



# COLNBROOK CONSERVATION AREA CHARACTER APPRAISAL

2026



## **1. Introduction**

## **2 Location and Setting**

### 2.1 Location

### 2.2 Boundaries

### 2.3 Topography and Landscape Setting

### 2.4 Geology

### 2.5 Archaeology

## **3 Historical Development**

## **4 Surviving Historical Features within the Conservation Area**

### 4.1 Summary of historical features

### 4.2 Street pattern and building plots

## **5 The Character and Appearance of the Conservation Area**

### 5.1 Analysis

### 5.2 Summary of townscape features

### 5.3 Current activities and uses

### 5.4 Focal points, views and vistas

### 5.5 Open spaces, landscape and trees

### 5.6 Public Realm: Floorscape, street lighting and street furniture

## **6 The Buildings of the Conservation Area**

### 6.1 Architectural styles and detailing

### 6.2 Boundaries

### 6.3 Listed Buildings

### 6.4. (Proposed) Locally Listed Buildings

## **7 Negative Features and Issues**

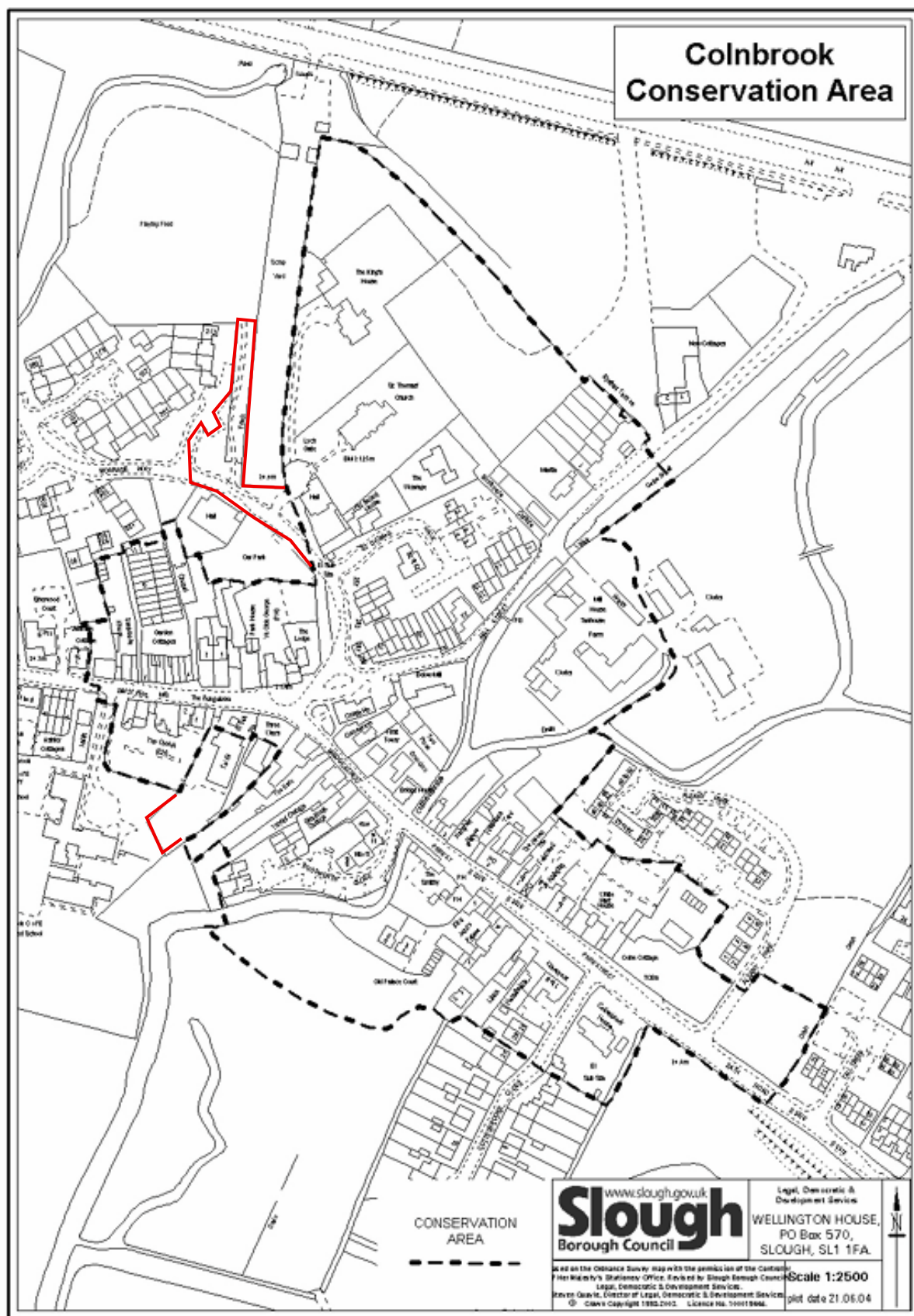
## **8 Management Plan**

Further Reading and sources of Information

Appendix 1 : Statutory Listed Buildings within the Upton Park Conservation Area

Appendix 2: Proposed Locally Listed Buildings

Appendix 3: Historic Environment Record (in or adjacent to Conservation Area)



Colnbrook Conservation Area, proposed boundary changes in red

## 1 Introduction

The Colnbrook Conservation Area was first designated on 24<sup>th</sup> October 1972 by Surrey County Council and only covered the area east of the Colne Brook. The western half was designated on 4 November 1987 by South Bucks District Council. The boundary was amended in August 1997 by Slough Borough Council to exclude Albany Park and the southeast corner of the Vicarage Way car park.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. A conservation area is “an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance”. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Proposals should be publicised and incorporate public comment. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 39 of the NPPF 2024 provides an overarching planning framework to which local planning policy must relate. The Framework notes that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The Framework also places certain responsibilities upon Local Planning Authorities in that they should have a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The Framework states:

*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. (Paragraph 204)*

*Local planning authorities should look for opportunities for new development within Conservation Areas ...and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (Paragraph 219)*

New development and change will always take place in conservation areas, and the main purpose of designation is to ensure that any proposals will not have an adverse effect upon the overall character and appearance of an area. Within conservation areas there are special controls on some alterations, the demolition of buildings or parts of buildings and on the felling, uprooting, lopping and topping of trees.

Development within Conservation Areas is underpinned more broadly by Slough Borough Council's Core Strategy 2006-2026 (December 2008)<sup>1</sup>

**CORE POLICY 9 (NATURAL AND BUILT ENVIRONMENT)** *Development will not be permitted unless it:*

- *Enhances and protects the historic environment;*
- *Respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designations;*

This Appraisal highlights the special qualities and features that define the character of Colnbrook Conservation Area and justify its designation. The starting point for the text is an internal conservation appraisal document undertaken by Heathrow Airport in 2019 in relation to the expansion of the airport and shared with Slough Borough Council. With permission, Beams has been able to use this as the basis for the text for which we are grateful. The appraisal is written in accordance with the methodology recommended by Historic England, in its 2019 Advice Note 1, *Conservation Area Designation, Appraisal and Management*, on how to define and record the special architectural and

---

<sup>1</sup> Policy EN13 (Conservation Areas) in the Slough Local Plan Saved Policies (adopted 2004) has not been a saved policy since 2007. The new Local Plan (to 2045) for Slough is in preparation at the time of publication.

historic interest of Conservation Areas. This appraisal will provide a firm basis on which future planning and listed building consent applications can be assessed.

This appraisal is intended to be comprehensive in its scope and content. However, omission of any specific building, structure, site, landscape feature, space, feature or aspect located in or adjacent to the Colnbrook Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the Conservation Area as a designated heritage asset

A detailed review of the existing boundaries of the Colnbrook Conservation Area has also been undertaken to determine if areas should be included or removed from the designation. Two small extensions are proposed; it is not proposed to remove anything.



The Colne Brook



Aerial view, conservation area shaded in green (Spectrum Spatial)

## 2 Location and Setting

### 2.1 Location

Colnbrook is located to the east of Berkshire, near to the boundary with Greater London. The town is approximately 1km to the west of the M25 and 1km south of the M4. North of Colnbrook the line of the diverted A4 is approximately 400m away from the High Street.

Colnbrook is located to the west of Poyle and to the east of Brand's Hill. South of Colnbrook is the Eric Mortimer Rayner Memorial Lakes. Heathrow Airport is located approximately 1km to the west of Colnbrook. Airplane movements and associated noise are a characteristic of the conservation area.

### 2.2 Boundaries

The conservation area commences in the southeast with the inclusion of the community orchard at Albany Park. The boundary heads northeast, then turns northwest and crosses the road of Albany Park to run along the rear boundary of the garden of Colne Cottage. It then turns northeast to include 1-3 Colne Cottages and garage and tracks north westwards along the rear of the plots of the historic houses on the east side of Park Street up to Fairmead and The Haven.

At this juncture, the boundary heads north eastward until it meets the Colne Brook. It tracks northwest for a short distance until the tributary meets the drain of Colne Brook which runs around the eastern side of Tanhouse farm. It follows the drain until it disappears into a culvert and then tracks the Tanhouse Farm boundary north westwards until it meets the Colne Brook again. It then heads northeast up to and level with the eastern end of 1-6 Ryfield Terrace where it crosses Mill Street and tracks along the flank and garden of the terrace and heads directly northwest only turning southwards close to the M4 tracking the boundary of the scrap yard.

The boundary reemerges by the former school and then diagonally crosses Vicarage Way to the northeast corner of Ye Old George car park where it then follows westwards until it sweeps, north, west and south around the rear boundary of the chapel, Garden Cottages, Sanbrook House and the former Lucas Newsagent. The boundary crosses the High Street opposite Mellin in a stepped fashion landing on the south side by the driveway to the school. It then passes around the boundary of the car park to the Ostrich where it heads eastwards along the front of the Telephone Exchange and Three

Ways bungalow. The boundary then turns at right angles south westwards around the boundary of Aberdeen House and its barn, then runs along the rear plots up to the houses at the end of Rudsworth Close where it crosses the Colne and passes in a somewhat random manner across the field behind the King John's Palace. It tracks along the southern boundary of 26 Colnbrook Close and Colnbrook House where it heads northward to Park Street then eastwards to meet the starting point.

It is proposed to extend the boundary of the conservation area in two areas:

- Currently the boundary runs across the front of the Telephone Exchange and Three Ways, it is proposed that the boundary will be amended to include both sites in their entirety. These are really important sites within the historic core and most significant part of the designated area. Were they to be developed in the future, the design, scale and urban grain will be critical so as not to harm the significance of the conservation area.
- To the west of the church and former vicarage trees remain that are part of the avenue which formerly connected Colnbrook Church to Richings Park. These trees are of historic significance for the planned landscape associated with the construction of the church and connections to Richings Park. It is recommended that the boundary is extended to include the remains of this avenue.

### **2.3 Topography and Landscape Setting**

Colnbrook is located on broadly level ground at an average AOD level of 20-22m in height. The town is defined by the Colne Brook running through the town and other tributaries of the river that cross the High Street. The town straddles the tributaries of the Colne River, the Colne Brook and Wraysbury River.

### **2.4 Geology**

The bedrock of Colnbrook is London Clay Formation-Clay which is marine in origin with superficial deposits of Shepperton Gravel Member Sand and gravel which are fluvial in origin.

### **2.5 Archaeology**

There are no Scheduled Ancient Monuments within the Conservation Area. However, as a coaching town with origins in the medieval period it is most likely to contain archaeological features and deposits from the medieval period onwards.

Although a unique find, a neolithic stone axe has been found to the south of the Conservation Area suggesting the possibility of further prehistoric finds.

