



Maidenhead Civic Society NEWS



Issue 3/17

Aug 2017



What's going on at Boulter's Lock?

See page 11 for the latest developments

Visit our website: www.maidenheadcivicsoc.org.uk

Patron: The Rt Hon Theresa May MP
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The Chairman's Page

Countryside Properties (UK), the council's new joint venture partner, who will be taking forward four of the town centres opportunity areas, have outlined their proposals for building 1,200 new homes. These will be constructed in four progressively staged phases starting with planning applications for York Road later this year and finishing with the completion of the Reform Road redevelopment in five years' time.

The company is one of the UK leading housebuilders – they acquired Millgate in 2014 – and in that respect their plans clearly meet the Council's brief. But they also claim a reputation for “place making” and with the York Road civic and cultural quarter in their remit that's going to be important.

With changes underway and many more still to come, we decided that “Maidenhead As I See It” was an appropriate challenge for artists and photographers in this year's art competition, *Maidenhead and Me*. There are new categories for teenagers this year and attractive money prizes. So if you would like to enter or know someone who should, take a look at the entry form and see page 4 for more background.

Change could also be on the agenda for Maidenhead Riverside. I'm delighted that the Council has responded to our call for a leisure strategy with an initiative, called “Making the Most of the Riverside”. It's early days but there was an enthusiastic response from residents and stakeholders at the initial meeting. And following our representation that spare land at Boulters Lock car park should only be used to improve the parking provision, councillors agreed and rejected plans for a community centre.

A week earlier the Council approved the final version of the Borough Local Plan (BLP) for submission at a town hall meeting in July which was packed with around 300 objectors and was a fractious and uncomfortable affair. Anyone who has been following the progress of the BLP in the Advertiser or seen the exchanges on Twitter will realise it's not been a smooth ride. The document is now available for public consultation until Friday 25th August.

The Civic Society strives always to be objective in its assessment of planning issues. In the last Newsletter we announced our intention of holding a public debate on the BLP. As well as giving the public a chance to air their views and ask questions, the Society would be keen to glean public reaction to inform the response that we will submit in the closing consultation. However, in view of the confrontational nature of the exchanges so far, no date has been fixed for our debate but we're keeping our options open.

Bob Dulson

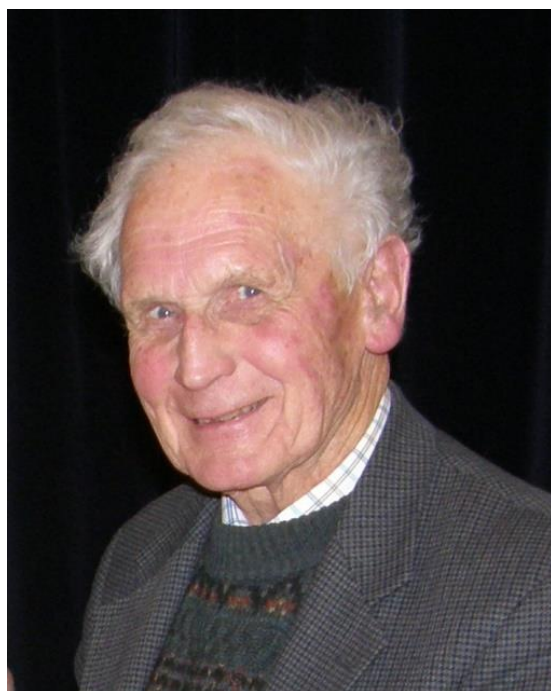
Dr John McIntosh

It is with great sadness that we have to announce that John McIntosh, who had only recently moved away from Maidenhead to Great Malvern, passed away on 7th July aged 94. He had been a member of the Civic Society for 30 years and a long term member of our Planning Group

He served as our Chairman from 1999 until 2002 and subsequently in 2004 he agreed to stand in temporarily as Society Chairman while we searched for another candidate, but the shoes fitted and he stayed in the post until 2007. Subsequently, with the introduction of a new constitution, he stepped down in 2008 but continued to serve as President of the Society until 2015.

His achievements with the Society were many, including playing a key role in the creation of Maidenhead Heritage Centre, for which he prepared the groundwork. He was also the driving force behind the Society's Strategic Review of Maidenhead in 2004 which led to the formation of PRoM (the Partnership for the Rejuvenation of Maidenhead) and latterly to the town centre regeneration taking place today.

John was someone who epitomised the core principles of the Society: Keeping an eye on the past while looking to the future, and he informed us with his unique insight.



A meteorologist in North Africa during the Second World War, John spoke several languages including Russian and Spanish and after marrying his wife Sylvia, took a tour of Franco's Spain in a motorbike and sidecar. He went on to a career as a scientist in industrial research and development with major UK multinationals including ICI and Metal Box.

Sylvia, sadly, died from cancer in the 1990s. John was an accomplished pianist and the couple, who had no children, loved classical music, particularly opera. John made donations to the upkeep of the gardens at Glyndebourne in Sylvia's memory. His nephew Neil Roberts said that "his fierce intellect, knowledge and ability to listen and clarify often complex issues into simple easily understood English was the envy of even the brightest people". He is also survived by two sisters who live in Scotland, and will be greatly missed by us all.

More Chances In This Year's Art Competition

There are even more opportunities to win a prize in this year's Civic Society art competition, *Maidenhead and Me*, which launched on Civic Day, Saturday 17th June.

For the first time the popular competition, now in its fourth year, has separate art and photography sections with three age categories in each, adults, teenagers and under-10s. A total of 18 prizes of up to £200 are on offer, aided by extra new sponsorship from the Nicholsons Centre.

