

# Maidenhead Civic Society



# NEWS

Issue 3/16 August 2016



The Waterway being constructed next to the Hines Meadow car park.

Green Way path on the right (see page13)

Visit our website: www.maidenheadcivicsoc.org.uk

## The Chairman's Foreword

In the next few weeks the Council will launch a final public consultation on the Borough Local Plan. This is the document that sets the long-term strategy for managing development and infrastructure from 2013 up to 2032.

There has been little public consultation to date, except on housing site allocations when most of the Society's suggestions were rejected. And yet this will be a "presubmission consultation" which means that responses will be sent to the planning inspector carrying out the public examination of behalf of the government, not to the local council.

One reason for the slimmed down process and fewer consultations is because the Council is on a deadline. Last year the Prime Minister declared that all Councils must produce local plans for new homes in their area by 2017 – or the government would step in and produce those plans for them, in consultation with local people.

Back in 2007, the last attempt at a local plan, the Council's policies were found "unsound" for lack of strategic planning on housing provision (which the Civic Society had criticised) and the absence of an associated review of the Green Belt. This time they may have done just enough, though their housing predictions fall short of government targets and they've identified only a handful of, largely uncontroversial, Green Belt sites.

It seems the Council strategy is to claim to be protecting the Green Belt, for political reasons, but expect the Inspector to order them to release chunks of it for housing; and then blame the government. Crafty, maybe. But who's the winner?

But before all this, we're told to expect a consultation on parking policy, including revised standards for the amount of parking that new developments will be expected to provide. Meanwhile a group of volunteer community reps, including several from the Civic Society, have been busily pooling their thoughts into policies for the draft Maidenhead and Cox Green Neighbourhood Plan which is due to go out for consultation later in the year. Suddenly, it's all happening.

Curious then that three respected and experienced members of staff in planning and development at the town hall have decided now is the time to resign. By my reckoning that's nine senior or middle management leavers in just over 18 months. That's worrying.

### **Bob Dulson**

# **Theresa May becomes Society's Patron**

Maidenhead MP – indeed the new Prime Minister! – Theresa May has agreed to become a Patron of the Civic Society.

The executive committee are delighted that she agreed so readily to accept the position. Chairman Bob Dulson said: "The appointment recognises Theresa's loyalty, help and support for the Society. We're thrilled that she agreed to take it on alongside all her other commitments."

Theresa May said: "I was very happy to accept the position. The Society does so much to promote what's good about Maidenhead and I support that."

In the '60s and '70s, the Society invited the incumbent Mayor of Maidenhead to be its Patron but that custom stopped. We have no others currently and Theresa will be the first for many years to hold such a position.

The Executive Committee decided to extend an invitation to Theresa following the introduction of our recently revised constitution. As our sitting MP, she had been a trustee of the society since 2007 but that role ceased under the new arrangements.

# **Volunteers Required!**

On the 18<sup>th</sup> June we launched our 3<sup>rd</sup> Art Competition which will be judged in September and the prizes awarded to the winners on 24<sup>th</sup> September by our MP Theresa May. All of the entries will then be displayed in one of the units in the Nicholson's Shopping Centre for two weeks from 24<sup>th</sup> September 10am-4pm daily and we need volunteers to help us man the unit for 2-3 hours during this time. If you are able to help please contact Joyce Delasalle – joyce@delasalle.me.uk or 07917 876145.

# 20 Years Ago This Month.....

The Civic Society has always been keen to see sites of historic interest in the Town Centre identified by plaques. A blue plaque commemorating the rebuilding of Chapel Arches bridge in 1825 was unveiled in August 1996 by the then Mayor of Windsor & Maidenhead, Cllr Ady Sheldon. It was the first of a series of plaques which were to be erected at various sites around the Royal Borough as suggested by local organisations with an interest in local heritage. Chapel Arches was nominated by the Civic Society.



# **Planning Matters**

Firstly an update on two applications which featured in the last Newsletter: **Diwa** is the disused curry house on the corner of Norfolk Road and Cookham Road – known in its glory days as The Norfolk Arms. A previously refused application for ten flats was sent to appeal late in 2015. As we went to press for the last Newsletter a subsequent application, still for ten flats but with the frontages set back from the pavement was in the pipeline. We now know the outcome of both the appeal and the second application. The appeal was dismissed by the Inspector on 27<sup>th</sup> May. However, although the substance of the second application was virtually the same as that refused on appeal, the Development and Control Panel saw fit to permit the development within a month of the outcome of the appeal. It is a decision that is difficult to comprehend.