Where building work is approved the council will expect archaeological considerations to be fully taken into account and may require trial or full excavation in important cases. The council will take archaeological advice from its archaeological consultants on applications for planning permission within the conservation area and will require archaeological conditions attaching to planning permissions where appropriate, including watching briefs, excavation or similar recording procedures. If archaeological deposits come to light during building work or development, provision should be made to investigate and record them as such evidence contributes to the history of the settlement of Upton<sup>2</sup>.

A list of related Historic Environment records can be found at Appendix 3.

---

<sup>2</sup> Applicants are currently referred to the General Development Guidance. Developers Guide Part 4 (2008) and Local Development Plan Core Strategy Policy 9 (Natural and Built Environment) (adopted December 2008) with reference to archaeological matters.



The George Inn, 1922. ©Slough Library

### 3 Historical Development –

#### Early Medieval

Colnbrook is known for spanning both county and parish boundaries and the origins of these administrative areas come from the early medieval period. The Colne Brook marks the boundary of Buckinghamshire with Middlesex but it also marks the boundary of the 'hundreds' of Elthorne (to the east) and Stoke (to the west). The hundred was the basic unit of local governance from at least the 10<sup>th</sup> century when mentioned in a document of King Edgars reign (AD 957-75) known as the Hundred Ordinance.

The exact date of the establishment of the Bath Road is not known, however it potentially it is of pre-conquest date and possibly earlier. The road, within Colnbrook, is also employed as a parish boundary indicating its presence at the time of parish formation. There are therefore a number of points that indicate the antiquity of the route. The line of the road was likely dictated by the topography being suitable for fording the river, with a causeway required to cross the marshy floodplain of the Colne at Longford and Colnbrook. The surrounding settlements of Harmondsworth, Horton and Wraysbury were all established large settlements by the mid-11th century and the road is likely to have linked them across the Colne. There is no evidence for an actual settlement within the area of Colnbrook, no settlement is recorded in the Domesday Book and no archaeological finds or features have been revealed in the surrounding archaeological excavations.

#### Medieval

A reference dating to 1106 suggests Colnbrook was an established settlement, in some form, by the turn of the 12th century. The reference relates to a donation by Miles Crispin to Abbot Faricius, of Abingdon Abbey, of a hospice or inn and adjacent lands in Colnbrook. The record of a hospice (an inn or guest house) reveals that from its very origins Colnbrook was a stopping point for travellers, naturally located ahead of the crossing of the Colne on the road to London. The location is said to have an association to Spital Farm (now demolished but formerly located to the rear of The Queens Arms, Bath Road) where in the 17th century there was a home for invalids, possibly the site of the Golden Cross Inn (now demolished). It has also been suggested that The Ostrich is a corruption of hospice indicating a central Colnbrook location for the donated site.

The suitability of Colnbrook as a stopping point ties into the development of communication routes in the medieval period. The road through Colnbrook became the main land route from London to Windsor Castle and formed part of the Bath Road, one of the major arterial routes linking London to

the west. The river Colne was also navigable in this period providing the possibility of trade both by land and water. It is clear to see how Colnbrook was able to grow, however, not being a manor or parish in this period, there are few medieval records relating to the settlement. However, its prominence was such that it is included on Gough's Map of Great Britain, the earliest known map of roads in Britain dated c.1370. Colnbrook is expected to have had a number of inns serving travellers but there is only one named medieval reference of an inn in Colnbrook, that of the Catherine Wheel. It is mentioned in the will of a Thomas Windsor, dated 1479.

In other records, a corn mill is recorded in 1274 where a Lucas de Baton, of London, holds a mill in or near Colnbrook, suggesting the settlement also supported farming and probably processing and marketing of agricultural goods. Records relating to land ownership reveal a settlement pattern of croft and toft, a common form of medieval burgage land ownership where the house was built on the toft and the croft is the adjoining plot of land used for farming. In linear settlements, these are generally seen as narrow parallel strips of land off the road and these land divisions are still visible in the Langley Parish Inclosure Map of 1815.

The first occurrence of an ecclesiastical building came with the establishment of the chapel, attached to Horton Parish. Thomas Purchase obtained a licence to build a chapel in 1340 and records show that a chapel was consecrated in 1342. Known as the free chapel of St. Mary Colnbrook, it was located on the High Street, and enlarged in 1442 following a grant of 12ft of land at the eastern end of the chapel.

### **Post Medieval 1500-1700**

In 1530, a contemporary account of the route through Colnbrook is given by John Leland, the King's Antiquary, who recorded a series of journeys along the main roads of the country. He notes 'All the ground from a mile or more at this side of Langford to Colebrok [sic] bridge is all low pasture, and at rages of rain by rising of the river much overflowen. Under Colebrok bridge of timber runneth the second of the two principal arms of the Cole river. The town of Colebrok is set on each side of the river of Colne, but the greater part of it is on the west side of the river; there is a chapel of brick made of late days.' In 1543 Colnbrook was incorporated as a borough, creating a self-governing town, which remained divided between two counties and four parishes. The 1544 charter describes Colnbrook as the 'towns of Langley Mares and Colbrok [sic] in our counties of Middlesex and Bucks'. The charter goes on to mention for maintaining, building and repairing three bridges and highways in these parishes, the town is to have one market a week on Tuesday and two fairs yearly on the eve of St Mark the Evangelist for two days and on the eve of the Apostles Simon and St Jude for two days. The establishment of the borough is to consist of the bailiff and twelve burgesses. The profits of the fairs and market were to provide for the maintenance of the road and three bridges. This charter may have reflected an earlier situation that required the town to maintain the road and bridges, it clearly put the emphasis on the town to maintain their upkeep. Inns and alehouses flourished in the post-medieval, with increasing travel and trade throughout Britain. Historical records are supported by the standing buildings that show the investment and growth in this period. There were at least ten inns and further alehouses in Colnbrook by 1577. Two remain in use within the conservation area The George (grade II listed) and The Ostrich (grade II\* listed) represent fine examples of Inns surviving in Colnbrook, from the 16th century.

On the Middlesex side of town, historically known as 'Colnbrook End', King John's Palace dates from the 16th century and is another timber-framed building. Its symmetrical façade with central carriage bay suggests it was constructed as an Inn or to offer lodging. However, records show that it became a charity School, reputedly founded in the early 15th century. The school closed in the 18th century and the building evidently became associated with a farm, a large 18th barn being constructed to the rear of the building.

The transport significance of Colnbrook is reinforced by the number of royal and elite visitors staying in the inns of the town. In 1516 Henry VIII is said to have stayed at the Catherine Wheel Inn, at that time reported as the principal inn in the town. Queen Elizabeth I is said to have stayed a night at the George Inn when transported from Woodstock to Hampton Court, as a prisoner, to spend Christmas in 1558 with Mary and Philip. During the English Civil War Colnbrook, due to its strategic location within the national road network between parliamentary London and Royalist Oxford, was frequently visited by troops from both sides. After Edgehill in 1642 the King was presented with proposals for peace at Colnbrook. Following the Battle of Brentford Prince Rupert plundered the town with the royalist withdrawal to Oxford.

Domestic housing also starts to survive from the 17th century. Examples include, 110 High Street, and the building adjoining to the west are now part of The Ostrich and Lucas House, a former shop, noted as a 15th century hall house following its refurbishment.

There are further records relating to building works for the chapel of St. Mary. In 1627 it is reported that Sir John Kederminster of Langley Manor 're-edified the chapel with brick and hewn stone, which before was timbered', however Leyland describes the building as brick, and adorned it with a dial and glass towards the marketplace. Investment in the chapel in 1628-30 is recorded through a series of improvements including new windows, pulpit, gallery and adornments, including the installation of the King's Arms. The town seal for the Colnbrook corporation includes a representation of the town chapel. The detail of the building appears to show a building standing on a pair of arches with a crenelated tower surmounted by a spire topped with a ball and cross. The open arcade possibly related to the market below the chapel. The seal also shows waves, likely to relate to the many rivers of Colnbrook.

During the 17th century Colnbrook was a centre of non-conformist worship. Baptists began to meet in the town during the Civil War. Presbyterians met in Colnbrook from 1662 with meetings attracting up to two-hundred worshippers. A room over the market house was used for the meetings. Robert Franklyn, the leader of the Presbyterian meetings was arrested for preaching in the marketplace. There is also reference to Quakers meeting in Colnbrook from 1669, reflecting the divisions in worship seen across Britain during the 17th century. The agricultural economy of Colnbrook at this time is evidenced by Tanhouse Farm, that includes a substantial aisled barn dating to the 16th century. Tanhouse Farmhouse itself dates from the 17th century and is representative of local domestic vernacular, a timber framed core still legible within the later brick extensions. It makes a contrast to the compact street frontage of buildings lining the old Bath Road. The 17th century arm of the house preserves the sliding sashes. The 18th century extension to the north has a brick band at first floor level which steps up over the main door. A small window adjacent to the connection to the timber framed house is likely to light an inglenook. Together with the barn Tanhouse Farm and the mill stand within an island surrounded by the River Colne connecting onto various other watercourses and drains in the area.

### **1700-1840**

Two main economic drivers led to development throughout the 18th and 19<sup>th</sup> century; the growth of the coaching trade, including the establishment of the Turnpike Trust, and the agricultural developments resulting from the parish Inclosure Acts. This led to a period of prosperity, visible in buildings and architectural development during this period. The Colnbrook Turnpike Trust was established in 1727, operating from Cranford Bridge to the Buckinghamshire side of Maidenhead Bridge. It was responsible for the upkeep of the road, removing the burden from the town. The improved road surfaces aided the established coaching routes providing a regular income to the town. Other traffic included the Gloucester mail service and the penny postal service, provided by the Post Office from 1813. Travellers would also make use of the inns and the White Horse and the George are recorded as providing posting service, where post horses and post-chaise (fast carriage), could be hired. Surviving evidence of the Turnpike Trust includes the two stone markers of the county boundary on Colnbrook Bridge. Each at the centre of the stone coping, they are marked with a circle and cross, surrounded by the date 1777, on one side 'BUCKS', the other 'MIDDX'.

Inclosure Acts removed previous rights to the land to graze or forage. Due to the division of the town into four parishes, the 'inclosure' happened in phases; Stanwell Parish was in 1792, Iwer in 1800; Horton in 1801 and Langley Marish in 1813. Inclosure was intended to maximise the productivity of the land, enabled with new farming methods. This increase in agriculture is visible in field boundaries and the construction of new barns dated to the 18th century. One built to the rear of a former inn at Aberdeen House and one built to the rear of King John's Palace, a former inn later used as a school, show a change of use in existing buildings. There are also records of the corn mill, north of Tanhouse Farm on Mill Lane. It was demolished in the 19th century but recorded on the Langley Marish inclosure map, spanning the Colne Brook. It was recorded as belonging to Isaac Cane, Baker and Thomas Ayliff miller in 1791.

The continued development of the town is evident in its built fabric. From the end of the 17th century there appears to be brick built buildings in Colnbrook and from the 18th century there is a clear move from vernacular to Georgian building types. Development is piecemeal and focused on the improvement of existing property, rather than a significant phase of new build. An example of this relates to the creation of continuous, classical facades to combine a number of properties.

These were all presumably large coaching inns, characterised by the long frontage with central gateway, the George and White Hart (including Colne Cottage) are two known examples, however, a similar treatment and layout to the façade of Fairmead, Haven and Abington House (supposedly the location of the Catherine Wheel) and Badminton House, Post Office and Hampton House, suggests these were also large coaching inns. There is some evidence for domestic building at this time, including the Town House, Excelsior House and 34 High Street. Historic property boundaries are maintained and behind the classically proportioned house, often include rear ranges and outhouses of more vernacular style.