“The aim of Maidenhead and Me remains the same,” said Civic Society chairman, Bob Dulson, “which is to stimulate and promote an appreciation of the place we call home through the artist's eye. But we've extended it this year because we're really keen to attract more entries, particularly from the many talented youngsters that we know are out there.”

“Our theme is ‘*Maidenhead as I see it*’ which entrants can depict in the medium of their choice. This offers scope for a variety of interpretations and, with the whole of the summer to think about it, we look forward to some imaginative creations.”



Bob and Angela Dulson promote the Maidenhead & Me art competition in Nicholsons Walk

Full details of the competition, the prizes, and how to enter are contained in the entry form, copies of which are available from Bovilles Art Shop, the Nicholsons Centre or via the Maidenhead Advertiser website (<http://www.maidenhead-advertiser.co.uk>).

The competition closes on the weekend of Saturday 8th September. All the entries will be exhibited in the Nicholsons Centre for two weeks following the prize-giving on Saturday 16th September. We need volunteers to help man the Exhibition and if you are able to offer a couple of hours please call Joyce Delasalle on 01628 637342.

The Civic Society is grateful for additional sponsorship and support from Maidenhead Advertiser and The Louis Baylis Trust, The Nicholsons Centre, Enjoy Maidenhead, Art on the Street CIC and Bovilles Art Shop.

Planning Matters

The major topic in planning circles in recent months was the adoption of the **Borough Local Plan (BLP)** by RBWM. It is now at a further consultation stage – Regulation 19. We are “informed” that the only challenges to the BLP can be on the legality and soundness of the Plan. This is frustrating because concerned residents and stakeholders (such as the Civic Society) do not feel that much has changed since the previous consultation – Regulation 18. There were thousands of comments submitted to the RBWM, who have produced a list of changes that have been made to the Plan that was infamously consulted upon over Christmas 2016. However, these modifications are largely technical in nature, and there have been few substantive changes.

There has been confusion over one major change – that has since been reversed. The triangle between the M4, the A308M and Ascot Road (the old Littlewick Showground) was omitted from the proposed Green Belt sites for development under Regulation 19. Yet this had been identified as suitable for commercial and light industrial use – employment opportunities. With many businesses being displaced for residential development, for example Travis Perkins and many in Reform Road, there is a necessary requirement for the relocation of such operations. Failure to adequately provide employment opportunities is a weakness in a BLP, which is not only about achieving housing targets.

Other introductions to the latest version of the BLP include a number of promised Supplementary Planning Documents – such as a much anticipated Infrastructure Plan, but this was a disappointing effort. Anyone can identify the issues, and come up with a “shopping list”..... but when and how will this wish-list be delivered? Can the impact of a 35% increase in Maidenhead’s population over the next fifteen years really be envisaged and adequately catered for without destroying much that is currently enjoyed/experienced by today’s residents. At the Extraordinary Council Meeting to adopt the BLP-Regulation 19 in mid-June there was much discussion from councillors about the desire and responsibility to provide housing for the upcoming generation in Maidenhead, but little consideration of the affordability or suitability of the dwellings provided. The Civic Society is in the process of preparing a submission to the latest consultation. Likewise, as individuals, Society members are encouraged to contribute to this consultation.

In our last News there were three applications in the pipeline which require an update. The proposal to construct a block of twelve hotel bedrooms in the car park of the **Golden Ball, Pinkneys Green**, has thankfully been refused. It would have had an adverse impact on the open setting of the surrounding area, and overshadowed neighbouring properties.

The second application for the large riverside property known as **Chantry Court** has been permitted, and we are both surprised and dismayed at this decision. To remind you, this property has an undercroft of 1.3 metres in height to allow for

potential fluvial and ground water flooding. The ground level is to be excavated by 1.5 to 2 metres to permit a sub-basement living area the size of the existing footprint. The new living area is 302 square metres with a kitchen, lounge, games room and four bedrooms. Whilst technically not an extension because it occupies the existing footprint, it is difficult to reconcile the number of occupants at potential risk in a flood zone with current Flood Planning Policies. Furthermore, the displacement of ground water is also a factor and we are concerned that riverside basement extensions could become more commonplace in view of this decision. Some clarification from the Environment Agency and RBWM is surely required.

The third application for the demolition of **Green Trees, Widbrook Road**, to provide for twelve apartments etc. is still awaiting a decision on appeal.

You will probably be aware that the proposal for the Borough to lease an area of land off **Boulters Lock Car Park** for the provision of a Place of Worship and Community Centre for the Hindu Society of Maidenhead has fallen through. From the outset the Society has maintained that the site was completely unsuitable for any development. It is surrounded on three sides by the back gardens of residential properties and on the fourth side by Boulters Lock Car Park itself. It is “landlocked” with the only possible access through the same public car park. The Hindu Society have established the need for a permanent site over many years, but this was clearly a flawed proposal and the Hindu Society were unfortunately misled into believing that this was a viable site. With four Opportunity Areas to be designed and developed as part of the Town Centre regeneration it is inconceivable that a suitable site cannot be found. Boulters Lock will need more parking capacity in the near future. The Car Park is already full on many summer weekends, and the new footbridge from Taplow Riverside to Ray Mill Island will generate more car borne visitors. The upcoming public picnic area on the Taplow side of the bridge has no provision for parking, and indeed the inadequacy of public parking has always been a concern relating to the entire Berkeley Homes development of Taplow Riverside. The RBWM have also set up a working party to develop a strategy for protecting and enhancing the visitor and resident appeal of Maidenhead Riverside. These factors all increase the demand for parking at Boulters Lock and this piece of land should revert to being additional car parking – which it has been in the past.

