




MAIDENHEAD NEIGHBOURHOOD PLAN  
**PROPOSED LIST OF NON-DESIGNATED HERITAGE ASSETS**






**Part One: General (in order of street name)**





**Part Two: Sir Nicholas Winton**




**Part Three: Public houses**

**Part Four: Landscapes**






PART ONE: GENERAL		
Location	Photograph	Description and Justification
All Saints Avenue Number 108 SL6 6EW Belmont Ward		<p><b>Rarity</b> - Interesting property on a principal road in Maidenhead. This house while similar in scale with other properties nearby has a unique feature, a small spire.</p> <p><b>Architectural interest</b> - Red clay tile roof has a finial and ornate ridge tiles, all possibly locally manufactured by Cooper Tile Works. Three chimney stacks are of red brick, also likely to be locally sourced and feature brick corbeled tops. Use of roof dormers and gables is a strong architectural feature.</p> <p><b>Aesthetic Interest</b> - Mock Tudor timber beams and white stucco are a style popular from 1930's, house could be over 80 years old and retains many original features.</p>
Bell Street SL6 1BU St. Mary's Ward		<p><b>Rarity</b> - Anthony Gormley Bollards (8). Unique design and only examples in Maidenhead. Prominent position opposite Maidenhead Railway Station.</p> <p><b>Aesthetic Interest</b> - Installed in 2013 by developer of the shop site, the public art was required as part of the planning approval to prevent parking on the pavement outside the convenience store. Bollards cost £650 each. Oxidised iron finish typical of Gormley.</p>
Belmont Road Nos. 79-113 SL6 6LG Belmont Ward		<p><b>Architectural &amp; aesthetic interest</b> - Attractive group of late Victorian cottages largely unmolested.</p> <p><b>Group value</b> - The brick work facade is unusual in the area and helps the group identity of the dwellings, as do the round-arch doorways.</p>






<p>Boyn Hill Avenue "Kynam" SL6 4ER Boyn Hill Ward</p>		<p><b>Architectural interest, rarity</b> – a very unusual modernist design house recently refurbished. Designed by London architects G.M Grogan in 1960's the house comprises a series of regular forms in an abstract design. Built in 1965, construction is of grey-brown bricks and a timber structure clad in aluminium (recently replaced). Roofs are varied from flat roofs to unusual Butterfly Roof on main structure.</p>
<p>Boyn Hill Road Number11 SL6 4HQ Boyn Hill Ward</p>		<p><b>Architectural &amp; aesthetic interest</b> – an imposing tile-hung house dated 1897 which boasts unusually well preserved decorative features including corbelled chimney stacks and original timber-framed windows.</p>
<p>Braywick Road, Stafferton Lodge SL6 1BN Oldfield Ward</p>		<p><b>Rarity</b> - only structure of this scale in the area, imposing setting at entrance to Braywick Park</p> <p><b>Historic Interest</b> - once known as Staverton Lodge after family who lived locally since Tudor era at Stroud Manor in Holyport. From 1970's used as prep school for boys 7-15 aimed at preparing Naval recruits. In 1970's building taken over by Winbury School, well regarded public school in Maidenhead since 1900's. This school closed in 2011 and the building has since been in use as a restaurant/carvery.</p> <p><b>Architectural interest</b> - Neo-classical facade with pediment, brick built with stone over window lintels and coins on main frontal structure. Windows on southern extension are bricked over reflecting practice with much older buildings. Upper-storey windows to front are four over four panes and appear original.</p> <p><b>Landmark status</b> - clearly visible from Braywick Road main thoroughfare into town centre.</p>
<p>Bridge Road A4: The Parade SL4 8NA Riverside Ward</p>	 	<p>Set back from main A4 with significant grass verge with mature trees.</p> <p><b>Group value</b> - parade of shops with accommodation over.</p> <p><b>Rarity</b> - Unusual for shops of this vintage to have survived and it is the only group of shops of this type west of Town Centre in Riverside.</p> <p>Shop fronts are of varying design and age but the overall structure is intact. Eight separate shops are operational comprising convenience stores, pharmacy, funeral directors and food outlets plus derelict bank property. Structure is of red brick, possibly locally sourced, with raised pediment at centre of the structure and stone cornice capping the brick. Windows in flats over shops are replacement units and not all consistent in design.</p> <p>Brick facade announcing "the Parade" with ornamental cornice present above.</p>




