

Upton

Conservation Area Character Survey



Conservation Area Character Survey

UPTON



What is a Conservation Area?

Conservation Areas are areas of special architectural or historic interest which are considered worthy of preservation or enhancement. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Upton Conservation Area was designated in October 1977 by Slough Borough Council.

Within conservation areas there are special controls on some alterations, the demolition of buildings or parts of buildings and on the felling, uprooting, lopping and topping of trees.

Designation of a conservation area does not preclude the possibility of new development. However such development must be designed to preserve or enhance the special character of the area.

The purpose of this survey

The designation of a conservation area imposes specific duties of local authorities to formulate and publish proposals to ensure that the special character of the areas are preserved and

enhanced. This conservation area character survey describes the main features of special architectural or historic interest that justify the designation of Upton as a conservation area. The surrounding areas form the setting of the conservation area when viewed from both within and outside, and are thus also very important.

The survey is in accordance with Section 71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and PPG15 (Planning and the Historic Environment). It complements the approved Policy EN13 for Conservation Areas in the council's adopted Local Plan for Slough, and provides a firm basis on which planning, listed building and conservation area applications can be assessed.

The survey was subject to public consultation prior to adoption. A number of boundary changes were adopted in August 2006, and the new conservation area boundary is shown on the map on pages 10 and 11.

HISTORY

The earliest reference to Upton is in Domesday Book of 1086 where it is spelt 'Opetone'. By the 13th century the modern spelling has emerged: 'Upton' (c1218) although an 'e' is added occasionally for many years.

The history of the designated conservation area falls into two distinct phases, a medieval one and a 19th-century one, the physical survivals of these phases separated by the Datchet Road. The medieval core has one of the former Buckinghamshire's most complete Norman churches at the heart of this manor of Upton-cum-Chalvey which had been held by William the Conqueror but granted to Hugh de Beauchamp, probably by his son William Rufus, after 1087. St Laurence's church, including its central tower, was built by the time that Payn de Beauchamp granted the church and manor around 1156 to Merton Priory in Surrey which had been founded in 1114. It was presumably Merton Priory that rebuilt the chancel and extended the nave westwards around 1170. The chancel was given a stone rib vault of two bays which is relatively rare for a parish church. Immediately south of the church the manor house was rebuilt around 1325 by the Priory and remains one of the former county of Buckinghamshire's most complete medieval

manor houses, although altered and extended. It is now named Upton Court. After the dissolution of the Monasteries under Henry VIII when virtually the whole of the mother priory of Merton was demolished the advowson of the church passed to the Crown and then to various owners. During this time the parish consisted of no more than scattered farmsteads and cottages while the southern part of the parish was within the Royal Forest of Windsor. Some of the parish fields were taken out of the common fields by the earlier 16th century and enclosed into more regular fields while the last 750 acres of common fields were enclosed (in effect 'privatised') by Act of parliament in 1808, although the act was only fully implemented in 1820.

This enclosure did however set the scene for the Victorian growth of Slough, unencumbered by medieval manorial rights and those of the small farmers who farmed the fields in common. Until the 1870s the growing Slough, a coaching town with the Great Western Railway station opening in 1840, was entirely within the parish of Upton-cum-Chalvey, centred on its ancient parish church and manor house. In that decade Slough gained its own separate ecclesiastical parish, becoming a civil parish only in 1894. Six years later Slough absorbed Upton-cum-Chalvey, other parts of the parish going to Eton and another portion to Wexham a year later in 1901.



Upton Court and the Parish Church

Thus until the late 1830s Upton was entirely rural with only a few larger houses, such as Observatory House near the crossroads in Slough itself where the Astronomer Royal to George III, Sir William Herschel, lived from 1786. (He died in 1822 and there is a monument to him in St Laurence's church). In commemoration of his connections with Slough and Upton, Upton Park's park was renamed Herschel Park by the council, although it was laid out twenty years after his death.

The growth of Slough threatened the survival of St Laurence's church and when a bigger church, St Mary's, was built further north in the 1830s it was intended to demolish the ancient parish church. A local farmer named Beach saved it by giving the parish £50 in return for leaving it standing. Ironically the new church itself was demolished and rebuilt in the 1870s. Upton church decayed but eventually public pressure led to its restoration, assisted by a nearby royal resident, Queen Victoria, who herself subscribed £50 to the repairs and probably thus shaming others into following suit. The architect Benjamin Ferrey was commissioned to add a south aisle, built in 1851. By this date Slough had grown and the other part of the conservation area's architectural character had appeared, Upton Park, so there were now more parishioners nearby.