It was indeed the pressure on parking and potential congestion on neighbouring streets that resulted in the application being refused. It became clear that with potential visitors (often at weekends) to the Centre numbering up to 150, the provision of only eleven additional parking spaces was obviously inadequate. A significant number of vehicles visiting the Centre would have to use the public car park, displacing other vehicles. Although inadequate analysis of these factors was undertaken by the Borough, one Riverside councillor had undertaken a personal daily survey and this work was an important factor in demonstrating the scale of the problem. It remains a concern that the Planning Officer’s recommendation was to permit the application. It is to be hoped that the Borough are successful in identifying a suitable alternative site for the Hindu Society, and resolve the issues around the future improvement and expansion of Boulters Lock Car Park.

Shanly Homes have another Town Centre application in the pipeline on the site of the relocated **Desborough Bowling Club** on York Road. This consists of three blocks of flats – one of eight storeys and two of seven storeys. A total of 154 apartments will be generated with 176 parking spaces on three levels (of which two are underground). Bearing in mind the Town Centre location we applaud the provision of this degree of parking, especially as underground spaces are much more costly to provide.



*Looking west along
York Road*

*Looking across
York Road towards
the southeast*



However, of the scheme itself we believe the application is premature. The site is on the south side of York Road, and the York Road Opportunity Area/Civic Centre (YROA) scheme will be directly on the opposite side of the road. We are unhappy with a piecemeal approach, when the YROA scheme has not yet been finalised. Although the two sites are in different ownerships, we believe some degree of co-ordination would be beneficial.

The YROA is one of the four sites which are to be developed by a Joint Venture partnership between Countryside Properties and RBWM as part of the town centre regeneration scheme. The others are West Street, St Cloud Way (currently the

Magnet and Bowling Alley) and Reform Road. Although some residential properties in YROA and West Street will have parking, it is noted that there will be no provision for public car parking in those two locations. The RBWM believe that the new enlarged state of the art multi-storey at Nicholsons Centre will eventually satisfy Town Centre needs for public parking. In our next edition we will carry a more comprehensive report on the Joint Venture proposals for these four opportunity areas.

In the last three months we have reviewed about 45 applications and submitted comments on 12 of them. The largest scheme is for the next stage of the **Chapel Arches** development, to the north of the **Colonnade**, which includes the demolition of the Colonnade itself (for the history of the Colonnade see the next article). The size, height, bulk and mass of this scheme were already decided at the outline application stage. One of the details now submitted causes concern. The waterway, which forms such a significant part of the setting of the scheme, will have a casual boat hire facility which will generate activity on the water. However, the design of the channel is with vertical sides, six or eight feet in height above the water level. In the event of someone being in the water by accident, there does not appear to be sufficient steps, ladders or pontoons to facilitate a rescue. We believe that this represents a potential health and safety risk. The situation is already apparent on the south side of Chapel Arches (see below).



On another aspect of the Waterways Regeneration, it is still unclear exactly who is responsible for ensuring adequate water levels and flow through York Stream and The Cut. It appears that in the absence of any involvement from the Environment Agency, the RBWM should step in and assume responsibility. This regeneration will be an embarrassment in the event of dry channels and/or stagnant water. Whilst a weir downstream can help retain water levels, it cannot generate water flow if the upstream supply is inadequate.

Martin McNamee

THE COLONNADE, MAIDENHEAD – Soon to be no more!

In March 1925, Maidenhead Borough Council received a planning application from Muros Ltd. to build a row of ten shops and flats on the north side of Chapel Arches bridge. The site was a difficult one, an area of marshy ground liable to flooding. The shops would have to be brought up to street level and the County Council wanted the road (then the main A4) to be widened by 8 feet. The solution was to support the whole structure on a framework of steel girders. The stream was to be contained in a concrete culvert built by the Hippodrome roller skating rink, since demolished for the Hines Meadow car park extension. At the rear was the Maidenhead Picture Theatre, which later became La Roche health club.

The Architect for the project was Robert Cromie (1887-1971) who designed many Art Deco cinemas and theatres including the Rialto cinema erected on the other side of Chapel Arches (1927) and the Windsor Playhouse cinema. His Hammersmith Apollo, is now restored and Grade II Listed. Until recently the Colonnade had a central turret and a line of finials on the parapet, which you can see in the photo below, taken at the time of the 1947 floods.



Photo courtesy of Maidenhead Advertiser

Approval was given in October 1925 and construction must have started immediately, as during the floods of January 1926, the Advertiser reported that there were “cataracts of water” cascading from both sides of the partly finished block of shops. This suggests that 2 High Street had now been demolished.

In an article “A New Maidenhead” in August 1926, the Advertiser commented on the imposing block of shops now covering the north side of Chapel Arches and on the widened road and footpath. The following year, the block was extended at a slight angle over the site of 2 High Street. The Rendezvous cafe built the Tudor Hall at the rear of No 4 with oak panelling, a sprung floor and a period fireplace. In 1928 they held a gala to celebrate their first year. There was a cabaret by Gordon Marsh and his

famous Marshmallow Girls who put on a “sparkling performance which was both original and refined”. The hall was a popular dance hall in the Second World War.

The Colonnade ended short of Crown Lane. In 1948, the land there was owned by E. H. Bonnett who ran Tricity House Nos 4-5. He planned to build more shops but with everything being in short supply, he was given permission to site an ice cream van. In 1950 he obtained temporary permission to have market stalls. He tried to extend the agreement beyond three years but was refused, as the stalls looked unsightly.