The second application related to land at the rear of **5-8 Sunnymede Cottages** at the eastern corner of Ray Mill Road East and Sheephouse Road. In this case a second application for a two-bedroomed detached house has been refused at the end of February. Furthermore, the appeal which was pending against the first refusal was subsequently dismissed on 20th June. Well done to both the Inspector and RBWM, though it is a shame about Diwa!

Now to a progress report on two applications which have featured in even earlier newsletters. We are sympathetic to the needs of the Royal Borough for more primary school places. Originally, we had reservations about the initial proposals for **Braywick Court School** on the former Winbury School site. However, we believe the current proposals to demolish the old buildings and construct a purpose built part-single/part two-storey school are a good compromise.



Artist's impression of the view from the new junior playground

The Braywick Nature Centre is retained in its current building, and the Green Belt is preserved. There are concerns about access and parking especially at the start and finish of the school day, but these can be planned and managed on an ongoing basis. The planning application was permitted at the Development and Control Panel in early July.

The **First Church of Christ Scientist** on Castle Hill roundabout/Marlow Road (photo below) is proposed for demolition and replacement with offices. We observed that the original proposals were too high, with bulk and mass unsuitable for this gateway location. Subsequent proposals have reduced the height, and set back the building lines so that the roundabout will have a more open aspect.



However, car parking provision remains inadequate for the office space involved, and the architectural elevations are uninspiring for such a dominant landmark building. This second application was also approved at the July Development and Control Panel meeting.

We have commented previously on the loss of the treescape as a result of Berkeley Homes' development of **Taplow Paper Mill**. At our request the RBWM have expressed concern to the South Bucks planners. A key feature of the planning application was that screening would be provided by the existing trees and vegetation, especially when viewing the site looking eastwards across the river from Ray Mead Road. Included was a cross section diagram to show that the height of the apartment blocks would be below the top of the tree cover. However, it is clear that the view over the river is going to be transformed, and the apartments on the site of the main mill sheds will be very visible.



View from Ray Mead Road showing extent of tree removal

Local ecologist Des O'Sullivan has spent many years observing the habitat of the Taplow riverbank. He has protested to the developers about the loss of a large willow which was the home of nesting grebes and a haunt of hunting kingfishers. This willow was earmarked for retention, but has been felled. He has pleaded for the preservation of another group of willows which overhang an inlet, and provide a vital breeding and nesting ground for fish and birds alike. It is regrettable that for all the assurances offered by developers in their efforts to obtain planning permission..... priorities change once they get on site! It is to be hoped that the current dereliction will be remediated by replacement planting to restore the visual aspect, although regretfully much wildlife may not return.

And whilst we're on the subject of the Taplow Mill site, some strange-looking structures are going up at the site of the former Skindles:



The Planning Group have continued to review in detail about 15 applications per month, with comments being submitted on an average of five proposals. In our last edition we expressed concern about the high proportion of flats being planned or constructed, and the risk of inadequate provision of traditional family homes with gardens. The proposal to demolish **Green Trees** on Widbrook Road to be replaced by twelve flats is still in the pipeline. Whilst the planning decision is still awaited on Green Trees, there has been a subsequent application to commence demolition of outbuildings on the site.

More flats are provided by the replacement of Diwa with ten flats as referred to above. In addition, there is an industrial/office site on Boyn Valley Road (nos. 99-103) which has been identified as suitable for residential development – it is known as **Middlehurst**. The Borough driven search for suitable sites identified Middlehurst for around 20 maisonettes on an area of 0.7 acres.



Currently, a proposal for gross over-development has been submitted, for a total of 45 flats. Some of the flats are too small in area (below the minimum standard of the Royal Institute of British Architects) and some are so densely squeezed in that bedrooms of neighbouring flats have overlooking windows at ninety degrees. These flats are below the minimum standards that should be demanded by our planning authority. The trend towards an ongoing imbalance in the supply of flats is highlighted by the very latest proposal to construct 101 flats on the site of **Clivemont House**, Clivemont Road.

