

# Possible Extensions to the 1996 Dorney and Boveney Conservation Areas

## Background

There is no doubt that Dorney Parish, since around 1990, has come under significant threat as a unique rural oasis amongst the urbanisation of Maidenhead, Burnham and Slough.

Dorney's rural tranquillity has been protected since the 1930s when Eton College and the Palmer Estate (Dorney Court), concerned at the spread of Slough into Dorney and Eton through compulsory purchase of Manor Farm, Dorney for a sewage works and the development of Slough Trading Estate, decided that Eton College would buy out the 17 landowners of the non-Palmer land in Dorney Parish to create a protective barrier against this potential and real incursion. This resulted in Eton College owning approx. 60% of the land and the Palmer Estate approx. 35% (inc. common land) – two apparently benign landowners with an Eton/Dorney Green Belt.

This came to a halt in 1990 when Eton College sought planning permission for Dorney Lake – representing approx. 30% of Dorney Parish land. Eventually, after rejection, it was approved on appeal.

In 1996, the two Conservation Areas (Dorney and Boveney) were created – believed to be in response to the Dorney Lake development. It is interesting to note, recorded in Dorney Parish News (July 1996), the following comment *“The latest talking point is that, despite strong opposition from Eton College, much of Boveney has been designated a Conservation Area. The College claimed that, as the hamlet was already designated an “Area of Attractive Landscape” and in the “Green Belt” it was sufficiently protected from development. Like Thames Field [Dorney Lake site]? The College alleged that the District Council were misusing their powers, so more of this may yet be heard”*. [FOI request lodged on 01JUN23 to obtain more information about the background to the Boveney and Dorney Conservation Areas.]

In 2000, the Jubilee River was built with further significant disruption to Dorney. Then in 2010 the Government approved a so-called “Smart Motorway” for the M4 which caused yet more significant disruption to Dorney between 2014 and 2022.

Amongst all of this, just outside the Dorney boundary the owner of “Orchard Herbs” land has been using it for a range of illegal activities and it is currently a used truck and container park. This started in 2006 and still continues – 17 years!

More recently, Eton College have announced planning applications for 24 new houses in the parish and have identified, in the Bucks Local Plan 2040, two Green Belt fields in the parish on which a possible 69 new houses might be built, making a total of 93 new houses – a 30% increase which is, at least, 69 too many.

Therefore, for the past 30 years this rural oasis of tranquillity has been assaulted from all sides and it is the intention of Dorney Parish Council that everything possible must be done in order to start taking steps towards improving the bruised environment so that the parish returns as much as possible towards its former glory.

The possible Extension of the Dorney and Boveney Conservation Areas is an important element of that plan.

## Conservation Areas

In 1996 the Boveney Conservation Area (June 1996) and the Dorney Conservation Area (December 1996) were designated as such by South Bucks District Council. The maps are shown below. The Appraisals are also attached at the end.

The statutory definition of a conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' ([Planning \(Listed Buildings and Conservation Areas\) Act 1990 S69](#)). A conservation area may be designated at any time by a local planning authority (LPA) by resolution of the appropriate committee.

Designation recognises the unique quality of that area as a whole. This quality comes not only from individual buildings and monuments but also other features, including archaeology, topography, materials, thoroughfares, street furniture, open spaces and landscaping. It also means it has a statutory consideration in planning decisions, and additional planning controls in place.

As the Local Planning Authority, Bucks Council has a duty to assess whether particular parts of Bucks should be designated as Conservation Areas. Their policies, and [government legislation](#), help to make sure these areas are protected.

They achieve this by completing a Conservation Area Appraisal and Management Plan (CAAMP), which clearly defines why an area has been designated as a Conservation Area, outlines its special interest and to includes proposals for its preservation and enhancement.

Dorney Parish Council, in order to further protect nine listed buildings and open spaces in Boveney, on Dorney Common and in Lake End (a hamlet to the north of Dorney and within Dorney Parish Council), is interested in exploring the advantages and disadvantages of firstly expanding the Boveney Conservation Area in a minor, but important, way and either expanding the Dorney Conservation Area to include nine further listed buildings, archaeological remains and a water meadow with a footpath or, alternatively, to create a new Lake End Conservation Area for the area north of Dorney.

### Link to the Neighbourhood Plan

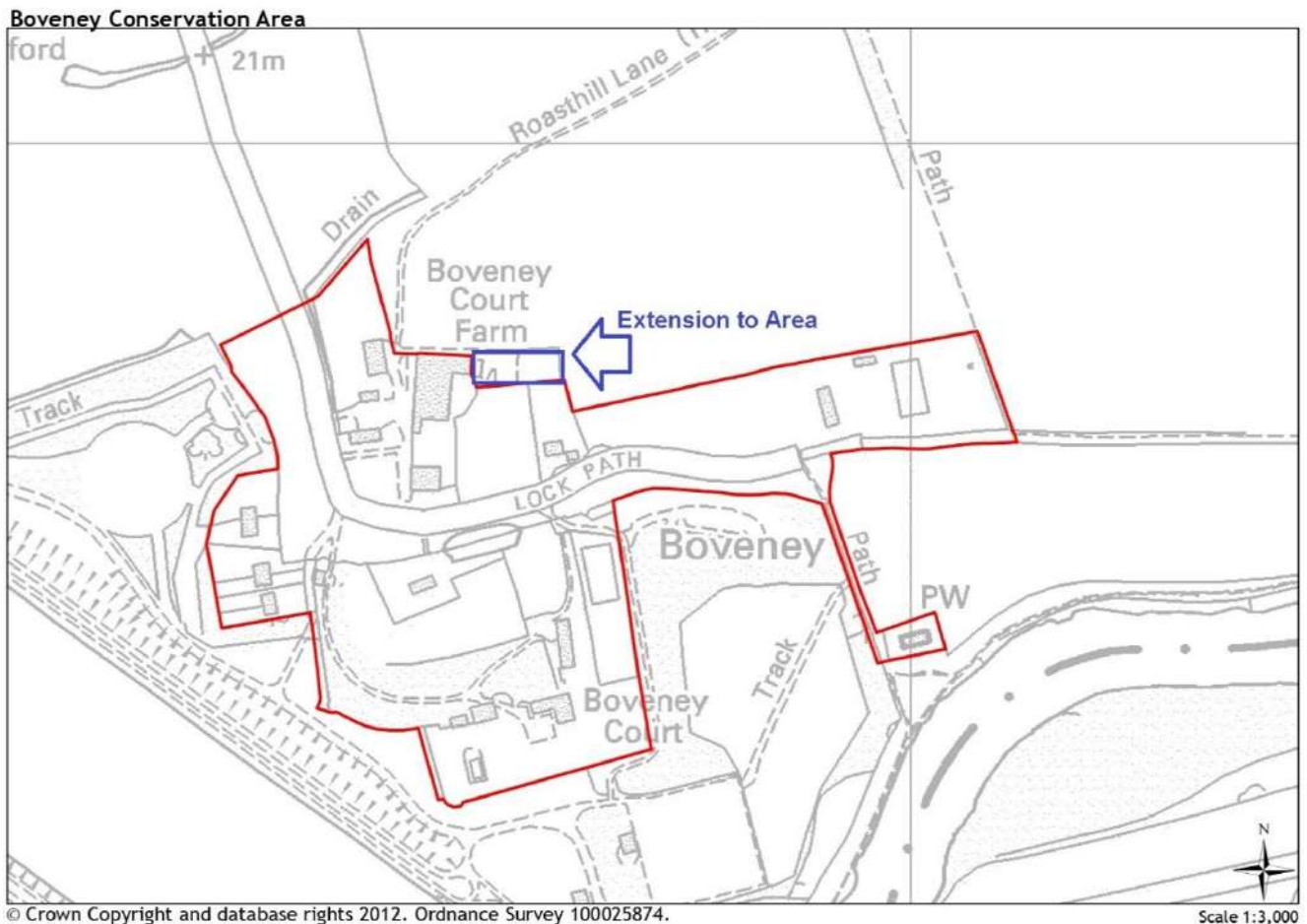
We include the following expected achievements on our website regarding the Neighbourhood Plan:

- Protect sensitive landscapes and avoid harm to biodiversity.
- Protect characteristics that set us aside from neighbouring urban areas.
- Ensure that current listed and heritage buildings and areas are protected and not harmed by new developments.
- Identify buildings of designated interest so they are protected from demolition and development.