In 1956 there was an application to build three single storey shops, which was agreed subject to provision for flood water to pass underneath. In 1958 three shops with a restaurant over were proposed, then in 1960 three shops with showrooms over. The Council requested that greater attention be given to creating horizontal lines to match those of the Colonnade. Loading had to be off the highway and again provision for flood water to pass underneath. The new shops opened in 1961.

When the stream under Chapel Arches was cleared out in 1965, butchers bones and pottery were found which are now in the Maidenhead Heritage Centre Collection.



The Colonnade as it was a few years ago

In 2012, it was announced that the Colonnade would be incorporated in the Shanly redevelopment of the Chapel Arches area. Originally, a gap was to be made in the centre to give a view of the stream, later, demolition of both blocks was proposed.

With thanks to Brian Boulter (Maidenhead Archaeological & Historical Society) for the text

Making The Most Of Riverside

There's light on the horizon for revitalising Maidenhead Riverside. A council-led public meeting last month kick-started an initiative called "Making the Most of the Riverside" with enthusiastic support from residents and stakeholders.

The meeting was the Council's response to a call from the Civic Society for a Leisure Strategy for Riverside to protect and enhance visitor amenities in the light of plans to convert the Thames Riviera into flats. The meeting took the form of a public forum, arranged by the chair of their Culture and Communities Scrutiny Committee, Cllr Gerry Clark.

Lots of ideas came forward, ranging from occasional pedestrianisation and a weekend shuttle bus from the station, to the introduction of public slipways and jetties and improved mooring facilities. A Society suggestion for encouraging public uses at ground floor level in any "high rise" development was particularly well received. This would hopefully counter the loss of visitor facilities that we've seen in recent years and encourage more restaurants, cafes and river-related businesses.

The meeting managed largely to avoid the thorny question of the plan to build a community centre on part of the Boulters Lock car park. But parking was a key issue. As the meeting heard, Maidenhead Riverside is a magnet for visitors to our town. The Council's own statistics show it is Maidenhead's main tourist attraction; and Boulters Lock and Ray Mill Island top the list of 'Things To Do' on the travel website TripAdvisor. Moreover, the transformation of Taplow Riverside with its picnic area and the installation of a new footbridge to Boulters would boost the numbers – facts which were instrumental a week later in seeing councillors reject the community centre application in favour of enhancing parking facilities.



Smartening up the Taplow side of the river: riverside homes taking shape

The Civic Society has long held aspirations for improving the facilities in Riverside. Back in 1963 the Society floated a revolutionary plan that included a theatre, conference centre, and a marina. More recently, when the Taplow Paper Mill came up for redevelopment, we tried hard, albeit unsuccessfully, to get the two local authorities to see the river as a shared asset, rather than a boundary, and work together.

But the threat to the Thames Riviera Hotel, the redevelopment of Taplow Riverside and the new footbridge, which is now under construction (see next page), seem at last to have triggered some action. Whatever eventually transpires, it will be vital that the “ugly” bits are cleared away.



***Now:** several derelict boats and a lot of rubbish; and **Then:** a nice clear vista.*



Photo courtesy of Maidenhead Advertiser

THE FOOTBRIDGE

Construction recently started on the footbridge that will link Ray Mill Island with the river bank on the Taplow side of the Thames, providing access to the new Berkeley Homes development. According to the site engineer, the 35m long structure should be completed by the end of September; and as far as we can ascertain, the design should still be as originally depicted in the planning application.



Excavations prior to installing the footings of the bridge on the island



Architects' impressions of the completed design



Queen Anne House

It is always sad to see a local building of significance being demolished to make way for a modern development or a new road. Although I have lived in Maidenhead since the early 70's I was not fortunate enough to have been here when Queen Anne House was still standing on Castle Hill. It was demolished in the early 1970s to make way for the large roundabout at the bottom of Castle Hill.



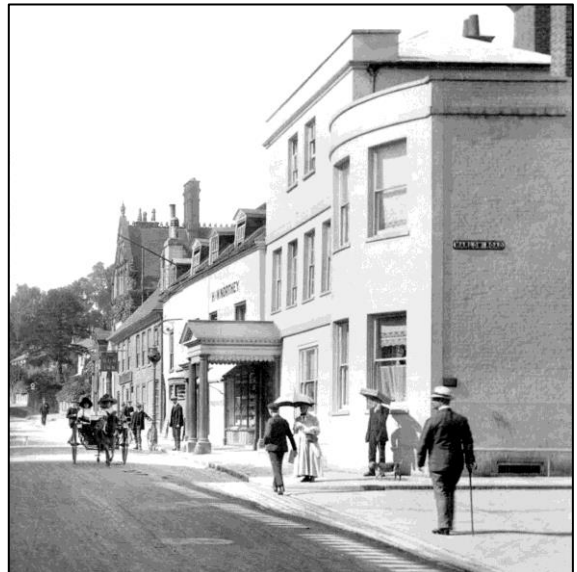
Left: Queen Anne House ca. 1970; by now a hotel.

Below left: Looking down Castle Hill.

Below right: Looking up Castle Hill. Note Marlow Road entering from the right near the man with the walking cane.

In both images Queen Anne House is the building with the large chimney.

Photos courtesy of Maidenhead Advertiser



From the history of the building it seems a shame that it does not remain, not least because it was intended as a showcase featuring the products of Cooper's Brick and Tile Works at Pinkneys Green and was built in 1880. John Kinghorn Cooper (1822-1909) was the proprietor of the works at the time, which had been established by his grandfather John Cooper in 1825, then passed to his son Charles, who was the architect of Queen Anne House.