The latest National Housing Survey reports that flats represent 19% of the national housing stock. Maidenhead is already ahead of this figure with 25% flats recorded in the 2011 census. In the past five years, the proportion of flats under construction or permitted in Maidenhead is nearly half of new dwellings. Whilst there is a drive to provide the maximum number of new dwelling units, and keep house prices affordable, it is essential that we offer a balanced mix of houses so that young families have a supply of 3- or 4-bed homes and do not have to move away from Maidenhead. As part of the Civic Society's participation in the Neighbourhood Plan

a Housing Mix/Type Policy is being developed. The swing to building flats has to be arrested – especially outside of the Town Centre.

Two years ago (May 2014), you may recall that we reported on a scheme to consolidate the three sites occupied by **Claires Court School** onto a purpose built campus situated at their Ridgeway location off Cannon Lane. Also included in the proposal was a new hospital, the provision of which presumably assisted the funding of the whole project. At the beginning of July there was a consultation on a subsequent scheme – this time without the hospital. Claires Court School has a total of 1,100 pupils spread over three sites. It is proposed to combine the sites on one purpose-built campus on 12 acres based around the current operation at Ridgeway. This will provide an improved, more effective and cost efficient environment for the provision of education. It will also significantly reduce vehicular traffic associated with coaches and parents conveying 1,100 pupils spread over east, central and west Maidenhead on a twice daily basis. Of course, the issue is: how will it be funded?

Instead of the hospital proposal the school has tied up with Berkeley Homes to build 221 157 homes 53 Ridgeway, at College Avenue and 11 at Ray Mill Road East. The Ridgeway development would be on Green Belt, which is conveniently referred "previously to as farmed land". These fields to the west of Cannon Lane cover 48 acres, of which around 18 acres are to be developed as housing. The balance will be playing fields and recreational use. including a relocated Maidenhead Hockey The proposal Club.



raises many significant planning issues, which will be covered in detail when the Planning Group respond to the formal application, which is expected later this year. If you want more details of the scheme, it can be viewed on line at www.clairescourt.com/consultation.



Artist's impression of the proposed new unified school campus

### Martin McNamee

### Thames Hotel to be replaced by Flats?

Not yet a planning matter, but we understand that the owners of the Thames Hotel in Ray Mead Road on the Riverside are considering replacing the building with apartments. No plans have been submitted yet but we understand there have been discussions.



The Thames Hotel at the corner of Ray Mead Road and Ray Park Road

The Society is debating whether to apply for the hotel to be listed as an "Asset of Community Value" or whether existing planning policies are strong enough to protect its use as a community asset.

### **Bob Dulson**

# **Projects**

### **HERITAGE OPEN DAY (HODS)**

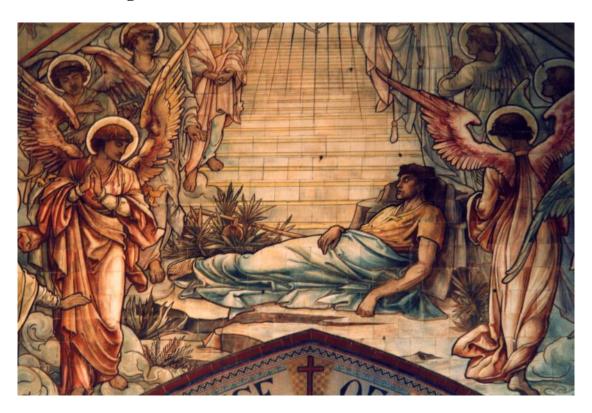
# St Luke's Church, Norfolk Rd, Maidenhead Saturday 10<sup>th</sup> September

The HODS guides who, over the last few years, have manned Heritage Open Days at St. John the Baptist, Shottesbrooke and Bisham Abbey, cut their collective teeth at St Luke's. The Society organised our first HODS event there in 1998!! We are returning there in 2016 to help the church celebrate its 150th Anniversary: St Luke's was consecrated by Bishop Samuel Wilberforce in 1866.

The church will be open on Saturday 10<sup>th</sup> September from 10am to 4pm with guides to show you round and refreshments available. There will also be a small exhibition featuring the original drawings of the church made by architect George Row Clarke.

