

HORTON & WRAYSBURY CHARACTER ASSESSMENT



Prepared by the Steering Group – Neighbourhood Plan

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INTRODUCTION

This document, prepared by Horton and Wraysbury Parish Councils, provides an overview of the character and key qualities that define the built-up areas and distinct features of the parishes of Horton and Wraysbury. It has been produced as one part of a larger project – the Horton and Wraysbury Neighbourhood Plan.

The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and supports the use of characterisation studies, such as character assessments, to underpin and inform planning policy.

The approach we have used is to identify broad character areas understanding that there are variations within our settlements. This was done using on-site fieldwork initially with the help of professional planners acting as volunteers from Planning Aid England. That has been added to with local knowledge and desktop work and the use of photographs to illustrate the buildings, heritage sites and other features.

This document also incorporates the sections relevant to our area of the RBWM Townscape Assessment, an important borough-wide report carried out by Land Use Consultants.

Once adopted, the Neighbourhood Plan will be used by the Royal Borough of Windsor and Maidenhead when considering planning applications which are submitted within the designated area.

Our Character Assessment will help developers, surveyors and builders to produce high quality designs of new houses and other buildings in line with policies progressed within our Neighbourhood Plan. This will help to ensure that development proposals are designed in a manner which is complementary to and reinforces the distinct and special character of Horton and Wraysbury.

LANDSCAPE SETTING

Horton and Wraysbury lie in the central part of the Thames Valley on a broad flat floodplain. The underlying solid geology is London clay which is overlain with deposits of alluvial sands and river gravels. The restored gravel pits and reservoirs form part of the settled developed floodplain. To the west is a rich, flat arable landscape alongside the River Thames and this forms part of the farmed parkland landscape type. To the north is the settled farmed floodplain which includes a rich mosaic of farmland with scattered settlements.

The landscape is predominantly Green Belt with some recognised settlement areas in Horton and small pockets of land in Wraysbury that are outside the Green Belt. Both villages are prevailed by heritage sites which give them their character.

In addition, the Parishes of Horton and Wraysbury lie in a landscape largely shaped and characterised by water features. These take a variety of forms, and include:

- The River Thames;
- The Colne River
- The Colne Brook
- Wraysbury Reservoir and the Queen Mother Reservoir
- 'Man-made' lakes formed from disused gravel pits.

The River Thames lies to the west of Wraysbury, and in this area, it diverges into the New Cut, the Colne River and some unnamed tributaries.

Lakes of varying sizes, originating from former gravel workings are a particular feature. During the 1930's, due to the presence of huge quantities of gravel in this area, farming started to give way to the minerals extraction industry. These waterbodies, formed from the abandoned gravel pits by a process of naturalisation, are often well wooded (providing a wooded horizon throughout the area) and have a strong and attractive naturalistic character with positive views. Many have developed into valuable wildlife communities and have become Special Protection Areas (SPAs); Wraysbury No.1 lake and Wraysbury Reservoir. Parts of Wraysbury and Hythe End lakes have Sites of Special Scientific Interest (SSSI) and Ramsar status, due to their important wildfowl populations.

The majority of these lakes are now privately owned; Wraysbury 1 has been developed into a premier carp fishing venue and Longfield Fishery (Fox Pool and Road Lake) also offers fishing to its membership. The Dive Centre in Staines Road presents opportunities to acquire PADI qualifications and attracts divers from across the country. Silver Wing Lake has a thriving sailing club which has been established for over 60 years, whilst Heron Lake at Hythe End offers open-water swimming as well as water sports opportunities for the disabled.

Unique to the area is the presence of reservoirs to supply London's water needs. The Queen Mother Reservoir and the neighbouring Wraysbury Reservoir both have a strong influence on the character of the area due to their angular grass banks. Planting has been undertaken at the

base of some of these reservoirs to soften their appearance. The water of the reservoirs is generally not visible; although where boats are present their rigs may be seen protruding above the grassy banks. The remaining landscape around the reservoirs is predominantly farmland.

Within both parishes there are a number of established public footpaths traversing the countryside and surrounding the lakes. A map of these can be found in the Neighbourhood Plan. In addition, there are several Permitted Paths through the National Trust property of Ankerwycke and other areas with designated Village Green Status such as The Kayles.

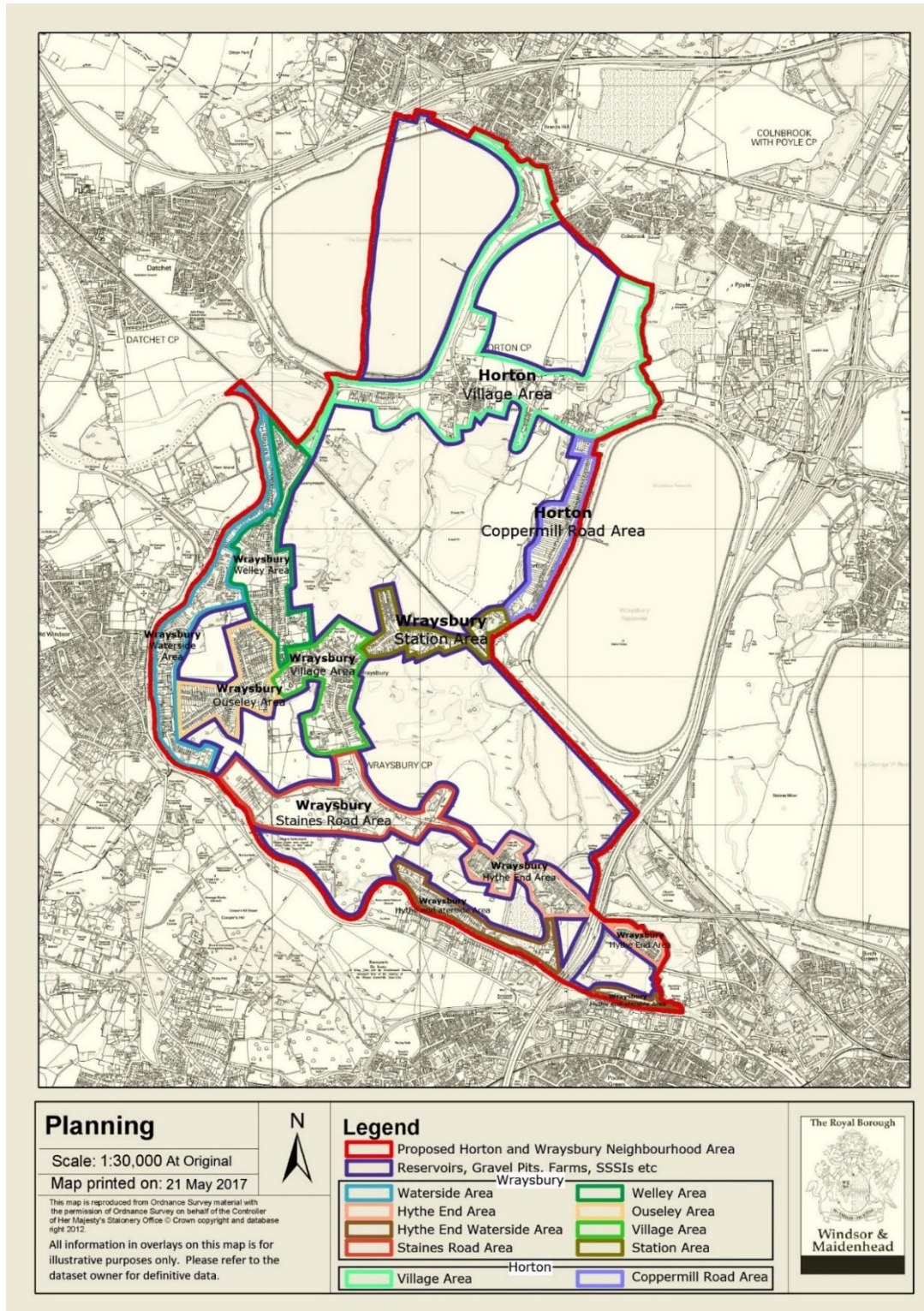


Aerial photo showing the network of lakes which characterise the wider landscape setting

