

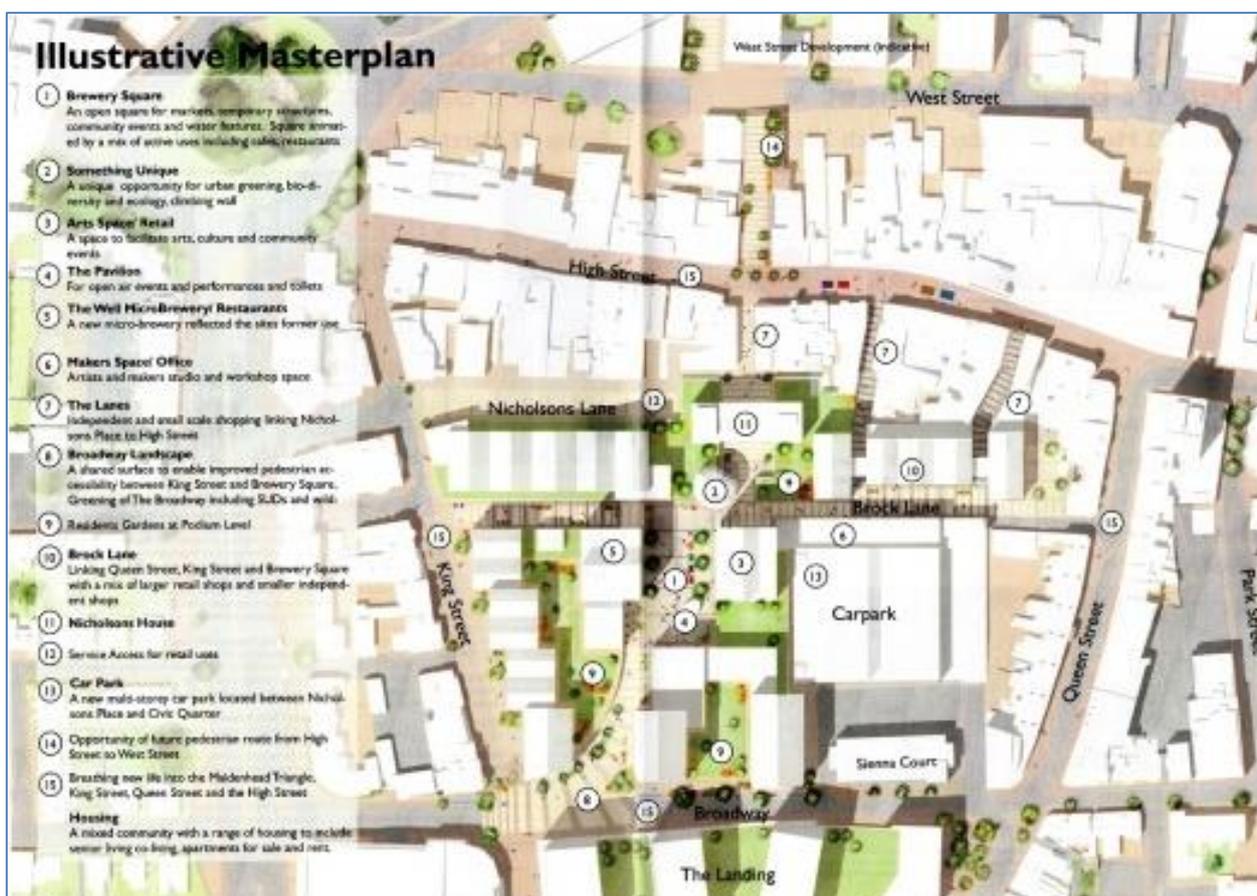


Maidenhead Civic Society NEWS



Issue 2/19

May 2019



*An imaginative new plan for the Nicholson's Centre?
See page 4 for more details*

Visit our website: www.maidenheadcivicsoc.org.uk

The Chairman's Page

The arrival of new owners of the Nicholsons Centre has come as a breath of fresh air. Within days of acquiring the 4.5 acre site, Areli Real Estate and their architects JTP set about asking residents, young and old, what they would like to see in its place.