It is believed that the leading modeller at the kilns was J. Handwell. He is generally credited with the design and manufacture of the bricks and tiles, of which he supplied examples showing every kind of moulding that they made, for the former Queen Anne House.



There was even a sculpture of John Kinghorn Cooper made for the house, which can now be seen in Maidenhead Heritage Centre (photo left), having been rescued by Richard Poad prior to its demolition!

Cooper's decorative terra cotta work, tiles in Pinkneys Green clay, scrolls and mouldings of all kinds, can still be seen and recognised throughout the town. Wonderful examples can be seen decorating the houses on Furze Platt Road of finials designed as dragons, fleur de lis and swans. The model of the bear at the Bear Hotel was moulded at the brickworks.

The house later became a hotel and an annexe to the County Girls' School.

Charles was mayor of Maidenhead in 1850 and 1851 but his real legacy is the distinctive decorations on the many buildings throughout the town.

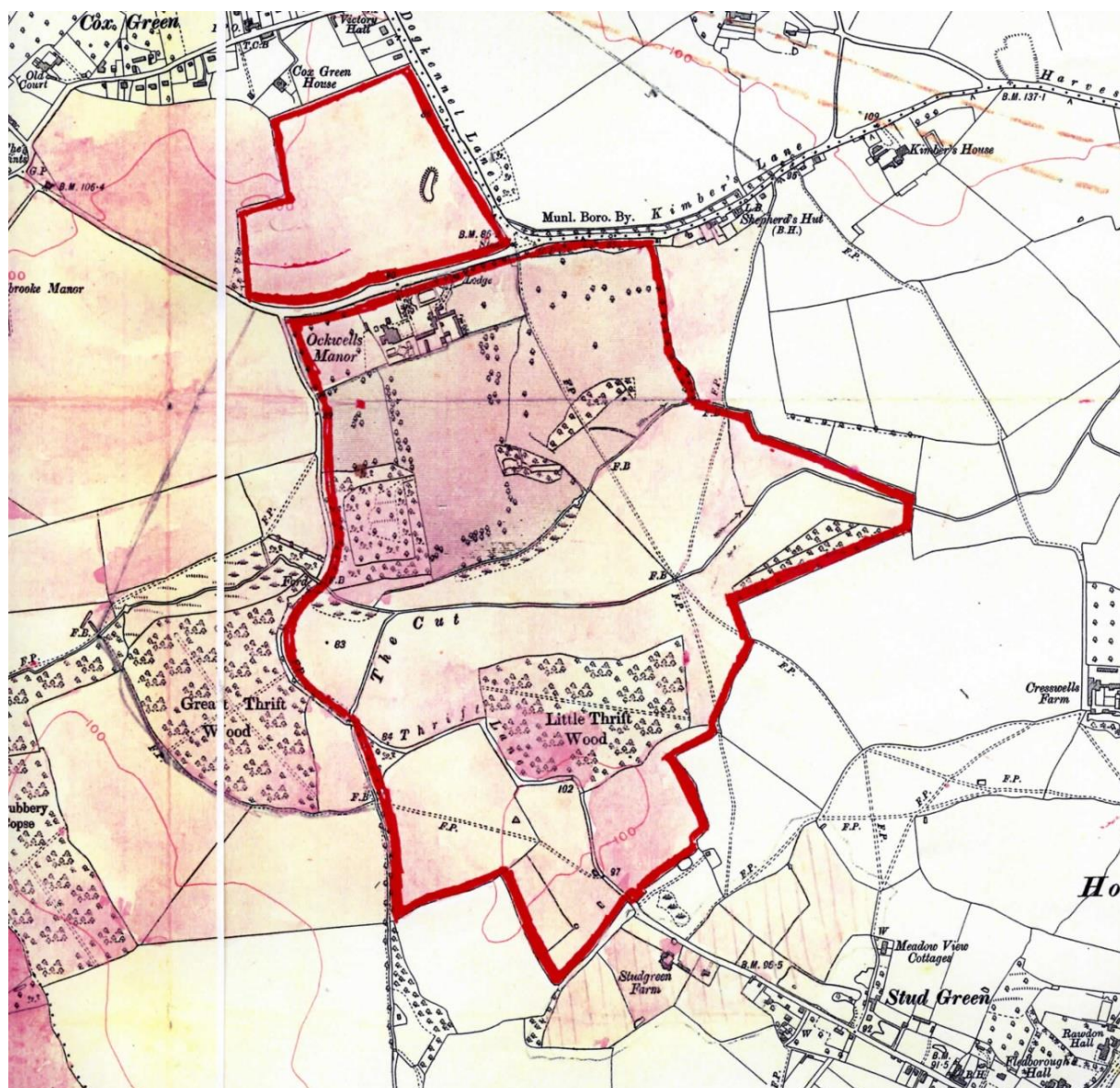
Perhaps with so much imminent development in Maidenhead we should be looking carefully at heritage assets which should be preserved for the future. We will hear more about this at the Society's AGM in November (see page 20)

Tina Sell

The Setting of Ockwells Manor

I recently gave a talk on the subject of *Ockwells Manor - the threat to its setting from the expansion of Maidenhead*. As the Civic Society has for some years not only been studying its history but has joined the effort to protect its setting I thought I would outline what has been done in this regard over the years.