In 1708, following a baptism ceremony in the Colne Brook a Particular Baptist Church community formed in the town. A new chapel was built in 1754 behind the Swan Inn, in the orchard, the land included a graveyard. The community first met in a number of locations and is connected to communities in Sipson. The present chapel was built on the same site of the 1754 chapel in 1871 as commemorated in the oval date stone in the gable over the main entrance. The Representation of the People Act 1832, the first reform act, had the effect of abolishing the Borough of Colnbrook.

### **1840-1900**

There were changing fortunes in Colnbrook through the latter half of the 19<sup>th</sup> century. Rail travel resulted in the decline of the coaching trade, but there is also evidence of new buildings and industry as the town diversified. During this period of change, Colnbrook became a parish, a new church and new chapel were built as the town adapted to a more regular small town economy.

The construction of the Great Western Railway from London to Bristol reached Slough by June 1838 and Bristol by 1841, marking the end of long-distance carrying trade on the Bath Road. Colnbrook owed its existence to travellers on the road and prospered as a busy thoroughfare. The trains made that obsolete and the last mail coach is recorded as changing horses at The George in April 1841. Some Inns, such as the Catherine Wheel, closed and the Turnpike Trust was ended in 1872.

New industry took the place of the old as the town continued to develop much like other small towns of the period. A trade directory of 1864 advertised: baker, basket maker; blacksmith, book seller; boot and shoe maker; bricklayer, builder, butcher, chimney sweep, corn dealer, draper, fishmonger, grocer, hairdresser, haberdasher, ironmonger, inn, public house, market gardener and nurseryman, plumber and painter, saddler, tailor, tallow chandler, watchmaker and wood turner, all within Colnbrook. Other industries included the Colne Brewery, on Park Street, and a gas works, opened 1862 south of the high street, and the continued agricultural trade. The six inch 1st Edition OS maps, surveyed 1868-75, show workshops to the rear of building, greenhouses and extensive orchards immediately surrounding the town with enclosed fields in the wider landscape. By the latter half of the 19th century West Middlesex had become an important fruit growing area. These used mixed orchards so that in one orchard there would be apples, pears, plums etc. of many different varieties. In addition to tree fruit a large variety of soft fruit was grown; raspberries, strawberries, gooseberries, etc. One of the most popular variety of apples was developed by Richard Cox, who lived north of the Bath Road between Colnbrook and Poyle. He developed Cox's apples in the 1830-40's although they would not find fame until popularised later in the 19th century.

In 1860, Gordon Gyll describes the town as 'contains 280 houses with a population of 1400. The houses are generally of a cottage character with few new houses being built or in process of erection. In C.G. Harper's 1899 account of the Bath Road, Colnbrook is described as 'perhaps the best example of a decaying coaching town in the home counties' noting, 'the quaint street remains much as it was a two hundred years ago There are Coaching Inns of vast size, ranging from the solid looking "George" with 'eighteenth century' proclaimed plainly enough on its stolid face, back to the "Ostrich", rambling, gabled, timber framed, Elizabethan. There are some good examples of domestic housing including: the Cedars a large, detached villa, Anthony House, a semi-detached and a few groups of short terraces on the High Street and on Mill Street. The 25" OS maps of the 19th century show further groups of terrace housing that has since been replaced. These are sporadic builds throughout the century, focused on the existing property boundaries within the town.

The Parish of Colnbrook was established in 1853, and the boundaries were altered in 1873 to include parts of Iver. The parish church was built in 1852, followed by a vicarage, school and schoolhouse as a planned group. The design of the vicarage, school and schoolhouse, all grade II listed present an architectural unity in the use of deep red brick dressings, slate roofs, gothic windows and brick bands alternating with stock brick walling.



Ordnance Survey map, 1925, 25 inch,

### Early twentieth century to 1945

Colnbrook and Longford were bypassed by the A4 in 1929. The 1934 map shows the broadly complete bypass where the modern road connects to its former line west of Colnbrook at Brands Hill. The removal of traffic from the centre of Colnbrook enabled an increased road capacity without impacting upon the fabric of the town. Colnbrook retained a rural character, beyond the High Street, with orchards located to the rears of properties, occupying the rear of burgage plots, and the area of the former common field north of the High Street. South of the High Street, behind properties, orchards (shown on historic maps) appear to be without consent more extensive and helped to define the margins of the town, focusing on the fields adjacent to the settlement. The townscape shown in the maps surveyed in 1932 is a continuous built-up frontage to the north side of the High Street, with few gap sites, and only some building set behind forecourts or gardens. The south of the High Street west of the Royal Standard has a far looser character with building located in large plots and set back from the street frontage.

There is a memorial to lives lost in the First World War engraved upon a pier within St Thomas' Church 'To the glory of God and in memory of the men of Colnbrook and district who gave their lives in the Great War', a total of forty names is recorded. The names are repeated on a memorial plaque on the village clock, with the added names of eight soldiers 'who were stationed in Colnbrook before they were transferred to fight in Europe'. The town has an association with the war linked to the production of high explosives. Construction of a munition's factory at Poyle began in June 1916, the factory was managed directly by Her Majesty's Explosive Factories and was used for the production of guncotton (an explosive used in mines and warheads)<sup>34</sup>. Colnbrook is likely to have housed workers at the factory, which is likely to include refugees working at the factory. The munitions production continued in use into WW2 and, to the west of Colnbrook historic maps shows the development of a hostel for munitions workers, just east of Brands Hill. This group of temporary buildings survived until 1990.

Maps dating from the period up to WW2 indicate there has only been limited development outside the line of the High Street.

### Post-war to present

Following the war, Colnbrook continued to develop as a small town on the fringes of London. The economic drivers developed with the growth of industrial estates, aggregates extraction and Heathrow airport, with its associated businesses such as hotels. An improved road network enable growth, such as the M4, J1 to J5 opening 1965 and the M25, completed 1986, as Britain became focused on road transport and people increasingly commute to work. This resulted in the decline of local businesses within Colnbrook by the end of the 20th century, but a growth in housing in the form of new estates and redevelopment.

The development of the road network ran in parallel with the Beeching Cuts to the rail networks and in 1965 the Colnbrook Railway Station was closed. This had been an essential link to the munitions works and development of Poyle Industrial Estate, with Poyle Halt being opened on the rail line in

1927. By the 1950s more than 70 factories operated out of the estate, which would have been a significant employer for the town.

.Colnbrook developed as a commuter village and almost all post-war development is residential, with the exception of community buildings such as the town hall, school and Methodist Church. The Green Belt Act 1938 and later the Town and Country Planning Act 1947 allowed local planning authorities to restrict the further growth of settlements and preserve the rural quality that still characterises many of the outer London settlements. The growth around Colnbrook has been piecemeal and focused on areas of former orchards immediately surrounding the town or within the town itself. Cottesbrooke Close was one of the largest developments until the late 20th century and the development of the Rayners Close estate and Vicarage Close. Similar in character are the smaller estates of Albany Park and Rudsworth Close. These estates mark a change in character, focusing away from the Old Bath Road and the rural aspect of the town, providing ample parking for the residents. Many of the former inns have been converted to residential properties, often as modern apartments although in some cases retaining the historic street frontage, such as the White Hart House.

Changing lifestyles and demographic have resulted in the closure of further public houses. However, two of Colnbrook's most significant Inns, The Ostrich and the George, remain in use and are exceptions to this trend. Their accessibility and location have meant they have evolved from a traveller's waypoint to a destination in their own right, with trade from the surrounding towns, offices, hotels and local residents. Their history and prominence providing a viability for the future.



Historic wall and archway of King John's Palace



**Carriage way of King John's Palace (L) and The Ostrich (R)**  
**West elevation of Kings John's Palace**

## 4 Surviving Historical Features within the Conservation Area

### 4.1 Summary of historical features

- Linear character of historic town that grew up along the Bath Road at the crossing of the Colne Brook
- Different ages of the buildings with most buildings dating from pre-1900 until late 20<sup>th</sup> century suburban development
- Important group of historic coaching inns dating from the 16<sup>th</sup> Century
- The Ostrich (Grade II\*), surviving 16<sup>th</sup> century coaching inn still in use as a public house.
- Ye Olde George (Grade II) surviving 17<sup>th</sup> century coaching inn, formerly the George Inn, still in use as a public house.
- King John's Palace (Grade II\*) surviving 16<sup>th</sup> century former coaching inn arranged around a courtyard with central elliptical archway to Park Street
- Group of timber framed buildings (former Lucas Newsagent, The Ostrich, Ye Olde George, Aberdeen House, most of houses on north side of Park Street, King John's Palace, Mill House and Tanhouse Farmhouse)
- Historic farmstead within the heart of the village (Tanhouse Farm)
- Group of timber framed historic barns dating from the 16<sup>th</sup> -18<sup>th</sup> centuries (relating to Tanhouse Farmhouse, Aberdeen House, King John's Palace)
- Group of mid-19<sup>th</sup> century Gothic Revival buildings focused on the church, consisting of Vicarage, School and Schoolhouse
- Buildings by Benjamin Ferry (1810-1880) and G. E. Street (1824-1881), both leading Gothic revival architects
- Repurposed buildings (White Hart House, The Old School, The Vicarage)
- Group of religious buildings, St Thomas's Church and Baptist Chapel
- Lost buildings (historic mill house across the Colne Brook, buildings on east side of Bridge Street and opposite The George)
- Colnbrook Bridge, key crossing on the Bath Road with stone parish boundary markers and a coal and wine tax plate.
- Historic Milestone dating from 18<sup>th</sup> century on Bath Road
- Key buildings are:

The Ostrich

Ye Olde George

King John's Palace

St Thomas Church

The Mill House and Tanhouse Farmhouse and barn



Kenilworth, carriage way

## 4.2 Street pattern and building plots

The historic Bath Road, which was once the main route from London to the west country, forms a spine that runs through the conservation area. It is known as Park Street in the east, after it crosses the River Colne, it becomes Bridge Street and then the High Street where it turns westwards and heads northwest to meet the Colnbrook bypass.

Mill Street was historically a continuation of the High Street heading east and running parallel to the River Colne. Vicarage Way linked Mill Street up to the mid-19<sup>th</sup> century development of a new school, church and vicarage in the north. Now Vicarage Way appears to start in front of Ye Olde George and Mill Street leads off it.

On the south side of Park Street and Bridge Street are two modern cul de sacs, Rawlinson Close and Cottesbrook Close while Albany Park, another cul de sac, leads off to the north and west. St Thomas Walk is another late 20<sup>th</sup> century cul de sac off Vicarage Way.

For the most part, the main street is lined with narrow, urban building plots with the facades of the buildings rising from the rear of the pavement, but there are significant differences in plot morphology in differing areas of the town. An examination of historic map evidence suggests plots to the north side of the High Street and Bridge Street are significantly narrower than those to the south. Within Park Street historic development is significantly denser to the north side of the street, and to the south buildings stand in large plots, behind forecourts representing an entirely different pattern of development. These differences in urban form evident on the Bath Road appear to reflect the different parishes in which the buildings are located.

The grade II listed former Lucas Newsagent on the north side and grade II\* The Ostrich Public House on the south side of the High Street act as a gateway into the conservation area. The loss of historic buildings either side of The Ostrich, and their replacement with examples that step back from the rear of the pavement, incorporating forecourts or front gardens has diluted the urban character of the conservation area. West of the conservation area boundary, on the High Street are isolated groups of buildings that continue this historic urban character.

The historic developments of Tanhouse Farm and the Victorian development focused on the church are in large irregular plots. St Thomas Walk and Rudsworth Close have typical late 20<sup>th</sup> century scattered layout of terraced housing with staggered fronts set back behind generous verges.



Road sign (L) Milestone (R)

## 5 The Character and Appearance of the Conservation Area

### 5.1 Analysis

Colnbrook is defined by its location on the old Bath Road, the former line of the A4, turnpike road and medieval King's Road in succession. Green Belt policies have constrained the growth of the town leading to rebuilding to the rear of the High Street, especially to the north and south and infilling spaces within developed areas established prior to WW2.