I was asked to accompany them on a short familiarisation tour of Maidenhead and its environs before they embarked on two days of consultative workshops. Then, after going into a huddle for 48 hours, they emerged for a well-attended feedback session with an outline plan which not only took account of the comments they'd received but, for many, exceeded expectations with inspiring and exciting design elements for the heart of the town centre.



Areli partners Rob Tincknell (in blue, 2nd from left) and Andrea Vanni (in brown, 2nd from right) with architects and planners assess their new acquisition

As an exercise this was truly impressive – and such a refreshing change from the economically-driven impositions we've come to expect since the demise of PRoM.

Areli and JTP acknowledged the Town Centre Area Action Plan's (AAP) aims for reviving the character of the town centre, creating a sense of place and a destination; and recognised the opportunities it identified for “new building, new streets and spaces, for improved shopping facilities and attracting new businesses, for creating new homes and providing social and cultural attractions as well as further improving the town's accessibility”.

As Martin McNamee reports in Planning Matters, the Areli outline masterplan addresses all of these.

Areli Real Estate was co-founded 18 months ago by Rob Tincknell, former chief executive of the Battersea Power Station redevelopment, and banker Andre Vanni to focus specifically upon the growing challenges of urban regeneration in our high streets and town centres. Their architects JTP, who worked with Tincknell at Battersea, have pioneered and honed a process built on community engagement, called ‘collaborative place-making’ which continues throughout the project; and they have shared the secrets of this and other initiatives with Civic Voice, the national charity for the Civic movement to whom we as a Society are affiliated.

We’d like to see collaborative place-making used to produce a town centre-wide vision. This is something we’ve repeatedly called for and it is about to be commissioned by the council. Hopefully it will be able to address concerns we have about connectivity with other sites, notably The Landing and York Road. Also that Nicholsons’ new owners will be invited to join Countryside, HUB and Shanly on the council’s developer forum, as has been suggested.

Since stepping down from the Battersea Power Station job last year, Rob Tincknell’s next move had been eagerly anticipated in the industry. But why Maidenhead? He told me: “My first job in the business with Berkeley was researching commercial sites. In those days the two hot spots were London and Maidenhead. It’s always appealed to me. It has such great potential.”

So, a long-standing personal ambition – and, at around £25m, reasonably priced, though more than some expected. Through Areli, Tincknell aims to build a portfolio of urban regeneration projects across the UK. Could Nicholsons become the model for others to emulate? Let’s hope so.

Bob Dulson

Increase in Membership Fees

As we explained in the last edition of the Newsletter, membership fees will rise from 1st June 2019. Single membership will be £15.00 and a family membership £20.00. We hope members will appreciate the need for these small increases and, if you pay by standing order, ask that you inform your bank of the change. If you currently pay by cheque but would like to change to a standing order the Society’s bank details are: Lloyds Bank, Sort Code 30-95-36; Account Number 00277876.

Please don’t forget!

Planning Matters

In terms of the future of Maidenhead Town Centre the most important issue of the last few months is the proposed redevelopment of **Nicholsons Centre**. You will be aware that this key asset went into administration in late 2018, which was perceived as a potential blow to the town. However, in March there came positive news that it had been acquired by a French investment vehicle - namely Tikehau Capital. At a time when UK funds are avoiding investment in shopping centres like the plague it is fortuitous that Nicholsons should find a foreign investor to make their first investment in the UK. The project will be managed by a company called Areli who have appointed JTP Architects to develop the scheme. Within weeks they had established a weekend of community consultation workshops to identify residents' issues and opportunities – not only for the scheme but for the town centre as a whole. With the York Road Opportunity Area and The Landing already approved it did appear a little late in the day. It is a shame that a similar level of community involvement did not take place for those two earlier schemes, which primarily communicated their intentions rather than asking “what do you want?”