<p>Chantry Road Nos 4-18 SL6 1TS Oldfield Ward</p>		<p><b>Group value</b> - Terraced cottages of uniform style and construction. Bounded on their Western edge by a substantial, older detached property of Mock Tudor style, these cottages copy that style but are of later construction. They do not appear on the 1900 map of the area. The cottages are unusual in the area noted for large detached properties in the main.</p> <p><b>Architectural interest</b> - Properties have red clay tile roofs, probably locally sourced material and all feature leaded light windows with attractive use of bay windows and porches. White stucco finish with timber beams typical of Mock Tudor design.</p>
<p>Clare Road 3-29 SL6 4DW Boyn Hill Ward</p>		<p><b>Architectural interest, rarity</b> - Brick walls feature recessed panels above a plinth course with a corbelled cornice above, topped by sculpted terracotta coping stones. Solid square brick pillars with substantial Regency-style pier caps in matching terracotta are interspersed and form gateways</p> <p><b>Group value</b> – these walls form the frontages of many properties on both sides of the eastern end of Clare Road, defining the attractive look of the neighbourhood.</p> <p><i>RBWM The inclusion of a brickwork wall is not objected to. However, as above, it will need to be assessed against more robust criteria to establish whether it warrants inclusion. Due to the low profile nature of a brick wall structure it is suggested that its inclusion may also need to be backed by other criteria such as historic association, landmark quality, and/or rarity.</i></p>
<p>Clare Road Cottages 41-99 SL6 4DW Boyn Hill Ward</p>		<p><b>Architectural and aesthetic interest</b> - terrace of Victorian cottages, well preserved and with interesting brick facades in geometric patterns around porch, windows and cornice below barge boards. The effect is very attractive and well preserved. In two places in the terrace there are two different style properties built perpendicular to the terrace with large gable ends to roof projecting out beyond line of cottages. Ornate brickwork does extend across the gable ends however so these properties seemingly built to “break up” the terrace.</p>
<p>College Road Number 31 &amp; The Orchard SL6 6AL Belmont Ward</p>		<p><b>Architectural &amp; aesthetic interest</b> - At the Southern end of College Road near the junction with Castle Hill these two properties are bounded by interesting walls of some stature and age. There are three sets of matching red brick gateposts, each with decorative arched recesses or niches, and sloping tiled cappings. These appear to be more recent additions to an older brick wall. There is also a pedestrian gateway set into the wall with decorative brickwork above.</p>