TOWNSCAPE CHARACTER

Character Areas

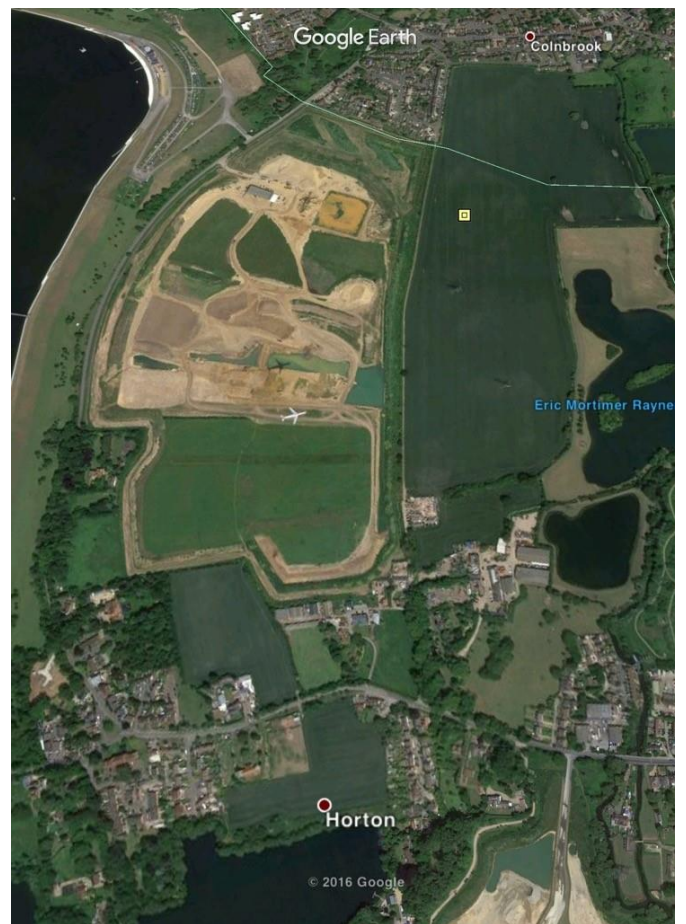
The Parishes of Horton and Wraysbury can be broadly divided into ten distinct areas of different character. The locations and extents of these character areas are shown below.



HORTON VILLAGE AREA

To include:

*Datchet Road
Park Lane
Dawn Redwood Close
Stanwell Road
Horton Road
Pickens Piece
Champney Close
Milton Close
Foundry Lane
Bells Lane
Mill Lane
Cherry Way
Colne Bank
Six properties at end of Welley Road
Arthur Jacobs Nature Reserve
Eric Mortimer Rayner Memorial Lakes
Mildridge Farm*



Character Overview:

At the centre of this attractive, rural village is a small triangular green surrounding the war memorial commemorating local soldiers, residents and evacuees who had lost their lives in both the First and Second World Wars. The Green is joined by three main roads branching to the other parts of the Village: Stanwell Road leading onto Poyle and the M25, passing Coppermill Road which leads to Wraysbury; Horton Road which runs past the Queen Mother Reservoir leading up to Colnbrook; and Datchet Road with the Queen Mother Reservoir on the North side leading to Welley Corner (going to Wraysbury) and then on to Datchet.



Norman north door

Clustered around the green are a number of historic buildings, with more modern houses on the roads to Wraysbury and Colnbrook, as ribbon developments. At the centre of the village the St Michael the Archangel Church, with its Norman clock tower and font, is listed and the associated church yard and walls partially date back to the 12th Century. There is a rural feel on entry to the village with some open green space, a children's park and a limited number of street trees.

Buildings and Land Use:

The village is predominantly residential with some commercial buildings comprising a small industrial estate to the east, a small commercial unit on the **Datchet Road** and a convenience store, two public houses and a small office facility in the centre.

Housing is primarily two-storey and brick built of different ages, although much is post-war, and terraced or semi-detached. Some larger properties congregate around the Green together with a three-storey block of flats opposite.

There may be some lack of off-street parking for development parcels to the south of Stanwell Road but, in the main, larger properties have small amounts of parking provision.

Whilst the majority of the original agricultural land is now owned by the gravel companies, the remainder still belongs in part to Ashgood Farm and largely to Berkyn Manor Farm who rent additional land for cattle and arable farming. There is also some sheep farming on the banks of both the reservoirs.

Open green spaces include the Arthur Jacobs Nature Reserve, Eric Mortimer Rayner Memorial Lakes, and the now privately owned Kingsmead Lake which provides paid opportunities for fishing. A public footpath leads from the village centre, through the lake to Douglas Lane in Wraysbury.

Welley Road (upper): The railway bridge at Sunnymeads Station, creates a natural boundary between Wraysbury and Horton. The bridge is for single file traffic, controlled by traffic lights and there is a pedestrian walkway (not pavement). Leading towards Welley Corner, there are a number of settled mobile home sites and a restaurant with a large carpark area. On the opposite side of the road is Kingsmead Quarry, a disused gravel workings with access to a private fishery. This borders open farmland leading to Datchet Road and is crossed by the railway line.

Datchet Road: This road leads from Welley corner towards Horton Village centre and runs parallel with the Queen Mother reservoir. The high banks of the reservoir are wooded and protected at road level by a drainage ditch and hedging. The land here is used for sheep farming and there is an access gate for the farm area, but no permanent buildings. On the opposite side of the road is another large site for static mobile homes. This leads onto a row of detached, mainly brick built bungalows and chalet bungalows with low walls or open frontage and private off-road parking. They back onto open fields and a network of lakes

The junction of Datchet Road to Stanwell Road and the Village Green is one of the older parts of the Village with Brookfield House, a large Georgian detached house with a more recent extension dominating the corner of Park Lane. There are two newer detached houses in the original grounds of Brookfield House along with a modernised cottage.

Park Lane:

This is a wooded, rural road with two more detached properties in large garden plots on the right-hand side, also backing onto the lake. The lane leads to a footpath to Wraysbury.



New Horton Manor Flats

On the opposite side of the lane is a large brick built two-storey development of flats which was built to replace the original Gardeners' Home. This dominates the centre of the Village and overlooks the Green. Behind the flats is **Dawn Redwood Close**, a more modern development of

brick built terraced houses and flats with garden plots. Opposite Brookfield House, backing onto the reservoir is Cedar Lodge, a detached two-storey lodge/cottage, set far back from the road in a large plot, surrounded by trees. Between Cedar Lodge and Brookfield Cottage is a former petrol station which remains a commercial garage, with a wide forecourt and various buildings. There is also a brick built modern bungalow within the curtilage.

The Green:

The Village Green forms a central junction for the roads leading out of the Village and although small, is a focal point for local Village activities. It is triangular, dominated on one side by a red-brick building containing flats, built in 2003/4; on the adjacent side a single track, one way road runs past the Crown Public House and the Village Stores. Both of these land mark buildings are considered essential to the Village. On the other side of the Green, opposite the pub and shop, separated by the main road is a small row of modern semi-detached two-storey houses and the Old School, now converted to office use.



Horton Village Green

Stanwell Road:

Leading from the Green towards Poyle, the M25 and Coppermill Road is Stanwell Road. The development along this road mainly follows the rural Village model of houses facing the road and farmland (and now lakes/gravel extractions) behind. There are a few smaller roads leading to housing developments or farms. Champney Close has a more urban

appearance with smaller, more modern linked housing and some post war detached and semi-detached houses. Champney Hall and Recreation ground is accessed from a gate on the main Stanwell Road and the car park backs onto farmland. The Hall itself, whilst of little architectural merit, is one of the central points in the Village and a key landmark. Opposite Champney Hall is **Milton Close**, a development of brick built post war semi-detached and mainly social housing. There is little off-road parking which causes a sprawl of cars along the pavements.



St Michael's Church

The ancient walls and Churchyard of St Michael's Church is next to Milton Close with lakes and farm land behind and an open field enhancing the view of the Church as you approach Horton centre. Opposite is Broom Lodge, a large Victorian house and garden area protected by high fencing and gates. Farmland along the road

on the left-hand side is divided by narrow lanes leading to a working farm: Ashgood Farm (listed house with cottages and agricultural buildings) and **Foundry Lane** which leads to some established static mobile homes and a small recycling plant.

The imposing entrance to Berkyn Manor Farm, the other and larger working farm in the Village is initially dominated by the huge but now derelict Berkyn Manor and there are a number of Farm buildings and the original farm dairy (17th century), a listed building. A plaque outside the entrance gates shows that John Milton lived here at one point. On the other side of the road is the Horton Arms Public House and Car Park, another major land mark and feature. **Bells Lane** is a narrow road with a mix of small plots with older, originally farm-cottages and some newer larger detached and semi-detached housing. John Milton's cottage (listed building) is also down this lane. Stanwell Road continues with larger tree-sheltered detached houses backing onto the privately owned lakes and farmland which has a main entrance further down the road, flanked by grey stone walls and iron gates.



