
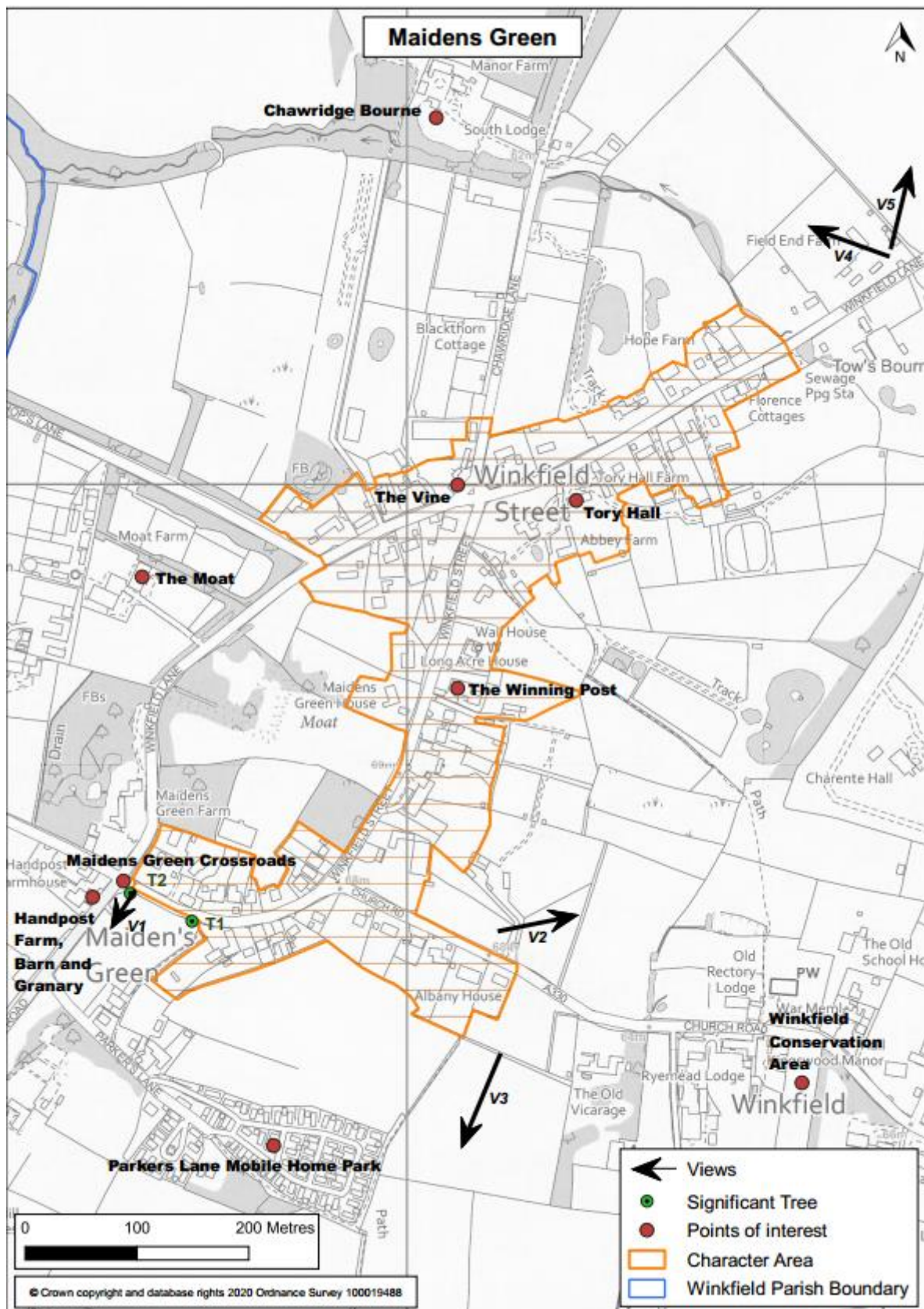






Character Assessment for Maidens Green and Winkfield Street

Historical Context	
Remains of Old Moat in Winkfield Lane 	<p>Maidens Green forms the most northern part of the Parish of Winkfield.</p> <p>-Boundaries date back to 942 AD when King Edmund, later Henry III, granted 151 acres of the forest of Winkfield in lieu of rents from Windsor, Cookham and Bray.</p> <p>In 1524 Henry VIII granted the Manor of Chawridge. Part of the manor today has the remains of moats in Winkfield Lane which can still be seen.</p> <p>Farming was the main occupation of the area and remnants of the open field system can still be observed.</p> <p>The area has a significant number of heritage assets.</p> <p>Parker's Lane Mobile Home site, formerly Sunnybend Farm, was established just after WWII.</p>



Locally Distinctive Contextual Features	
Age of Buildings	1500 to 20 th century onwards
Type and Tenure of Buildings	Winkfield Street area has mainly cottage style or large detached houses and farm houses of period style. Some listed. On the A330 smaller semi and detached houses with some 1950's type bungalows in reasonably large plots. The houses in Parkers Lane are a mixture of red bricked semi-detached and detached houses with some interesting peg-tile cottages. A mobile home site of 65 units in Parkers Lane.
Main Uses	Residential/ Agriculture/ Equine culture.
Building Heights	Mainly two but some three story.
Prominent Building Materials	Binfield red brick is prominent with clay peg tiled roofs. The semi-detached are rendered, some pebble dashed, with slate style roofs
Prominent Boundary Treatments	Mainly high brick walls and mature well tended hedges with trees. Ditches along Winkfield Street.
Open Space/Vegetation	Trees and hedges surround open fields. Large areas of Agricultural and Farming Estates. Mostly indigenous, deciduous planting on flat land.

Built And Landscape Character	
  	<p>A rural village comprising houses and rural buildings, typically one house deep, spaciouly set out along a rural lane.</p> <p>This is a significantly rural area with hedgerow and grass verge track lanes. There are many historic features providing a cultural record of the past which contribute to the scenic quality.