The possible extensions to our two Conservation areas support the above and can be actioned alongside the Neighbourhood Plan process.

## Possible Extension to the Boveney Conservation Area

It is proposed to add a small area to the north of the current area as shown below:



The reason for this proposed addition is to ensure that the whole area of the Boveney Farm Buildings site is within the Boveney Conservation Area and thus protected. We feel that the initial boundary may have been a little rushed and cut through an agricultural building joined to a listed building. This relates to the current planning application by Eton College:

*Heritage Statement Para.2.13 This was later clarified by officers during the second phase of pre-application engagement:*

*“The Blocks C, D & E [the original brick farm buildings] could all qualify as curtilage listed structures of Boveney Court, whilst Blocks F & G [the newer farm buildings attached to C, D & E] are of interest as agricultural buildings.”*

This has become more important as Eton College, who strongly objected to the Boveney Conservation Area in 1996, are claiming that, in Planning Application PL/22/3562/FA which includes three new buildings on land just outside the current boundary, that the site is “Partially within the Boveney Conservation Area” when 99% of the site is within the Boveney Conservation Area.

Whatever the conclusion of the planning application, Dorney Parish Council would like to see the whole site within the Boveney Conservation Area.

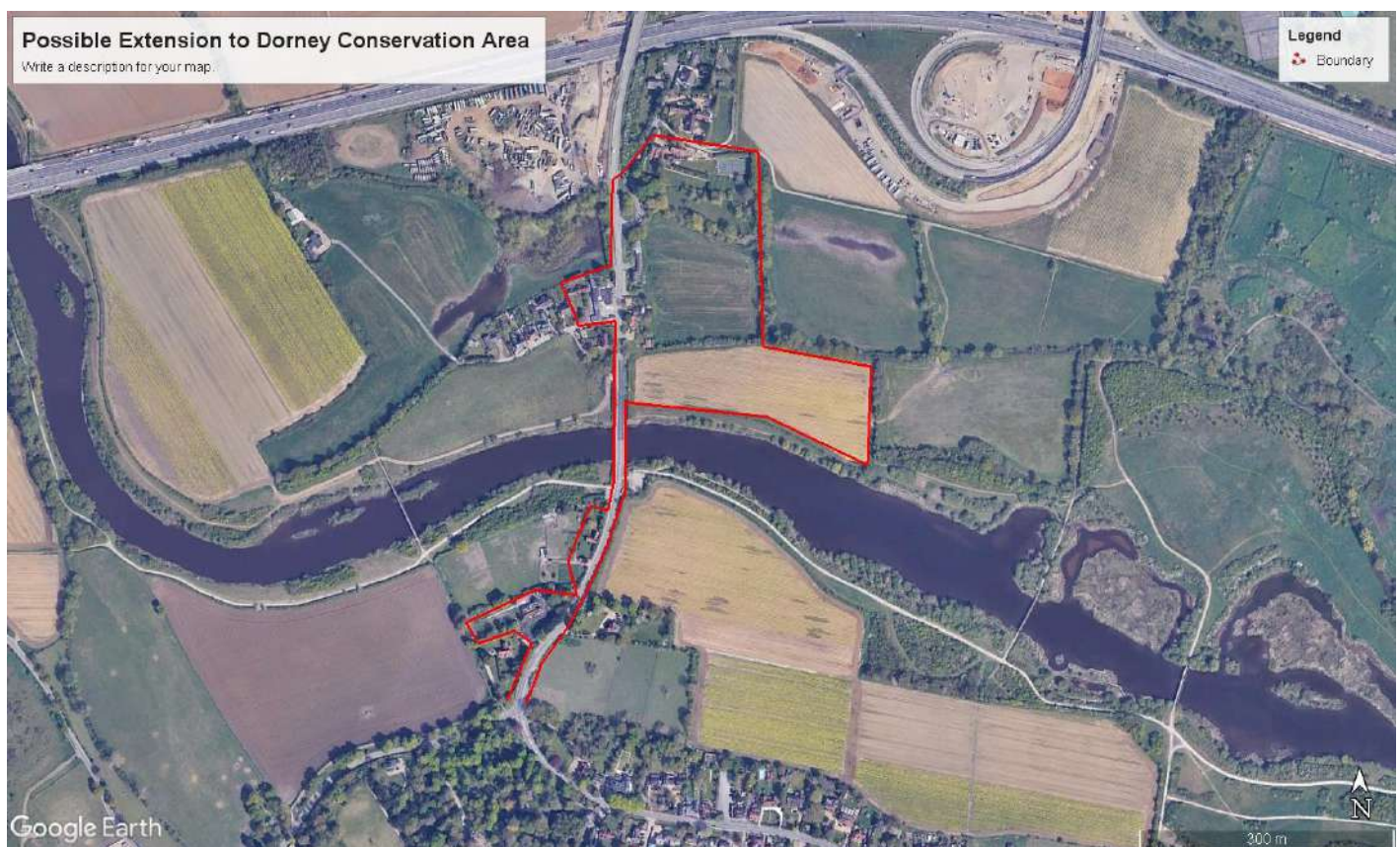
## Possible Extension to the Dorney Conservation Area (Lake End Extension)

The seven listed buildings within this extension are:

- The Old Vicarage (now the Eton Dorney School)
- Halfway Cottage (owned by the Palmer Estate)
- Cyprus Cottage (owned by Allan Stark)
- Rose Cottage (owned by William and Jill Dax)
- The Pineapple Public House (owned by Star Pubs and Bars Ltd)
- Lake End Farmhouse (owned by Steve Townsend)
- Lake End House (owned by Robert and Anne Stopford) – in Burnham Parish

The water meadow with footpath is Gaskins Meadow (owned by Eton College)

The possible area is shown bounded in red on the following Google Earth graphic:



This extension would assist in protecting the seven listed buildings together with some of the land surrounding the major archaeological study conducted in 1996 and 1997 by Oxford University School of Archaeology which is described in detail in the complete report: [“Gathering the people, settling the land. The Archaeology of a middle Thames landscape: Anglo-Saxon to post-medieval”](#) .

## Possible Extension to the Dorney Conservation Area (Dorney Common Extension)

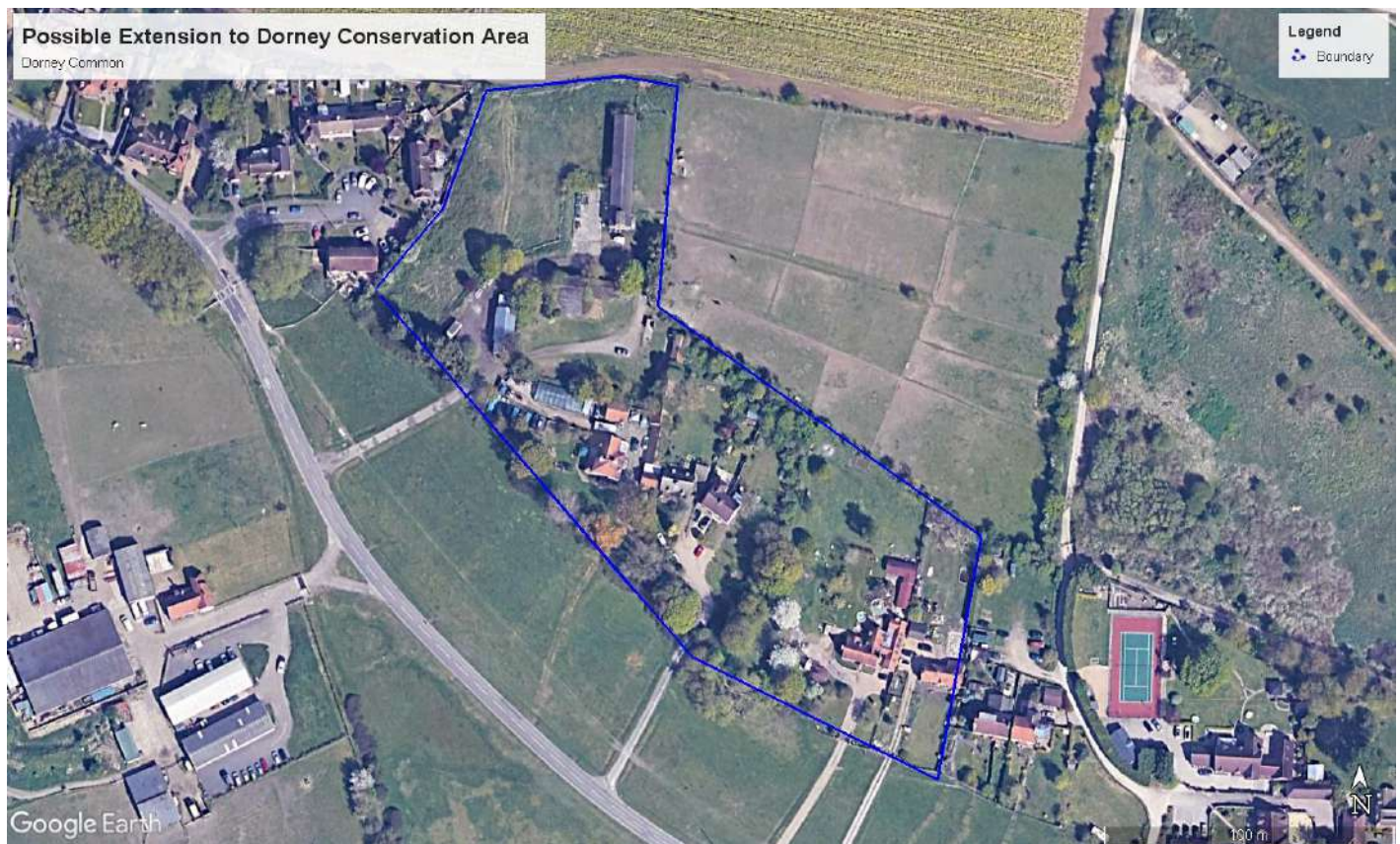
The two listed buildings within this extension are:

Dell's Cottage

Vine Cottage

The historical agricultural buildings are 6 buildings within the curtilage of Court Farm plus Court Farm farmhouse.

In addition there are three houses (used to be four but 1 & 2 are joined) – Court Farm Cottages.



This extension would assist in protecting two listed buildings, together with a number of historical agricultural buildings and associated residential properties at Court Farm.

Some of the historical agricultural buildings on Court Farm are included in a recent [Certificate of Lawfulness planning submission by Eton College \(PL/19/4260/EU\)](#), apparently for demolition to allow eleven new houses to be built.

## Advantages and Disadvantages of Conservation Areas:

### Advantages:

1. **Preservation of Heritage:** Conservation areas protect historic and architecturally significant buildings and landscapes, preserving them for future generations.
2. **Protection of the Neighbouring Environment:** Provides protection in planning law not only for the area within the conservation area, but also neighbouring land.
3. **Enhances Aesthetics:** These areas often contribute significantly to local aesthetics, offering beautiful and distinctive landscapes that could increase the attractiveness of a location.
4. **Community Pride:** By preserving the heritage and character of an area, conservation status can instil a sense of pride in the local community.
5. **Sustainable Development:** By preserving and reusing historical buildings, conservation areas promote a form of sustainable development that is less resource-intensive than constructing new buildings.
6. **Preserving Biodiversity:** Some conservation areas may also encompass important natural habitats, aiding in the preservation of biodiversity.
7. **Increased Property Values:** Property within conservation areas often has higher value due to the attractiveness and prestige of living in such a well-preserved, historic area. This can be beneficial for homeowners and real estate investors.
8. **Grants and Funding Opportunities:** Property owners in conservation areas may have access to certain grants and funding opportunities intended for the maintenance and restoration of historic properties.

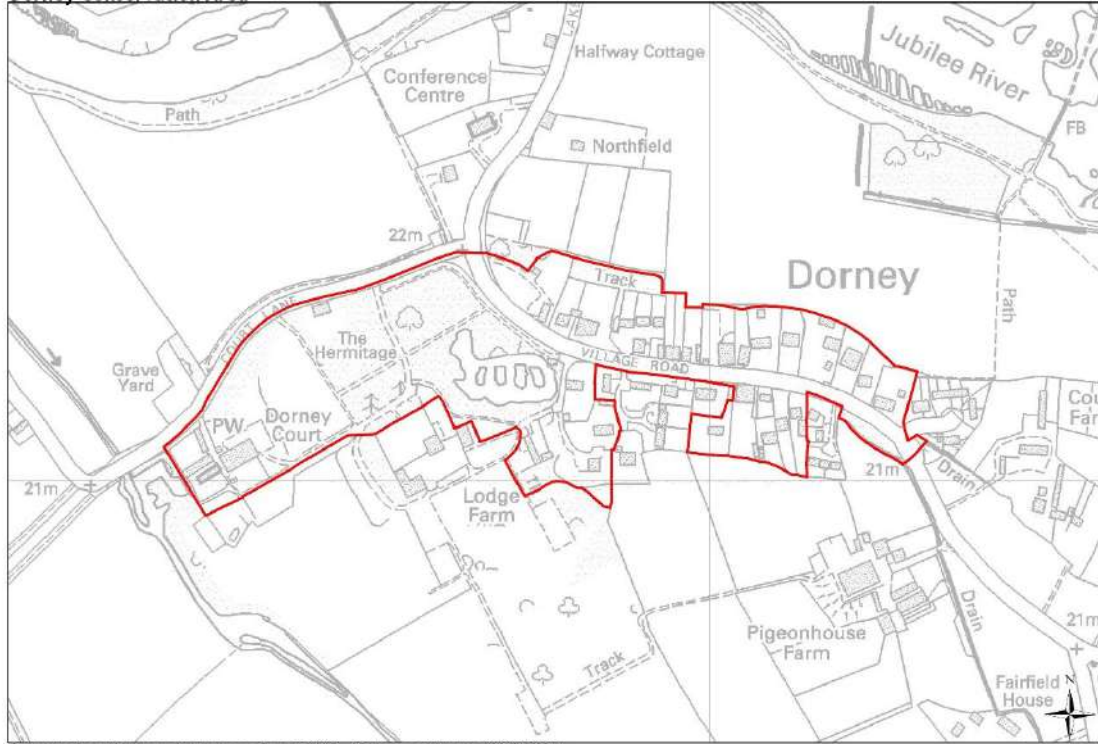
### Disadvantages:

1. **Restrictions on Development:** Conservation area status can make it more difficult for property owners to make changes to their buildings or land. This can be inconvenient and potentially costly.
2. **Gentrification:** Some argue that conservation areas can contribute to gentrification, as they often become desirable places to live, which can drive up property prices and potentially displace lower-income residents.
3. **Bureaucracy and Delays:** The additional regulations and controls in place in conservation areas can lead to bureaucratic delays, which can be frustrating for residents and businesses.
4. **Limited Modernisation:** The restrictions on development in conservation areas can limit the extent to which buildings can be modernised, which might pose problems for energy efficiency or the incorporation of new technologies.

### Next Steps

- DPC to determine the process, timing and cost of any extension.
- Once the facts have been established, DPC to consider the proposal.
- To be included in the Neighbourhood Plan, if agreed.
- Also the NP Team should carefully consider the “Negative features” in the Dorney Conservation Area Appraisal and their inclusion in the NP.