<p>Craufurd Rise Number 1 &amp; 3, SL6 7LU Furze Platt Ward</p>		<p><b>Age</b> - Late Georgian early 19th century.  <b>Rarity</b> - some of the oldest properties in Furze Platt. Largely original with additions made in 1860's.  <b>Historic Interest</b> - Situated at corner of The Rise and The Crescent. Maps from 1875 show only these two cottages on West side of the Rise along with Craufurd House. Newer properties have been built in the former orchard of Craufurd House and some of the original trees exist in gardens today. Owner retains list of most residents since 1860.  <b>Architectural interest</b> - Both cottages retain original features - sash windows, servant bell system, some shutters. Low profile slate roof typical of Georgian era properties.</p>
<p>Forlease Road Railway viaduct tunnels over Moor Cut Stream Oldfield Ward</p>		<p><b>Age</b> - 1850  <b>Historic interest</b> - These tunnels bridging the Moor Cut waterway are part of the infrastructure bringing the GWR to Maidenhead and built by IK Brunel in the 1850's. Similar tunnels cross the York Stream to west, and both waterways were part of a flood relief scheme for Maidenhead Town Centre. Though this scheme was made largely redundant by Jubilee River scheme in 2002, the town centre waterways are being regenerated.  <b>Architectural interest</b> -The four massive arches were built to withstand flood conditions explaining their bulk. Intricate brick work seen is typical of other GWR infrastructure. The four "wings" were added in 1960's to direct flood water to centre of the arches to improve flow, considered essential when Moor Cut was vital element to the flood relief scheme.</p>
<p>Islet Park Islet Park House SL6 8LE Riverside Ward</p>		<p><b>Rarity</b> - One of three large, notable Riverside properties north of Boulter's Lock but by far the largest of the three.  <b>Landmark Status</b> - Neo-Gothic style manor house of very substantial proportions with prominent riverside location making it a landmark.  <b>Architectural interest</b> - Exterior is a good example of Victorian Gothic. Built largely of red clay brick (probably locally sourced) the house has several large and ornate brick chimneys of varying design. Extensive use of stonework is employed with stone window lintels and mullions, carved stone decoration to each of the large gables and balustrades above the substantial bay windows. The property is sub-divided into several flats, some as large as 1500 sq.ft. Interiors have been largely preserved with large rooms, high ceilings and other period features. The Boat House is an outstanding feature in its own right with direct access to the Thames via its own channel. The existing Riverside Conservation Area terminates just south of the house grounds  <b>Historic interest</b> - In 1957 Gerry Anderson renowned television puppeteer and producer rented part of the then derelict house to use as a studio for children's TV puppet shows (Twizzle, Four Feather Falls, Torchy the Battery Boy) and some Telegoon shows were recorded here. The film studio history is important to the property.</p>

<p>Maidenhead Court Park, Hedsor House SL6 8HN Riverside Ward</p>		<p><b>Architectural interest</b> - Attractive large Edwardian style detached house on western edge of development. Double fronted style with large bay windows and with large central gable incorporating ornate demi-lune window. Windows are all original in style. All gables have very ornate woodwork friezes approaching "gingerbread" style. House is of red clay brick construction with front upper story hung with ornate, embossed red clay tiles. Roof also has red clay tiles (probably locally sourced), all chimney stacks are very ornate with corbeled tops. Extremely impressive house.</p> <p><b>Rarity</b> - Houses on Maidenhead Court Park (road) on this western side are older and in very different styles from main development, which is 1970 executive suburb style with houses on large lots with strong US flavour to the architecture.</p>
<p>Maidenhead Court Park, Redlands SL6 8HN Riverside Ward</p>		<p><b>Architectural interest</b> - Situated next to Hedsor House, initial impression is that this is another detached property but in fact is a semi-detached house of very large size. Corner porch entrance to front corner adds to impression of one property as do the matching large bay windows to front. Building is white stucco covered, clay tile roof and windows uniform across both properties with 6 pane windows on upper storey and 8 pane windows on ground floor. All appear original. Bays have very unusual and ornate decoration of classical style.</p> <p><b>Rarity, aesthetic interest</b> - as with Hedsor House great contrast to majority of newer properties in Maidenhead Court Park and contrasting style to its neighbour adds to interest.</p>
<p>North Town Road, No. 86, Brazilian Cottage SL6 7JH Riverside Ward</p>		<p><b>Historic interest</b> - AKA Brasilia Cottage. Dates from late 19th century. Once home of actress Ellis Jeffreys, wife of Hon. Frederick Curzon, 3rd son of Earl Howe (King's Messenger). Mrs. Jeffreys sued for divorce in a very public case notorious for allegations of adultery and cruelty. One of the earliest cases where a woman sued successfully on these grounds. During the case Mrs. Jeffreys moved to Brazilian Cottage with her 2 children out of the family home in Mayfair. After the divorce in 1903 Mrs. Jeffreys married well known theatrical producer Herbert Sleath who lived next door to Brazilian Cottage in Latimore House (Now demolished). The couple became well known hosts of Riverside parties in the Boulter's Lock area. Architecturally the property is unremarkable and seems heavily modified from original.</p>
<p>Penyston Road, Number 19 SL6 6ED Belmont Ward</p>		<p><b>Architectural interest</b> - interesting detached property in a road otherwise comprising late Victorian terraced properties. Many of these properties have been modernised but Number 19 seems to have survived largely unmolested e.g. finial and decorative barge boards. Ornamental balustrade above ground floor bay. Unusual oriel window to side of the house is unique in the road.</p>




