

TWO additional Conservation Area Planning Policies can be found in full via:-

https://www3.rbwm.gov.uk/downloads/file/538/chapter_2_environment

POLICY CA1

THE BOROUGH COUNCIL WILL REQUIRE:

APPLICATIONS FOR NEW BUILDINGS IN THE CONSERVATION AREAS ARE TO BE SUBMITTED WITH FULL DETAILS SHOWING PROPOSED LANDSCAPING, MATERIALS AND ADVERTISEMENTS AND OTHER RELEVANT INFORMATION SO THAT THE FULL IMPACT OF THE PROPOSAL CAN BE ASSESSED INCLUDING ACCESS ARRANGEMENTS;

APPLICATIONS FOR CONSERVATION AREA CONSENT FOR DEMOLITION ARE TO BE ACCOMPANIED BY DETAILS FOR THE REPLACEMENT DEVELOPMENT SCHEME AND WILL, WHERE APPROPRIATE, CONTROL THE TIMING OF DEMOLITION BY CONDITION.

POLICY CA2

IN RESPECT OF CONSERVATION AREAS THE BOROUGH COUNCIL WILL:

- 1) REQUIRE THAT ANY DEVELOPMENT WILL ENHANCE OR PRESERVE THE CHARACTER OR APPEARANCE OF THE AREA;
- 2) REQUIRE THE RETENTION OF ANY BUILDING AND THE PROTECTION OF VIEWS THAT CONTRIBUTE TO THE DISTINCTIVE CHARACTER OF THE CONSERVATION AREA;
- 3) REQUIRE PROPOSALS FOR NEW BUILDINGS AND EXTENSIONS OR ALTERATIONS TO EXISTING BUILDINGS TO BE OF A HIGH DESIGN STANDARD WHICH IS SYMPATHETIC IN TERMS OF SITING, PROPORTION, SCALE, FORM, HEIGHT, MATERIALS AND DETAILING TO ADJACENT BUILDINGS AND THE CHARACTER OF THE AREA IN GENERAL;
- 4) NOT PERMIT THE USE OF INAPPROPRIATE SYNTHETIC MATERIALS AND REQUIRE THE USE OF TRADITIONAL MATERIALS FOR WINDOWS, DOORS, SHOPFRONTS, CANOPIES, FASCIAS AND RAINWATER GOODS;
- 5) REQUIRE CHANGES OF USE TO BE SYMPATHETIC TO THE CHARACTER OF BOTH THE BUILDING AND THE OVERALL CONSERVATION AREA AND NOT TO LEAD TO AN UNDESIRABLE INTENSIFICATION OF ACTIVITIES IN THE AREA;
- 6) NOT GRANT PERMISSION FOR DEVELOPMENT ON SITES WHICH FORM IMPORTANT OPEN SPACES WITHIN THE CONSERVATION AREA OR SITES WHICH BY THEIR OPENNESS FORM PART OF THE ESSENTIAL CHARACTER OF THE CONSERVATION AREA;
- 7) REQUIRE THE RETENTION OF ALL SIGNIFICANT WALLS, FENCES AND HEDGES.

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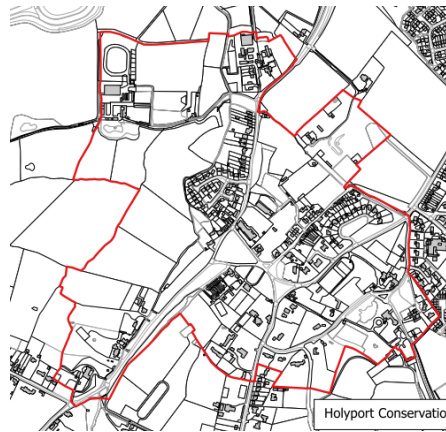
Bray Village Conservation Area

The Appraisal can be found at:- https://www3.rbwm.gov.uk/downloads/file/975/appraisal_bray_village



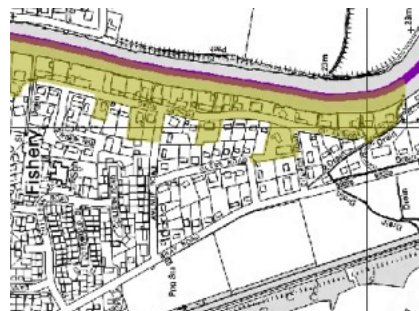
Holyport Village Conservation Area

The Appraisal can be found at:- https://www3.rbwm.gov.uk/downloads/file/990/appraisal_holyport



Maidenhead Riverside Conservation Area

The Appraisal can be found at:- https://www3.rbwm.gov.uk/downloads/file/990/appraisal_maidenhead_riverside



Bray Village, Holyport Village & Maidenhead Riverside Conservation Areas

What is a Conservation Area?