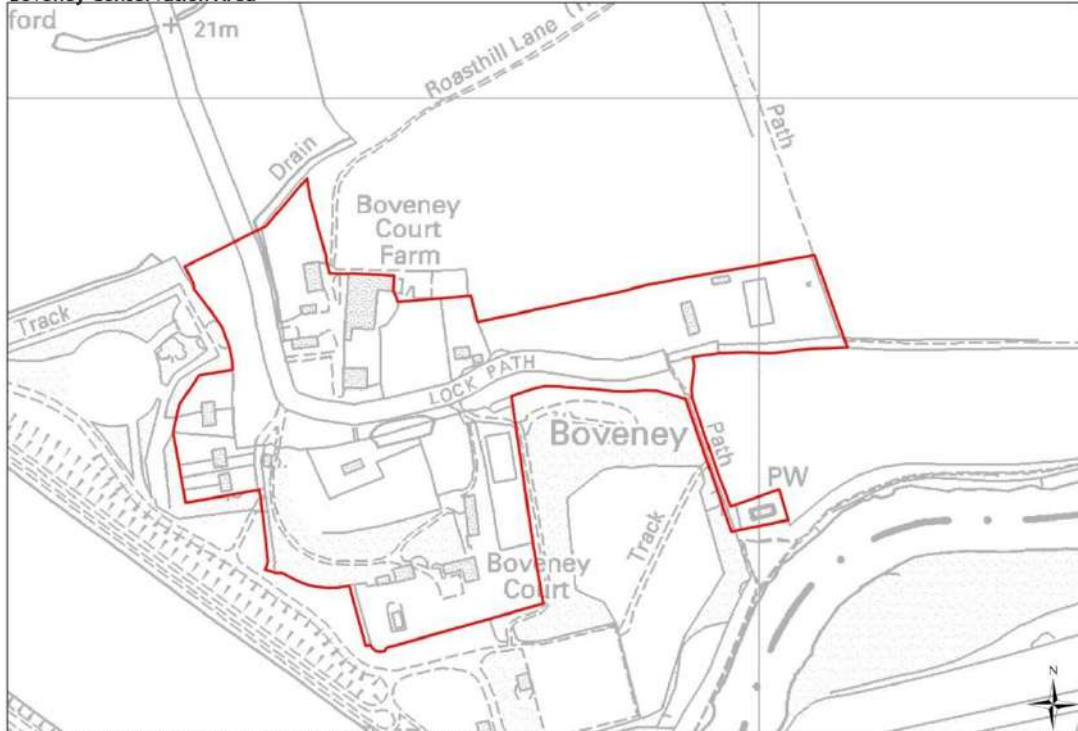
**Dorney Conservation Area**



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Scale 1:4,000

**Boveney Conservation Area**



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Scale 1:3,000



South Bucks

District Council

Directorate of Planning Services

# Dorney

Conservation Area



Dorney Court

Designated 1996

*Conservation Area Document*



## Introduction

This document focuses on Dorney, a small village in the south west of South Bucks District that was designated as a Conservation Area on 31st July 1996. The text provides a brief introduction to the concept of Conservation Areas and then offers a detailed analysis of the special architectural and historic interest which Dorney possesses. The area appraisal plan on pages 4 and 5 shows the important buildings, tree groups, open spaces and views into and out of the settlement.

Whilst the Local Plan sets out detailed policies against which development proposals will be considered, this document is a "material consideration" and will be taken into account when planning decisions are made.

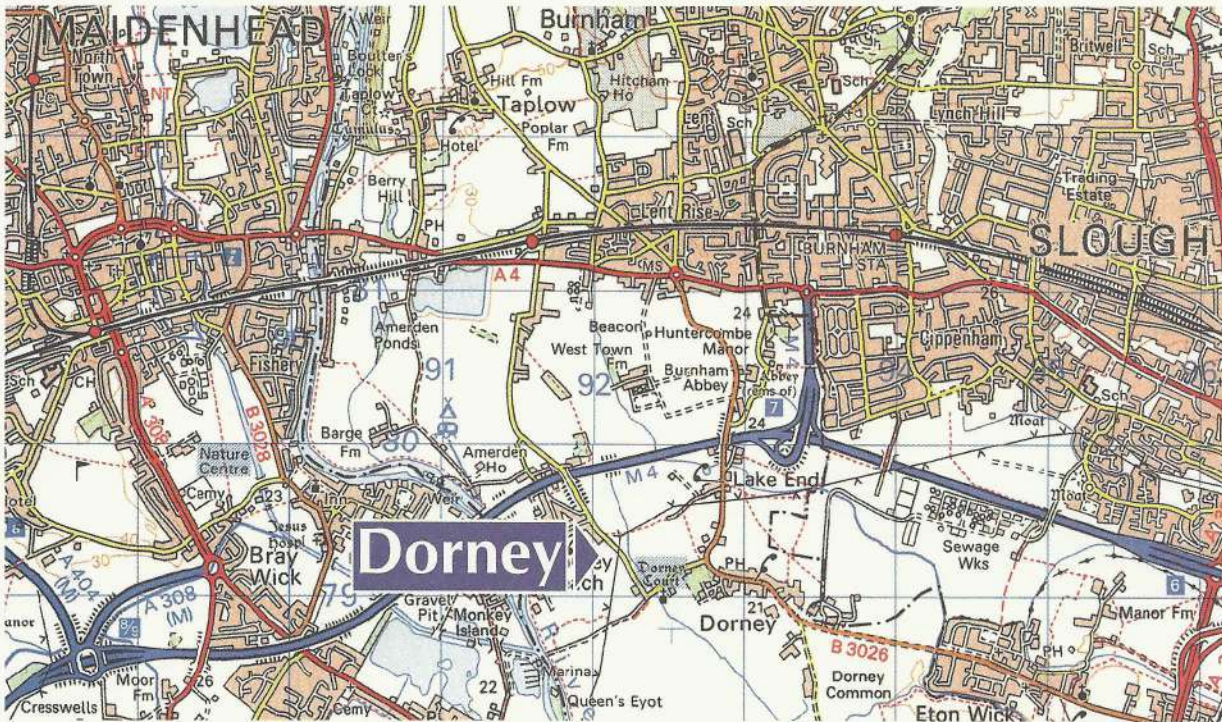


Figure 1. Dorney - Location Map 1:50,000

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## Conservation Areas

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a duty to designate areas of special architectural or historic interest, the character or appearance of which they consider should be preserved or enhanced. It is the architectural quality and historic interest of the area rather than of individual buildings, that is the prime consideration when designating a Conservation Area.

Conservation Area designation has the following effects:

- (a) the demolition of a building within a Conservation Area (regardless of whether that building is a Listed Building) will in many cases require the consent of the Local Planning Authority;
- (b) there is a lower threshold of "permitted development" rights within a Conservation Area, and therefore development which might not have required planning permission outside a Conservation Area may now require planning permission;
- (c) anyone proposing to cut down or carry out work to a tree in a Conservation Area must give the Local Planning Authority 6 weeks notice in writing of his/her intention

- (d) requirement, once designation has taken place, the Council has a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area from time to time.

## Dorney

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Dorney lies to the north west of Windsor on the road between Burnham and Eton. The settlement is located on the typically flat alluvial floodplain of the River Thames, an Area of Attractive Landscape. Located side by side in a secluded area on the south west fringe of the village lies the 15th Century manor house Dorney Court and the 12th Century St. James's Church. Surrounded by open pasture land, the area is characterised by its tranquil, rural nature.

Within the Conservation Area, a large proportion of the buildings and related structures are listed as being of architectural importance. In addition, there are a number of buildings and other features that are not listed but which add significantly to the village's character, these are highlighted in the appraisal plan on pages 4 and 5.

## A Short History of Dorney

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There has been a settlement at Dorney since the late Anglo Saxon times. References to Dorney as an estate of around 360 acres are to be found in the Domesday book of 1086. However, the settlement as we know it today is understood to have grown up from the 15th Century onwards. Dorney Court is a gentry house where, most famously in 1670, the first pineapple in England was said to have been cultivated. The estate was once owned by the Garrard family, one of whom, Sir William was Lord Mayor of London in the late 16th Century.

Although there are no archaeological sites within the settlement, the village is surrounded by significant archaeological finds, particularly to the south west where recent excavations for the Eton Rowing Lake have uncovered many interesting finds. Of the key discoveries along the old course of the River Thames have been at least seven bridge like structures which originally spanned the river and appear to have been used for the ritual disposal of bodies. It is believed that these structures are the remains of the River Thames', and possibly Britain's, oldest bridges.