Slough itself had grown, becoming an important staging post on the mail-coach route from London to Bath in the late 18th century. Indeed between 1801 and 1841 the population doubled. The Railway Age transformed the town and although bitterly opposed by Eton College the Great Western Railway passed north of Upton through Slough. The College managed to prevent a station being built until 1840, but once opened the town boomed. The land upon which Upton Park was developed was bought in 1842 by James Thomas Bedborough, a stone mason, master builder and railway contractor from Windsor. The land was described by the vendor, John Pocock, as 'a site for a New Town, villas, etc,' near 'the Grand Railway Station of Slough, containing all the advantages of a dry rich soil, delightful air, excellent water, and surrounded by roads and scenery equal to any in the Kingdom'. Bedborough was the builder of Brunel's remarkable Maidenhead Railway Bridge and saw the opportunity to build select housing near to Windsor. He intended to build

about 50 houses around a communal park and a new road to Windsor, including a new river bridge. The plans were drawn up in 1842 for Victoria Park, but the name was soon changed to Upton Park.

The master plan intended housing on three sides of a communal park, complete with an ornamental lake. His architect was Benjamin Baud, born about 1807. He had worked at Windsor Castle with Sir Jeffrey Wyatville and in 1839 laid out the West London Cemetery at Brompton. There is also a tradition that Sir Joseph Paxton laid out the park, mentioned in 1887 sales particulars, but no conclusive evidence has yet been found to support this theory apart from a plan prepared for an unspecified site by Paxton in 1831 which appears very similar and of course pre-dating Upton Park.

Bedborough's ambitious plans were never fully realised and only 29 of the proposed villas were completed, mostly along the north and west sides of the park.

Outside the conservation area boundary and fronting Albert Street the former north lodge survives, by 1887 a billiard room for the state and now subdivided as Diana Lodge and Protem.



Nos 37 to 33 Upton park (33 on right)

To its east a fragment of the former stable block survives, now No 34 Albert Street.

The estate was well equipped with Slough's first sewerage system and street lighting. The east part was eventually sold to George Bentley, the publisher, who was living in one of the estate's villas at the time. He built 'The Mere' in 1887, a mock timber-framed house Tudorbethan mansion, set in large landscaped grounds which were added to up to 1931.

In the 1930s many of the houses began to be sub-divided into and a period of decline began which has only been reversed since the late 1980s and the estate is basically in good heart. The Mere was bought by the National Foundation for Educational Research in 1964 thus securing the mansion's future. The Park itself was bought by Colonel Thomas Ward of Victoria Terrace in 1930 and sold by his family in 1944. Five years of uncertainty ended when the park was bought by Slough Corporation in 1949, thus securing its future and renaming it Herschel Park in 1952.

In 1974 Slough Borough was transferred to the county of Berkshire. The Upton Conservation Area was designated by Slough Borough Council in October 1977 but subsequent development within the original conservation area boundary has necessitated boundary changes.

The revised statutory list of buildings of special architectural or historic interest for the former Borough of Slough was issued on 3 August 1984 by the Department of the Environment. A later section of this Survey makes suggestions for additions to the council's locally listed buildings.

In October 2002 Herschel Park was included in the Register of Parks and Gardens of Special Historic Interest compiled by English Heritage, a further recognition of the quality of this element of the conservation area.

ARCHEOLOGICAL INTEREST

There are no Scheduled Ancient Monuments within the Conservation Area. However, Upton

having at its core two important medieval buildings, is likely to contain ARCHEOLOGICAL features and deposits within the conservation area boundary, particularly in the vicinity of Upton Court and St Laurence's Parish Church. Where building work is approved the council will expect ARCHEOLOGICAL considerations to be fully taken into account and may require trial or full excavation in important cases.

The council will take ARCHEOLOGICAL advice from its ARCHEOLOGICAL consultants on applications for planning permission within the conservation area and will require ARCHEOLOGICAL conditions attaching to planning permissions where appropriate, including watching briefs, excavation or similar recording procedures. If ARCHEOLOGICAL deposits come to light during building work or development, provision should be made to investigate and record them as such evidence contributes to the history of the settlement of Upton.