The Horton Arms

Much of the road retains a rural feel, lined with trees and hedgerows. After Berkyn Manor is **Mill Lane**, a single track road with a combination of original older cottages and houses, some post-war maisonettes, brick built

two storey detached houses in small plots, and a new development of flats and linked housing on the original mill site – **Cherry Way**. Then Horton Trading estate, a small, fairly new development of buildings for warehouse and light industrial use.

Next to the trading estate is a short cul-de-sac, **Colne Bank**, with semi-detached post war housing and similar housing running towards Horton Depot, another commercial site for warehousing and industrial units. The boundary of the Village on this side of the road is created by The Arthur Jacobs Nature Reserve - a restored sludge lagoon site which includes maturing planted woodland (mainly poplars) and wet woodland. The site includes surfaced paths and lagoons. The Eric Mortimer Rayner memorial lakes are also accessed from Stanwell Road and are located behind Mill Lane.

Horton Road:

Leading from the Green towards Colnbrook and Slough is Horton Road. There are some attractive older cottages next to the Old School then a more modern detached property and a small development of brick built two story semidetached houses and maisonettes in Pickens Piece. At the back of this cul-de-sac is a parcel of open land backing onto farmland. Leaving the Village Green towards Slough, there are a few older, character houses in larger plots before the entrance to the Water Board and access to the reservoir.

The road then continues parallel to the reservoir with a large entrance to the Queen Mother Reservoir, which is home to Datchet Sailing Club, close to Colnbrook and Mildridge Farm house which has been restored and is a listed building.



Queen Mother Reservoir Sailing Club

On the right-hand side of the road leading out of the Village are older, character houses in very large plots, screened from the main road by mature trees and hedging: The Old Rectory, Trafalgar House, White House and Horton Lodge. These houses back onto open farm land and lakes. The land opposite the reservoir has now been turned into a gravel extraction site, bounded by high banks.

HORTON COPPERMILL ROAD AREA

To include:
Coppermill Road



Character Overview:

Coppermill Road, a major residential area, is a long straight road running from Stanwell Road all the way to Wraysbury Station, where the road goes over a wide bridge crossing the Colne Brook.

A long, linear route which is lined with a ribbon development, mostly in the form of detached housing. This is bounded to the west by the Colne Brook and to the east by the Wraysbury Reservoir.

There are small grass verges, some street trees, occasional hedges and a drainage ditch along the west side of the road. The front boundaries are mainly low walls with railings and some wooden fences. The pavement runs mainly to one side of road and then crosses to the other side.

Buildings and Land Use:

Coppermill Road has a varied mixture of dwellings, although mainly of brick and mortar design. Originally bungalows in wide plots, much infilling of the wider plots has now taken place and many of these houses have been modernised and extended over recent years. There are quite uniform plot sizes, with very long rear gardens backing onto the Colne on the West side of the road. There is large off-street parking provision on this side of the road, although some houses have now installed high security gates which leads to increased on-street parking.



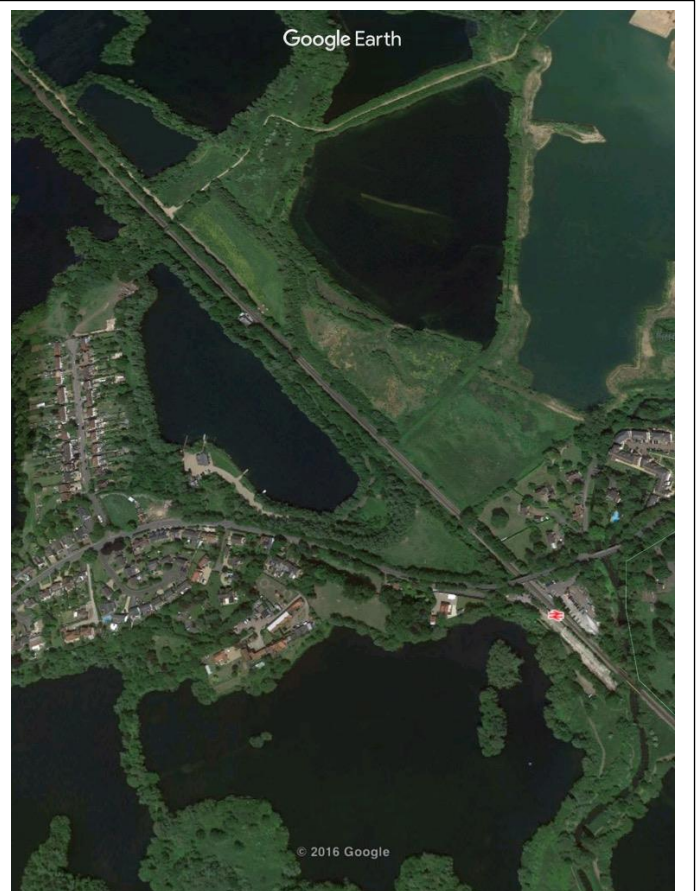
On the east side of the road, the rear gardens are smaller with high reservoir banking to the rear of houses and there are two newer developments of single storey houses, on smaller garden plots. This side of the road also has some semi-detached, older dwellings and some smaller houses. However, the area is predominantly detached houses, with relatively wide plots and single storey dwellings, some of which have been converted to chalet bungalows. Currently on the east side of Coppermill Road there is a large section of farm land running parallel to the road where sheep farming takes place on the banks of the reservoir.

Some commercial interests can be located along Coppermill Road, including Bed and Breakfast facilities and dog grooming/boarding. Three retail units with flats above are located at the southern end of the road and as the road turns towards Wraysbury there is a section with woodland on the right-hand side and private access to the Reservoir and Water Board buildings on the left. This provides clear demarcation between the Villages and leads onto the bridge spanning the Colne Brook and then to Wraysbury Station.

3. WRAYSBURY STATION AREA

To include:

*Old Mill Place
Whitehall Lane
Station Road
Tithe Lane
Douglas Lane
Bowry Drive
The Worple*



Character Overview:

Entering Wraysbury along Station Road, this area is semi-rural in feel, and is severed by the railway line, with residential roads branching off. The railway bridge has a single traffic flow controlled by traffic lights and a fenced pedestrian walkway. The area is surrounded by lakes and much by way of woodland and hedgerows, with public footpaths giving access to the lakes and leading out towards the High Street or beyond to Silver Wing Sailing Club on the Staines Road.

Buildings and Land Use:

Property and land use in this area is individual, both architecturally and with varying plot sizes.

Station Road:

A mixture of historic and more modern two-storey dwellings with varying plot sizes, generally laid back from the road with front boundary hedging and walls. A terrace of Victorian cottages set back from the road is located at the entrance to Tithe Lane. Further along Station Road lies the nationally recognised Wraysbury Dive Centre which comprises its own lake, grazing land and outbuildings. A grazing site can be located on the corner of Douglas Lane we believe was historically used for village allotments.

- Tithe Lane:** The location for the site known as Tithe Farm which now houses several farm buildings and small commercial units which are located on a lakeside setting.
- Whitehall Lane:** On the opposite side of the road lies Whitehall Lane comprising a range of character cottages and some newer large detached properties, some of which lie in a gated compound.
- Old Mill Place:** This is a small estate built in the late 20th Century, with its own underground carpark, comprising four-bedroom townhouses and one, two or three-bedroom apartments. Some of these properties were originally social housing and now privately owned.
- Douglas Lane:** Housing here is a mixture of large detached two-storey houses leading to semi-detached social housing, some of which are now privately owned. From the end of this road, a public footpath leads across Wraysbury Lake to Horton. On the site of the former Wraysbury GP Surgery is a privately owned commercial building.
- Bowry Drive & The Worple:** These two cul-de-sacs consist of larger detached two-storey properties sat in consistent plot sizes and with similar architectural features. Most have open frontages laid to lawn and some backing onto the lake to the rear.

At the centre of this area lies Wraysbury Railway Station (Windsor & Eton & Riverside to Waterloo Line) which is served by its own car parks either side of tracks. Running either side of the station can be found footpaths as mentioned earlier.