The Colne Brook Bridge has helped to define the administrative boundaries within the town and preserves this history in its fabric. The brook also provides a break of greenery within the urban space.

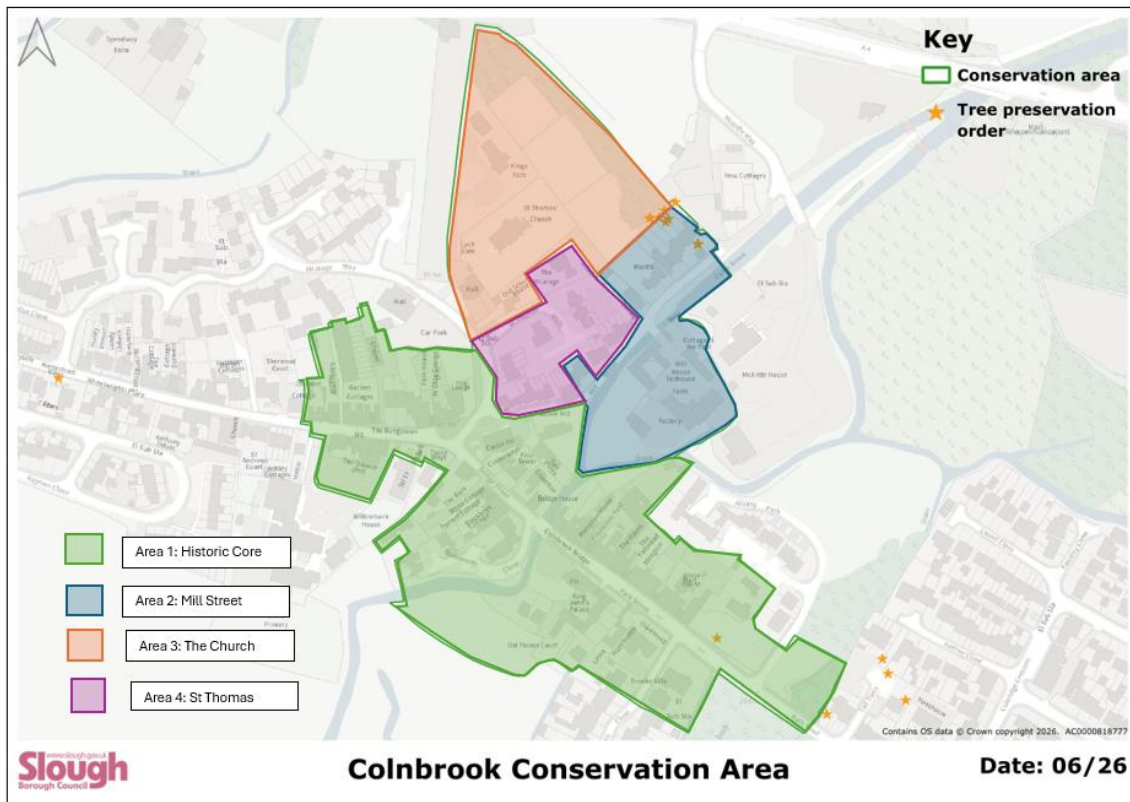
The High, Bridge and Park Streets provide a linear character to the conservation area. These streets are lined with narrow building plots that are preserved within the fabric of listed and historic buildings and the divisions between the buildings.

Colnbrook has a significant number of listed buildings dating from the 16th century including particularly fine examples, both listed at grade II\*, The Ostrich and King John's Palace. The town retains many buildings dating from the 17th century and in the 18th century there is significant evidence for investment in new buildings and new facades to existing buildings within the town.

The mid-19th century development of the parish church, vicarage, school and schoolhouse and associated landscaping provide a planned green boundary and setting to the north side of the town.



Colne Brook Bridge, 1,2 & 3 Park Street in background



### Area 1: Colnbrook Historic Core

The Historic core focuses on the High Street, Bridge Street and Park Street, all of which form part of the old Bath Road. The town developed around the crossing of the Colne Brook that subsequently divides the town and marks the historic boundary between Buckinghamshire and Middlesex. The approach from the east is lined with an avenue of trees and buildings fronting onto the street. Crossing the river, the road becomes increasingly narrow towards a small square, where the Diamond Jubilee Clock stands in front of the George, before continuing as an enclosed line of buildings.

The Baptist chapel, built 1870, is built in a classical style common to nonconformist architecture, with a gable front creating a temple like pediment when approached from the front. The chapel is visible in views north from The Ostrich through a narrow alley, which characterises this part of Colnbrook.

Former coaching inns with arched carriageways to rear courts are prominent landmarks. The Bath Road was an important communication route into London and the town's economy developed as a stopping point along the way. Large inns make important contributions to the character of the area, however, only the George and The Ostrich still operate. The Ostrich is grade II\* listed and a prominent landmark, timber framed, rambling and gabled. The building dates from the 16th century it has been suggested this is the location of a hospice, constructed following the donation of Colnbrook to Abbingdon Abbey in 1106, the name a descendent of 'Hospice' and 'Ospridge'.

Another early timber framed survivor is the grade II\* listed King John's Palace, located on the approach to the town from the east. The building itself was built some four hundred years after King John's reign but itself is a fine example of an Elizabethan house with courtyard to the rear and separately listed grade II barn. Views are linear along Park Street and the High Street with landmark buildings such as The Ostrich Inn, Ye Olde George and King Johns Palace. High volumes of traffic dominate the setting, and air traffic can be seen and heard from Heathrow.



High Street, looking west

## High Street

Along the High Street, The Ostrich and houses opposite (Milestone Cottages, Sanbrook House and former Lucas Newsagent) represent the key surviving character area of the conservation area. New buildings such as the three-bay property east of Milestone Cottages shows a building occupying the street frontage, preserving the canyon character of the High Street, however the architectural detailing of this building is exceptionally plain.

In contrast the grade II\* listed Ostrich Inn, and the three houses incorporated into the inn at its east end represents the high point of significance within the conservation area. The long façade of The Ostrich with its deep jetty, exposed timber framing and varied fenestration to ground and first floor levels contributes greatly to the character of the conservation area. The timber framing, bay divisions and variety of shop fronts at ground floor level of The Ostrich defines the historic plot boundaries to the south side of the street that date to the medieval period. Variation within the levels and joins of the jetty at first floor level provides evidence for the phased construction of this building.

Buildings to the east of The Ostrich present rendered gables to the street showing their construction within characteristic, narrow plots.

To the north side of the High Street the plot widths are preserved in the boundaries of Milestone Cottages. Views into the plots and buildings to the rear provide glimpses of the historic character of the street, including to the rear of the Baptist Chapel.

Within this part of the conservation area buildings are generally of two generous stories. To the south side of the High Street, there are no dormers visible to the north side buildings are of two stories generally with a second storey of dormers within the attics.

There are views in both directions along this section, particularly important are the views from the west outside the conservation area with The Ostrich and former Lucas Newsagents framing the view along the High Street.



Market Place, looking northwest

### The Market Place

The former marketplace is dominated by Ye Old George Inn and Park House on the north side. To the east of Ye Olde George the triangular marketplace, defined by the junction of Bridge Street, High Street, Vicarage Way and Mill Street is a key element in the town plan. It is one of the few open spaces within the conservation area. Views from the marketplace looking east along Bridge Street include the double gable of Aberdeen House, and the wall to its west that reinforces the townscape in this area, and the run of cottages west of this property. Views west along the High Street are dominated by the George and Park House, the clock and a mixture of street furniture that does not contribute to the significance of the inn.

Buildings to the west of the George as well as opposite on the south side have been demolished and replaced by modern buildings with expansive front gardens that means that the townscape has lost its formerly dense urban character in this central area of the conservation area. The construction of the Budgens building has diluted the historic character of this space by attempting to form a square in relation to the frontage of the George Inn rather than the historic canyon like character. .



Colne Brook Bridge, Wine and Coal Tax Post on right



Bridge Street, looking northwest

### **Bridge Street and the County Bridge**

Bridge Street is the stretch of main road from the marketplace to the county bridge. Houses were once tightly packed in narrow plots on both sides. The historic buildings on the north side have been demolished and replaced with modern development of a suburban scale up until the modern three storey Bridge House. These buildings do not positively contribute to the character of the conservation area and do not offer the characteristic enclosure expected within an urban centre.

On the south side of Bridge Street is the grade II listed Aberdeen House and the attached walling which provides a suitable closure to the south of the former marketplace, and the run of cottages, two of which are former shops, present a high-quality façade to the south side of Bridge Street albeit with replacement windows and doors. The recent development on Rudsworth Close provides an area of greenery adjacent to the Colne Brook Bridge and the brick wall to the rear of the pavement provides some closure to the street.

The County Bridge is a significant landmark within the town and acts as the gateway to Park Street. The bridge contains significant historic accretions, including a coal and wine tax plaque, parish and county boundary markers as a coping dating from 1777 and a more recent plaque confirming the repair of the bridge by Surrey County Council. At the east end of the bridge, to the north side is a coal and wine tax bollard.

It provides an exceptional range of views in all directions within the conservation area. East, back along Park Street the continuous townscape to the north characterises this view with trees in the distance marking the end of the town and providing a green presence beyond King John's Palace and the Star and Garter to the south. North to Tanhouse Farm the Colne Brook, farm buildings, trees and greenery emphasise the rural character of the immediate surroundings of the town centre and emphasise the historic boundary in this location. The farm buildings north of the bridge are visible in seasonal views from late autumn.

The finest view from the bridge is west towards the George directly toward the bridged entrance at the centre of the architectural composition. This view is successfully defined to the north side by Bridge House, the three-storey pitched roof red brick modern building of warehouse character, however the continued definition of the view to the north side of the street is provided by trees, rather than buildings of an urban character. To the south side of Bridge Street, the recent housing at the junction with Rudsworth Close steps the building line back, but the wall and trees provide some definition to the view before the east flank of Blackboy's Cottage provides a clearer definition to the view.

South from the bridge the view along the Colne Brook contributes to the rural character and provides definition to the urban space with views of trees lining the river and to the south marking the extent of townscape in this part of Colnbrook.



Park Street, north side

### **Park Street**

Park Street, east of the Colne Brook Bridge, has a well-defined townscape to its north side with a continuous run of grade II listed buildings dating from the 17<sup>th</sup> -19<sup>th</sup> centuries rising directly from the rear of the pavement. The buildings are generally of two stories, some with dormers, one has a traditional mansard, visible chimneys and many visible old, tiled roofs. The run of houses is continuous with four bridged entrance passages providing glimpses to the rear. The scale of the buildings reduces adjacent to the bridge with the floor height of 1, 2 and 3 Park Street being proportionately lower than the adjacent buildings. This run of buildings presents one of the best-preserved elements of historic townscape within the conservation area.

On the north side, the conservation area terminates with the long brick garden wall of Colnbrook Cottage, as the road name changes to the Old Bath Road. Open space to either side of Albany Park marks the end of the conservation area. Trees and greenery mark the gap between Poyle and Colnbrook.

To the south of Park Street, the character is significantly different. King John's Palace and the Star and Garter are both set back from the rear of the pavement and street behind forecourts. At the time of writing the Star and Garter is being converted to mixed use development while the adjacent former site of The Smithy is being redeveloped with apartments. King John's Palace, together with The Ostrich, is one of the most significant buildings within the conservation area. This property is a two-storey with attic dormers and is a former inn. It has a broadly symmetrical frontage with two, two-storey dormer windows to either side of the arched entrance.

Claremont & Hazlehome and Cottesbrooke House flank Cottesbrook Close. The east house has been extended towards Cottesbrook Close. Both houses stand in substantial grounds set back from the pavement line.