Active public engagement on the Nicholsons redevelopment

Two days after the consultation workshops the developers held a feedback session attended by 70 to 80 people in St Mary's Church. Whilst at a very early stage there was some innovative “blue sky” thinking – literally, because the town centre would be opened up with new pedestrianised streets running North/South and East/West. For example Brock Lane which currently forms a 50 metre cul-de-sac westwards from Queen Street would be continued to connect with King Street. An additional North/South street would run from Broadway to emerge opposite Wilko on the High Street. At the junction of these two streets it is proposed to have a meeting place/focal point to be known as Brewery Square, to reflect the heritage of Nicholsons Brewery. One of the Civic Society's concerns with the Landing is the

lack of pedestrian permeability in that there is no through access from the apex of Queen Street and King Street to The Broadway.



One concept for “Brewery Square”. Could this be the new town focal point?

Another major innovation is to relocate the multi-storey car park eastwards to be located behind the properties which are situated on the west side of Queen Street, between Broadway and the High Street. This will be a more central location being closer to the Town Hall and the York Road Development which is patently underprovided with parking. Furthermore, it will provide continuity of parking by allowing the continuing use of the existing Nicholson’s Car Park whilst the new one is under construction.

It was impressive how much progress was made in a few weeks, and the proposals – which include a series of Brighton-like lanes for independent retailers and a suggestion for a micro-brewery built on an old well on site – were generally well received. The first planning applications are expected in early 2020, but is unlikely that the scheme will be completed within 5 years, so there will be ongoing disruption in the town with York Road, The Landing and Nicholsons schemes all underway.

In the last Newsletter the proposed redevelopment of **Boyn Valley Industrial Estate** was covered at length. It is good to report that this proposal for 216 apartments in blocks up to 9 storeys has been refused. The proposed demolition of **157 Grenfell Road** for the construction of 15 flats was previously refused and is now going to appeal. As we go to print we have been notified that the appeal has been withdrawn. When the scheme is resubmitted it is to be hoped that it has been scaled down considerably.



The conversion of office blocks to provide residential accommodation continues apace. We have referred in earlier editions to the conversion of **Liberty House** and **Moorbridge Court** (near Waitrose) to undersized flats. **Sybase Court** (*left*, on the southwest quadrant of the Police Station roundabout) has also come up for conversion to residential.

On the Cordwallis Estate, **Clivemont House** has been converted to residential and is now being marketed, while **Globe House** and **Marandaz House** (*below*) are also under conversion to residential having applied for permitted development.



Marandaz House showing existing and proposed east (l) and north (r) elevations

Marandaz House has actually submitted a formal planning application to add a third storey of new apartments (delivering minimum space standards) which will sit on top of the two storeys of converted offices. These are six blocks of offices all converted to residential use; there may be more. They represent a significant loss of business activity and employment opportunity within the town and it is concerning that the push for residential units is detrimental to commercial activity. It is to be hoped that this issue is effectively addressed within the emerging Borough Local Plan.

On the subject of the Borough Local Plan we welcome the publication and adoption of the Design Guide as a Supplementary Planning Document. It has been produced externally at considerable cost, but addresses many matters of detail. For example, for the first time the Borough acknowledges the need to adopt Nationally Described Minimum Space Standards to refuse applications for the construction of undersized dwelling units. This is something the Civic Society had been advocating for several years now.

The development of Maidenhead Neighbourhood Plan has had a hiccup. For more than four years the Maidenhead and Cox Green Neighbourhood Plan has had a small steering group identifying issues, drawing up policies and gathering evidence. However, it transpires that parished and unparished areas can no longer be combined for the purposes of Neighbourhood Planning. Cox Green Parish Council must have its own dedicated Neighbourhood Plan, if it so wishes. The five unparished wards of Oldfield, Belmont, Boyn Hill, Furze Platt and Riverside should have their own Neighbourhood Plan, driven by a so called Neighbourhood Forum. However, the situation has moved on for the May 2019 Local Elections with a sixth ward – St Mary’s, being created for the town centre; and an area of The Fisheries south and east of Avenue Road being transferred from Oldfield Ward to Bray Parish. So a new Neighbourhood Forum is to be constituted requiring a minimum of 21 members. Currently, the steering group has a team of nine; with one exception they are all members of Maidenhead Civic Society and/or the Waterways Group. Any Civic Society members interested in formulating planning policies to sit alongside the Borough Local Plan are asked to contact the Chair of our Planning Group for more details.