Some of you will be familiar with St Luke's because of the wonderful Christmas Tree Festival. HODS gives you an opportunity to look round this Victorian Gothic church with an expert at hand should you want one. These are some of the things you will be able to see:

### **Fresco Tile Painting**



Fresco tile painting of Jacob's Ladder by W. B. Simpson & Sons in 1885 located on the chancel arch

### **Stained glass windows**

Almost all are memorial windows with names being placed either on the window itself or on a brass plaque nearby.





Windows in memory of the artist, Charles West Cope RA: The Lost Sheep (left) and the Prodigal Son (right). The designs are based on Cope's drawings and made by the glaziers Savell & Co. in 1893.

"Adam and Eve": a light from the west window given in memory of Dr Goolden FRCS of the Wilderness, Maidenhead. He and his wife were major donors. This link with the medical profession may be why it is St Luke's Church. By glaziers Clayton & Bell (1893).







Windows by O'Connor (1871) include the Nativity scene from east window (left) and the Good Shepherd from a north window (right)

Other windows are by C. A. Gibbs, A K. Nicholson and others.

### **Model of St Luke's Church**



This model, kept in the church, was made by W E Harper, Parish Clerk for many years. It won 1st Prize at the Working Men's Club exhibition in 1883.

### **Ecclesiastical Iron Work**

Wrought iron & gold leaf screen made by local firm of Edward Norkett in 1910.

**World War I** is also remembered at St Luke's by the Memorial Chapel dedicated in 1923, with the names of the fallen recorded on its walls, and the Font cover given in memory of Eustace Spindler (d.1916) by his sister.

Parking may be limited next to the church but the Magnet car park is nearby.

### Taplow Court Sunday 11<sup>th</sup> September

The house and grounds will be open to the public, from 2 to 5 pm on Sunday 7<sup>th</sup> August and on Heritage Open Day on Sunday 11<sup>th</sup> September. All are welcome and entrance is free.



Taplow Court is the home of SGI-UK, Buddhists originating from Japan, with whom the Civic Society has a long history. We were their first visitors back in July 1989 and have been in touch over the years because Taplow Court was once the home of William Henry Grenfell, Lord Desborough. We have participated in exhibitions about him in the past and you may remember a visit to the miniature Ockwells Manor (his Estate Office) in June 2011 when we were publicising the threat to the setting of Ockwells Manor itself, once owned by Desborough.

### **GREEN WAY**

In the town centre, sections of the Green Way which runs from Cookham through Maidenhead to Bray, have been closed due to the construction of the Waterway and then re-opened when the work is finished. It is still closed from Town Moor to opposite the library. When funds allow the old flood relief ditch, into which York Stream has been diverted, will be reconstructed to create a ring of water.



Waterway construction north of the A4; Green Way path on right



Earth dam on Town Moor, presumably added to the earlier barrier, (see Newsletter Aug 2015) to prevent water flow into section north of A4 now being worked on

The Civic Society has always supported the Waterway though is mindful that the stream has dried out in the town centre several times over the years. In the past dry winters, causing the ground water level to drop, and/or lack of maintenance dredging, has resulted in less flow in the northern channels so that the town centre section dried out. A lot of maintenance of these channels has been done by Waterway volunteers over the last few years to ensure water flow into the Ring. It is unfair to expect them to do this in perpetuity. To demonstrate the problem, on Town Moor the stream immediately to the north of the proposed ring of water is today clogged with reeds!

### Ann Darracott

### **Events**

On a very pleasant June day nearly 25 people enjoyed the visit to the Freebody Boatyard in Hurley. Peter Freebody (far left in group picture, below) was our guide and, over an hour and a half, showed how some of the most beautiful craft on the Thames were made (some taking up to 18 months to build!) and how other boats were stripped down and refurbished. Probably everyone would secretly like to own such a boat – but a Lottery win will be needed first!







# VISIT TO THE POPPY FACTORY & HAM HOUSE Wednesday 31<sup>st</sup> August 2016

We still have some places available for this visit. If you would like to join us please return the enclosed booking form to Mike Copeland by 19th August at the latest.

### SPEAKER'S LUNCHEON, with Guest Speaker Mike Potter Wednesday 12th October 2016, at Fredrick's Hotel, Shoppenhangers Road, Maidenhead

Our Autumn Luncheon develops the Civic Voice theme of 'Localism for Real'. Community involvement at a neighbourhood level lies at the heart of recent planning reforms. For this to be effective Civic Voice promotes 'Participation not Consultation' – that is, *real* community participation – through early, inclusive collaborative methods. It was this objective in the 60's which led to the creation of Maidenhead Civic Society.