Mill Street, looking west towards Mill House and Tanhouse Farmhouse

## **Area 2: Mill Street and Tanhouse Farmhouse**

### **Mill House and Tanhouse Farm**

The historic value of the character area is focused on the Mill House and Tanhouse Farm, a grade II listed building, which sits adjacent to the Colne Brook, presumably a mill race for a former water mill. The property appears to have developed around a timber framed 16th century farmhouse, with the brick-built Mill House added as an extension in the late 17th century. A barn dating to the 16<sup>th</sup> century, is separately listed grade II and located behind the farmhouse. Together these buildings form a historic group from which the rest of the character area develops. Numbers 19-21 Mill Street are 19th century workers cottages with some historic interest. The remaining buildings are 20th century houses, but with designs that reflect the vernacular architecture of the Tanhouse Farm. In addition, the relationship they share with the Colne Brook ties the properties of the character area together.

Mill Street presents a rural contrast to the urban character of High Street Colnbrook. Trees, greenery and soft boundaries to many of the properties characterise this area representing a contrast to the town centre.

There are key views of the farmhouse at Tanhouse Farm and along the mill race adjacent to Mill Street. The sinuous channel of the Colne Brook is followed by Mill Street, creating enclosed views, that are further restricted by tree lined hedgerows and planting that screen the character area's surrounds. The wider setting is disrupted by the Colnbrook By-Pass and a construction depot to the north. Mill Street is relatively quiet, but vehicular and air traffic noise is noticeable in the area.

### **Area 3: The parish church**

The parish church, its graveyard, relationship to the former vicarage, school and schoolhouse represent a planned expansion of the town indicative of its importance before railways changed transport. These areas provide a welcome area of green space characterised by numerous mature trees and a depth of landscaping beyond these spaces providing a dense green boundary to this area. The remnants of the former avenue to Richings Park are visible and represent a significant element of the historic landscape and setting of the town.

### **Church of St Thomas**

The area covers religious buildings and associated institutions, principally focused on St. Thomas' Church, with former Vicarage to the north and Vicarage Way Children's Centre and Library (the former church school).

There is significant architectural value in the buildings that date from the 19<sup>th</sup> century and represent trends in ecclesiastical building. St Thomas' group forms a composition of four grade II listed gothic revival buildings; the Early English style church, built 1849-52, in flint with stone dressings, was followed by the Vicarage, 1853-4, and former school and school house, 1858, designed by the leading gothic revival architect G.E. Street, reflecting more domestic and civic designs in brick with gothic detailing.

This character area includes a significant area of open land which is characterised by tree planting along boundaries and within the churchyard. This introduction of a green character to the conservation area here contrasts strongly with the High Street and historic core.

These communal and civic buildings are set back from the main thoroughfare of Bath Road. In the case of the Vicarage and Church and they are all approached, be it by a path, or driveway, creating seclusion and removing them from busy traffic, although unable to avoid intermittent impacts of Heathrow air traffic. An area of glebe land borders St Thomas' Church and the Vicarage to connect the area with a more rural setting in the north and east, placing these buildings on the edge of the settlement and trees with open space appearing in views to their rear.

#### **Area 4: St Thomas Walk.**

The character area comprises a small modern residential estate arranged along a single curvilinear cul-de-sac called St Thomas Walk, and further modern houses along the west side of Mill Street. The arrangement of the houses along St Thomas Walk creates an inward-facing and enclosed feel, which is enhanced by the character area being bordered on all sides by further built development. The design and style of the buildings is largely modern, however the materials used, and some features of the external aesthetic relate to the adjacent historic buildings in the Church of St Thomas character area. The houses include a variety of brick and other building materials, used in banding and detailing. Like the listed former school, the houses have half-hipped gables. The houses are well-maintained and in good condition, with few modifications to the buildings being noted. Whilst the development has no heritage value, as a modern estate, it includes significant areas of planting and mature trees which soften the character of areas away from the High Street.

The roads experience a low level of domestic pedestrian and road traffic, however some road traffic noise from Park Street carries through the character area. Intermittent air traffic noise is also experienced.

## **5.2 Summary of townscape features**

- Medieval Origins
- Narrow urban plots along the High Street, larger more open and irregular plots where buildings have been demolished.
- Most early buildings positioned directly at the rear of the pavement creating a canyon effect where they survive on both sides along the High Street
- South side of Park Street has early buildings with building line set back from road behind small yards
- Mostly two storey houses, some with attic floors
- The former rural setting encircling the historic town is still legible despite more contemporary urban uses often relating to Heathrow Airport.
- Boundaries are predominantly brick walls of varying heights, although examples of wrought iron fencing and board fencing can be found. Also, soft boundaries found combining hedgerows, shrubs and trees, particularly along Mill Street
- Views along roads, through arches into rear courtyards, up narrow alleyways, into front gardens and along the Colne Brook
- Street furniture not generally historic, cluster in front of Ye Old George Inn
- Mix of timber framed buildings, often refronted in brick with clay tile roofs
- Mid-19<sup>th</sup> century polychromatic brickwork with slate roofs
- Open space focused around the Market Place.

### 5.3 Current activities and uses

The Colnbrook Conservation Area is characterised by former and continuing commercial uses. The area contains two coaching inns which remain in use as inns or public houses. Many buildings within the area are evidently former shops, containing evidence for shop fronts, but have been converted to domestic uses at ground floor levels resulting in the infilling of former shop windows.

The majority of the conservation area is made up of domestic uses, generally single dwelling houses. Some of the properties within the High Street contain evidence of domestic sub-division. North of the junction of Vicarage Way, High Street and Bath Road modern 'cottage' development has infilled much building line of Mill Street, St Thomas' Walk and Vicarage Way. Domestic uses are dominant. The former Vicarage has been converted into a number of accommodation units.

Tanhouse Farm, and land to the north outside the conservation area is used for vehicular and equipment storage. West of the conservation area and former glebe land at the conservation area boundary is used for coach parking.

The church remains in ecclesiastical use and stands within a well-managed and characterful graveyard. The Old School is now used as a children's centre and library.



View along Bridge Street towards Ye Olde George Public House

### 5.4 Focal points, views and vistas

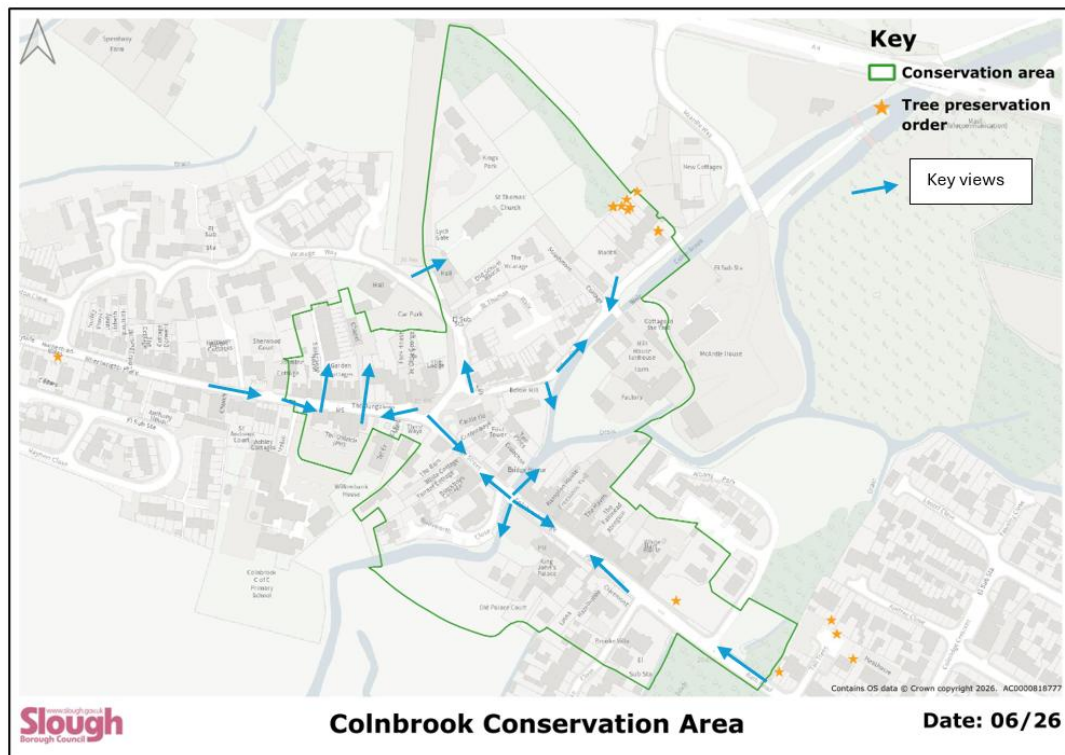
The map below shows key views within the conservation area.

The following are considered the most significant:

significant:

- East, from outside the conservation area, along the High Street taking the view between The Ostrich and Lucas News.
- Outside The Ostrich, east towards the former Market Place.
- North from The Ostrich up the alley between Sanbrook House and Milestone Cottages.
- North from the High Street to the Baptist Chapel.
- West, from outside The George, along the High Street towards The Ostrich.
- South-east from outside The George towards Aberdeen House.

- North-west along Vicarage Walk towards the former School.
- North-East from Vicarage Walk towards the Parish Church through the Lychgate.
- South from Mill Street towards the frontage of Tanhouse Farmhouse.
- North-East from Mill Street towards the frontage of Tanhouse Farmhouse and planting adjacent to the mill race.
- South along the mill race towards the Colnbrook Bridge from Mill Street.
- Views north, south, east and west from the Colne Brook Bridge taking in, respectively, planting and Tanhouse Farm, planting and the rural backdrop south of the bridge, Park Street and King John's Palace and a view towards The George.
- West from outside Claremont on Park Street showing the built-up north frontage of Park Street and views of The George in the distance.
- A view from the east boundary of the conservation area along Park Street to the west.



View map

## 5.5 Open spaces, landscape and trees

The south end of the conservation area is noticeably greener than the west end, the entrance to the conservation area follows a green gap between Poyle and Colnbrook. Mature trees line the west side of Park Street and Albany Park is one of the few formal recreational areas.

Where the building line is set back along Park Street there are hedges, planting and trees in the front gardens. Colne Cottage, Aberdeen House and Threeways all have gardens with side boundaries along the main road softening the character with trees and planting.

The open space of marketplace is softened by green verges in front of the shop. Mill Street leading off marketplace has a natural verdant rural character along the Colne with tall hedgerows screening more recent development.

The construction of Vicarage Way has removed much of the avenue of trees that previously connected Richings Park to Colnbrook and provided access to the church. Whilst several trees have been retained in this area, and the churchyard and its surroundings remain heavily planted including The Quite Garden that runs behind the Vicarage, overall, there are significantly fewer trees in this area than before the construction of Vicarage Way. This group of trees has a historic significance and contributes greatly to the character of the area, providing a strong natural definition to the edge of the townscape.



The Quite Garden to rear of churchyard

#### 5.6 Public Realm: Floorscape, street lighting and street furniture

here are no areas of traditional paving, kerbs or similar in the public sphere. The pavements are mostly modern tarmac with granite curb stones and do not contribute positively. At the entrance to King John's Palace and the Ostrich traditional cobble stones surfaces survive.

The street furniture is for the most part modern and fairly neutral, including benches, bollards, signage, bus stops. There are lanterns for street lighting along Park Street and the High Street, these are traditional in character but modern.

There is a surviving VR type B pillar box in the marketplace and a striking Diamond Jubilee clock mounted in front of Ye Olde George.



Jubilee Clock, VR type pillar box, lamppost

## **6 The Buildings of the Conservation Area**

### **6.1 Architectural styles and detailing**

The conservation area is characterised by a range of architectural styles from different periods and with different building forms and scales although there are certain prevailing architectural themes and characteristics. The buildings are all residential with the exception of St Thomas's Church, The Baptist Church, The Ostrich Inn, Ye Old George Public House, the former school (now Vicarage Way Children's Centre and Library) and the shop, currently Budgens.