The Planning Group has continued with our routine monthly meetings to review applications of interest. The number of applications has been low recently – only thirty over three months against a norm of nearer fifty. Comments have been submitted on around ten applications the most interesting of which are firstly **Zaman House** on Church Road in the Fishery Estate. This property has been the subject of extensive enlargement over a number of years. We have commented previously on two recent applications to demolish the property and replace with a block of 8 two-bedroom flats. Both applications were withdrawn, but there is currently a new attempt in the pipeline. We are against the principle of demolishing perfectly sound and desirable properties. Not only do we have an oversupply of flats in the Borough, but such a block of flats would be out of character with the locality and detract from the adjacent Conservation Area. There is no such block of flats in the Fisheries. We are also concerned that a new access to and from the site is proposed onto Bray Road some 50 metres north of the Church Road junction. We can see no merit in the introduction of an additional junction, when the existing vehicular traffic uses Church Road. Ironically, this property is amongst those transferring to Bray Parish Council as mentioned above.

At the top of Castle Hill sits **Boyn Hill Garage** at 4 Bath Road, opposite the Tesco Metro. There has been an application in hand to demolish the existing structure and

significantly increase the footprint by bringing forward the building frontage in line with the small parade of shops to the east.



Boyn Hill Garage now, and what it might look like

The new structure would have offices on the ground floor with 8 apartments on the first and second floors. Parking and very limited amenity space is located to the rear. To the rear neighbouring gardens would be overlooked. Although this application has now been withdrawn we anticipate a further application in the near future. It is to be hoped that it will be less intrusive, with more architectural merit. Visually, we believe that it would be improved if the scheme was entirely residential rather than mixed.

A few words on the land to the rear of **The Ark** (*right*) on Ray Street: this Public House has a small beer garden and car park to the rear. On this very limited space it is proposed to construct a pair of houses with no parking and limited amenity space. Permission has already been refused once in late 2018. A further



application has been submitted with very little change in the proposals, other than the introduction of a Flood Risk Assessment. Ray Park Lane, which runs down the side of The Ark, is very narrow, congested with on street parking, and has many cottages opening straight on to the street. Two houses is overambitious and if the site is to be infilled then it might just accommodate one dwelling with an off street parking space.

Finally to remind our members that we would like volunteers to join Maidenhead Neighbourhood Forum to develop a much needed Neighbourhood Plan for Maidenhead. A two-hour meeting once a month with a little drafting and data gathering in between is all that's involved. Could you be interested enough?

Martin McNamee

Projects

The Millennium Walk

Battlemead Common – a progress report!

In the February edition of the Newsletter we reported on the RBWM's recent acquisition of land that is now to be known as Battlemead Common. The Civic Society's interest arises because the common will provide a missing link in the Millennium Walk (a joint project with East Berks Ramblers) which would cross the common, following the boundary line. In February a site meeting was held with the Ramblers, members of Maidenhead Rotary (who will organise the 2019 Boundary Walk), and the Royal Borough. As the Boundary Walk is a signed route, open to walkers all year, new sign posts will be erected, hopefully prior to the Boundary Walk in October this year.



The boundary stone discovered lying on its side (see February 2019 Newsletter p9) has now been reinstated by the Royal Borough



The new carpark off the Lower Cookham, room for perhaps 20 cars

A group known as the “Friends of Battlemead Common” is to be set up, comprising the Civic Society, East Berks Ramblers, Wild Maidenhead/Cookham, Maidenhead Waterways and chaired by the Royal Borough with the remit to advise on the development and use of the common. It is understood that it will first meet in June prior to the opening of the common in July. However, as you may have noticed from our recent letter to the *Advertiser* we are unhappy about the fencing that has already been put up on the new common in advance of this meeting.