ESSENTIAL CHARACTERISTICS

The Upton Conservation Area falls into two distinct and very different areas separated by the Datchet Road: an eastern one focused on the medieval manor house and parish church (Area 1) and a western one comprising Victorian development centred around Upton Park, now renamed Herschel Park, (Area 2). The current built environment of Upton is very much a product of these two phases of clearly readable development separated by over four centuries. They combine to produce a conservation area of considerable historic interest and character which justify the designation of Upton's historic areas as a conservation area. Area 1, the medieval core, reflects the earliest history of the area with the the church and manor house the centre of the parish of Upton-cum-Chalvey in whose fields the town of Slough was developed further north. Area 2, the Victorian development, reflects the growth of Slough in the years immediately after the Great Western Railway

arrived in 1838 on its way to Bristol from London. Upton Park is now even more significant as perhaps the most complete survival within Slough of the grander middle class villa developments that followed the railway's arrival, many of which have been demolished elsewhere in the Borough over the years.

Area 1: The medieval core East of Datchet Road, the conservation area is characterised by the area around two important medieval buildings, the Grade I largely Norman parish church and the Grade II* 14th-century manor house of Upton Court. The church retains its churchyard intact with a collection of gravestones and later tombs, nine of which are Grade II listed. The churchyard is remarkably unspoilt and has fortunately escaped re-ordering in which gravestones are removed, often to line the churchyard walls or for reuse as pavings. It presents the appearance of a complete village church and churchyard which gives the church a coherent and appropriate setting, the church yard entered through a lychgate dated 1902. Within the churchyard numerous yews, some flanking the paths, add to the complete village churchyard character.

Upton Court is prominent in views from Datchet Road, more so than in the past due to the progressive loss of trees to the west. This means that the architecture is seen by more people but its setting is bleaker than it once was. Similarly to its east there are few trees and the hedge and trees between it and the church are sparser. Upton Court has been extended by a wing that copies the main building in style and materials while to the south modern office developments do not to contribute to Upton Court's setting.

To the north-west Upton Court is screened from the roundabout by a densely ivied fence and groups of trees and scrub. The churchyard has a rebuilt brick wall beyond the lych gate and then gate piers with an ornate iron overthrow with the words 'Upton Court', the driveway now leading to a modern house, rather than Upton Court itself. A high boundary wall leads to

Parkside, No 1 Upton Road, a stucco mid 19th-century house that became an hotel and is now converted to flats with further housing in the grounds. It was was originally named Merton Lodge, then Merton Grange, and may incorporate elements of an 18th-century house. Behind this is Parkside's former coach-house, now a separate dwelling, also in colourwashed render with a slate roof.

Behind this is Upton Court Farm and a reminder of the agricultural past of Upton, much of whose former fields are now the council's Upton Court Park recreation ground to the east. Views southwards look over an agricultural field towards the M4 motorway, conserving the farmhouse's rural setting. The farmhouse is a mid 19th-century yellow stock brick house and beyond are a number of single storey outbuildings which are included in the conservation area partly to provide a coherent boundary to the designated area.

The overall character of Area 1 is of an old village centre, focused around its parish church, manor house and home farm, and worthy of conservation area status in its own right both for its historic character and interest and as a valuable link with Slough's earliest history.

Area 2: Upton Park This part of the conservation area, lying to the west of Datchet Road, has two distinct sub-areas: the earlier phase being Upton Park of the 1840s, the later



The Mere

being The Mere of the 1880s in its landscaped grounds. Upton Park plays no role in views from Area 1, these being confined to The Mere and its well-treed grounds. Upton Park is self-contained and focused around its landscaped park, but with views towards The Mere built in the east part of the planned estate which had not been developed by the 1880s. Moving westwards from Datchet Road, The Mere is a tall Jacobethan style mansion of 1887 with a belvedere tower at its west end to take advantage of views towards Windsor Castle to the south, both from this and from the upper rooms. The grounds were laid out with walks and wooded paths but most of these have gone, although the current owners will be restoring parts of them when the new office blocks being built to the south-west of the house are completed. Nevertheless many good trees survive, notably a fine Wellingtonia east of the house, a group of cedars and pines to the north-east of the house and specimen limes, oaks and others within the grounds. The tree and bush screen to the east provides a dense green buffer towards Datchet Road. Consequently The Mere is tantalisingly glimpsed from many viewpoints and is an interesting, crucial and historic element to the conservation area, both physically and as an important part of

the evolution and history of the development of Upton Park.