Wraysbury Railway Station



Dive Centre Lake



Wraysbury Dive Centre



Victorian Cottages - Station Road



Tithe Farm Buildings



Tithe Farm House



Old Mill Place



Bowry Drive



Whitehall Lane



The Worple



Douglas Lane

4. WRAYSBURY VILLAGE AREA

To include:

High Street

Old School Court

Staines Road (up to & including #84)

Oast House Close

Broadwater Close

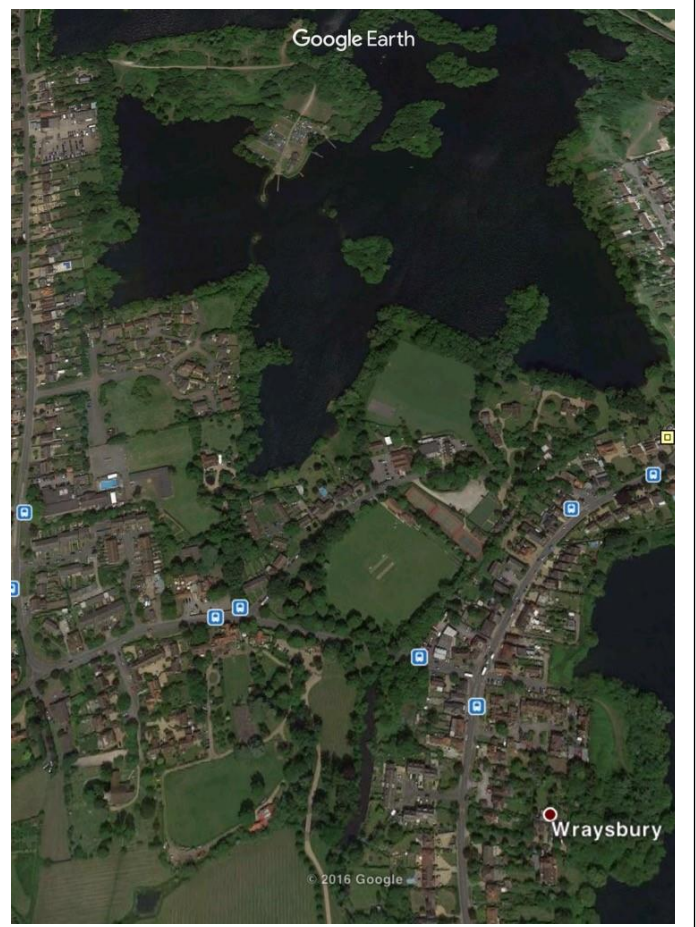
Windsor Road

The Green

Grange Close

Harcourt

St Andrew's Close



Character Overview:

Wraysbury is a historic leafy village, focused around the Church of St Andrew and the Village Green, within the richly diverse landscape of gravel pits in the floodplain of the River Thames. Within the historic core formed around the churches, mill and The Perseverance Public House, housing is interspersed with buildings of different ages, Victorian and later.

The busy High Street and its limited parking facilities can lead to parking on pavements and the road.



Wraysbury High Street

Buildings and Land Use:

There are a number of landmarks in the village due to their historic importance or visual prominence, including the Church of St Andrew, the Baptist Church, The Splash Mill, The Windmill, The Grange and the 16th Century George Inn.

Along the **High Street** are many residential properties with walled or hedged frontages as well as a short parade of terraced shops with flats above and a small shoppers' carpark. There are a few houses situated behind the High Street which were built on the site the original High Street and these have right of way access via Windsor Road. The eclectic mix of housing includes detached and semi-detached properties with off-street parking and hedged/walled frontages. Other properties include terraced houses or ground floor and first floor apartments. There is also a two-storey social housing development of flats for the elderly with its own private parking area.



Flats for elderly

The village is served by the Village Club and two public houses, The Perseverance and The George Inn, all with their own carparking facilities. Key recreational provision can be enjoyed at the bowling, tennis, cricket and football clubs.



Village Green & Cricket Club

The Village Green adjacent to Windsor Road provides a key public open space with a cricket pavilion and the Community Hall which is used by many groups such as the scouts and for a pre-school.

To the rear of the Village Hall is the Memorial Ground, which is charity owned and has been gifted to the village for sports use, thus providing further informal open space, including the Scouts' swimming area and the football pitch which backs onto Wraysbury Lake.

As you move away from the village centre, there are several distinctly differing developments:

- Old School Court:** Terraced and semi-detached properties built on the site of the original Wraysbury School and retaining some of its features. The roadways are unadopted and managed by their Residents' Association.
- St Andrew's Close:** In the shadow of St Andrew's Church is a cul-de-sac of primarily detached houses and a number of terraced properties surrounding a courtyard built relatively recently, but also includes two historic semi-detached cottages.
- Oast House Close:** A range of three-storey townhouses in a cul-de-sac, some backing onto a brook. Open frontages with off-street parking.
- Harcourt:** A development of three-storey townhouses in a gated, courtyard setting. Garaging and private parking areas. Open frontages and enclosed rear gardens.

- Broadwater Close:** An established cul-de-sac of older semi-detached properties, some of which are social housing. This area has both pavements and street parking.
- Grange Close:** Social housing bungalows for the elderly, with open frontages and enclosed rear gardens.
- The Green:** Running alongside the Village Green, and access to many of the recreational clubs and the village carpark, is a road that has not only detached housing but also some Victorian cottages and more modern maisonettes.
- Windsor Road:** Leading out of the village centre towards Datchet, the Windsor Road has a limited number of residential properties, ranging from a small terrace of modern houses to a significantly large detached property. The George Inn can be located in this road, together with several out small retail outlets.
- Staines Road:** Leading to no. 84, this distinctly leafy lined road heading towards Staines-upon-Thames comprises a variety of housing from Victorian terraces to larger detached properties primarily with their own off-road parking.



Wraysbury Tennis Club



St Andrew's Church



Village Club



Old School Court



Old School Court



The Perseverance Public House



The Memorial Ground



Children's Playground



The Baptist Church



The George Inn



The Grange - Windsor Road



The Windmill & Bowling Club



Harcourt



Corner of Windsor Road



Windsor Road terraced housing



Small commercial units - Windsor Road



St Andrew's Close



Historic cottages - St Andrew's Close



St Andrew's Close - Courtyard



The Green



Staines Road



Staines Road/Nr Broadwater Close



Staines Road



Staines Road

5. WRAYSBURY STAINES ROAD AREA

To include:

Staines Road (from #86 to Silver Wing Sailing Club)

Vicarage Lane

Magna Carta Lane

Mede Close

Ankerwycke Estate (National Trust)



Character Overview:

Green and leafy Staines Road winds its way from Wraysbury towards the M25 and Staines-upon-Thames, most of which is bordered by lakes to the left and has only a single track to the side for pedestrian/cycle use. The National Trust Property at Ankerwycke is edged by the River Thames and has been described as 'the Jewel along the Thames Valley' and known for the historic Yew Tree, the ruins of the Ankerwycke Priory and the considered site of the sealing of the Magna Carta in 1215.

Buildings and Land Use:

By comparison to the rest of the village there is very little housing in these roads. However, where found along the **Staines Road**, **Vicarage Lane**, **Mede Close** and **Magna Carta Lane**, properties are set in their own grounds and substantial in type and size.

Some parts of the Ankerwycke Estate are rented out and mainly used for cattle grazing, with some arable use. The Estate is comprised of small fields with a wealth of hedgerows and mature trees providing rich habitat for wildlife as well as a network of public footpaths and open areas for walkers running alongside the River Thames.



Footpath through the Ankerwycke Estate



View from the Ankerwycke Estate towards the RAF
Memorial



The Ankerwycke Yew



The Ankerwycke Yew



The Ankerwycke Priory Ruins



Staines Road (towards Wraysbury)



Entrance to property off Staines Road

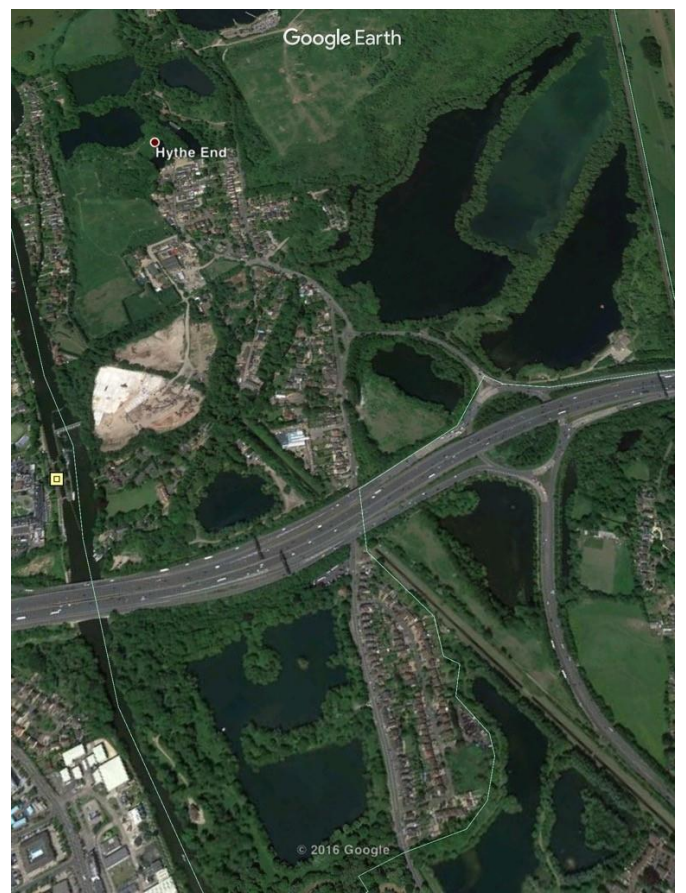


Staines Road (towards Staines)