Conservation Areas are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. There are 3 designated Conservation Areas within the Parish, Bray Village, Holyport and Maidenhead Riverside. Maps of these Areas are provided at the end of this publication. This means that special efforts will be made to retain the unique character of these areas and the buildings within them.

For those Residents who live in one of the two Conservation Areas, Bray Parish Council advises that, before undertaking any building work or changes to their property, that they contact the RBWM Conservation team for advice. Contact details follow later.

The special interest of an area can be the result of a number of characteristics, such as an historic street pattern, traditional building styles, one or more listed buildings or possibly an association with an historic event or figure, or a local industry or trade.

What does Conservation Area designation mean?

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Planning [Listed Buildings and Conservation Areas] Act 1990, Section 69). The responsibility for designating conservation areas lies with the Local Planning Authority.

The aim of conservation area designation is to protect the wider historic environment. Areas may be designated for their architecture, historic street layout, use of characteristic materials, style or landscaping. These individual elements are judged against local and regional, rather than national, criteria. Above all, conservation areas should be cohesive areas in which buildings and spaces create unique environments that are irreplaceable.

Local Authorities have a statutory duty to review all their Conservation Areas regularly. English Heritage recommends that each area is reviewed every five years.

Conservation Area Designation provides extra protection from undesirable development in the following ways:

- Local Authorities have general control over most complete demolition of buildings within conservation areas
- Local Authorities have additional control over some minor development
- Special provision is made to protect trees within conservation areas

When assessing planning applications, Local Authorities must pay careful attention to the desirability of preserving or enhancing the

character and appearance of the conservation area and its setting.

In addition to statutory controls and national policy, the Local Authority can include policies in the Borough's Local Plan or Local Development Framework to help preserve the special character and appearance of conservation areas

What is the purpose of a Conservation Area Appraisal?

A Conservation Area Appraisal is a report created by Conservation Officers working for the Local Planning Authority which defines the area and its characteristics. The aim of the Appraisal is to:

- Define the conservation area boundaries
- Identify the special architectural or historic interest and the changing needs of the conservation area
- Increase public awareness and involvement in the preservation and enhancement of the area
- Provide a framework for informed planning decisions
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design

RBWM Conservation team

For further information, please contact us via:

Conservation Team - Royal Borough of Windsor and Maidenhead
Town Hall, St Ives Road
Maidenhead SL6 1RF

Telephone: 01628 683810

Email: conservation@rbwm.gov.uk

RBWM Conservation Areas, Maps Conservation Area Appraisals:-

https://www3.rbwm.gov.uk/info/200207/conservation_and_regeneration/666/conservation_areas_and_listed_buildings

RBWM Tree team

In conservation areas, notice is required for works to trees that have a trunk diameter of more than 75mm when measured at 1.5m from ground level (or more than 100mm if reducing the number of trees to benefit the growth of other trees).

You have to give your local planning authority six weeks' notice before carrying out work on trees which are located in a conservation area but are not yet the subject of a tree preservation order. This gives the authority an opportunity to consider whether an order should be made to protect the trees.

A 'tree works' form can be downloaded from the Borough Council's website for this purpose, along with information on obtaining pre-application advice from the Council's Tree Team if anyone is unsure as to what works may be appropriate.

For further information, please contact us via:

Tree Team - Royal Borough of Windsor and Maidenhead
Town hall, St Ives Road
Maidenhead SL6 1RF

Telephone: 01628 683800

Email: trees@rbwm.gov.uk

RBWM Tree Management Advice Web Site:-

https://www3.rbwm.gov.uk/info/200888/tree_management