Although the majority of buildings are residential there are examples of other building types, a farmstead with barns, coaching inns (White Hart Inn and King John's Palace are now converted to residential use), religious buildings and a former school (now converted)

The largest building in Colnbrook is the parish church of St Thomas's, the two historic barns are also large buildings particularly the barn at Tanhouse Farm. For the most part the domestic architecture is of two storeys rising occasionally to two and a half storeys. There is one three storey modern building (Bridge House). The roof slopes are largely unbroken apart from dormer windows with both hipped and flat roofed examples.

Much of the character of the conservation area stems from the materials used in the construction of the buildings, their ancillary structures and in some cases boundary walls. Brick predominates throughout the conservation area, the palette varies from pale beige through brown to red and at times is painted. The most common colour is brown stock brick.

The early buildings are timber framed normally of oak or elm and where exposed have wattle and daub and painted plaster infill panels. There are many timber framed structures that are either plastered over or entirely refronted in brick.

The earlier buildings have steep pitched roofs which are all clay tiled although occasionally they have been replaced by modern cement tiles. Sometimes when refronted these old roof structures sit behind parapets and are not readily visible from the street. It is only the 19<sup>th</sup> century buildings that use slate. The Old School House and former school have bands of decorative slate fish scale tiles they also have distinctive half hipped roofs. There are examples of fully hipped roofs along Park Street.

King John's Palace is the main example of casement windows. Some are leaded while others are small paned and timber. It also has some 20<sup>th</sup> century Crittal windows to the front. However, sash windows are the main window type throughout the conservation area, these are timber where original, regrettably many have been replaced with UPVc example. There are examples of eight, six, four, two and single panes of glass. There are an unusual number of examples of 1:3:1 double hung sashes and one example of 1:4:1 (Sanbrook House). Another sash type that is seen on Park Street dates from the 19<sup>th</sup> century and has single vertical glazing bars on their outer edges.

The church and surrounding buildings have unique architect designed windows. Those on the school, schoolhouse and vicarage have a mixture of pointed and cambered arched openings with multiple light timber windows with unusual, stepped tops. The windows on the Vicarage are timber and rectangular with tiles filling the pointed arches above. The church itself has more typically gothic windows with tracery and leaded lights while the Vicarage.

The doors are constructed of timber unless they have been replaced with UPVc or composite. The main type of door is a solid panelled door of four to six panels occasionally with a door light above. Many of these have been replaced. Some of the inns have half glazed doors such as the Ostrich or former White Hart. The openings are normally flat arched but there are arched examples as well. There are examples of plank doors at The Mill House, 1,2 & 3 Park and also the gothic garden entrance at Colnbrooke Cottage. While the school and schoolhouse replicate these old plank doors with a gothic revival character with iron hinges and door furniture. There are many porches and door hoods, particularly on the modern developments.

Many of the inns would have had large doors to close off their carriageways, examples survive at Ye Olde George, The Ostrich and Sanbrook House.



Examples of doors



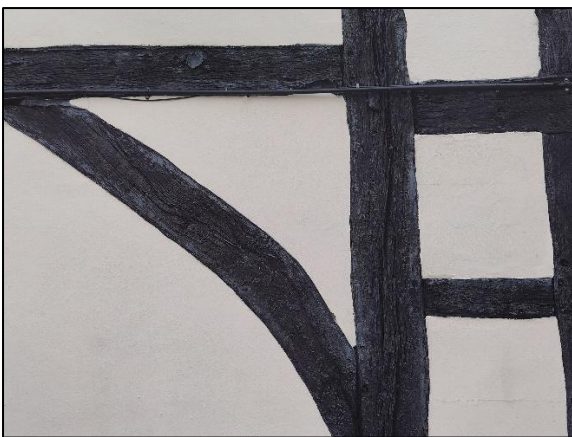
Examples of windows



Examples of windows



Examples of roofs and features



Materials

## Medieval to 1700

The earliest buildings in the conservation area date from the 15<sup>th</sup> century, although the origins of the settlement lie in the 12<sup>th</sup> century nothing survives from this early period. Colnbrook had no separate manorial history of its own so there is no manorial complex. These early buildings are timber framed with an example of a 15<sup>th</sup> century hall house discovered within the former Lucas Newsagents following restoration which saw the removal of its shop front and remodelling of the front elevation.

The timber framing that can be seen externally (The Ostrich, King John's Palace and Mill House) has large panels infilled with daub and whitewashed. Where the timber frames are no longer visible, they have been rendered (110 High Street) or refronted in brick in the 18<sup>th</sup> century or 19<sup>th</sup> century (Ye Old George Inn, Abington). The Ostrich and King John's Palace have examples of jettied while Aberdeen House also appears to have been jettied but is now underbuilt.

Colnbrook is known for the number of inns, ten in 1577 of which two survive as inns today, The Ostrich and Ye Olde George, while King John's Palace is likely to have started life as an inn but later became a school. All three have centrally placed carriageways for customers to access the yards behind, King John's Palace best preserves this layout. The carriageway at St John's Palace reaches to the eaves, this is replicated visually at Ye Old George but in reality, it is single storey. The Ostrich retains its 16<sup>th</sup> century street façade with symmetrical gables at either end, notable curved bracing. The windows are a mixture of styles and ages and on the ground floor is a 19<sup>th</sup> century shop front and saloon bar and surviving doors in the carriageway.

The Mill House and Tanhouse Farmhouse was built in two phases, the right-hand side (Tanhouse Farmhouse) is earlier and 16<sup>th</sup> century framed while the left (Mill House) is brick and 17<sup>th</sup> century. It has an impressive 16<sup>th</sup> century L shaped barn to the rear; the long arm is aisled and of six bays.



The Ostrich Inn



110 High Street and house adjoining



The Mill House and Tanhouse Farmhouse



Ye Olde George Public House and Park House



Former Lucas Newsagent



King John's Palace



Former Star and Garter Public House

## 1700 to 1800

The prosperity that Colnbrook experienced with the arrival of the Turnpike Trust in 1727 is reflected in a building boom in the 18<sup>th</sup> century, either improving existing buildings or building entirely from scratch. For the first time buildings were constructed entirely from brick and not timber.

The north side of Park Street preserves the most Georgian character within the conservation area although many may have older origins. The buildings are all two storey with some having attic storeys with dormers (1,2 & 3, Badminton House group, Kenilworth group). Several houses are later 19<sup>th</sup> century buildings but none the less are designed to fit in with the 18<sup>th</sup> century houses. 1, 2 and 3 next to the bridge are lower than the rest and set back. The elevations are now cement rendered but the red brick construction is visible on its gable end overlooking the Colne, to the rear is a low timber framed extension, possibly earlier.

The four houses that commence with Badminton House and end with Hampton House have a central carriageway suggesting that it was once an inn. The rendered front has a parapet with a double pile old tile half hipped roof. The east end is partially weatherboarded and so is the rear. The windows have mostly been replaced but all the houses have examples of tripartite sash windows albeit UPVC. The three left hand entrance doors have simple bracketed Hoods while Hampton House has a plain doorway. According to list description the post office wall within the carriageway is timber framed, this is no longer visible but may suggest earlier origins than the 18<sup>th</sup> century.

Abington House is thought to date from the 18<sup>th</sup> century, but the carriageway reveals timber framing so is likely to have earlier origins. The front is 1830s but has a symmetrical classical character typical of the Georgian period. The ground floor windows have architraves with fluted consoles and friezed with paterae and cornices. Central pedimented Tuscan door piece with modern glazed door.

The pair of houses to the south, one of which is known as Kenilworth, is constructed in brown brick with red and yellow brick detailing in the form of a dentilled cornice, band and flat arches and door surrounds. The roof is mansard with flat roof dormers, the windows are eight over eight sashes with arched door surrounds.

The White Hart House was an inn until recently. It is possibly older than 18<sup>th</sup> century, a timber framed rear extension can be seen from the carriageway but now presents with a rendered façade pitched roof with hipped dormers with modillion cornice, seven 6/6 sash windows at first floor with three 3/3 sashes that reach down to the plinth, on the right is a curved bay. The doors are flush half glazed with one being noticeably lower than the others.

Colne Cottage is at the end of the row and overlooks a long garden running parallel to Park Street, it matches the White Hart next door in architectural character and detail. The roof ends with a hip, the ground floor windows lack glazing bars but have cornices on consoles not dissimilar to Abington House. Cast iron window guards. There is a stucco pointed arch doorway and plank door to the garden on the right. The brick garden wall runs parallel to park street and is a notable feature when entering the conservation area from the east.

There are a number of older buildings that were refronted in the 18<sup>th</sup> century. The most notable is the Ye Olde George which has seven bays with Park House next door. There is a degree of symmetry between the two sides of the building, at first floor the windows are similar with tripartite sashes with a central narrower sash. The central carriageway is framed by an eaves height arch with pediment above and semi-circular window at the top of the arch. The effect is polite and classical. Aberdeen house, the former Lucas's newsagent and White Hart House were also refronted in the 18<sup>th</sup> century.

The enclosure act at the end of the 18<sup>th</sup> century produced a number of barns in the village. Behind Aberdeen House is a red brick and clay tile L shaped barn. The barn to the rear of King John's Palace is also thought to be 18<sup>th</sup> century, it is long and low with four bays, weatherboarded to the front and brick and weatherboard on its west gable, the rear appears to be open sided. It is attached at its east end of number 6.



1,2 & 3 Park Street



Badminton House, Post Office, adjoining house and Hampton House



Abington



Kenilworth and adjoining house



White Hart House



Colnbrook Cottage

## 1800 to 1900

Park Street has two groups of buildings on the north side from the 19<sup>th</sup> century. Fairmead and the Haven, which are early 19<sup>th</sup> century with a distinctive brownish yellow brick and clay tile roof hipped at its west end. The extension to the rear is older, one is timber framed. Flat arches with sash windows with glazing bars on edge. Elliptical carriageway. Simple 6 panel doors with rectangular door light above. Abington House next door was refaced in grand fashion in the 1830s and there is symmetry to the houses to the right with Fairmead and the Haven due to the colour brick and carriageway.

On the south side of Park Street are a pair of houses with a similar architectural character, together they contribute positively to the conservation area. On the east side is Cottesbrooke House, a large, detached house set in a generous plot and built by 1900. It has been extended to the side and rear and is now subdivided into flats. While opposite is an enlarged house that was originally built as a semi-detached pair known as Claremont and Hazlehome which was constructed by 1912. These have been extended to the south up to Cottesbrooke Close. Both buildings are constructed in yellow brick with red brick dressings. Cottesbrooke House has a shallow roof slope and is slate tiled while Claremont and Hazlehome are steeper with red clay tile roofs. Cottesbrooke has a central gabled entrance and porch with a gable and double height bay to the left and flush to the right. The windows are simple one over one timber sashes. Claremont and Hazlehome have recessed entrance doors behind flush arched openings, to either side are single storey bay windows with hipped tiled roofs. All windows are 2 over 2 wooden sashes with three single windows on the first floor. Off centre chimneys across ridge. Terracotta band below first floor windows.

In the mid-19<sup>th</sup> century, an important listed group of buildings was built north of Mill Street focused on a new church. The church is by Benjamin Ferrey and was built first 1849-52 but the vicarage, school and schoolhouse are all by the significant architect G E Street and were built from 1855-1858. They form an architectural group of mid-19<sup>th</sup> century gothic revival buildings with the flint church standing in contrast to the polychromatic brickwork of the school and schoolhouse and red and blue brick vicarage.