A new hedge, parallel to the Thames Path, put in by RBWM is designed to restrict public access from the path until July when at least two gaps will be made in the hedge and a path will be mowed across the common through the long grass.



The new hedge being put in, restricting access to the common from the Thames path



The new wire fence: a barrier to dogs but also wildlife

In addition, new wooden fencing with wire mesh has been installed to prevent access by the public and their dogs to wildlife and trees. However, it will also be a barrier to movement of wild life itself. I can attest to the latter having just seen a pheasant attempt for five minutes to get through one of these wire fences. He eventually gave up and ducked under the nearby post and rail fence onto the Lower Cookham Road where happily he was not creamed by passing vehicles.

The fencing is also designed to keep the public away from the trees to avoid any public liability issues that might arise from any falling trees: the higher the tree, the further away from the field boundary is the fence.



Cutting down trees alongside the Thames Path; goodness knows how the Woodland Trust manages!

To demonstrate the visual impact of fencing I took some photos in that brief period when the old decrepit fencing was removed and before new fencing/hedge-laying could commence. See the difference.



The Thames Path, with the willow fields on the left



The same view but after the erection of the new fence



Looking north along the Thames Path, with Battlemead Common on the left



The same view but with the new fence in place

Ann Darracott

Guards Club Bridge

In the May 2018 edition of MCS news an article was included on the history of Guards Club Park and the Civic Society's Silver Jubilee project undertaken in the late 1970s to restore the delicate timber and iron footbridge. During last summer it was evident that, forty years on, the bridge was again in need of restoration and some TLC.



The ironwork on Guards Club Bridge in need of re-painting

We contacted the council and met Councillor Rayner and Anthony Hurst, Parks and Countryside Team Leader, about restoration work. Life has indeed moved on from 1976 – there was significant discussion about Health & Safety (!) as well as any decorative improvement.

During the autumn the first stage of works was completed – defective timber has been replaced and anti-slip coating has been applied to the steps and decking. During the next few weeks the paintwork on the white metal parapets and the metal gate at the island end of the footbridge will be cleaned and re-painted. The Society is grateful to the council for the work done on this project to date. There may be a need for general painting in the summer and members will be kept up to date with news. Volunteers always welcome!

The park and the bridge remain a lovely part of Maidenhead – a quiet oasis at the riverside with views of Brunel's bridge.

Peter Child

Forthcoming Events

An Invitation to our second 'THEME TEA'

Wednesday 5th June 2019

40 Civic Society members met for our **Theme Tea** in April to discuss the issue of parking in Maidenhead. It was a new venture and proved a great success and we hope it will become a regular event, looking at different topics, whilst enjoying a social afternoon with other members and indulge in a delightful afternoon tea.

And so we extend an invitation to our second **Theme Tea** on Wednesday 5th June 2019, 3-5pm, when **Barbara Richardson, Managing Director of RBWM Property Company Ltd**, will be talking to us about the regeneration of Maidenhead.

This will take place at Holy Trinity Parish Centre, Cookham, SL6 9SW, starting at 3pm. To cover costs there will be a charge of £7.00 person. To reserve your place please contact Joyce Delasalle and send your cheque, made payable to Maidenhead Civic Society, to 7 Laxton Green, Cox Green, Maidenhead, Berks. SL6 3HW, by Wednesday 29th May.

There is ample parking and non-members will be welcome.

CIRCULAR WALK of MAIDENHEAD RIVERSIDE

Wednesday 15th May 2019

Just a reminder about our planned walk in May: we will meet at the car park near Boulters Lock at 2.00pm, setting off at 2.15pm along the west bank of the Thames to Maidenhead Bridge.