<p>Ray Drive Nos 1-12 SL6 8NG And Lassell Gardens Nos 2-8 SL6 8ND Riverside Ward</p>		<p><b>Rarity</b> - only structures of this type in Plan area.</p> <p><b>Architectural interest</b> - Ray Drive runs parallel to A4 behind a grass verge, continuing the feature from that in front of the Parade. On the corner of Ray Drive and Lassell Gardens is a development of 3 blocks of 2 storey flats designed by D C Wadhwa. Somewhat Art Nouveau in style, the white stucco finished blocks are distinctive because of green glazed pan-tile roofs and deep overhangs. Unfortunately one block has tiles replaced with conventional modern tiles.</p>
<p>Ray Park Lane SL6 8PY Riverside Ward</p>		<p><b>Group value</b> - Ray Park Lane runs between Ray Park Road to north and Ray Street (see below) to south. Terrace of Victorian cottages well preserved with recessed porches and in some cases retaining original sash windows. Cottages of attractive London Yellow Stock brick construction, very well preserved. Roofs are all Blue Slate, possibly original.</p> <p><b>Rarity</b> - different design to cottages in Ray Street and surrounding area; the recessed, arched porch design is rare in area.</p>
<p>Ray Park Lane SL6 8PY Riverside Ward</p>		<p><b>Age</b> - Unknown, pre 19th century?</p> <p><b>Archaeological interest</b> - Remains of a folly or possibly an arch of undetermined age. Stone and brick construction but brick possibly repair of earlier structure. Local residents have no knowledge of origin, purpose or age but believe it pre-dates houses nearby.</p> <p><b>Aesthetic interest</b> - remarkable survivor of an earlier age much liked by residents</p>
<p>Ray Street SL6 8PX Riverside Ward</p>		<p><b>Age</b> - Late Victorian</p> <p><b>Group value</b> - Ray Street is a small but fairly busy route from Blackamoore Lane to the main A4 Bath Road. Victorian terrace of 15 cottages retaining many period features, and unusual in not having any porch entrance, with front door opening to street. Cottages of London Yellow Stock brick construction, two are rendered more recently. Windows replaced in majority of properties but mainly in sympathetic two pane sash style (not one of the rendered properties, note). Roofs of Blue Slate and appear original.</p> <p><b>Rarity</b> - Terrace also differentiated by having a locally popular pub incorporated at end of terrace (The Ark). This is only terrace in the MNP area incorporating a pub.</p>
<p>Rutland Place 10,12,14,16, and 1&amp;3 SL6 4JA Boyn Hill Ward</p>		<p><b>Architectural interest, group value</b> – Four even numbered houses and two properties on opposite side of Rutland Place of same design. Elegant red brick dwellings of substantial size and together as group imposing.</p> <p>Unusual finials on several houses thought to have been manufactured locally. Feature designs of dogs and in some cases dragons.</p>