The church is small in scale with a lower chancel at the east end and decorative stone bellcote on its west gable end. Below is a stone pointed arch window with tracery which is replicated along the sides. It has a timber framed open porch underneath which is complemented by a timber lych gate directly in front when entering the graveyard. There is a lower chancel at the east end.

The school and schoolhouse share common materials with yellow brick and red brick dressings. The school has a T shaped plan with a later rear extension next to the road. The entrance is in the angle on the north side next to the lych gate. The roof is half hipped slate with fish scale tiles alternating with square tiles. Red brick is used extensively for decorative effect in the form of bands as well as herring bone pattern above the windows and alternation with yellow brick over the window. Combination of pointed arches and cambered openings for timber windows, some have the herringbone brick panels in the tympanum.

The schoolhouse has an L plan with entrance door in the angle with pointed arch surround and boarded door with wrought iron hinges. It has the same hipped slate roof and fish scale tile bands amongst the standard tiles, prominent brick chimney on the side and really decorative red brick banding. The timber windows have pointed arches although they are in cambered openings with alternate red and stock brick decorative.

There is a surviving group of 19<sup>th</sup> century terracing on the north side of Mill Street, numbers 19, 20 and 21 which make to a positive contribution to the conservation area. These are flat fronted and directly on the pavement with modern windows and doors have a simple workman's cottage character. Sanbrook House opposite the Ostrich on the High Street is two cottages with a carriageway with full height gates to the left. It is brown brick under a clay tile roof which is gable to left and hipped to right next to alley and has bracketed eaves. The original windows are wide 1:4:1 sashes (bottom

right has been replaced), The door to the left-hand cottage appears to have been replaced with a window while on the right there is a half-glazed entrance door, not original. To the east is Milestone cottages with the listed milestone in front on the pavement. There are four cottages reconstructed of brown brick with red brick banding, the lower floor juts out onto the pavement with a shallow monopitch roof. . The roof is pitched and covered in pantiles and broken by four pitched roof dormers. All the windows, shutters and doors are modern.

Just to the north of the bridge is a group of three houses forming a terrace which contribute positively to the conservation area. The most southern is painted brick with a crenelated parapet and plaster quoins. The entrance door on the left has a pair of panelled doors with lights at the top. There is a plaster framework across the ground floor with pilasters either side of the window, possibly there was one to the left of the entrance door originally. The windows are modern, but plaster architraves survive on the first floor. An old photograph from 1977 reveals that it was once used as the village hall, aerial views confirm a hall form to the rear.

Blackboys Cottage next door is two storeys with painted brick elevations. It has a four panelled door recessed on the right. On the ground floor the two modern windows are framed by posts and a beam suggesting it may have been a larger opening for a shop perhaps. The first floor has two modern sash windows.

Tarrant Cottage and White Cottage form a pair to the north of Blackboys Cottage, the other side of the carriageway. They have painted render elevations and modern doors with small bracketed monopitch door canopies. Modern windows. Planters on the pavement.

The Baptist Chapel to the rear of the High Street on the north side dates from 1870. It is a simple red brick non-conformist chapel with sand coloured brick dressings The front elevation visible from the High Street is symmetrical with a central porch and four panelled door with semi-circular door light above. Tall arched sash windows to either side replicated along sides. Pediment effect with oval panel commemorating its construction. Pitched cement tile roof.



Fairmead and The Haven



Cottesbrooke House



Claremont and Hazlehome



St Thomas's Church



Lych Gate



Former Village School



Former Schoolhouse



Former Vicarage



19, 20 & 21 Mill Street



Sanbrook House



Milestone Cottages



Former village hall, Blackboys, Tarrant and White Cottage



Baptist Chapel

### 1900 to 2000

By the mid-20<sup>th</sup> century Colnbrook had become a sleepy residential village. The railway and bypass had removed passing traffic, and it became a commuter village. What had once been a linear development now saw the introduction of residential cul de sacs, such as Cottesbrooke Close, Albany Park and Rudsworth Close off Park Street. Of these, only Rudsworth Close is fully within the conservation area and consists of simple reddish-brown brick and render elevations under pitched roofs with cement tiles and brown stained casement windows.

The other major development that falls within the conservation is St Thomas Walk. This consists of a number of blocks, one fronting onto Vicarage Way another onto Mill Street with houses facing Mill Street further along but well screened by tall hedgerows. The blocks are all two storey with brown brick elevations in some cases combined with render panels. The clay tile roofs are a mixture of pitched and half hipped. There are clear architectural references to the Street architecture of the Old School and schoolhouse just to the north, in the use of red brick dressings, dentilled banding and half hipped roofs. Porches break up the elevation and vary from pitched to monopitched and fully enclosed. The architectural style is modern vernacular. PHOTO

1-11 Garden Cottages are situated parallel to the Baptist Chapel and were constructed ca. 1900. They have a simple workmans cottage character constructed of stock brick under a pitched roof. Subdivided into eleven cottages, each has a window on the ground and first floor and a door with a flush pediment the only decoration. They are accessed off the High Street up a narrow gravel path with a single paved path running past the front doors. They have single storey rear extensions and gardens backing onto the chapel and contribute positively to the conservation area.

Strathmore Cottage is a quaint one and half storey cottage facing a track that runs northwards towards the new vicarage, the site was formerly Mill Nurseries. It is rendered with a clay tile roof with hipped dormers and a central timber framed porch

Adjacent to Strathmore Cottage overlooking Mill Street is Marita is a detached 1930s house set in a large plot at the end of Mill Street and has a commuter belt character which is unique within the conservation area. It is two storeys with an L plan and entrance in the angle. The elevations are rendered with weatherboarding in the gable facing the road under a clay tile pitched roof. The windows are UPVc with leaded lights. Both Strathmore Cottage and Marita contribute positively to the conservation area.

Linna is built on a slither of land next to the semi-detached houses Claremont and Hazlehome has a more contemporary character. Likely built in the 1960s, it is two storey with pale brown bricks and weatherboarding in the gable end that faces the road. There are a flat roof garage and veranda across the front that give it the typical 1960s character.



St Thomas Walk (facing Vicarage Way)



Garden Cottages



Marita

## 6.2. Boundaries

As so many of the early buildings are situated at the rear of the pavement and are terraced, they do not have any boundary treatments. Where buildings have been demolished within the historic core the replacement buildings have brick walls which help to define the urban edge. In front of The Bungalows this is a tall red brick wall whereas further east in front of the Telephone Exchange and along Bridge Street the walls are lower reducing to dwarf walls. There is a 19<sup>th</sup> century wall on the east side of Ye Olde George running parallel to the historic avenue of trees to Ritchings Park.

On Park Street there is a notable 19<sup>th</sup> century garden wall for Colnebrook Cottage while King John's Palace has a low dwarf wall in front. Claremont and Hazlehome has a combination of planting and dwarf wall on Park Street and close board fencing on Cottesbrook Close.

The churchyard has a combination of low brick wall and trellis along the boundary with the schoolhouse, post and rail to the left of the Lych Gate and along the boundary with the Vicarage and soft boundaries elsewhere.

Hedgerow boundaries are found in front of Three Ways on the High Street and St Thomas Walk overlooking Mill Street and contribute to the rustic feel of the road.



19<sup>th</sup> century wall of Ye Olde George (L), hedgerows along Mill Street (R)

## 6.3 Listed Buildings

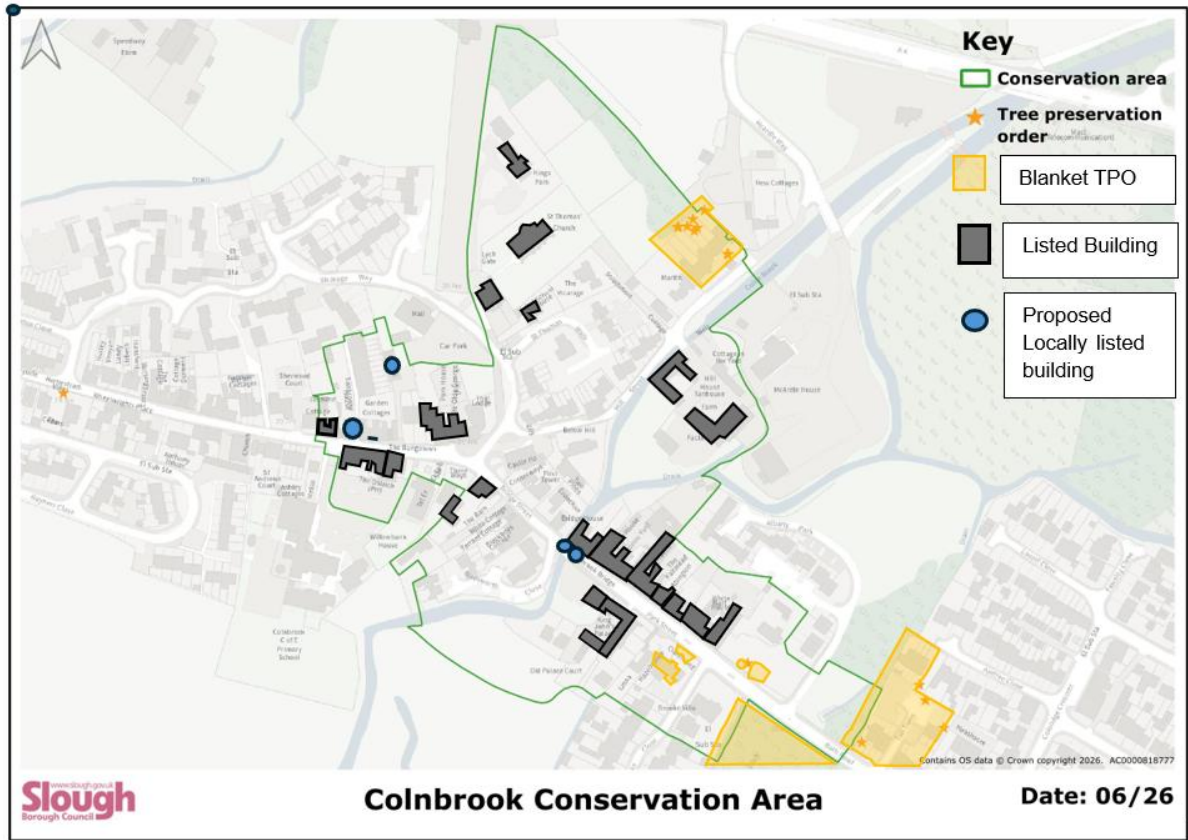
A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural and Historic Interest. These buildings are protected by law, and listed building consent is required from Slough Borough Council before any works of alteration, extension or demolition can be carried out. The listed buildings are marked on the map and listed at Appendix 1.

## 6.4. (Proposed) Locally Listed Buildings

These are buildings which have been identified as being individually of special architectural or historic interest but falling just 'beneath the line' for inclusion within the statutory list. They make a positive contribution to the special interest of the conservation area.

The current Local Plan for Slough (adopted March 2004) at the time of publication has a policy relating to Locally Listed Buildings, Policy EN17 states that special consideration will be given, in the exercise of the development control function, to the retention, enhancement and appropriate refurbishment of locally listed buildings together with their setting.

The (proposed) locally listed buildings are marked on the map. Full descriptions of the buildings recommended for inclusion on the Local List can be found at Appendix 2.



Heritage Asset map with TPOs

## 7 Negative Features and Issues

**Negative buildings:** The Bungalows, a pair of bungalows, to the north side of the High Street opposite The Ostrich and adjacent to the George. These houses lack the scale and location within their plot to continue the canyon-like character of the High Street. The Telephone Exchange and Three Ways both lack the scale and location within their plots to adequately define the streetscape at the core of the conservation area. The placement of a substation to the front of the Telephone Exchange plot prevents an adequate urban response in this location to respect the scale and form of the George and Park House opposite. More recent development within the conservation area has been designed to sit quietly within its context and is considered to have a neutral impact. Future development needs to be carefully managed to ensure that no negative buildings are permitted either within the conservation area or its setting.