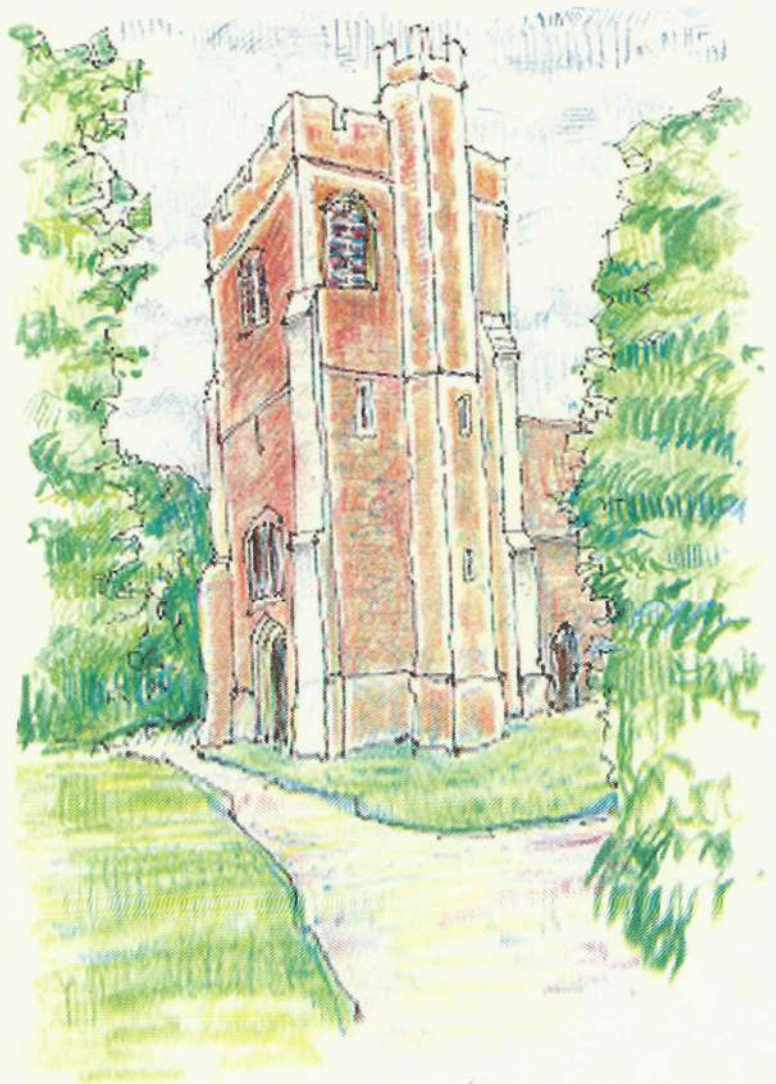


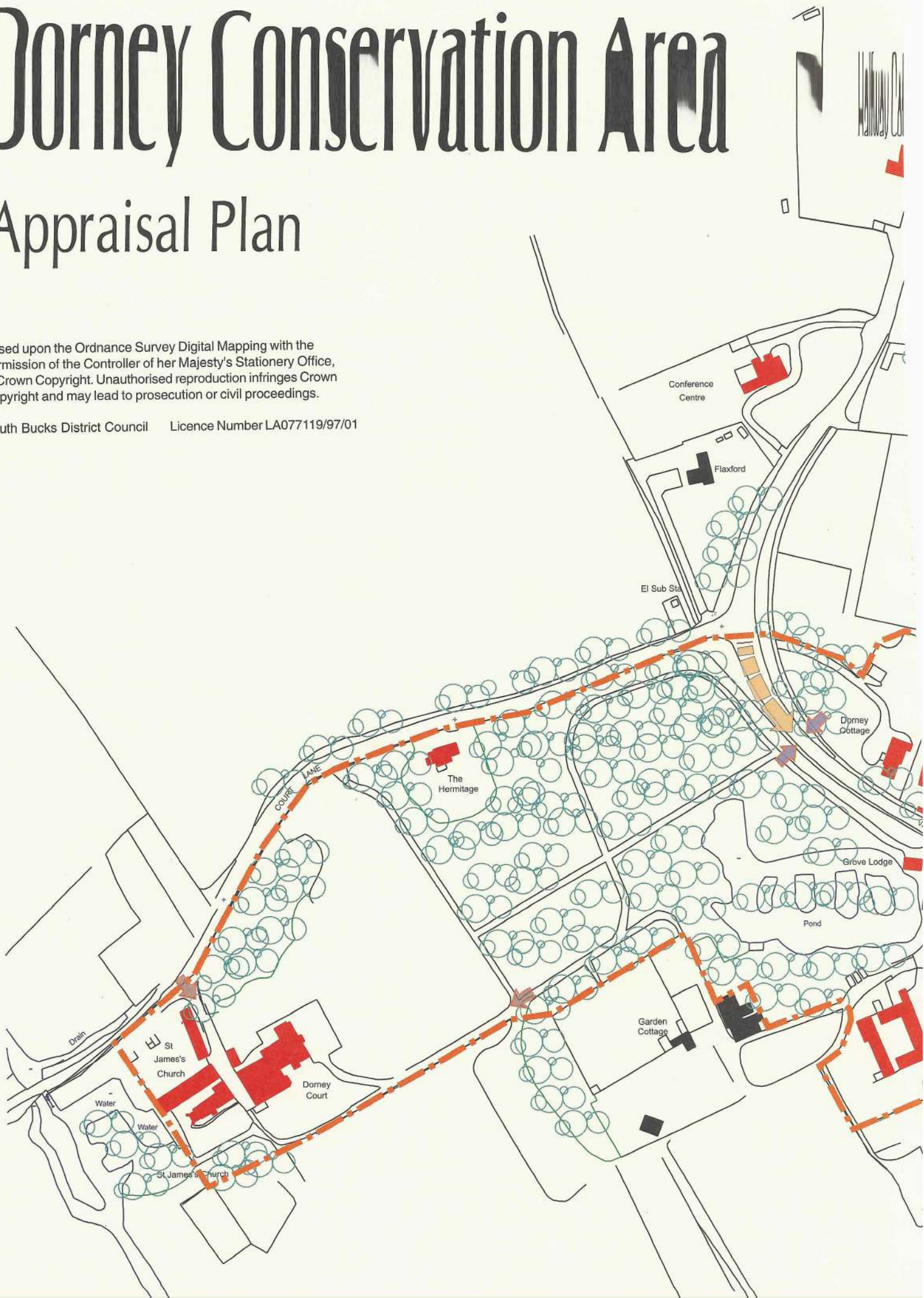
Figure 2 St. James's Church dates from the 12th Century

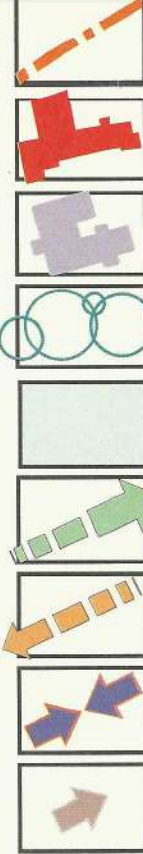
# Dorney Conservation Area

## Appraisal Plan

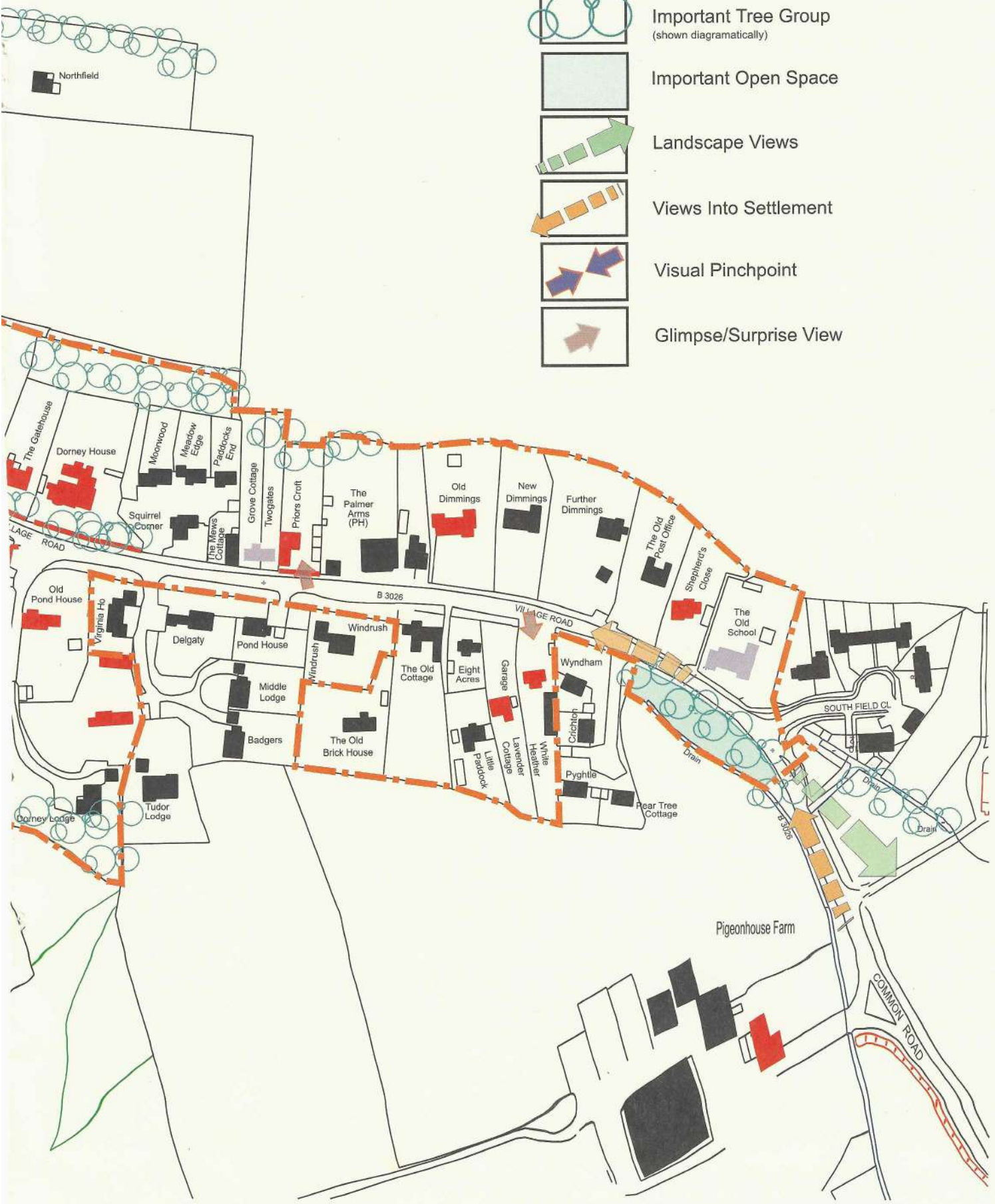
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- Conservation Area Boundary
- Listed Building or Structure
- Important Unlisted Building
- Important Tree Group (shown diagrammatically)
- Important Open Space
- Landscape Views
- Views Into Settlement
- Visual Pinchpoint
- Glimpse/Surprise View