1945 & 1947 Sir Edward Barry (d.1949) covenants to the National Trust land surrounding Ockwells Manor: *in the belief that the Manor and it surrounding land would be protected for all time. Correspondence with Sir Edward at the time makes clear his intention and deep-rooted impression that the terms of the covenants would be respected (National Trust).*



Red line outlines the 1945 grant (260 acres); pencil line outlines the 1947 grant of part of Lillibrooke Manor (63 acres)

1960 A new road is proposed in the northern section of the covenanted road separating 10 acres from the remainder. Two years later, the 10 acres are released from the covenant and developed for housing. Ockwells by now owned by Mr R H Broadhead.

1966 A proposal to build the M4 motorway affects covenanted land to the south. The National Trust (NT) supports the landowner in the final scheme which cuts off a smaller portion of the covenanted land and leaves the tree screen (Great Thrift & Little Thrift Woods) intact.

1973 Mr Broadhead applies for planning permission to develop 36 acres north of the manor, including 23 acres of covenanted land. Application refused by the local planning authority. The applicant appealed and the Secretary of State granted the appeal resulting in the development of all except the covenanted land. The Trust objected but was not represented at the Inquiry.

Since then there have been several attempts to have the covenant lifted on the field which has been resisted by the National Trust with the help of the Cox Green Community Association who in the submission for the Maidenhead Local Plan (adopted 1999) said the following:

| | | |
|-----|------------------|--|
| 6.0 | (8.0 & 9.0) | <u>Conservation, Recreation and Environment</u> |
| 6.1 | (3.2.13 & 9.3.5) | <u>Recommendation 9.</u> In view of the lack of a specific statement on the future use of land north of Ockwells Road, the Community Association will require the council to clearly state its intentions for this area in the Local Plan. |
| 6.2 | | <u>Recommendation 10.</u> The Community Association reiterates its long term policy of supporting the National Trust in retention of its covenants prohibiting development of land adjacent to Ockwells Manor and consider that they should also be supported by the council by the inclusion of a clear statement to this end in the Local Plan. |
| 6.3 | (8.3.4) | <u>Recommendation 11.</u> The Community Association request that the council use its powers to designate Ockwells Manor House and outbuildings, together with all lands covered by the National Trust Covenants, the new recreational areas and the adjacent areas of natural woodland to the south of the Manor House as a Conservation Area within the Local Plan in accordance with its proposal CA2. |
| 6.4 | (8.2.14) | <u>Recommendation 12.</u> We request the council to make immediate use of its prescribed powers to enforce the return to good repair of all Listed Buildings on the Ockwells Manor estate in accordance with proposal LB4. |

1999 None of this found its way into Local Plan, adopted in 1999. The field was designated white land i.e. for development once the covenant was lifted. However, Policy LB2 did say *The Borough Council will have special regard to the preservation of listed buildings and their settings; and ensure that development proposals do not adversely affect the grounds and/or setting of listed buildings.*

2009 The next local plan comes before the Inspector and is thrown out because of inadequate forward provision for housing. It seems that Maidenhead was to take the bulk of any new housing and the area to the west of Maidenhead was mentioned at

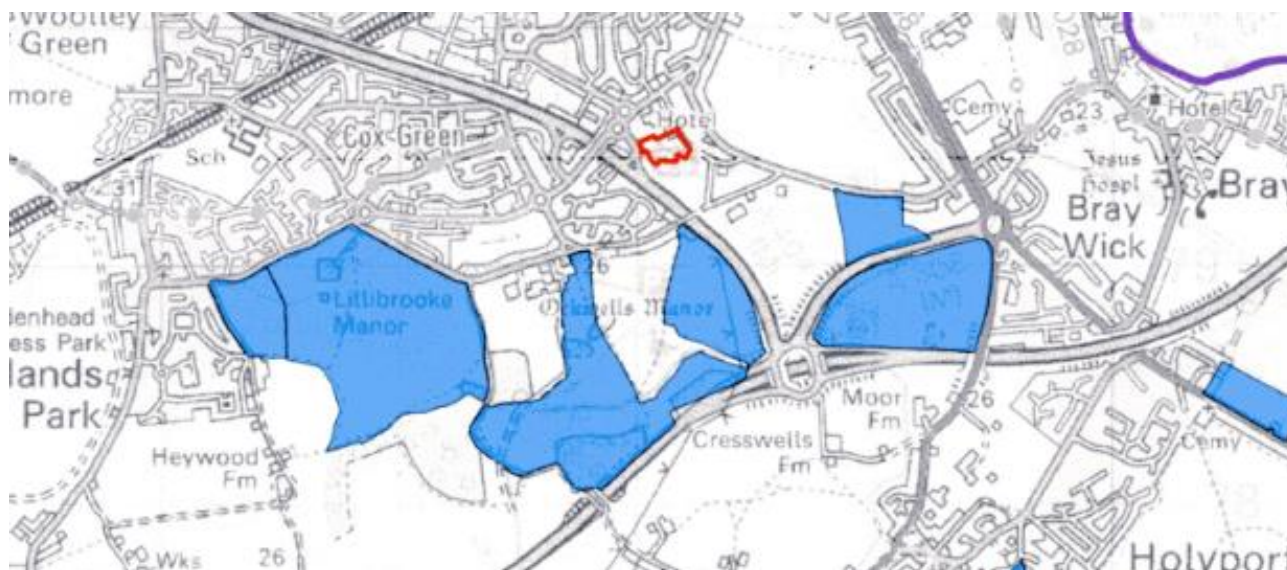
the Inquiry. The Civic Society approaches Maidenhead Town Forum with the request that the 23-acre field opposite Ockwells be re-designated as green belt.

2010 As there was a further attempt to have the covenant lifted on the field, the Civic Society was approached by the National Trust with the request that we assist their consultants to put together a document detailing the historic and functional links between the land north of Ockwells and the landscape/ownership connection with the manor house (see Civic Society News Aug 2010 p7-9). This attempt failed in the High Court in 2012.