</p> <p>The village is surrounded by medium to large fields with thin hedgerow boundaries but the village edge itself is well defined by hedgerows and red brick walls. The area comprises open fields with wooded copses. Open ditches and bourne's are prevalent including historic moat evidence. The ancient Chawridge Bourne which is part of a protected SSSI, runs from Tows Bourne Pond draining land all the way to the cut and eventually into the Thames at Maidenhead.</p> <p>This green belt character area can be described as having three distinct areas.</p> <p>The old village along Winkfield Street being a lane of distinct detached houses in large plots. Lawned verges with no pavements. High walls with entrance pillars and farm yard style gates giving open views onto properties. The Winning Post in its central location leads down to The Vine and Chawridge Lane. Sits just outside the Conservation area.</p> <p>The centre of the character area along the A330 has housing on either side of the road. Detached houses and bungalows tend to sit closer (but not close) to the street and are of a smaller and tighter development. There are smaller frontages and a more</p>

 <p>Parkers lane mobile home park is well landscaped and open with views into open countryside</p>	<p>consistent building line with smaller orchard style gardens. Narrow pavement on one side with grass verges on the other</p> <p>The Brockhill area on the B3022 including the Listed Hand Post Farm to the West and Parkers Lane cottages and mobile home park to the East.</p> <p>It is therefore a fragmented village with no discernible centre.</p> <p>Just outside the area to the north towards Foliejon Park the land opens up to vast areas of prime agricultural land producing crops in quantity.</p>
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Locally Distinctive Positive Features

Sense of tranquillity and relative remoteness. The surrounding countryside is largely free of built form, except isolated farms houses, having important physical, historic and visual links with the surrounding area.

Intact landscape which includes historic features such as the old moat, the field pattern and woodland.

Hedges and grass verges along roadsides add a sense of rural character where houses and mobile homes blend well into the vegetation.

