Hosp. Alma Road Police Station St John Ambulance, Maidenhead Road</p> <p>(Areas 16 A to F on the map)</p>	<p>It is recommended that the following principles are taken into account in the development design process and in public realm improvement projects:</p> <p>a. Retain remaining 19th Century buildings.</p> <p>b. Ancillary buildings and development in the surrounding area should seek the integration of historic buildings and use a complementary palette of materials.</p> <p>c. Retain important trees, vegetation and open spaces, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.</p> <p>d. Give consideration to the planting of larger trees at key visual locations and where they would help soften the appearance of larger buildings and areas</p> <p>e. Development and management measures should seek to enhance the hard landscape, introducing a simple, co coordinated and unified palette of materials and street furniture.</p>	<p>King Edward VII Hospital - particular reference to conserving the setting of older buildings and enhancing the quality of open spaces and the public realm.</p> <p>Princess Margaret Hospital – particular reference to conserving the leafy character of Osborne Road. Maintain trees as part of the streetscape, using smaller species where space is tight or where larger trees may damage buildings. Refer to the Inner Windsor Conservation Area Appraisal for further guidance.</p> <p>Alma Road Police Station particular reference to conserving the leafy character of Alma Road. Maintain trees as part of the streetscape, using smaller species where space is tight or where larger trees may damage buildings</p> <p>St John Ambulance particular reference to conserving the street trees along Maidenhead Road. In</p>	<p>Alma Road Police Station</p> <p>For advice see Alma Road under 12 above and the Alma Road Design Guide (see <i>WNP Appendix 4 part B – 1</i>).</p>

	<p>f. Use design to create visual interest including the use of subtle variation in heights and roof pitches, in addition to the use of detailing to articulate building facades. The apparent scale of large buildings may be reduced through the use of a light, muted palette of earth and sky colours.</p> <p>g. Use master plans to ensure coordinated long-term development and management.</p>	<p>addition to this, sustainable urban drainage systems (to assist in flood management) may present opportunities to include new planting of native species that could enhance links to the floodplain landscape setting.</p>	
<p>17. Industrial and commercial estates</p> <p>Maidenhead Road, Dedworth Road (Fairacres)</p> <p>Areas 17C and 17D on the map</p>	<p>a. Design should aim to enhance landscape and boundaries. Soft boundary treatments including hedges are encouraged. In such instances, security fencing should be screened by planting.</p> <p>b. Retain important trees, vegetation and open spaces, planning for new tree planting to ensure continuity of tree cover and a diverse age structure.</p> <p>c. Consider the planting of larger trees at key visual locations and where they would help soften the appearance of larger buildings and areas of hardstanding.</p> <p>d. Development and management decisions should seek to reduce the impact of parking provision and access through sensitive design.</p>		<p>Vale Road Industrial Estate The Townscape Assessment seems to have missed Vale Road Industrial estate altogether. This estate is likely to be lost to residential development as it is in the Draft Local Plan as zoned residential.</p> <p>Fairacres Industrial Estate Some intensification of development would be acceptable here with three storey buildings, particularly in the inner parts of the estate.</p>

	<p>Parking areas should be provided behind and to the side of buildings to help reduce its dominance from public areas, particularly from outside the estate (e.g. from adjacent residential areas). Consideration should also be given to landscape planting to frame or 'foil' parking areas.</p> <p>e. The establishment of new and improved pedestrian and cyclist routes.</p> <p>f. Use design to create visual interest including the use of subtle variation in heights and roof pitches. The apparent scale of large buildings may be reduced through the use of a light, muted palette of earth and sky colours in materials.</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--