Upton Park was an ambitious scheme that was not fully realised after its laying out in the 1840s. Nevertheless the parts that were completed are of considerable historic interest. The houses on the western and northern sides were completed, and some two pairs of houses on the east side where the planned road curved south-east towards Datchet Road. Only one pair of houses survive, being replaced by modern flats, Nos 70-98 Upton Park. These follow the curve of the road which then becomes the drive within The Mere's gated grounds.

The architectural style of the Upton Court development is entirely coherent and remarkably little altered, apart from modern infill blocks between some of the houses along the west side. These are simple but attempt to pick up the rhythm of the original houses. Between Victoria Terrace and the park itself are modern terrace and semi-detached developments, Bulstrode Place, which satisfactorily draw on the shaped gables and architectural vocabulary used by Benjamin Baud and enhance the conservation area. At the west end of Victoria Terrace some houses were demolished and replaced by modern ones that take no account of Upton Park's design ethos.



Herschel Park (formerly Upton Park)

The Park itself, now Herschel Park, remains remarkably intact with a large number of fine specimen trees, including Turkey and semi-evergreen Lucombe and holm oaks, monkey puzzles, Deodar cedars, sweet chestnuts and a Cedar of Lebanon. The original path layout remains largely unaltered and the trees represent a fine collection of early Victorian plantings, a veritable arboretum, with later additions over the years. A dense tree and scrub screen to the south gives the park a self-contained quality. The only disappointment is the ornamental lake which has an island in its southern section beyond the bridge that crosses its waist, the bridge

subsequently having been rebuilt. The lake is dry, possibly as a consequence of land works to the south of the M4 for Thames flood and water diversion needs. The The Park is an important example of an early Victorian landscaped park and its survival so little altered is a positive asset both to the physical character of the conservation area and to the history of the Upton Park estate.

The area south of Upton Park and The Mere is included in the conservation area. A former land site, it is a valuable buffer between the the Park and the M4 motorway. A dense screen of trees and scrub separate it from the developed part of the conservation area and it features a willow-long pond (usually dry nowadays). It has a high embankment or bund screening Upton from the motorway and from the top of this there are views of The Mere and southwards glimpses of the turrets of Windsor Castle. It can be regarded as an informal nature reserve and has been added to the Green Belt in the adopted Local Plan. It also affords a glimpse of Spring Cottage, a former lodge into the Upton Park estate with



St Laurence's Church: Norman South Door

romantic chimneys and timber-framed upper floor elements. This cottage, by the site of a spring that fed the linear willow-girt pond mentioned above, is only seen from within this area of land. Herschel Park and the area between it and the M4 are protected as designated Public Open Space while the whole of the medieval core east of Datchet Road is within the Metropolitan Green Belt. Thus the essential characteristics of the Upton Conservation Area fall into two basic elements that combine effectively to form and demonstrate the physical history of the village and its Victorian expansion and fully justify its designation as a single conservation area.

ARCHITECTURAL CHARACTER AND QUALITY OF BUILDINGS



Upton Court

Within the conservation area there are currently eleven statutorily listed buildings (as at January 2005). These are entirely within Area 1 and comprise the mainly Norman Grade I listed parish church of St Laurence within whose churchyard are nine Grade II listed tombs ranging in date from 1712 to 1808 and Upton Court, a Grade II* listed medieval manor house.

There are currently no Local List buildings within the Upton Conservation Area but this Survey contains suggestions for the addition of many buildings to the Slough Borough's Local List. Local Listing does not bring additional statutory protection in itself, but being within

the conservation area, such buildings are already protected from substantial demolition. Certainly every effort will be made to safeguard their contribution to the conservation area and that of any other buildings within its boundaries that contribute to its character as an historic settlement.

This section of the Survey will be divided to cover the two areas of distinct character found within the conservation area boundary.