## Character Analysis

*This section offers a detailed analysis of the special historic and architectural character that Dorney*

possesses. The analysis focuses upon the features of the settlement which merit protection because of the contribution they make to the special architectural or historic interest. The areas and features considered important are highlighted, along with areas and features considered both neutral and negative.

### Architectural Character and Coherence of Buildings

The Conservation Area's listed buildings mostly date from the 16th and 17th Century and are clearly defined by their construction of timber frames and brick nogging with old tile roofs, projecting gables and overhanging eaves. However, this prevalent style, which provides visual cohesion to the village, is interrupted by more recent developments with different styles and materials. From the late 19th Century onwards, the infill development that has occurred has increased the density of the settlement. The majority of the buildings in Dorney are in residential use. However, Dorney is not entirely residential, and other uses such as the small village garage, contribute to its character.



Figure 3 Priors Croft dates from the 16th Century and is a fine example of a timber framed building with red brick nogging

Dorney Court was built in late 15th Century, partly rebuilt in the 18th Century and has recently been restored. The building was built on an L-shaped plan, with wings running north and west. In the south west of the block lies a small courtyard. Externally, the walls of the older parts are, in places timber framed with an infilling of thin bricks.



To the south west of the house lies the church of St. James. The stone and flint galleted chancel and nave of the church date from the 12th Century. Also within the curtilage of Dorney Court lies The Hermitage; a former lodge or folly dating from the 18th Century that is cruciform in plan with a central octagonal tower which is also rendered in flint.

## Hierarchy of Space

Because of Dorney's low density residential layout, there is very little hierarchy of space within the village (for example, there are no squares or spaces enclosed by buildings). The settlement is linear in shape with a small public open space at the eastern end of the village. The linear space through the settlement is defined by the walls, hedges and plot frontages of the properties on either side of Village Road.



Figure 5 The listed wall and the trees along the frontage of The Gate House create a feeling of enclosure along Village Road

Entering the village from the north, along Village Road however highlights the changes in the types of spaces. When one moves from the relatively open character of the surrounding countryside one enters the enclosed space between Dorney Cottage and the curtilage of Dorney Court. At this point there is a deflected view, where one's eye is led around the corner into the settlement. The space opens out through the centre of the village and is then partially enclosed at the eastern end of the settlement. This contrasts strongly with the open expanse of Dorney Common. Through the centre of the settlement there are glimpses, on either side of the road, of the important listed buildings which define the character of the Conservation Area. The deflected view into the settlement, is also a key feature when one enters the

village from the eastern end.



### Trees, Hedges, Landscaping and Other Features

Trees and other soft landscaping features have a positive impact upon the character of the Conservation Area. As the previous section highlights, trees have a significant impact upon the spaces at the entrances to the settlement by providing enclosure at these points. A number of trees at the western end of the settlement do have Tree Preservation Orders. These are mature trees that significantly add to the character of the area. Conservation Area designation provides extra protection for all the important trees in Dorney. The mature landscaping of the village's private gardens reinforces the established rural character of the village.

Figure 6 The gateway to Old Dimmings

Other features such as the pillar box, traditional telephone kiosk and the entrance gates to Dorney Court on Village Road are key elements of the Conservation Area that can easily be overlooked.

## Relationship between the Built Environment and Landscape

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From a number of points within the settlement, there are views out into the surrounding countryside. These are particularly attractive from the eastern edge of the settlement where there are views across Dorney Common to Windsor Castle. Dorney's character is defined by its setting within the floodplain of the River Thames and the transition from the enclosure of the settlement into the surrounding countryside is reinforced by the landscape's open nature.



Figure 7 The view into Dorney from Dorney Common highlights the transition from the open landscape to the enclosure of the settlement

## Negative Features and Other Factors

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A large amount of infill development has taken place in the latter half of the 20th Century. Much of this does not display appropriate sensitive design and detailing and although excluded from the Conservation Area, detracts from the village's historic character.

The Council is concerned to ensure that traffic flows through the village do not increase above their current levels and that the problem of speeding traffic is ameliorated. In addition the materials used for kerbing and surfacing along Village Road are not suited to this rural/historic setting and there is a proliferation of signage at both entrances to the village that detract from the village's character. At an appropriate time, the Council will come forward with proposals for the preservation and enhancement of the Dorney Conservation Area.

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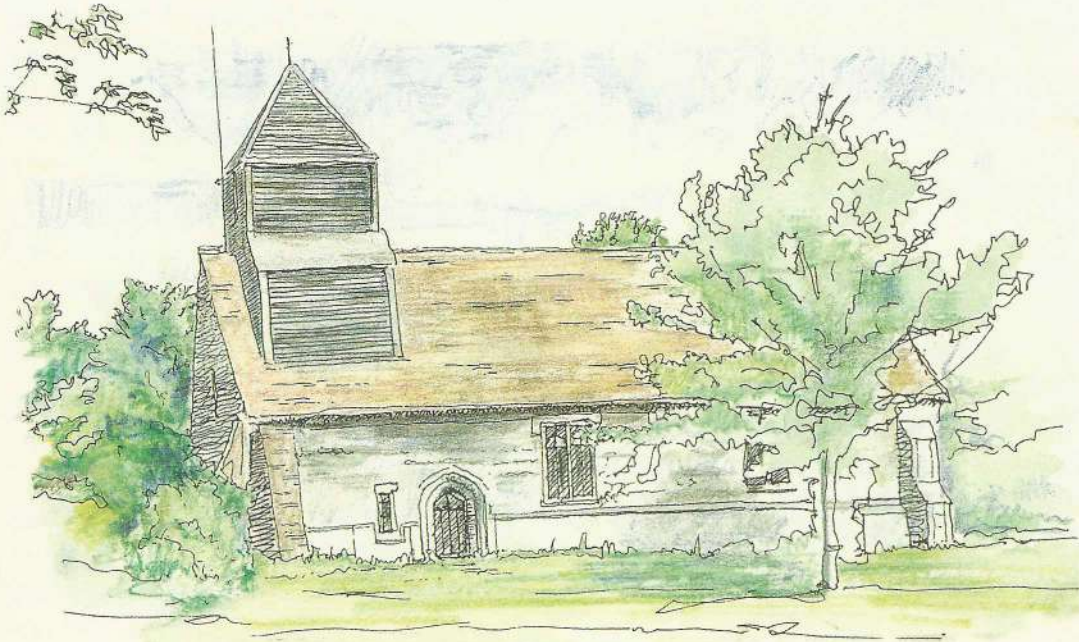


**South Bucks**  
District Council

*Directorate of Planning Services*

# **Boveney**

## Conservation Area



The Chapel of St. Mary Magdalene

**Designated 1996**

*Conservation Area Document*



## Introduction

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This document focuses on Boveney, a small hamlet in Dorney Parish that was designated as a Conservation Area on 5th June 1996. The text provides a brief introduction to the concept of Conservation Areas and then offers a detailed analysis of the special architectural and historic interest that Boveney possesses. The area appraisal plan on pages 4 and 5 shows the important buildings, tree groups, open spaces and views into and out of the settlement.