**Traffic/Intrusive parking:** The main road through Colnbrook sees a high volume of traffic particularly at peak times such as the beginning and end of the school day. It is also on a number of bus routes and delivery lorries need to access the inns and shop; these larger vehicles sometimes cause congestion due to the narrowness of the route. The main road has double yellow lines throughout apart from the northeast side of Park Street which can detract from the visibility of the listed buildings which are only feet from the curb. There is no easy solution to this situation as there will always be a demand for resident and visitor parking.

**The Market Place:** The marketplace or junction of High Street, Bridge Street and Vicarage Way is the most significant open space within the conservation area. At present this suffers from poor traffic management and car dominance leading to small areas of badly defined public realm. Any design for this area should consider traffic and pedestrian movement through the town and potential include the area of the marketplace, east to the Colne Brook Bridge and west to beyond The Ostrich. Budgens and adjacent buildings to the east all lack the scale and locations within the plots to define the character of Bridge Street, or the former marketplace and respect the listed buildings in adjacent plots.

**Satellite dishes, external wiring and replacement doors and windows:** Housing within the conservation area is subject to pressures to modernise and as a consequence architectural detailing is being lost. Traditional materials and details are being eroded by the use of inappropriate materials (plastic for windows, doors and rainwater goods, renders, repointing etc.). Roofscapes are sprouting aerials and satellite dishes. Walls are being obscured by electrical wiring, vents and satellite dishes. Accretions of such seemingly minor additions can cumulatively erode the character. The multiple occupancy nature of some of the housing on the north side of Park Street is exacerbating these issues.

**Public realm:** The conservation area suffers from a cluttered public realm. There are poor road and pavement surfaces, telegraph poles carry telephone wires and there are numerous traffic control signs. Adjacent to the town clock, outside the George is an intrusive CCTV camera. A review of street and pavement surfaces to ensure uniformity within the conservation area and a considered approach to signage and street furniture would offer a significant improvement in character to the area.

**Boundary Treatment:** As the historic buildings were positioned directly on the road, it is only the later buildings that have front gardens and boundaries. This has resulted in the loss of enclosed, urban character within the conservation area and its setting. The brick boundary walls are generally well maintained and in good condition. There has not been an issue with removal of boundaries and laying gardens to hardstanding.

## **8. Management Plan**

### **8.1. New buildings**

New buildings within the conservation area shall preserve or enhance the character and appearance of the conservation area. Buildings within the different character areas will demonstrate a design that has considered surrounding buildings that make a positive contribution to the character and appearance of the conservation area or particular character area. The mechanisms for achieving this are:

- New development should relate to the rhythm of building plots, scale and form of adjacent buildings
- New buildings within Park, Bridge or High Street, should rise from the rear of the pavement to reinforce the urban canyon that characterises these streets
- Building materials are generally of high-quality materials such as brick, painted brickwork, stucco or in the case of timber framed buildings, timber and plaster
- Facades are ordered and regular, frequently with a larger ground floor window
- Buildings are generally of two to two-and-a-half stories within Park, Bridge and High Street
- Roof forms are varied, but generally run with the street, and are behind parapets, or projecting over a cornice. There are some mansards of traditional form in Park Street and dormers are frequently found on listed buildings or buildings making a positive contribution to the character and appearance of the area
- Where roofs are at a right angle to the street they should terminate in a gable to the street
- Contemporary development is welcomed within the conservation area that respects the policies detailed here or provides a modern interpretation of buildings that make apposite contribute to the conservation area.

### **8.2. Services**

- Services and additions to buildings ideally should be located away from the public realm.
- New buildings should be provided with secure bin stores which are located away from the fronts of buildings
- Meter boxes should be located within the property or disguised within the facade.

### **8.3. The public realm**

- The public realm within Colnbrook contains numerous phases of street furniture.
- An inventory should be made of all street furniture – lighting, bollards, traffic signage and CCTV masts to identify any historic material surviving within the townscape
- Utilities companies should be encouraged to bury services and remove telegraph poles and high wires from the public realm
- Consideration should be given to identifying a consistent suite of street furniture – lighting, CCTV columns, bollards and rubbish bins for use in Colnbrook and ensuring new items are only selected from this suite
- Utilities companies should be encouraged to bury, disguise or provide street cabinets with a sensitive design to reflect their locations within the conservation area
- Cycle parking should be provided within the public realm to encourage sustainable transport and use of local shops and businesses.

### **8.4. Planting and trees:**

- There should be no tree planting within the streetscape of the High Street, Bridge Street or Park Street to maintain their urban character, except where buildings step back from the rear of the pavement and provide space within their forecourts or front gardens
- A considered landscaping scheme within the former marketplace could soften this area and provide a transition to the tree-dominated character areas to the north
- Tree planting may help provide definition to the front of building plots where later buildings have stepped back from the street frontage to provide definition to the plot boundary
- Tree planting at the margins of the conservation area contributes to the definition of views and confirms the countryside character surrounding Colnbrook
- Planting to contribute to reinforce the line of the former avenue leading to Richings Park, west of the church, should be considered to reinforce this historic feature.

### **8.5. Parking and Traffic**

- Parking within the public realm should be reduced, where possible and sustainable travel methods encouraged
- Traffic reduction within the town centre should be considered to make a more attractive and pedestrian-friendly area within the High Street
- New development should provide for parking within the plot, but not to the front of any buildings
- The conversion of front gardens for parking should be resisted.



Cluttered public realm on Market Place

### Further Reading and sources of Information

- Ditchfield P.H. and Page W. Eds., (1907) 'Houses of Benedictine monks: The abbey of Abingdon', In *A History of the County of Berkshire: Volume 2*, London, Victoria County History
- Dunn. A, (2003) *The Politics of Magnate Power in England and Wales 1389-1413*. Oxford: The Clarendon Press.
- Farley M., Legg E. and Venn J. (2007) *The watermills of Buckinghamshire*. Aylesbury: Buckinghamshire Archaeological Society
- Gelling, M., (1979) *The Early Charters of the Thames Valley*, Leicester, Leicester University Press
- Gyll. GWJ, (1862). *History of the Parish of Wraysbury, Ankerwycke Priory, and Magna Charta Island; with the History of Horton, and the town of Colnbrook, Bucks.*, Privately published.
- Harper C.G., (1899) *The Bath Road, history, fashion & frivolity on an old highway* London: Chapman & Hall
- Historic England (2019) *Conservation Area Appraisal, Designation and Management*. Historic England Advice Note 1 (Second Edition) Swindon: Historic England
- Hunter J., (2003) *A short history of Colnbrook* Colnbrook: Colnbrook with Poyle Parish Council
- Page. W. ed. (1925) 'The hundred of Stoke: Colnbrook', In *A History of the County of Buckingham: Volume 3*, London, Victoria County History
- Phillipotts, C. *Landscape Evolution in the Middle Thames Valley Heathrow Terminal 5 Excavations Volume 2: Documentary Research Report Section 22*.
- Reynolds A., (1999) *Later Anglo-Saxon England: Life & Landscape*, Stroud: Tempus
- Sherwood P.T. (2009) *Heathrow: 2000 years of history*, 2nd edition, Stroud: Tempus
- Slough Borough Council (1997) *Colnbrook Conservation Area: A character statement* Slough: Slough Borough Council
- Wessex Archaeology. (2006) *Poyle Sand and Gravel Pit, Poyle, Berkshire (Poyle Western Extension): Archaeological Evaluation* unpublished

### Webpages

- <https://www.colnbrookbaptistchapel.org/history>
- <https://colnbrookwithpoyle-pc.gov.uk/the-parish/parish-history/>
- <http://www.esawyer.org.uk/chapter/119.html>
- <https://goughmap.uk/map>
- [https://www.gracesguide.co.uk/H. M. Explosive Factories](https://www.gracesguide.co.uk/H._M._Explosive_Factories)
- <https://historicengland.org.uk/listing/the-list/>
- <https://opendomesday.org>

**Appendix 1: Statutory listed buildings within the Colnbrook Conservation Area**

| Name                                                                                 | Grade |
|--------------------------------------------------------------------------------------|-------|
| Colne Cottage                                                                        | II    |
| The White Hart Inn                                                                   | II    |
| Kenilworth and adjoining house                                                       | II    |
| Abington                                                                             | II    |
| Fairmead and the Haven                                                               | II    |
| Badminton House, Post Office, adjoining house and Hampton House                      | II    |
| 1,2,3 Part Street                                                                    | II    |
| King Johns Palace                                                                    | II*   |
| Barn to King John's Palace                                                           | II    |
| Star and Garter Public House                                                         | II    |
| Barn at Tanhouse Farm to Southeast of the Farmhouse                                  | li    |
| Mill House and Tanhouse Farmhouse J R Swanston Plant and Engineer (Longford) Limited | II    |
| Old School House                                                                     | II    |
| Former School (now Colnbrook Youth Centre)                                           | II    |
| Church of St Thomas                                                                  | II    |
| St Thomas's Vicarage                                                                 | II    |
| Aberdeen House                                                                       | II    |
| Barn to rear of Aberdeen House                                                       | II    |

|                                                            |     |
|------------------------------------------------------------|-----|
| Number 110 and house adjoining to West (Anthonys (79) Ltd) | II  |
| The Ostrich Public House                                   | II* |
| <del>Town House</del>                                      | II  |
| Park House and Ye Olde George Public House                 | II  |
| Milestone outside No. 3 Milestone Cottages                 | II  |
| Lucas (Newsagent)                                          | II  |

## Appendix 2: Proposed locally listed buildings

| Name                              | Location Date                           | Description                                                                                                                                          |
|-----------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| County Bridge/ Colne Brook Bridge | 18th, 19th centuries and modern repairs | The county bridge contains 18th century stone parish boundary markers, a Coal and Wine Tax Plate and evidence of more recent boundary changes.       |
| Coal and Wine Tax Post            | 1861                                    | Located on the Middlesex side of the County Bridge, this is a square section bollard inscribed 4&25 VICT CAP 42'.                                    |
| Baptist Chapel                    | 1870                                    | Standing to the rear of the High Street, in a location said to be behind the former Swann Inn. The chapel is a simple building with porch flanked by |
| Sanbrook House                    | 19th century                            | Two cottages to the north of The Ostrich Inn, east of Lucas News. Built of brown brick with bridged entrance to the rear                             |

### Appendix 3: Historic Environment Record\*

| Name                                                                            | Reference    | Type      |
|---------------------------------------------------------------------------------|--------------|-----------|
| Colnbrook Mill, Colnbrook                                                       | 06287.00.000 | Monument  |
| Colnbrook/Colnbrook with Poyle, Slough, Berkshire                               | MRM16374     | Monument  |
| St Mary's Chapel, Colnbrook, Berkshire                                          | 06288.00.000 | Monument  |
| Linear ditch - Derwent House, High Street, Colnbrook, Slough, Berkshire         | MRM16065     | Monument  |
| St. Mary's Chapel, Colnbrook, Berkshire                                         | 06288.01.000 | Monument  |
| Tanhouse Farmhouse, Colnbrook, Slough, Berkshire                                | 06287.01.000 | Monument  |
| Colnbrook Bridge and Boundary Marker, Park Street, Colnbrook, Slough, Berkshire | MRM16537     | Monument  |
| Corporation of London Tax Post at Bath Road, Colnbrook, Slough, Berkshire       | 06035.04.000 | Monument  |
| Corporation of London Tax Post at Colnbrook Bridge, Slough, Berkshire           | 06035.05.000 | Monument  |
| Neolithic stone axe - Colnbrook, Berkshire                                      | 06291.00.000 | Find Spot |

\*HERs in the table are within, adjacent or relevant to the Conservation Area