Area 1: THE MEDIEVAL CORE

Parish Church of St Laurence (Grade I Listed) is an early 12th-century aisleless Norman church with a central tower and nave. Around 1175 a late Norman stone-vaulted chancel of two bays replaced the original one. Built of random rubblestone and brown puddingstone with ashlar dressings it is a remarkably complete Norman parish church with only Ferrey's 1850 south aisle and the 1879 vestry, also on the south side as later additions. Inside, the church has a 15th-century nave roof and a Norman font. There are a number of interesting memorials and monuments, including 16th-century brasses and a monument to Sir William Herschel, the astronomer who lived in Slough until his death in 1822.



William Nixey Monument of 1872

St Laurence's Parish Churchyard Monuments (9 are Grade II listed) Eight of these are 18th-century chest tombs with one later one of 1808. The other unlisted gravestones, many of which are also 18th century as well as a good range of 19th-century ones, add to the character of the churchyard. There are also two larger monuments along the east boundary of the churchyard, a Celtic cross type to Marie Anne Collingwood of 1878 and an urn on a tall column - pedestal, all in coloured granites, to William George Nixey of 1872. All this fine collection of churchyard memorials is of great significance to the conservation area and should be safeguarded.



The Churchyard Lychgate

Lychgate to St Laurence Parish Churchyard. This is listed Grade II by virtue of being within the curtilage of the listed church and was built in medieval style in 1902 in oak timber-framing on a stone and flint plinth with an old tiled roof. The north churchyard boundary wall was rebuilt recently, replacing the 19th-century original.

Upton Court (Grade II* listed) Dated dendro-chronologically to around 1325, Upton Court is a fine example of a medieval hall and cross wing house which has survived remarkably complete. Timber-framed with rendered in much of the the screens passage survives to the 3 bay aisled open hall with hammer-beam trusses. The cross wing was added around 1425 and at the north end is a 17th-century cross wing with a large

chimneystack with two diagonally set flues. Although altered and with most of the external framing modern and with a modern timber-framed wing to the north-west, the building is of exceptional historic interest. Currently it is used as the offices the the local newspaper.

Gateway to Upton Court This is east of the churchyard and is a 19th-century structure with yellow stock brick piers and an ornate iron overthrow with the words 'Upton Court' off-centre. It no longer leads to Upton Court, but to a modern house, Old Stocks.

Parkside Lodge, 1 Upton Road This colourwashed and rendered house with a slate roof appears mid 19th-century but may incorporate parts of an 18th century house. Currently under conversion to flats its contribution to the the conservation area will be maintained. To its west is a red brick wall about 6 feet high that curves south beside the drive to Old Stocks, becoming a yellow stock brick wall half way along the drive. The former coach house to Parkside is now a separate dwelling, also colourwashed and rendered with a slate roof.

Upton Court Farm behind Parkside has its principal elevation facing east. Of four bays with the entrance in the second bay from the south, it is built in yellow stock brick and dates from about 1850. The windows have been replaced and the roof is clad in concrete interlocking tiles. To its south are the remains of farm buildings. The building is of importance to the history of Upton as Upton Court Farm has been on this site for centuries before the present farmhouse was built.

Area 2: UPTON PARK AND 'THE MERE'

No buildings in this Area are currently included in the Statutory List.

The Mere was built in 1887 for George Bentley, the publisher, on what had been intended as the eastward part of the Upton Park estate development by the London architects Williams,

West and Slade who took over from the more noted architect George Devey. It is in the then fashionable Domestic Revival style and variously described as 'Jacobethan' or 'Shropshire timbered style'. Heavily timber-framed with bay windows, a loggia, projecting gables, an ogee-domed belvedere tower, balconies and ornate brick stacks it is a good example of its type and an important asset to the conservation area, set in large grounds. By the entrance from Upton Park is a former Lodge with the Latin inscription 'Medio tutissimus ibis' in its front gable and a rear extension added in 1903.