<p>Rutland Road Nos 66-72 Cottages SL6 4HY Boyn Hill Ward</p>		<p><b>Architectural interest, Historical interest</b> - Terraced cottages built in 1830's for labourers on Boyne Hill Farm. These cottages are from a much earlier period than the surrounding dwellings and hence in a very different style, with a shallow slate roof.</p>
<p>St Ives Road Town Hall SL6 1RF St Mary's Ward</p>		<p><b>Historic Interest</b> – opened June 1962 by HM Queen Elizabeth II on the site of former St Ives House. <b>Architectural interest</b> - Architecture references earlier 20<sup>th</sup> century style of public buildings. <b>Landmark status</b> - Size and stature befitting important public building set in landscaped gardens giving a sense of place. Together with Library opposite and adjacent open spaces (including recently created amphitheatre and fountains) it is the civic centre of the town. Perhaps most famous in its role as general hospital in the “Carry on Doctor” film set in the 1960's. In recent years the building has been criticised as having office space not meeting modern standards and has been threatened with demolition.</p>
<p>Westborough Road 49, Willow Tree Cottage SL6 4AW Boyn Hill Ward</p>		<p><b>Age, architectural interest</b> - Early Victorian property though possibly dates from earlier in part. Seems to have been built as 2 cottages joined together and has a double gable roof reflecting this. Unusual property .</p>
<p>Westmorland Road, Westmorland House SL6 4HB Boyn Hill Ward</p>		<p><b>Architectural interest</b> - Widely held to be one of the best examples of the type of dwelling created in this area in late Victorian/Edwardian era. Imposing red brick exterior with many windows , balconies and exterior features. <b>Rarity value</b> - a rare survivor as many similar properties were demolished in 1960-70's to make way for development of flats.</p>
<p>Westmorland Road, Lawnfield House SL6 4HB Boyn Hill Ward</p>		<p><b>Architectural interest, rarity</b> - Large Victorian villa on huge plot with double bays to front, intricate external joinery and unique in the area. Dutch style gables, original window above main entrance of interesting design and distinctive chimneys all add to architectural interest. This property has been the subject of several applications seeking redevelopment, most recent application seeking complete demolition.</p>

<p>York Road No 32 Maidenhead Conservative Club, SL6 1SF St Mary's Ward</p>		<p><b>Architectural interest</b> - Imposing double fronted facade with decorative red clay brick details. Substantial 2 storey bays give the building presence and emphasise entrance. Windows give consistent appearance with 6 small panes above large window on ground floor and 4 small above large on upper floor. Windows appear original. Blue slate roof possibly original.</p> <p><b>Historic interest</b> - Formed in 1893 as a politically focussed Gentlemen's club, the Conservative Club moved to this headquarters building in 1902. Having been in use by local Conservatives for over 100 years, it must have witnessed many interesting discussions and meetings.</p>
<p>York Road Maidenhead United Football Ground, SL6 1SF St. Mary's Ward</p>	  	<p><b>Historic Interest</b> - Maidenhead United were formed in 1870 and played their first game at York Road on 16th February 1871 vs. Marlow.</p> <p><b>Landmark Status</b> - York Road ground is "the oldest senior football club used by the same club in the world" and is recognised as such by FIFA and the FA. This plaque inside the ground recognises the fact.</p> <p><b>Rarity</b> - Many spectators visit York Road to be able to claim they have visited this globally recognised home of football. Ground was recently put up for sale by owners for redevelopment but planning permission has been refused by RBWM in the face of substantial public opposition.</p>

## Part Two: SIR NICHOLAS WINTON






Sir Nicholas Winton MBE was resident for many years in Maidenhead, and has received deserved recognition for his role in evacuating nearly 700 children from then Czechoslovakia to escape the Nazi regime just before WWII. He died in 2015. The 2023 film release *One Life* portraying his role in saving children from the Holocaust created renewed interest in this remarkable man. He is celebrated by memorials in several areas in the Plan area, all of which have landmark value.