2011 Following a petition organised by Cox Green Councillors the Council in December agree to consider the re-designation of the field and in April 2012 the Cabinet unanimously make the following recommendation

RECOMMENDATION: That Cabinet recommend to the Head of Planning and Development, Lead Member for Planning and Partnerships, the Planning and Housing Overview and Scrutiny Panel and the Borough Local Plan Working Group that planning policy is revised through the Borough Local Plan to protect the land to the north of Ockwells Manor by designating it as Green Belt.

2012 A RBWM planning study includes several fields near to Ockwells suggested by their owners as potential housing sites.



2013 The RBWM Preferred Options document proposes that the field opposite Ockwells should be re-designated as green belt and that Fir Tree Farm (next to the A404) and 10 acres of Ockwells Park should have 200 houses on them (see Civic Society News Feb 2014 p8-9). The 10 acres had been bought by the Council in 1979 for recreation and had been added to in 1984 by a grant of 34 acres from the then owner of Ockwells, Mr Broadhead, to create the park.



2014 All the fields near Ockwells (see above) were among those rejected for development on green belt grounds but it was said that *“The rejection of sites through this study does not necessarily mean that they will not be delivered in the future.”* Note: As of July 2017 this study is being repeated.

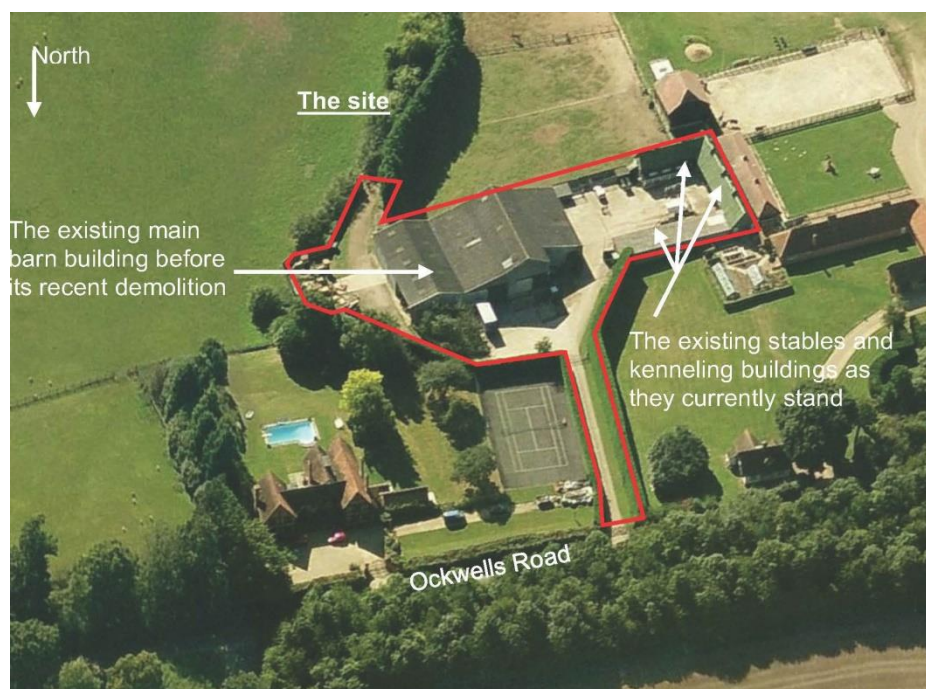
2016 In December the Council publishes for public consultation the draft Borough Local Plan.

The draft Borough Local Plan aims to put the majority of new housing in the Maidenhead area and it is clear that if it were not for the covenant the field opposite Ockwells would have high density housing on it. The 2012 recommendation to re-designate the field as green belt was **not included** and Derek Wilson, Lead member for Planning, tells me the reason is the extant contingent planning permission.

Is the Royal Borough hoping to persuade the National Trust to agree to lift the covenant so they can build houses on the 23 acre field? Is the acquisition of Thrift Wood Farm as an extension to Ockwells Park aimed at facilitating putting houses on Fir Tree Farm and part of Ockwells Park? Or is the Royal Borough thinking long term: that the combination of ancient woodland with attractive walks and manor houses of great heritage interest (Ockwells and Lillibrooke) would make a unique conservation area /heritage park that would a great tourist attraction. Conservation areas/areas of Special Character have been suggested to the Council by the Cox Green Community Association prior to the 1999 Local Plan and by the Civic Society via comments to the Maidenhead & Cox Green Neighbourhood Plan (still in preparation) and the current 2016 draft Borough Local Plan. We shall see!

Stop Press: On 10th July 2017 the owner of the rest of Thrift Wood Farm applied to build 7 residential units of modern design on the site of the farm buildings (a 5-unit terrace and 2 semi-detached). The farm is within the restricted land of the 1945 covenant which specifies that *no building shall without the previous written consent*

of the National Trust at any time be erected or allowed to remain upon any part of the land.



Exemption was evidently allowed for erecting farm buildings but housing means change of use. The Society is in contact with the owner of Ockwells Manor, Mr Brian Stein, the National Trust and the Cox Green Parish Council to see what can be done

Ann Darracott

Forthcoming Events

Tea-Dance, Pinder Hall, Cookham

Wednesday 18th October 2017, 2.00-4.30 pm.