The west bank is part of the Riverside Conservation area and historic buildings and artefacts from Maidenhead's past will be pointed out. At the bridge we will cross over to the Taplow side of the River and proceed up Mill Lane to enter the new *Taplow Riverside* estate being built by Berkeley Homes to discover how the area has changed in the last two years. We will cross the new country park, complete with "trim trail", to the footbridge over the Jubilee River and then along its east bank to reach Mill Lane where we will cross back into the estate and view Mill Island house and hopefully Glen Island House, the manager's house, and offices of Taplow Paper Mills respectively. Finally, we'll continue along the new path along the west bank of the Jubilee River to reach the *River Crossing Picnic Area* and the new bridge over the Thames at Ray Mill Island.

There will be no charge made for this event but please bring along any friends interested in joining us. Refreshments after the walk, can be obtained from Boulters Inn (sadly no afternoon tea) or Jenner's Café.

To join the walk contact Tina Sell on 01628 628675 or Ann Darracott on 01628 620280 or email tina.sell@talktalk.net by 10th May.

**‘JAZZ BY THE RIVERSIDE’ featuring *The Fabulous Shirtlifters*
Saturday 14th September 2019, at Maidenhead Rowing Club**

We are holding another evening of traditional jazz at Maidenhead Rowing Club featuring the popular local band, the Fabulous Shirtlifters, on Saturday 14th September 2019. The Band give regular concerts and donate their fees to charity.



We hope that this evening will appeal to our members. It will be lively, fun and held in a very attractive venue overlooking the river and Maidenhead Bridge. We invite you to bring your own food and enjoy a picnic style meal using the tables and chairs provided. Any drinks you require may be purchased from the Bar.

Doors open at 7.00pm and the concert commences at 8:00pm, the evening entertainment will draw to a close at 11.00pm. This is a great opportunity to enjoy an evening of good music with old friends and other members of the Society. The cost of a ticket is a mere £15.00 per head. Make a note in your diary and invite your friends to join you on what promises to be a lazy summer evening! Fill in the booking form at the end of the Newsletter without delay and send to Mike Copeland by Thursday 15th August 2019 to reserve your place.

**AGM with a speaker
Wednesday 20th November 2019**

More on this in later editions of the Newsletter as our plans evolve.

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

Maidenhead Archaeological & Historical Society (MAHS)

(Talks held at the RVS Centre, 42 York Road, Maidenhead SL6 1SH; 7.45 for 8pm; visitors £3; contact 01628 630924 for talks, and 01628 629614 for outings)

Wednesday May 29th: Talk by Jonathon Sayers “*The History of Greenham Common*”

Wednesday June 26th: Talk by Tony King “*The Twenties – from the end of World War One until the Wall Street Crash*”

Marlow Archaeology (MAS)

(Talks held at the Liston Hall, Marlow, SL7 1DD; £4.50 non-members; contact 01628 523896)

Thursday 23rd May 2019, 8pm: *Sutton Hoo*, talk by Jennifer Foster (jointly with MAS).

Thursday 11th July 2019, 8pm: *Buckinghamshire’s Saxon Prince: the burial at Taplow*, talk by Leslie Webster.

Archaeology in Marlow (AiM)

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

Thursday 23rd May 2019, 8pm: *Sutton Hoo*, talk by Jennifer Foster (jointly with MAS).

Thursday 20th June 2019, 8pm: *Celebrating 75 years of the CBA: a look at the CBA’s past, present and future*, talk by Sue Dormer.

News from the Heritage Centre

VISION FOR A NEW HERITAGE CENTRE

A new Heritage Centre (possibly rebranded as Maidenhead Museum) near the Town Hall is not a done deal; in the meantime it is business as usual at the existing Heritage Centre in Park Street. If an agreement can be reached with the Borough about location, floor space and conditions, it would be the next stage on a 26-yr journey, which started as an ‘experiment’ in 1993 and led to the purchase of 18 Park Street in 2006 by the people of Maidenhead for the people of Maidenhead. Our aim with the new museum is to increase our visitor numbers very significantly, attracting many more local people and also drawing in people from outside the local area – especially aiming to attract visitors to Windsor to visit Maidenhead also. Thereby the new museum will make a positive and on-going contribution to the regeneration of Maidenhead.