<p>Oaken Grove Memorial Garden SL6 6EU</p>		<p>Landmark Status Opened in July 2017</p>
<p>Maidenhead Railway Station Statue on Platform 2 SL6 1EW</p>		<p>Landmark Status</p> <p>Statue of Sir Nicholas Winton, platform 2 Maidenhead station. Installed in 2010. Sculpted by his neighbour Lynda Karpinska</p>
<p>Chapel Arches White Lion sculpture SL6 1RU</p>		<p>Landmark status</p> <p>Recent memorial at Chapel Arches town centre, representing the Order of the White Lion, presented by the people of the Czech Republic. Accompanying plaque details his career and accomplishments.</p>



**Part Three: PUBLIC HOUSES**

Maidenhead has a number of long-established pubs which, as well as being heritage assets for architectural/aesthetic reasons, serve as landmarks and community assets. They therefore qualify as heritage assets on several different criteria – historic interest, landmark value and, increasingly, rarity. Several local pubs have closed and disappeared, leading residents to staunchly defend the remaining examples.

<p>West Street Portland Arms SL6 1RL St Mary's Ward</p>		
<p>Gringer Hill Craufurd Arms SL6 7LY Furze Platt Ward</p>		
<p>King Street The Rose Tavern SL6 1EF St Mary's Ward</p>		
<p>High St The Maiden's Head SL6 1QE St. Mary's Ward</p>		
<p>Market Street The Vine SL6 8AD St. Mary's Ward</p>		

<p>King Street O'Neill's Pub SL6 1DP St Mary's Ward</p>		
<p>Ray Street The Ark SL6 8PX Riverside Ward</p>		
<p><b>Part Four: LANDSCAPES</b> Historic England Advice Note 7, based on the NPPF, notes that “Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.”</p>		
<p>Firs Walk St Mary's ward</p>		<p>Footpath between Castle Hill and Grenfell Park lined with mature trees. Restored in 2013 in the 60th anniversary year of the Coronation of Queen Elizabeth II. <b>Rarity</b> – most footpaths in the town are narrow and hemmed in by buildings or fences; Firs Walk is very broad by contrast. <b>Aesthetic interest</b> – the very tall, mature cedar trees on Firs Walk give it a very distinct character</p>
<p>Boulters Lane SL6 8TJ Riverside Ward</p>		<p><b>Rarity</b> - With adjacent Lock Avenue one of only two streets/landscapes in Riverside with these features. <b>Aesthetic interest</b> - Townscape Assessment* identifies 16 types of townscape one of which is “Leafy Residential Suburbs”. Specifically in Riverside it identifies Lock Avenue as one such townscape and a picture of Lock Avenue is in the report. <b>Landmark Status</b> - Boulters Lane has landscape that has remarkable similarity to Lock Avenue and meets the criteria for a specifically identified example of a Leafy Residential Suburb. Hedges provide valuable ecological and biodiverse diverse habitats for small mammals and invertebrates. Hedge varieties include Privet, Yew, Holly, Laurel, Elm, Beech, Hawthorn and Photinia. There are no legal requirements or covenants mandating the street boundary hedging but residents (some in situ for 60 years) advise it has always been adhered to and will remain so.</p> <p>* RBWM Townscape assessment 125 Final Report 2010</p>

Chapel Arches area  
(eastern end of High St)  
St Mary's Ward



This new landscape stretches from the Chapel Arches Bridge down to the (Listed) library.

**Architectural & Aesthetic interest** - The recently regenerated Chapel Arches area did not exist when the RBWM Townscape Assessment was published. It is now much-admired, and a focal point for people who come in to town, with an unusual mixture of older and newer architectural styles (although almost entirely recent constructions).

**Landmark Status, Rarity**

The regeneration, although executed in different phases, has created a valuable new waterside landscape for the town centre which is unique in the area.

Only part of the new landscape falls into the Conservation Area.

All Saints Avenue  
Belmont / Boyn Hill Wards

View of All Saints looking south from Courthouse Road



All Saints church is a Grade I Listed Building, and its height and positioning mean it dominates the views around the area, especially the view down All Saints Avenue. It defines the landscape and sets the tone of the area.

**Rarity** – this landscape style is unique in the town

**Landmark status** – the landmark is as much the landscape as the church itself.