Whilst the Local Plan sets out detailed policies against which development proposals will be considered, this document is a "material consideration" and will be taken into account when planning decisions are made.

## Conservation Areas

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- (c) anyone proposing to cut down or carry out work to a tree in a Conservation Area must give the Local Planning Authority 6 weeks notice in writing of his/her intention to do so before actually carrying out the work. Certain trees may be exempt from this requirement.
- (d) once designation has taken place, the Council has a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area from time to time.



Figure 1. View past Boveney Court Farm into the settlement from Dorney Common

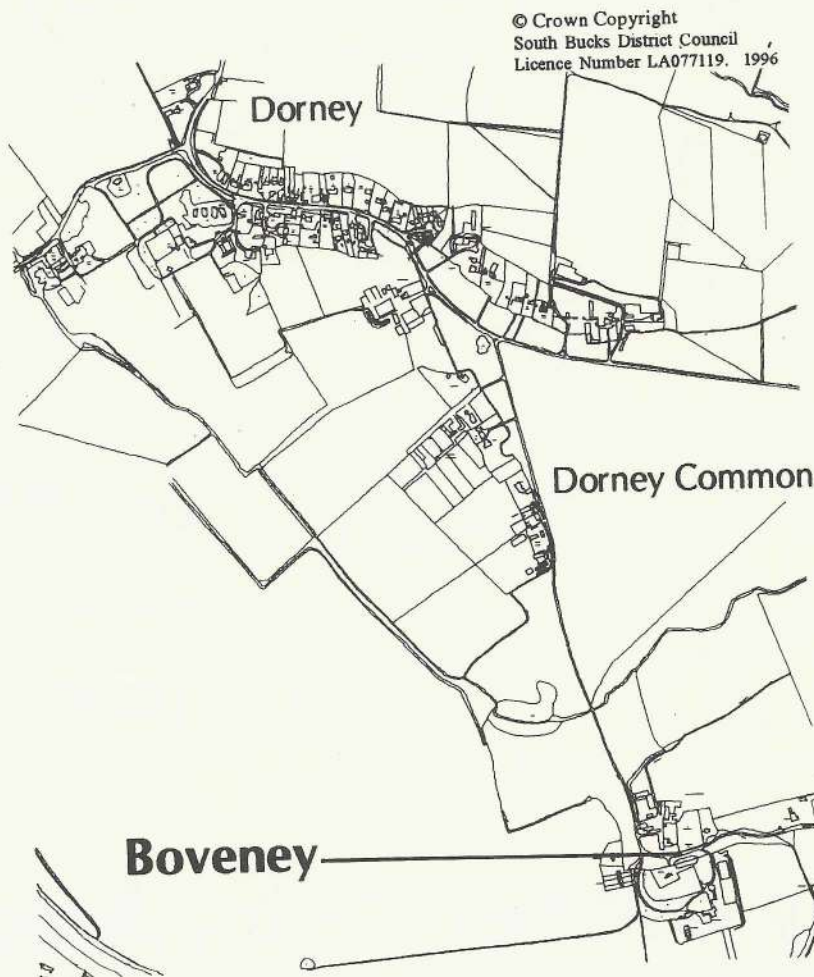
# Boveney

Boveney lies to the south of Dorney Common. The settlement is located on the typically flat alluvial flood plain of the River Thames. From specific points in the settlement there are attractive views onto the adjacent pasture land with cattle roaming across Dorney Common unhindered by hedges or fences. Although Boveney contains a church, the settlement can really only be described as a hamlet. The majority of the settlement, apart from the open space along Lock Path, is owned by Eton College.

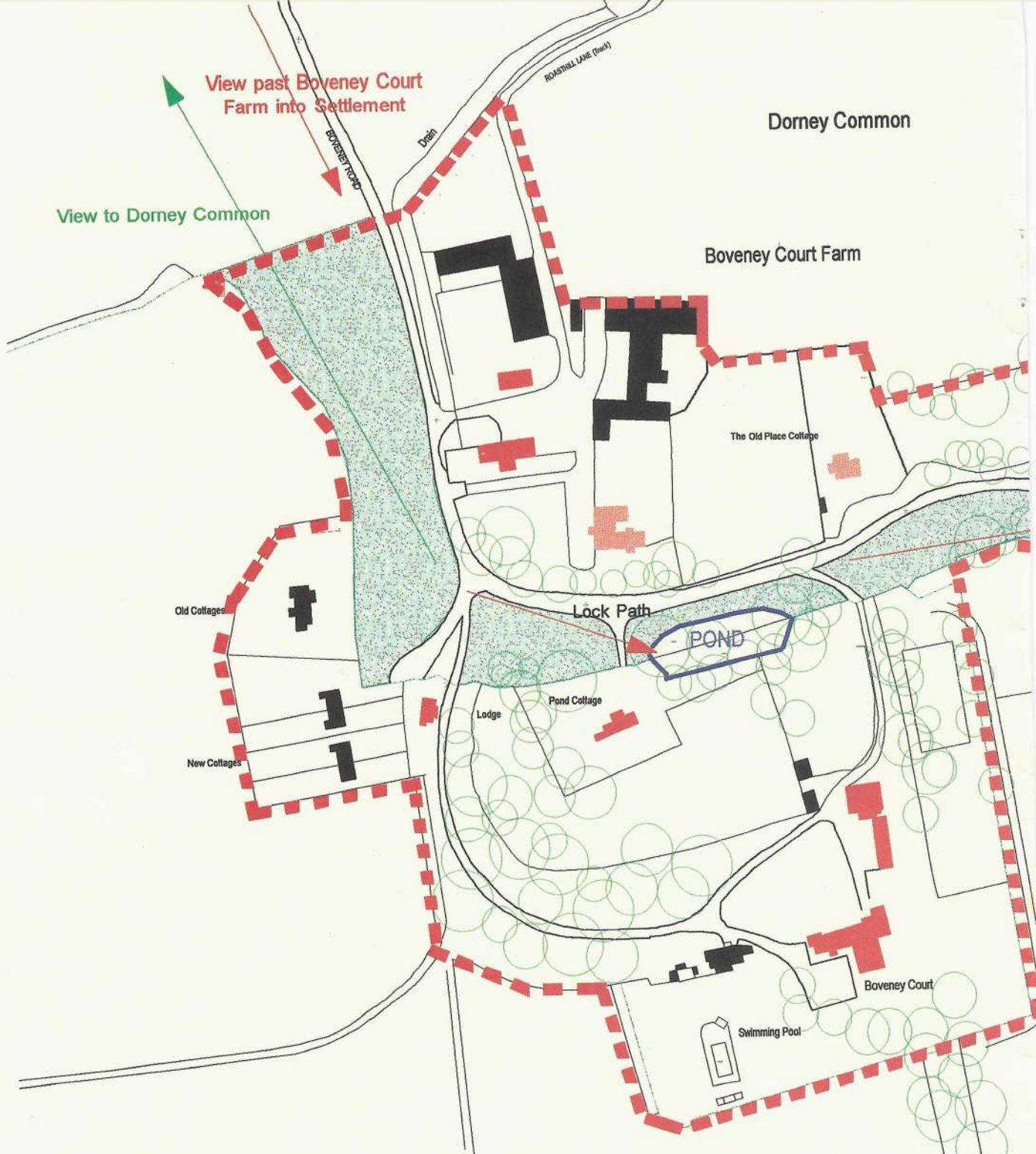
A large proportion of the buildings are listed as being of architectural importance. Boveney has a tranquil rural character, and seems to be almost untouched by the development that has spoilt other similar settlements. The District Council would therefore not want to see further development or any intensity in the use of the settlement by visitors.