6. WRAYSBURY HYTHE END AREA

To include:

Staines Road (from Silver Wing Sailing Club onwards)
Mafeking Road
Feathers Lane
Sarsby Drive
Ferry Lane
Wraysbury Road
Bellweir Close
Colne Way
Gloucester Drive



Character Overview:

Semi-rural and residential area with many exhausted gravel works either in-filled or left as lakes. Agricultural areas have been displaced by other activities. There are a number of different commercial, light engineering and retail enterprises along with some sport and leisure facilities. There is no discernible character for the area as a whole, but each road has its own character, based mostly on the date of development. It is an area to the south-east of Wraysbury, severed by the M25. Ferry Lane leads to the River Thames and the Colne River passes through the middle of Hythe End, crossed by a bridge over the B376. Footpaths lead to adjacent areas outside the Borough.

Buildings and Land Use:

This is a through route from Junction 13 of the M25 which is used as a feeder for Staines-upon-Thames, which is outside the Borough. Non-residential activities include a restaurant, two convenience stores, a repair-garage, a paving supplier and installer, a waste recycling centre, a vehicle breakers yard, a lorry park and a small light engineering site. Leisure activities include sailing at Silver Wing and Disabled Water Sports at Heron Lake and private fishing off the Staines Road. Several narrow roads lead off Wraysbury Road and Feathers Lane to small residential areas, each with their own distinct characteristics.

- Staines Road:** A number of houses run along Staines Road, mostly older brick built being a combination of two-storey detached and semi-detached houses, as well as terraced cottages and bungalows, mostly having walled frontages and large rear gardens. The majority of these are on the west side, except to the south of Mafeking Road where they are also some on the east side. The land to the north of Mafeking Road is an in-fill site which is home to a solar power site. At the Feathers Lane junction, opposite the convenience store, is a recent development of detached houses, with an apartment block to the rear, accessed from Feathers Lane.
- Mafeking Road:** A no-through road, the houses on the north side are mostly 1950/60 two-storey semi-detached properties with backing onto the in-fill site with the solar panel farm. Those to the south are older and slightly more individual. There is a larger detached property at the end. Most have had their front gardens made over for parking, but a few enclosed gardens still exist. There is little room for on-street parking.
- Feathers Lane:** At the beginning of this road is a small apartment block (as mentioned under Staines Road). At the far end, past Sarsby Drive, is a significant site comprising static caravans and chalet properties. To the south, and before Sarsby Drive, is a Construction Vehicle Storage, which has restrictions placed upon it, meaning that the northern part must remain as meadow.
- Sarsby Drive:** A small development of modern detached properties of a similar but individualistic architectural style. The front gardens are mostly open, with garages and off-street parking. Both front and back gardens are small.
- Ferry Lane:** Tree lined and heavily foliated narrow forked roadway with a single entrance off Feathers Lane and two legs down to the River Thames. The individual detached properties set in a variety of plot sizes with some backing onto the River Thames. Towards the end of the road and between the two forks is the riverside Wraysbury Hall, previously a hotel, but now converted into serviced apartments. There are also a number of chalets and static caravans, some of which have restricted occupation rules. Near the entrance are a few commercial or light engineering properties on a small estate. Further along the road is an area used for fishing on the Colne Brook which is to the east of this road and joins the River Thames close to the M25 bridge.
- Wraysbury Rd:** This area has been altered considerably since the introduction of the Staines bypass in the late 1960s and the M25 in the 1970s/80s.
- Inside the M25, housing comprises mid 20th Century bungalows and mainly Victorian terraced or semi-detached houses, all with front and rear gardens. Parking between the two entrances of Gloucester Drive is on-street in a lay-by which extends most of the length of the properties. A

small convenience store is located at the junction with Gloucester Drive. One property of unique design can be found on the other side of the road, along its own driveway, largely hidden from the road. Most of the remainder of the other side is taken up by the Queensmede Lake. There are also two footpaths in this section - one runs along the edge of the A30/M25 to Egham and the other in the opposite direction, leading along the Colne Brook to Old Moor Lane.

Outside the M25, building has only taken place along one side of this road. The properties are predominantly detached bungalows and semi-detached houses, originally built in the 1930s with some redevelopment. An entrance to a commercial site lies between these residences. The original Wraysbury Road now acts as an access road to some of these properties, since the building of the M25 link roads.

Further commercial/retail interests along Wraysbury Road include a restaurant with its own parking and accommodation above, a convenience store and a garage with forecourt and parking. Some way behind the restaurant and convenience store is a small group of secluded old cottages.

- Bell Weir Close:** A secluded road with a small entrance off the old Wraysbury Road, near a mini-roundabout. A collection of older properties, mostly detached bungalows converted into the chalet style with a few larger two-storey properties. Some of these properties back onto the Colne Brook.
- Colne Way:** A secluded, single-track road without pavements, comprising several detached properties on one side with their own off-street parking. On the other side is a commercial business with its own yard for vehicles.
- Gloucester Drive:** This is a crescent, with both ends exiting onto Wraysbury Road. It is mostly larger, modern, two-storey detached houses and bungalows of varied design with bounded frontages as well as a few semi-detached properties in the same style. On one side of the road, the gardens back onto the Colne Brook. To the rear of Gloucester lies the entrance to a significant commercial enterprise.



Hythe End - Staines Road (commercial outlets)



Ferry Lane



Sarsby Drive



Feathers Lane



Colne Way



Wraysbury Road



Wraysbury Road (Old)



Wraysbury Road - retail outlet



Gloucester Drive

7. WRAYSBURY HYTHE END WATERSIDE AREA

To include:

Hythe End Road

The Island

Lammas Drive



Character Overview:

These are riverside plots of individual design on unadopted roads, separated from the rest of the community by the Ankerwycke Estate, small lakes, park and farmland.

Buildings and Land Use:

In general, these riverside properties are large and, it could be said, often disproportionate to their plot sizes. The properties along the river have mooring capabilities and views across the Thames. There are a number of commercial enterprises adjacent to the residential areas, including a pumping station and a waste recycling centre.

Hythe End Road: This is an unadopted road, off Feathers lane, giving access to a considerable land-fill site, a recycling business and machinery storage area. The road eventually leads to a linear development of individually styled detached or semi-detached houses, as well as a few bungalows.

The Island: Properties on The Island have limited access over a small bridge from Hythe End Road. These are mainly individually styled and detached on varying sized plots with each having its own moorings and enjoying views across the River Thames.

Lammas Drive:

This is a collection of a few individually styled properties most of which have been re-developed in the past from seasonal chalet style to larger detached properties. They are on a private road accessed from Wraysbury Road and bordered by Queensmede Lake, Lammas Park, the River Thames and Church Island.



Hythe End Road



Hythe End Road



Hythe End from Runnymede



Hythe End backwater from The Island



Hythe End Waterworks and cottages owned by Thames Water



Lammas Drive from Runnymede



Bridge from The Island



The Island viewed from Runnymede Pleasure Grounds

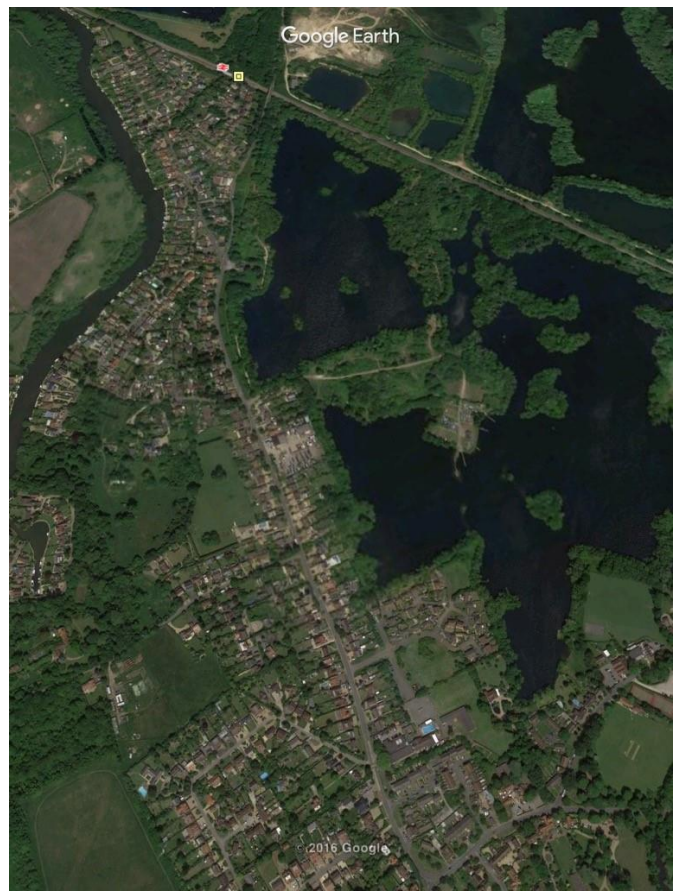


The Island on the River Thames

8. WRAYSBURY WELLEY AREA

To include:

Welley Road
Poulcott
Waylands
Hill View Road
Old Ferry Drive
The Drive
English Gardens
Welley Avenue
Acacia Avenue
Brookside Avenue



Character Overview:

A long, linear route, lined by mostly residential development, with numerous small residential areas branching off from it, a small number of commercial properties as well as Wraysbury Primary School. Many of these roads have little street lighting and are unadopted by the local council, the upkeep of which is the responsibility of their various residents' associations.

Buildings and Land Use:

Development along the main road features a mix of detached bungalows, two-storey houses including detached, semi-detached and terraced houses. Generally, with open frontages and housing set back from the roads, helping to maintain its open, semi-rural character. Some areas have their own distinct features:

Welley Road:

Mainly detached houses with their own frontages, often hedged or walled and gated, some of which back onto Wraysbury Lake. The semi-rural appearance is enhanced by the wooded, bunded area running alongside Welley Road leading up to the railway station.

Other than residential, land uses include Wraysbury Primary School, a transport business, a vehicle servicing and repair business, two smaller retail outlets and Sunnymeads Railway Station (Windsor & Eton Riverside

to Waterloo Line). A walled a gated entrance can be found halfway up Welley Road and forms an access point to the privately owned lake known as Wraysbury 1.

The road bridge over the railway line at Sunnymeads Station is the boundary between Wraysbury and Horton and has a single traffic flow controlled by traffic lights. There is an identified walkway for pedestrians.

Poulcott: A small cul-de-sac of 1970s terraced properties with separate garaging. The road has a pavement and some off-road parking.

Waylands: A modern development built around its own green space and children's play area. The housing is a mix of detached two-storey and bungalows, as well as a limited number of terraced social houses.

Hill View Road: A single width, no-through, unadopted road with individual detached properties, with off-road parking but no pavements.

Old Ferry Drive: A meandering, unadopted road, much of which is single width without pavements. At points, this leafy road is bordered by woodland, which has



King John's Hunting Lodge

been awarded Village Green Status and is known as The Kayles, and grazing fields. Houses are predominantly two-storey detached with their own frontages either walled or hedged. The Grade II listed King John's Hunting Lodge is located off Old Ferry Drive and is of historic importance. At the end of this road, houses to the right back onto the

River Thames. Midway along this road, set on the River Thames, can be found Wraysbury Boat Yard with its repair and berthing facilities.

The Drive: Privately owned and originally known as Remenham Drive, forming the drive to one of the manors of Wraysbury, Remenham House, which was built in the 1800s. This tree-lined road abuts Park Avenue and comprises mainly 1930s semi-detached bungalows and houses with hedged boundaries.

English Gardens: A small unadopted cul-de-sac of detached houses in varying designs, there is a narrow access into the road but all houses have their own off-street parking.

Welley Avenue: Mostly two-storey detached, consistently sized plots, off-street parking
Acacia Avenue no pavements, open frontages but varying in designs. Acacia Avenue and
& Brookside Avenue: Brookside Avenue are both unadopted roads that come under the auspices of The Avenue's Residents' Association.



Wraysbury Primary School



Rear of Wraysbury Primary School



Range of architectural designs in Welley Road



Welley Road



Welley Road



Waylands



Waylands Children's Park



Old Ferry Drive



Old Ferry Drive – typically demonstrating no pavements



Poulcott



Park Avenue/The Drive junction

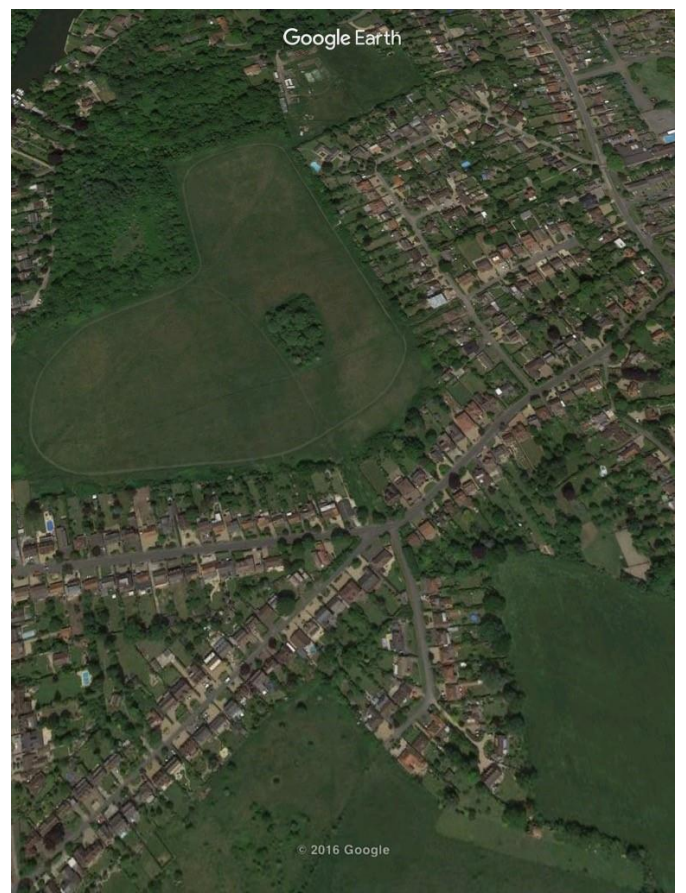


The Drive (entrance)

9. WRAYSBURY OUSELEY AREA

To include:

Ouseley Road
Fairfield Approach
Fairfield Road
Nursery Way
Garson Lane
Coppice Drive
Wharf Road
Friary Road



Character Overview:

Leafy residential roads characterised by a mix of bungalows and large detached dwellings, which display a variety of architectural styles and are regularly spaced on either side of the roads. Many of these roads have little street lighting and are unadopted by the local council, the upkeep of which is the responsibility of their various residents' associations.

Buildings and Land Use:

The various designs of single-storey, chalet bungalow and two-storey detached dwellings are generally set back from the roads and enjoy consistent building lines with front gardens. Numerous trees are located along the road sides and are more evident moving towards the River Thames areas.

Apart from upper Ouseley Road and Wharf Road, there is little by way of pavements. The land use is primarily residential, however a large grazing land area behind housing known as Thamesfield has been used for many years by the public as informal recreation.



Thamesfield

- Ouseley Road:** Upper Ouseley – wide with pavements, two-storey detached houses with off-street parking, walled or hedged front boundaries many with established trees and foliage. Lower Ouseley Road – similar range of housing but access is diminished by narrower road and lack of pavement.
- Fairfield Approach:** A mix of bungalows and two-storey houses, predominantly detached with a few semi-detached properties. Some have open frontage while others are walled or bounded by hedges. On one side of the road the houses have rear gardens backing onto Thamesfield. The road is unadopted, has no pavements and is narrow. Access to other parts of the village may be gained via two public footpaths off Fairfield Approach.
- Fairfield Road:** Located off Fairfield Approach this no-through road has consistent plot sizes, mainly detached two-storey properties, off-street parking, no pavements and unadopted.
- Nursery Way:** This cul-de-sac off Fairfield Approach consists detached, semi-detached and terraced houses without pavements and limited off-street parking.
- Garson Lane:** A distinctly rural, unadopted road leading down to privately owned stables and livery business. Large detached properties on substantial plots set in woodland with one side of the road backing onto fields and the other onto National Trust land. No pavements, narrow road with limited opportunity for off-street parking and room for vehicles to turn.
- Coppice Drive:** An undopted cul-de-sac of predominantly detached bungalows and a few two-storey properties in varying plot sizes, some of which back onto National Trust land and the Coppice Field. There are no pavements with frontages having grass verges.
- Wharf Road:** Detached, mostly two-storey housing or bungalows on consistently sized plots with front boundaries of walls or hedges and own off-street parking. Pavements for pedestrians and two-way traffic flow. Some properties at the far end enjoy riverside settings.
- Friary Road:** Divided by a bund, this road is unadopted and has no pavements. The housing is located on one side of the road, the other side being bounded by Thamesfield and The Kayles. Houses are detached, two-storey and of individual designs with off-street parking, walled and gated frontages with trees and foliage in evidence. Only a few of these houses back onto the River Thames.