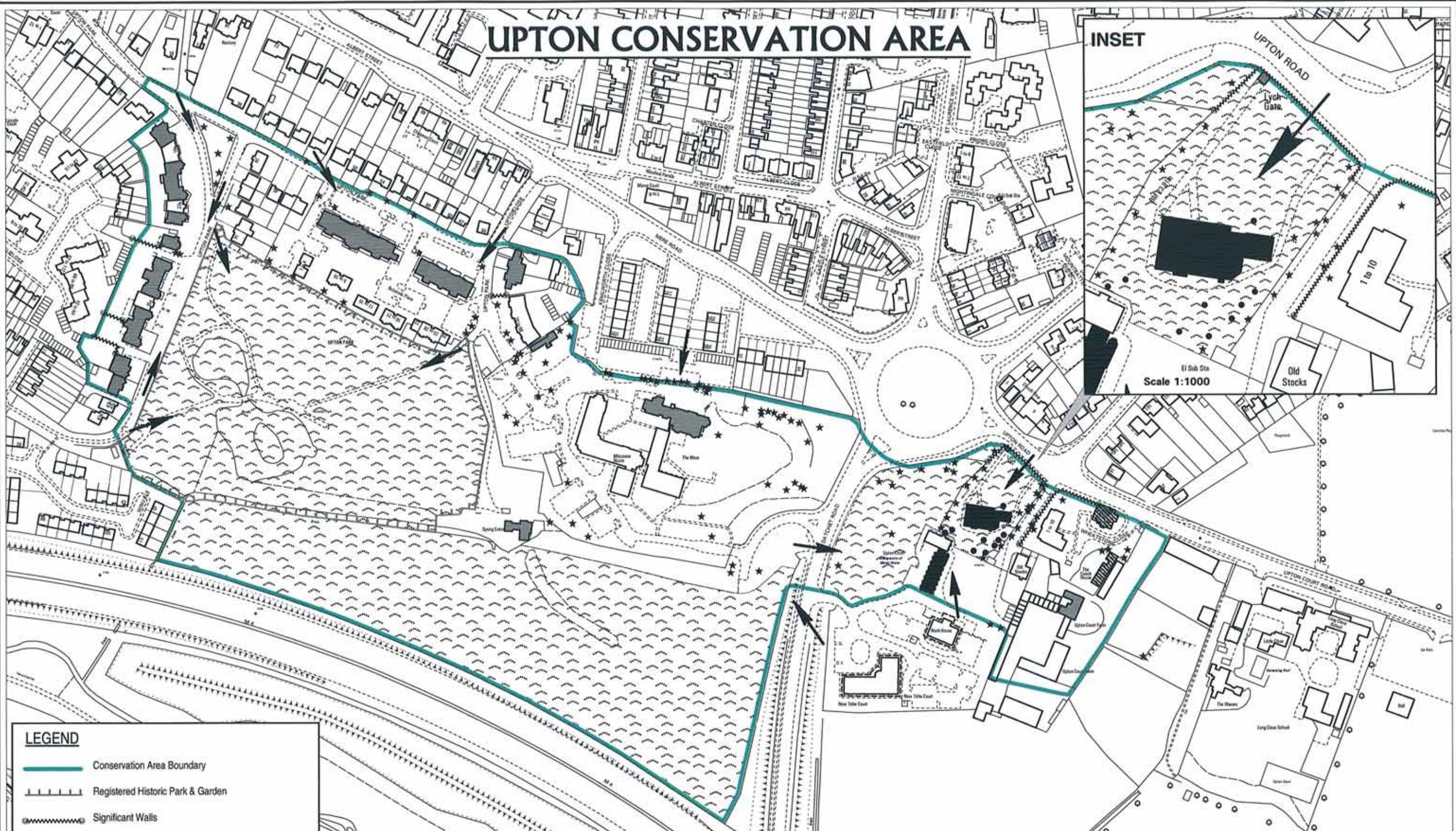
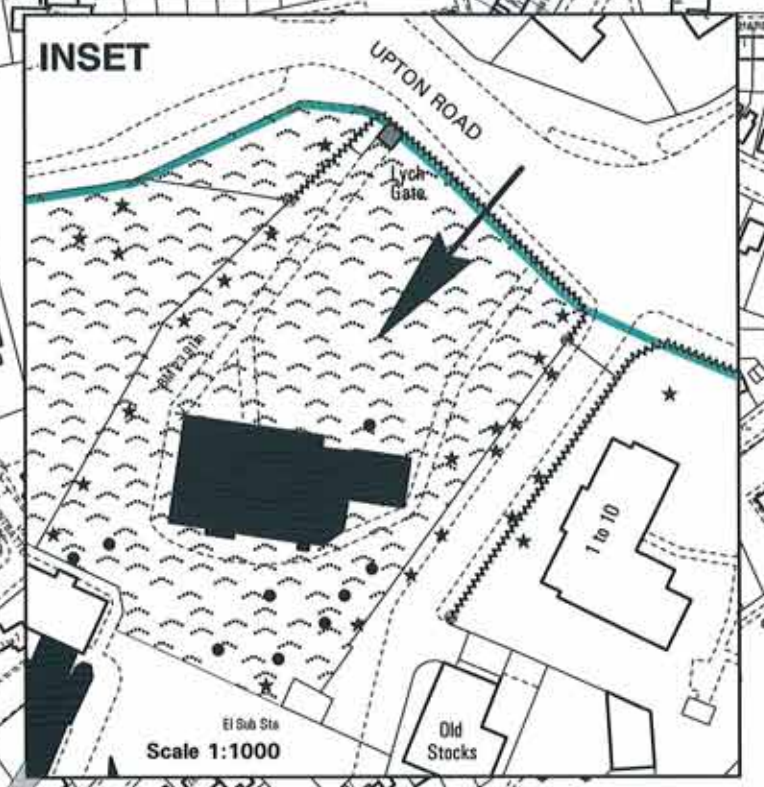
Victoria Terrace, Upton Park (North Side) Two of the original three terraces remain, the west one having been demolished some years ago. Both terraces draw on the same architectural vocabulary and were started in 1843. Their principal entrance fronts face north. The two surviving terraces of Victoria Terrace, although built as attached villas, are now sub-divided into flats. Nos 61-67 have unfortunately had their front elevation brickwork pebble-dashed and the rendered window architraves modified, but the gables retain their decorated brickwork.