Enjoy an entertaining afternoon of ballroom and Latin dancing, taught and demonstrated by Penny Bysshe and her husband. Ideal for beginners and experienced dancers as Penny is a very experienced dancing teacher. She promises to make the afternoon a really fun experience. A tasty afternoon tea will also be served. The cost is £15.00 per person and you should book your place no later than 23rd Sept 2017 using the Booking Form on page 22.

If you're unable to park on road, the nearby St Elizabeth Church has given permission for us to use their car park.

Advance notice: Maidenhead Civic Society AGM

The Society's AGM will be held on Wednesday 22nd November 2017. In addition to the usual business we will welcome a speaker from Sevenoaks Civic Society who will give us a presentation on the topic of "Heritage Assets and Local Listing" – something of great concern to us in the light of the gathering pace of re-development of Maidenhead's town centre. More details in the next issue of the News.

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 Maidenhead Community Centre (formerly RVS York Club), 42 York Road, Maidenhead SL6 1SH; 7.45 pm; visitors £2. Contact 01628 630924 for talks, and 01628 629614 for outings)

Saturday 20th September: Outing to the Historic Dockyard, Chatham, Kent.

Wednesday 27th September: Talk by Jill Ayers “The Grave Trade: the Archaeology of Burials”

Wednesday 25th October: Talk by Colin Oakes “The Isle of Dogs - Past, Present and Future”

Archaeology in Marlow (AiM)

(Talks held at the Liston Hall, Marlow, SL7 1DD; £4.50 non-members; contact 01628 485961)

Thursday 25th May, 8pm: *Marlow and the river trade*, Talk by Julian Hunt

Thursday 28th September, 8pm: *Highwood: the Mound and other Enigmas*, Talk by Andrew Allum

Thursday 12th October, 8pm: *Verulamium revealed: Recent geophysical surveys in the Roman town*, by Kris Lockyear, Institute of Archaeology, UCL (joint talk MAS/AiM)

Thursday 23rd November, 8pm: *The Vikings*, Talk by Barbara Askew

Marlow Archaeology (MAS)

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

Thursday 21st September, 8pm: *Investigating travel and communication in Anglo-Saxon England*, by Stuart Brookes, Institute of Archaeology, UCL

Thursday 12th October, 8pm: *Verulamium revealed: Recent geophysical surveys in the Roman town*, by Kris Lockyear, Institute of Archaeology, UCL (joint talk MAS/AiM)

Booking Form

Tea Dance

Pinder Hall, Cookham

Wednesday 18th October 2017

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 23rd September 2017

NAME

ADDRESS

.....

.....POSTCODE

TELEPHONE No.

E-MAIL ADDRESS

(Please include this if you have one)

I wish to book

.....places for the Tea Dance @ £15.00 per person: = £.....

Please treat any profit on this event as a Gift Aid Donation (please tick).....

(You must pay an amount of income tax or capital gains tax equal to the tax we reclaim on your donation)

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News from the Heritage Centre

Maidenhead in the 1950s

A new exhibition “Maidenhead in the 1950s” opened last month and has plenty to interest Civic Society members even if they lived elsewhere in the 50s - or perhaps were not even born! The population of the post-war boom town increased by 30% between 1951 and 1961, with the development of estates from Furze Platt around to Cox Green. Local industry seems to have been permanently short of works and new schools were oversubscribed as soon as they opened. Sound familiar? Road schemes were delayed time and again, especially the by-pass. Do come and visit this exhibition - and be sure to leave us one of your memories of the 1950s.

Maidenhead in 100 objects

Description: This new exhibition will trace the fascinating history of Maidenhead through objects in our own collection. From the Stone Age to racing cars, aeroplanes and computers Maidenhead’s history is well worth delving into! And if you have any special items which you would be willing to loan to help illustrate this history, please contact curator@maidenheadheritage.org.uk.

4th October to 21st December 2017. Cost: Free

Events in the autumn will include a **lecture** about the Fairey Rotodyne, which first flew in November 1957, and a special Halloween showing of Dracula, one of Hammer’s classic movies made at Bray Studios.

The Centre’s popular **River Thames Cruises** will take place again on 5th and 11th September, with a live commentary as we cruise upstream from Maidenhead to Temple Lock and back.

April 2018 will be the 25th birthday of Maidenhead Heritage Centre, whose Trustees are now in negotiation with the Royal Borough and its partner Countryside Properties regarding the provision of a brand new larger Heritage Centre as part of the regeneration of the area around the town hall. We believe that a Heritage Centre can become an attraction in its own right, helping to contribute to the economic regeneration of Maidenhead. Our website will be used to pass on news of this exciting project; watch this space.

As always, full news and information about the Heritage Centre is available on our website www.maidenheadheritage.org.uk or by phoning 01627 780555.

Dates for your Diary

| | |
|---|--|
| Saturday 16 th September 2017 | Presentation of prizes for the Art Competition. Exhibition for two weeks following. |
| Monday 28 th August 2017 | The Littlewick Show. Knowl Hill. |
| Wednesday 18 th October 2017 Tea-Dance | Pinder Hall, Cookham. 2 – 4.30 pm. |

CIVIC SOCIETY – KEY CONTACTS

| | | |
|-------------------------|---|--------|
| Executive Chairman | Bob Dulson, Bryher, Islet Road, SL6 8HT | 627130 |
| Hon. Secretary | Eileen Goford, 6 Laxton Green, SL6 3HW | 638238 |
| 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 2017

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

10th January, 14th February, 14th March, 11th April, 9th May, 13th June, 25th July, 12th September, 10th October, 14th November, 12th December

The AGM will be held on Wednesday 22nd November 2017 at 8.00 pm, venue to be announced

**The closing date for copy for the next issue
of the Newsletter is 13th October 2017**

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