We are fortunate in having Mike Potter, Chair of the Pickering Civic Society, North Yorkshire, as our guest speaker. He worked as a Maritime Radio Officer prior to his retirement in 2011 when he stepped into the role of Chair of the Pickering and District Civic Society; he has also been a District Councillor since 2015. Mike spent 10 years of anonymity while battling for flood defences in Pickering and promoting Natural Flood Management as a viable

option nationally, and suddenly became notoriously in demand as the price of success.

In an engaging talk, Mike will show the extent of the learning curve they went through, the battle for flood defences in Pickering, how they convinced the authorities to 'reinvent the wheel' of flood alleviation and how the community can make things happen, even when the authorities didn't think of the idea first. The presentation will include visual material to illustrate the 'Slowing the Flow Project'

The lunch commences at 12.00 for 12.30 and will cost £30 per person, inclusive of a two-course meal and coffee. Please reserve your place by Friday 16th September 2016 by sending your cheque for the appropriate amount made out to "Maidenhead Civic Society", together with your contact details (i.e. phone number and email address), to Tina Sell at 'Marlborough', River Road, Taplow, SL6 0BB and noting any special dietary requirements. If you have any queries please feel free to contact Tina on 01628 628675.

# **Booking Form**

### The Poppy Factory & Ham House

Wednesday 31<sup>st</sup> August 2016

Please cut out and send this completed form, together with your cheque/postal order, payable to "MAIDENHEAD CIVIC SOCIETY", to reach Mike Copeland, 14 Laburnham Road, Maidenhead, Berks, SL6 4DB

### not later than Friday 19th August 2016

Please circle pick-up point	Bridge Avenue 08.30	Braywick Sports 08.45	s Gnd.
Please treat any profit on (You must pay an amount of income	<u> </u>	<b>(4</b>	
This pric	e includes drivers tip a	nd donation.	
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### The Queen's Birthday Year – a note for your diary

At the Patrons Lunch – the great street party in The Mall in June – The Queen said she was not sure how she'd feel if people were still singing Happy Birthday in November. It will certainly have been a memorable year. And someone who has been in a unique position to observe it all at close quarters is the Director of Royal Communications, Sally Osman.

Sally will be our guest speaker at the **Civic Society Annual Dinner** on January 20<sup>th</sup> 2017. Make a note in your diary and look out for more details in the next edition of the Newsletter.

Society members may also be interested in the following talks organised by local history and archaeology groups:

### Maidenhead Archaeological & Historical Society (MAHS)

(Talks held the RVS Centre, 42 York Road, Maidenhead SL6 1SH; 7.30 for 8pm; visitors £2; contact 01628 630924 for talks, and 01628 629614 for outings)

Wednesday 31<sup>st</sup> August: Members evening - short talks on "paths less travelled" Saturday 3<sup>rd</sup> September: Outing to Winchester and Sir Harold Hillier Gardens, Romsey. Price £30 + £1 day membership for non-MAHS members. Enquiries/bookings to David Cornwell, 01628/629614. Pick up is in Boyn Hill Avenue at 0830.

Wednesday 28<sup>th</sup> September: Talk by Roger Askew "The Plant Hunters 17th to 20th Centuries"

Wednesday 26<sup>th</sup> October: Talk by Richard Poad "Dunkirk, the little ships"

### Marlow Archaeology (MAS)

(Talks held at the Liston Hall, Marlow, SL7 1DD; £4 non-members; contact 01628 523896)

Thursday 12<sup>th</sup> September, 8pm: Windsor: The castle and its landscape c1070-1300, by Dr Steven Brindle

Thursday 13<sup>th</sup> October, 8pm: *The Old Straight Track revisited and revised; understanding the dating patterns of mobility in prehistory*, by Prof. Martin Bell (a joint talk with AiM arranged by MAS)

### **Archaeology in Marlow (AiM)**

(Talks held at the Liston Hall, Marlow, SL7 1DD; £4 non-members; contact 01628 485961)

Monday 22<sup>nd</sup> September, 8pm: *Putting Marlow on the Map: From Gough to Google*, by John Leighfield

Thursday 24<sup>th</sup> November, 8pm: 'Richard III, Part II', More discoveries from Matthew Morris (joint talk with MAS)

# **News from the Heritage Centre**

### **EXHIBITIONS**

### Skindles: The End of an Era – 12 July to end of September

This new exhibition will trace the historic development of the site and look at the social history of Skindles and its visitors - from Clementine Churchill to the Rolling Stones. The Heritage Centre has a large collection of Skindles photographs, but would welcome offers from Civic Society members of other memorabilia to display with the exhibition. The largest surviving relic of Skindles is the stained glass window permanently on display in the Heritage Centre.