Areas of grasslands, significant wildlife with many bridleways and footpaths with views of wooded horizons.

Chawridge Bourne is part of a protected SSSI.

Parking is mostly on site and causes no issues except a small area of Winkfield Lane.

Negative Aspects

The dangerous Maiden's Green Crossroads at the junction with A330 and the B3022 and Winkfield Lane.

Detractors

The area lacks a focal community point

Landscape



Significantly rural the further North you travel with building in ribbon form and hedgerow track lanes. Entrances to large houses throughout the area blend well into the roadside vegetation.

The area is fragmented and it is noticeable that it has no village centre or green. The area does not have a distinct arrival point and development blends into the wider landscape.

Generally, no pavements or street lighting in keeping with the protection of wildlife habitats. Grassed verges with granite sett edging to highways and a very open feel.

Valuable Views Worthy of Protection		
V1 Shorts Fields adj A330 	V2 View over fields 	V3 View from A330 to North Ascot 
V4 View from Winkfield Lane towards Maidens Green 	V5 View from Winkfield Lane towards Winkfield Plain 	

Visible Landmark Features					
	The Winning Post Public House on Winkfield Street		The Vine		Tory Hall

Essential Individual Trees Providing Character	
T1 There are four trees along the boundary hedge along the A330 as it meets the B3022. These trees add character to this area of Maidens Green.	
	

T2 There are further trees along the field edge on the B3022 between Maidens Green and Brock Hill before the Stirrups Country House.



Design Guidance

Landscape and Vegetation

Future development should be sensitively designed to preserve the semi-rural character of the settlement.

Rural gaps between Maiden's Green and Brockhill and Jealotts Hill kept and reinforced with tree/hedgerow planting in keeping with the local landscape pattern.

Landscaping should form an integral element in layout design, making provision for new planting and sensitive boundary treatments. Significant trees should be protected from development.

Trees, hedges and hedgerows play a particularly important role in screening and providing a distinct setting within the area and should be protected and maintained.

The dominance of the green landscape over the built form must be retained and inappropriate mass and height in new development should be avoided.

Exceptional footprint and design circumstances must be observed which do not damage locally significant landscape features and the settlement form.

Development should plan to enhance the landscape character by taking opportunities to improve the sense of cohesion and the relationship between historic estate parklands, listed buildings and field patterns.

Any development, especially frontage treatment, should not impact on traditional patterns eg native hedgerows or ditches.

Man made boundary treatments should be fully screened by landscaping/hedging.

Design

The loose linear characteristics of the area will be retained.

Proposals should have regard to the wider historic environment as well as the Conservation Area.

Development should avoid dominant, incongruous extensions and alterations to a building, both in relation to itself and neighbouring buildings and spaces and will not unreasonably harm the amenity of occupiers of neighbouring properties or persons using outdoor space.

Development should minimise large buildings which have the potential to be highly visible and dominant over the landscape. Uncharacteristic built form in this flat area should be avoided.

Other

Wildlife, wildlife corridors and footpaths must be protected and where possible enhanced.

Future development needs to be mindful of sporadic flooding and extra run off.

Listed Buildings in the Prescribed Area

This character area has eleven Grade II Listed buildings:

Old Forge Cottage,
Ye Old Forge,
Oxford Cottage,
Chawridge Manor Farm,
Knights Hall,
Newington House,
Abbey Farm,
Merrydown,
Foliejon Cottage,
Foliejon Park,
Hand Post Farm Barn and Granary and House,
The Wall House

Local Heritage Assets

The Winning Post Public House (previously The Cottage Inn and the Jolly Farmer) is a Victorian cottage converted to a public house and restaurant. Characterful building, unusually of flint and brickwork with a plain tile roof and front extensions. Recorded on maps of 1813 and records indicate that it was in use for sale of beer in 1887.

It has been accepted for nomination by Bracknell Forest Council for Local Heritage Listing.