## A Short History of Boveney

Recent evidence suggests that there has been a settlement at Boveney since Anglo-Saxon times. References to Boveney are to be found in the Domesday book of 1086 and the settlement is understood to have grown up around the chapel (which served local bargemen, working on the Thames) and subsequently Boveney Court. The chapel of St. Mary Magdalene dates from 1266 and was annexed to Burnham as a chapel of ease.

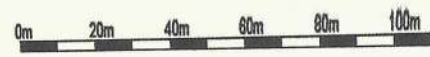


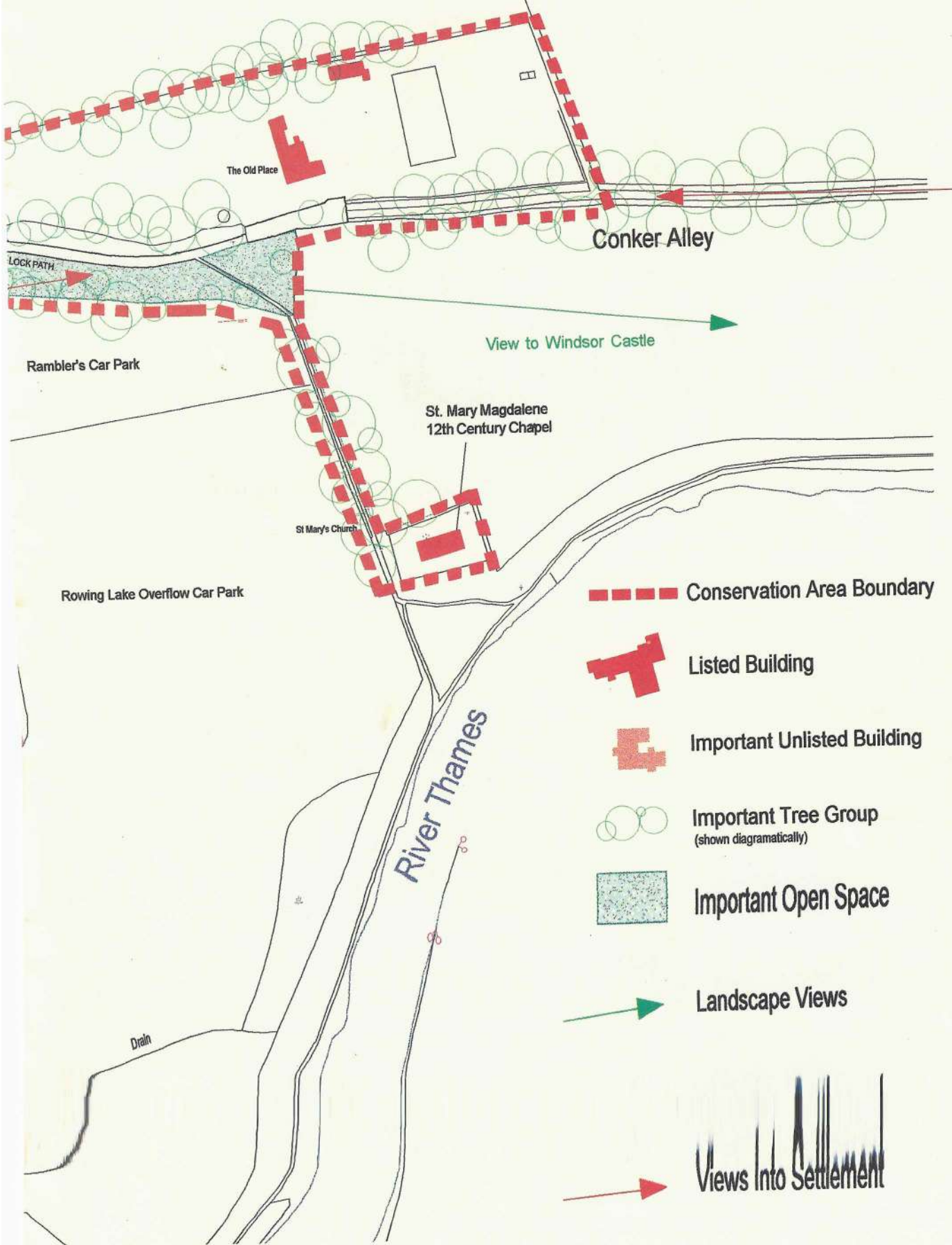
The Tudor buildings that remain were once part of a larger settlement. During the 16th and 17th Centuries, the hamlet was under the control of the nuns of Burnham Abbey. There are no archaeologically significant sites within the settlement, although there are significant archaeological features surrounding the settlement. It is the archeological remains to the west that point to theory that Boveney was larger than it is today. These remains, only distinguishable from aerial photographs, are thought to be the foundations of the original buildings.






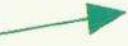



# Boveney Conservation Area

## Appraisal Plan





-  Conservation Area Boundary
-  Listed Building
-  Important Unlisted Building
-  Important Tree Group (shown diagrammatically)
-  Important Open Space
-  Landscape Views
-  Views Into Settlement

## Character Analysis

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This section offers a detailed analysis of the special historic and architectural character that Boveney possesses. The analysis focuses upon the features of the settlement which merit protection because of the contribution they make to the special architectural or historic interest. The areas and features considered important are highlighted along with negative features.

### Architectural Character and Coherence of Buildings

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Ten of the buildings, around two thirds of the total, are listed. The vast majority of the buildings are in Tudor style dating from the 16th and 17th Century. However, the chapel of St. Mary Magdalene on the eastern fringe of the settlement which dates from the 12th Century, was built of chalk rubble and flint and is listed as a grade 1 building. The uses of the buildings have also had an influence upon the character of Boveney over the years. Uses have predominantly remained residential. However, Boveney Court Farm has had an influence upon the character of the settlement by reinforcing the rural nature of the area.



Figure 3. The Old Place dates from the 16th Century and was converted from 5 or 6 cottages.

There is a clearly defined period within which the listed buildings were constructed and therefore a similarity in construction type and building materials. This provides visual coherence within the settlement. The strong material theme that runs throughout the hamlet is the 16th and 17th Century construction type; of timber framed, brick nogging, old tile roof with projecting gables and overhanging eaves.



## Hierarchy of Space

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There are important open spaces lining either side of Lock Path. These spaces and the associated trees, hedges and landscaping create a linear space through the heart of the settlement linking The Old Place at the eastern end and Boveney Court Farm in the west as well as the properties either side of the road. Because of Boveney's rural nature and the relatively small number of widely dispersed buildings, the settlement has a low density. Consequently, there is little in the way of townscape views, nevertheless, this rural, low density character is a quality that the District Council regards as being worthy of preservation.



Figure 5. Open Space along Lock Path with Pond Cottage in the background

### Trees, Hedges and Landscaping

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The elements that provide linkage between the buildings are the mature trees (mostly native species, including Ash, Willow and Oak) that line either side of the road. These also assist in creating a form of enclosure. Without the trees, the buildings would not be brought together to form a collective entity. Conservation Area designation provides extra protection for these important tree groups.



Figure 6. The Pond on the southern side of Lock Path provides a spatial focal point for the settlement

Much of the incidental soft and hard landscaping along Lock Path is of an informal nature (i.e. no pavements, kerbing or street furniture etc.). This is particularly true of the grass verges and the pond which seem to have remained unchanged since their creation. These elements are an important part of the character of the settlement. The pond on the southern side of Lock Path is a key element, and provides the settlement with a spatial focal point.

## Relationship between the Built Environment and Landscape

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A number of key landscape views onto Dorney Common and across to Windsor Castle exist from within the settlement. Another key view can be seen when one moves west along Lock Path past Pond Cottage where the road becomes Boveney Road. At this point, there is a *surprise* view out onto Dorney Common; the enclosure contained in the settlement, opens out into the expanse of the Common.

When one enters Boveney from the east of the settlement, there are important views through the tree lined avenue (locally known as conker alley) to the chapel of St. Mary Magdalene and 'The Old Place'. Large buildings including 'Boveney Court' and 'The Old Place' can be seen from the Thames footpath and Dorney Common respectively.



Figure 6. 'Conker Alley' is an important link between the settlement and the surrounding landscape

### Negative Features and Other Factors

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One negative feature of the settlement is the group of four semi-detached houses which are sited on the western fringe of the hamlet. The buildings are post 1940's and are out of character with the remainder of the settlement. They do however have the positive effect of providing a certain amount of enclosure and form a back drop to the western end of the settlement.



**South Bucks**  
District Council

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