Nos 53 to 59 Upton Park The buildings are alternately 2 storey over a half-basement and with a dormered third storey, and with taller slightly projecting wings of three storeys over a semi-basement with a gabled attic storey above. Windows are mullioned and transomed with



Nos 53 to 59 Upton Park

UPTON CONSERVATION AREA



LEGEND

- Conservation Area Boundary
- Registered Historic Park & Garden
- Significant Walls
- Statutory Listed Buildings & Points
- Proposed Locally Listed Buildings
- Other Significant Buildings
- Significant Open Space (excluding the grounds of The Mere & Spring Cottage)
- Significant Trees
- Significant Views

Listed Buildings within the Upton Conservation Area

Grade I - Buildings of national importance		
4/10 St. Laurence Parish Church		
Grade II* - Particularly special and important buildings [some 4% of all listed buildings]		
4/11 Upton Court		
Grade II - Buildings of special interest		
Tombs within Churchyard of St. Laurence Parish Church	4/16 Pitt Tomb, 13 metres south of chancel	4/20 Style Tomb, 11 metres south of south aisle
4/14 Chest Tomb, 3 metres to north of chancel	4/17 Ramsden Tomb, 18 metres south of chancel	4/21 Chest Tomb, 6 metres to south-west of south aisle
4/15 Fryer Tomb, 6 metres south of chancel	4/18 Style Tomb, 8 metres south of south aisle	4/22 Nash Tomb, 12 metres to south-west of south aisle
	4/19 Style Tomb, 13 metres south of south aisle	



www.slough.gov.uk
Slough Borough Council

Department of the Green and Built Environment
PO Box 580, Wellington House,
20, Queensmere, High Street,
Slough, SL1 1FB

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Scale 1:2500
plot date - January 2007

stuccoed architraves. There is a continuous stucco band course between the ground and first floors, now lost on Nos 61-67. The attic gables vary from elaborately shaped to plainer ones. The two terraces are fine examples of the simple Jacobethan revival style seen in St John's Wood, London and elsewhere at the time.

West Villas, Upton Park (West Side) Nos 17 to 43 (odd) As built from 1843 onwards the houses here are smaller scale than Victoria Terrace and were semi-detached for the most part with four detached villas (two now joined). The villas are two storey with gabled attic rooms and half-basements. They have the same architectural vocabulary as Victoria Terrace with stucco dressings and are in red or yellow brick and some stucco elevations, No 25 being all rendered. A number have distinctive two sided bay windows, full height to Nos 21, 23, 41 and 43, single storey to others. All have slate roofs and ornate gable bargeboards, except Nos 25 and 27 which have coped gables.