Ouseley Road (upper)



Ouseley Road



Ouseley Road (lower)



Fairfield Approach



Fairfield Approach



Fairfield Approach



Fairfield Road



Ouseley Road



Wharf Road



Ouseley Road (central)



Garson Lane



Nursery Way



Coppice Drive

10. WRAYSBURY WATERSIDE AREA

To include:

Kingswood Creek
King John's Close
Riverside
The Embankment
Friary Island
Park Avenue
The Avenue



Character Overview:

Attractive, wooded residential roads in riverside settings with primarily detached properties built on the meandering banks of the River Thames or on the other side of the road. Fairly uniform plot sizes with a mix of single-storey, chalet bungalows and two-storey detached dwellings with a strong front building line but varying significantly in design, including some that are very modern. Many of these roads have little street lighting and are unadopted by the local council, the upkeep of which is the responsibility of their various residents' associations.

Buildings and Land Use:

Houses on the riverside tend to be set back from the road, some with open frontages but most are walled and gated. Riverside plots follow the contours of the river and are largely located in narrow roads with little by way of pavement provision. Some riverside properties are situated on islands, with limited access for vehicles. Green features usually include grass verges and gardens with trees and foliage. Most riverside properties have their own private mooring facilities.



Along the River Thames

- Kingswood Creek:** A cul-de-sac of detached bungalows and two-storey houses, all but one set behind an electric gate entrance. Some properties are set directly onto the River Thames, others have a creekside setting and the rest back onto woodland or the grounds of Remenham House. All properties are unique in design, mostly built in the last century and with enclosed frontages. The general area has a semi-rural, private setting with additional collective ownership of a multi-acre grazing field at the entrance.
- King John's Close:** A small, narrow no-through private road of only six properties, each of an individual design and mostly two-storey brick built. All enjoy their own moorings on the main stream of the River Thames. Each has much by way of trees and foliage and is enclosed by walled or fenced frontages. The road has limited access over two small creeks, has no pavements and too narrow for turning in a vehicle.
- Riverside:** A narrow road which has no pavements and accessed via Wharf Road or Ouseley Road. The road has varying sized detached properties, either bungalows or two-storey, with one side of the road set on the mainstream River Thames. Generally consistent in plot sizes, with trees and foliage evident and all frontages tend to be walled and gated.
- The Embankment:** An unadopted, narrow no-through road without pavements set on the mainstream River Thames and backing onto the National Trust owned Ankerwycke Estate to one end. Most properties are detached two-storey houses of individual design with the occasional older, established bungalow on the river side. Some properties are walled and gated, others have more open frontages. To the river side, there are a number of large leisure plots owned by some residents, giving access to the river but limits on building opportunities.
- Friary Island:** A cul-de-sac, largely accessed from Old Ferry Drive, over a small bridge spanning a creek. Many of the properties to one side of the road are riverside and others back onto the small creek. Each property is unique in design, from small bungalows to larger two-storey detached houses behind walled and gated frontages. The road is unadopted, has no pavements, no off-street parking and little turning room.
- Park Avenue:** A privately owned road that has properties to one side backing onto the River Thames. Properties generally enjoy wooded settings with enclosed frontages. Houses and bungalows are detached and of individual architectural designs. It has mainly grassed footpaths/verges, which are maintained and protected by covenants.
- The Avenue:** A no-through, unadopted road, without pavements which generally runs parallel with the railway line from Sunnymeads to Datchet. To one side of the road, the properties are generally riverside. Properties are of individual

architectural designs, set in varying plot sizes and almost all have frontages that are walled and gated. There is an attractive green quality to the area with trees and foliage evident. The road continues down into a much narrower, rural lane leading to the Water Treatment Works and overlooking the weir at Ham Island. Along the river side of this road can be found a few private mooring plots with resident houseboats.



Wraysbury Boat Yard



Towards Wraysbury along River Thames



Kingswood Creek



Access to Friary Island



Along the River Thames



Access to King John's Close



King John's Close from the River Thames



Park Avenue



Park Avenue



Magna Carta House

APPENDICES

1. VILLAGESCAPE

HORTON *(Appraised by Janet Crame)*

Horton Village in Berkshire is located between Colnbrook, Datchet and Wraysbury. Its name, Old English in origin derives from the two words *horu* 'dirt' and *tūn* 'settlement, farm, estate', presumably meaning 'farm on muddy soil'. In the Domesday Book of 1087 it was recorded as *Hortune*. The Horton Manor was assessed at 10 hides and held by Walter son of Other.

Horton was transferred from Buckinghamshire to Berkshire in 1974. Through the Horton parish flows the Colne Brook which runs to the River Thames from the River Colne. Wraysbury railway station is nearest its southern end and Sunnymeads railway station is nearest its western end.

The Village is flanked on two sides by the Queen Mother and Wraysbury Reservoirs, both constructed on farmland. Farmland in the centre of the Village has also given way to gravel extraction leaving large areas of water. Some of these lakes remain for recreational purposes, mainly fishing.

Landmarks

The central landmark in Horton is the Church of England Parish Church of St Michael which has a 12th Century nave, with an ornate Norman arch over the north door in the porch. The north transept is 15th Century and the square bell-tower is late 16th Century. The aisle, chancel and vestry were rebuilt in 1875–76. The exterior of the church is chequered with brickwork, limestone and flint. The Crown public house, located on the Village Green is in the centre of the Village providing another focal point.

History

The Village was originally a farming community, with six farms; Berkyn Manor, Ashgood, Manor, Mildridge, Kingsmead and Yeoveny. Over time, much of the original farmland and some of the farm cottages have disappeared due to the creation of the reservoirs, gravel extraction and other small industrial uses, but around 300 acres remains in use for farming, managed by two families.

During the Second World War, Horton Lodge was requisitioned by the Government and was used to build secret armament components. It was released back to the owners after the war. There was also a local tragedy when retreating German bombers dropped their bombs on farm cottages at the end of Park Lane killing 26 people.

Locality

The Village has a central area where the small triangular Green is joined by three main roads branching to the other parts of the Village: Stanwell Road leads past St Michael's Church, Ashgood Farm, The Horton Arms Public House and Berkyn Manor leading on to Coppermill Road; Horton Road runs past the Queen Mother Reservoir and leads up to Colnbrook; Datchet Road is flanked on the North side by the Queen Mother Reservoir and leads to Welley Corner.

The Old School, used for offices, is located near the Green, and a block of residential flats, formerly the Gardeners' Home is on the other side of the Green in Stanwell Road.

Coppermill Road, a major residential area, is a long straight road running from Stanwell Road to Wraysbury Station, where the road goes over a bridge crossing the River Colne.

Wraysbury Reservoir is on the east side of the road and here there is some housing, mainly newer, but with some older houses including the original farmhouse.

The west side of Coppermill Road has a single row of mainly larger houses stretching from Old Mill Place up to the junction with Stanwell Road. Originally bungalows in wide plots, much infilling of the wider plots has now taken place and many of these houses have been modernised and extended over recent years.

Guidance / Opportunities for Horton

Horton is a historic farming village, focused around the Church of St Michael and the Village Green. As mentioned for Wraysbury, 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 the historic village core
2. Development of existing 'brownfield' or existing settlement areas as the focus for future planning proposals
3. The conservation of the leafy character of the village, seeking opportunities to enhance this character through planting that is in keeping with its landscape setting
4. The retention of the Village Green as the central greenspace in the settlement
5. The conservation of the Church of St. Michael, its churchyard, the Horton Arms and Crown Public Houses. Development should not detract from these landmark buildings
6. The conservation of the Champney Hall and play area
7. The conservation of the Arthur Jacob Nature Reserve
8. The conservation and maintenance of the River Colne, Colne Brook and other tributaries/ditches running through the Village.

2. RBWM TOWNSCAPE ASSESSMENT 2010

Extracts relevant to Wraysbury

Evolution of Wraysbury

3.65. Wraysbury ('Wyrardisbury'²⁹) is a historic village located on low-lying land on the northern banks of the River Thames, east of Old Windsor. The village grew around the Church of St Andrew (built during the early 12th Century) and the village green (now a cricket field). Four fisheries and two mills were noted in the Domesday Survey within the parish.