### Hammer Horror and Bray Studios – 6th October to end of year, 2016

50 years since Hammer left Bray – time to look back at the history of the local film studios. Entrance free.

#### Permanent exhibitions

We have two permanent exhibitions:

**Story of Maidenhead** – a display of artefacts related to Maidenhead and surroundings, from 100AD to the current time. Don't miss the Roman skeleton found near Bray about 1600 years ago! Entrance free.

**Grandma Flew Spitfires** – an exhibition and archive dedicated to the Air Transport Auxiliary (ATA).

Cost: £3.50 adults, £2 children aged 11-16 (10 and under free). Tickets valid for multiple return visits within 12 months.

### **River Thames Cruises**

You will enjoy a leisurely 5-hour cruise leaving Maidenhead at 10am, heading upstream through Cookham and Marlow to Temple Lock. The boat turns around there and we continue back downstream as far as the Waterside at Bray before arriving back in Maidenhead at approx. 3pm. Along the way there is a live commentary about the history, wildlife, boats, buildings and people of the river – including lots of scandalous stories! Bring a picnic lunch and enjoy a great day out on the river. Dates & times:

- •Thursday 1st of September 2016 from 10am to 3pm
- •Tuesday 6th of September 2016 from 10am to 3pm

Departs Maidenhead Riverside Gardens at 10am, and it returns at approx. 3pm Cost: £23 for general public; £18 for Friends of the Maidenhead Heritage Centre

More information is available on the recently revamped Heritage Centre website www.maidenheadheritage.org.uk

## **Dates for your Diary**

Wednesday 31<sup>st</sup> August 2016 **Poppy Factory & Ham House** 

Outing All day, dep. Maidenhead 08.30 am

Saturday 10<sup>th</sup> September 2016 St Luke's Church, Norfolk Road

**Heritage Open Day** 10.00 am to 4.00 pm

Wednesday 12<sup>th</sup> October 2016 The Civic Society Luncheon

Lunch & Talk including a talk by Mike Potter of Pickering Civic Society

Fredericks Restaurant, 12.00 for 12.30 pm

#### CIVIC SOCIETY - KEY CONTACTS

		200
Executive Chairman	Bob Dulson, Bryher, Islet Road, SL6 8HT	627130
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Hon. Treasurer	Mike Emmerson, 15 Twynham Road, SL6 5AT	628006
Planning Group	Martin McNamee, 14 Lower Cookham Road, SL6 8JT	623203
Projects	Ann Darracott, 6 Medallion Place, SL6 1TF	620280
Communications	Brian Darracott, 6 Medallion Place, SL6 1TF	620280
Events	Tina Sell, Marlborough, River Road, Taplow, SL6 0BB	628675
Outings Organiser	Mike Copeland, 14 Laburnham Road, SL6 4DB	634181
Membership Sec.	Joyce Delasalle, 7 Laxton Green, SL6 3HW	637342
Newsletter Distribution	Sue Ross, 3 The Chantry, 21 Boyn Hill Avenue, SL6 4EY	626849

### **EXECUTIVE COMMITTEE MEETINGS FOR 2016**

Parish Centre in St. Luke's Church, at 7.45 pm.

 $6^{th}$  January,  $9^{th}$  February,  $10^{th}$  March,  $12^{th}$  April,  $10^{th}$  May,  $14^{th}$  June,  $9^{th}$  August,  $13^{th}$  September,  $11^{th}$  October,  $8^{th}$  November,  $13^{th}$  December

The AGM will be held on Wednesday 16<sup>th</sup> November 2016 in the Parish Centre in St. Luke's Church at 8.00 pm.

# The closing date for copy for the next issue of the Newsletter is 7<sup>th</sup> October 2016

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