The new museum will be filled with things to do, things to touch and hold, things to see and things to discover, drawn largely from the transportation theme that runs throughout local history. So the fascinating Maidenhead story, which includes

everything from the Romans to the Vanwall racing cars, will be told through the stories of the River Thames and Boulton's Lock and boats, the Bath Road and coaches and motor cars, the Railway and trains and Aviation, White Waltham airfield and Air Transport Auxiliary, that inspiring international story from World War II. Objects on display will include the historic 18th century Bray Fire Engine and cars from the early 20th century. Spitfire and Racing Car simulator experiences may be complemented with virtual reality experiences. The museum's archive, including thousands of photographs and documents, will be easily accessible via computer terminals.

MHC will include provision for temporary exhibitions, including travelling exhibitions from other, even national museums, or exhibitions put on by local community groups whose involvement will be very important.

There will also be space offering increased educational possibilities for schools and other groups, space which can also be used for talks, meetings, and other events, some of them in the evenings.

The Outreach programme will be enhanced to further increase MHC's engagement with the local community. A museum is the community's 'memory bank', so more oral history projects will be undertaken, creating a living collection of Maidenhead's present story for the benefit of future generations.

Maidenhead Heritage Trust will retain its status as a charity independent of the local authority. Our Trustees are very grateful for the support of the Civic Society as our negotiations move forward.

EXHIBITION: "Memories of D-Day"

9th May to 29th June 2019

To mark the 50th anniversary of the D-Day landings in 1994, we interviewed 20 local people who shared their memories of D-Day, whether on the beaches, at sea with the Navy or in the air. We are reviving this fascinating exhibition for the 75th anniversary this June.

EXHIBITION: "Maidenhead's Inspirational Women"

4th July to 23rd August 2019

Featuring Nancy Astor, Baroness Shreela Flather, Theresa May, Diana Dors, Sylvia Anderson, Katharine Grainger and Sophie Christiansen – among many others who continue to inspire.

FINDS DAY

Saturday 13th July 2019 10am – 3pm

Bring along mystery items which you dug up in your garden or found while out walking, or even in your attic! With local archaeologists and the local Finds Officer. This is a free event, but donations would be welcome.

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

Booking Form

Jazz By The Riverside at Maidenhead Rowing Club, Taplow

Saturday 14th September 2019

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 Thursday 15th August 2019

NAME

ADDRESS

.....

.....POSTCODE

TELEPHONE No.

E-MAIL ADDRESS

(Please include this if you have one)

I wish to book..... places at £15.00: = £

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)

If you have any problems or for last minute cancellations, please contact Mike Copeland without delay on 01628 634181 or mobile 07770 421221

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Dates for your Diary

Wednesday 15 th May 2019 Guided Circular Walk	Circular Riverside Walk 2.00 for 2.15pm at RBWM car park near Boulters Lock
Wednesday 5 th June 2019 Theme Tea	Afternoon with discussion on Regeneration in Maidenhead 3.00 pm at Parish Centre, Cookham Holy Trinity Church
Saturday 14 th September 2019 Social evening	Jazz by the Riverside with the <i>Fabulous Shirtlifters</i> Details inside
Wednesday 20 th November 2019 AGM	Civic Society AGM , preceded by a talk Venue to be advised. 7.45 for 8.00pm.

CIVIC SOCIETY – KEY CONTACTS

Executive Chairman	Bob Dulson, Bryher, Islet Road, SL6 8HT	627130
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Hon. Treasurer	Peter Child, 34 College Road, SL6 6AT	632300
Planning Group	Martin McNamee, 14 Lower Cookham Road, SL6 8JT	623203
Projects	Ann Darracott, 6 Medallion Place, SL6 1TF	620280
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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 2019

At St Luke's Community Hall, Norfolk Road, Maidenhead

8th January, 12th February, 12th March, 9th April, 14th May, 11th June, 9th July, 10th September, 8th October, 12th November, 10th December

The AGM will be held on Wednesday 20th November 2019 at 8.00 pm, venue to be announced

**The closing date for copy for the next issue
of the Newsletter is 12th July 2019**

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