3.66. The landscape setting of Wraysbury is rich in historical influences because of its proximity to Windsor Castle, the River Thames and the original site of Edward the Confessor's villa at Kingsbury (Old Windsor). During the 14th Century Wraysbury was a Royal Manor and its lands often featured in the dowries of English Queens. South of Wraysbury (outside the settlement boundary), the remains of a 12th Century Benedictine nunnery are visible, including the Priory ruins (Grade II listed), moat, fishponds and an extensive area of earthworks³⁰. The yew tree in the grounds of Ankerwycke Priory (SAM) is said to have been the site where Henry VIII met with Anne Boleyn during the 16th Century.

The sealing of Magna Carta by King John on 15th June 1215 is thought to have occurred on the banks of the Thames adjacent to Magna Carta Island, south of Wraysbury. 1275 has been estimated as the origin of part of the Listed Building, known locally as King John's Hunting Lodge³¹, located north-west of Wraysbury on Old Ferry Drive.

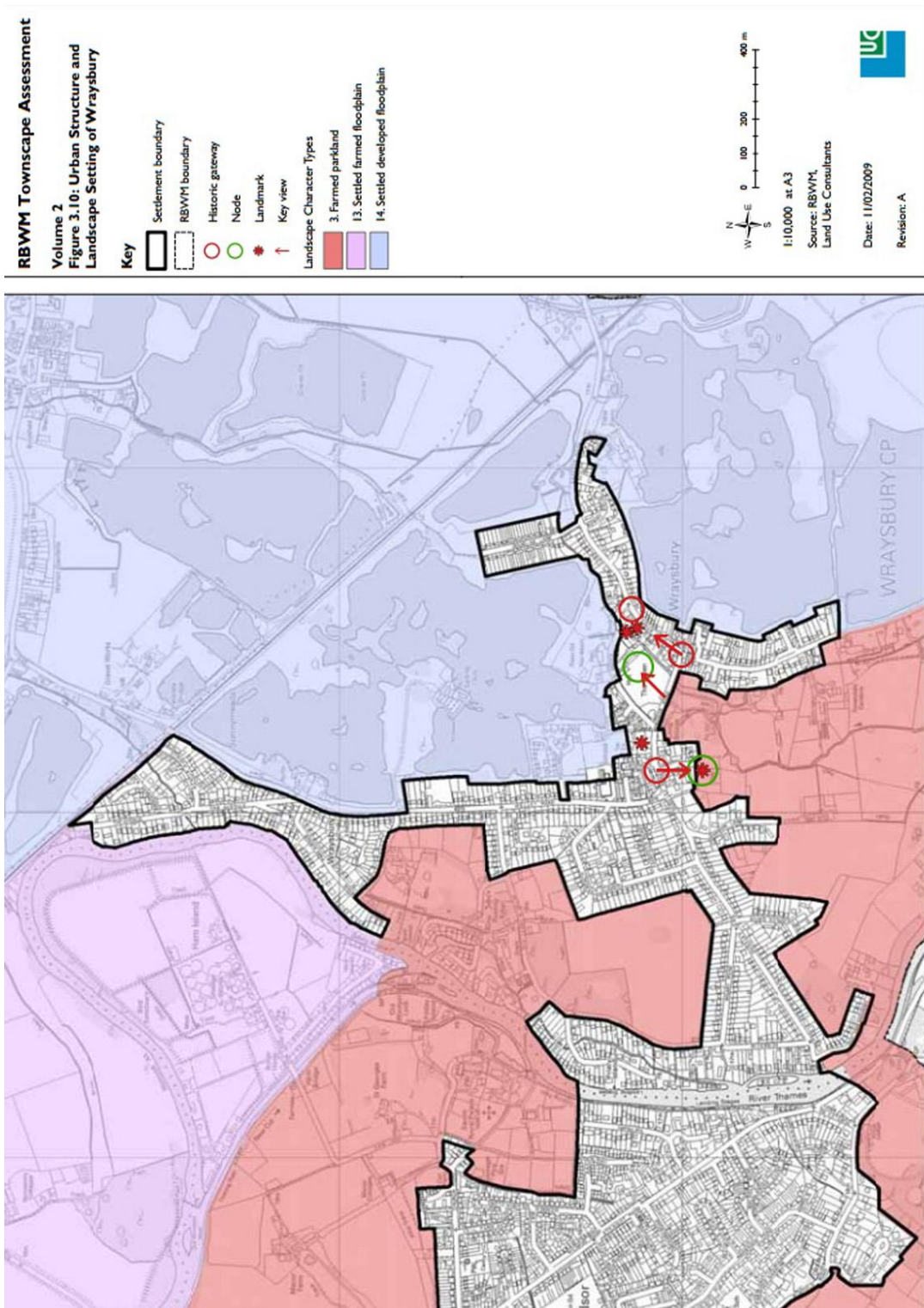
3.67. Wraysbury's settlement pattern is strongly influenced by the historic village core, comprising the Church of St Andrew, The George Inn (c.16th Century) and a triangular village green. The historic village core is intact and The Green provides a key open space within the village.

3.68. The London and South-Western Railway branch opened a station in Wraysbury in 1849. As a result, the settlement expanded as a linear settlement along roads stemming from The Green, including a Victorian Village focused on the High Street. The village experienced its greatest growth rate post-war (1939 onwards). Residential development spread along Welley Road, linking Wraysbury with Sunnymeads village. The majority of modern housing has spread westwards to the River Thames, comprising spacious 'leafy' suburbs.

3.69. The agricultural floodplain that once bordered the village to the east was mined for gravel during the post-war period and later filled with water, forming large artificial water storage reservoirs. The reservoirs surround the village to the north and east, and restrict expansion of development. Despite the extensive nature of these waterbodies, they are not often visible because of the low-lying nature of the landform and marginal vegetation which enclose views from the village and nearby routes 32.

²⁹ Ordnance Survey (1822) England and Wales 1 Inch to 1 Mile, *Sheet 7*.

30 31 32 LDA Design (2004) Landscape Character Assessment for the Royal Borough of Windsor and Maidenhead.



Urban Structure

3.70. Figure 3.10 (above) shows the urban structure of Wraysbury.

Historic gateways:

There are three main entrance points to the historic core of Wraysbury – these are the junction of Wraysbury High Street/Windsor Road; the junction of The Green/Station Road; and the junction of St Andrew's Close/Ouseley Road.

Landmarks:

The Church of St Andrew and the Baptist Church along the High Street are landmarks due to their visual prominence. In addition, The Splash Mill and The George Inn public house were defined as landmarks during the stakeholder consultation workshop, due to their historic importance and visual prominence.

Nodes:

The Church of St Andrew churchyard and The Green are key historic places within the village.

Key views:

There are southerly views to the Church of St Andrew from St Andrew's Close, framed by an avenue of mature chestnut trees. Also of note, are the northerly views across The Green from Windsor Road, and the north-easterly views to the Perseverance Public House (Listed Building) and Baptist Church along Wraysbury High Street.

Values

3.71. During the stakeholder workshop in September 2008 the following values were identified by the local community:

- 1) Access to wildlife (gravel pits).
- 2) Easy access to motorways / trains.

Guidance / Opportunities

3.72. Wraysbury is an historic 'leafy' village, focused around the Church of St Andrew and village green, surrounded by a richly diverse landscape of gravel pits and farmland in the floodplain of the Thames, which forms the backdrop to the settlement.

3.73. 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 the historic village core as the focus for the settlement.
2. The conservation of the leafy character of the village, seeking opportunities to enhance this character through planting that is in keeping with its landscape setting.
3. The retention of the village green as the central greenspace in the settlement.
- 4.. The conservation of the junction of Wraysbury High Street/Windsor Road; the junction of The Green/Station Road; and the junction of St Andrew's Close/Ouseley Road as key gateways into the historic core of the village.

5. The conservation of the Church of St Andrew, the Baptist Church along the High Street, the Splash Mill and the George Inn public house as landmarks. Development should not detract from these buildings as landmarks.
6. The retention of the Church of St Andrew churchyard and the village green as points of focus.
7. The emphasis on maintaining structural vegetation, including the conservation of the avenue of mature chestnut trees along St Andrew's Close that mark the approach to the Church of St Andrew, and planning for the future replacement of trees.
8. The conservation of northerly views across The Green from Windsor Road, conserve the southerly views to the church along St Andrew's Close.
9. The conservation of north-easterly views along Wraysbury High Street to the Perseverance Public House (Listed Building) and Baptist Church.

3.74. The townscape classification for Wraysbury is shown on Figure 3.11. (below)