Upton Park, East Side One pair of the original scheme survives here, Nos 66 and 68 and Glenside Cottage, a further pair to the south



Nos 66 and 68 Upton Park

having been demolished (the site incorporated in the modern flats). These houses were built later, probably in the 1850s. No 68 is similar to Nos 33 and 35 but simpler, built in yellow stock brick with stuccoed window architraves and two storeys over a half basement and with a gabled attic to the outer bays and a central dormer. Glenside Cottage is different in character, being of two storeys and entirely rendered and more cottage-like in style. All three houses have slated roofs.

Spring Cottage Built as a lodge at the east entrance to Upton Park on the drive from Datchet Road, this is a picturesque cottage with timber-framing to parts of its upper storey and to its jettied upper floor bay windows. It has decorative bargeboards and diagonal-set chimney stacks. It probably dates from the 1850s but is only glimpsed in its secluded, heavily treed location.

No other buildings in the conservation area are of note architecturally or historically.

MATERIALS

Area 1 Here there is great variety with the parish church built in uncoursed rubble stone and toffee-coloured puddingstone and with ashlar dressings, mostly limestone. It, together with Upton Court, has old plain clay tiled roofs. Upton Court is timber-framed with rendered in panels externally but most of this modern. The core of the building is of course genuine 14th-century timber-framing, but all but an area on the west side of the house was hidden by later brickwork and render. The modern wings are timber-framed with render in also with old tile roofs. Parkside is colourwashed cement render while Upton Farm is yellow London stock brick. Parkside and its former coach house have slate roofs while Upton Farm's roof has modern concrete inter-locking tiles. Boundary walls, where they occur, are red or yellow stock brick.

Area 2 This falls into two areas in regard to materials. Upton Park's buildings are mostly in brick of three colours: red, yellow and plum. All

buildings have stucco or colourwashed cement render dressings, including architrave frames to windows and openings, quoins and some band courses as well as bay windows. Only No 25 and Glenside Cottage are wholly cement rendered and colourwashed. The roofs are in slate. The gable elevations to Victoria Terrace have decorative diaper work patterns picked out in contrasting brick. The Mere is timber-framed with white painted infill panels below old tiled roofs. There is some dark red brick both in elevations and for the ornate chimney stacks. Spring Cottage is brick with ornamental timber framing with roughcast infill panels and a slate roof.

Upton Park has the most consistent and limited palette of building materials and the development of Bulstrode Place respected this, whereas earlier modern development took no heed of Upton Park's architectural character or materials.

Apart from the buildings there are no areas of traditional paving, kerbs or similar but there are a few surviving boundary walls which are indicated on the Survey Map.

TREES AND VEGETATION

The survey map indicates most of the significant trees outside Herschel Park. Within the park are numerous fine specimen trees that play a crucial role in the conservation area and should be both safeguarded and managed. As the park is owned and managed by the borough council its management and future should be secure, although the drying up of the lake is a major cause for concern.

Outside Herschel Park, Upton Park has few major trees and the Survey marks these, including two good, prominent plane trees. Within the grounds of The Mere are many more trees of quality, including limes, the survivors from the entrance avenue from Upton Park, oaks, yews, a prominent Wellingtonia east of the house, and north-east of the house a group of pines and cedars. Along the southern boundary

of The Mere's grounds are some large oaks, limes and a cedar which are prominent in views from Datchet Road. To the west of these are willows which flank the now dry stream south and west of Spring Cottage.

East of Datchet Road there are some reasonable trees and scrub to the west of the churchyard, but the best trees are in the churchyard, both trimmed yews, hollies and others along the boundaries, including a cedar. East of the church there is a good ash on the pavement by Parkside and yew and a lime north of the Coach House.

OPEN SPACE

Open space is critical in the Upton Conservation Area, both public and semi-private. Herschel Park and the open space between it and the M4 are designated public open spaces. Private and semi-private open spaces are also important, including the grounds of The Mere and the parish churchyard. The grounds of Upton Court are significant, although the area to the west is



'1885' Date Plaque, No 23 Upton Park (West)



Nos 33 to 37 Upton Park

fairly bare and that to its east somewhat formless. Over the years specimen trees to the west have been needlessly lost and considerable landscape improvement would be achieved by their replanting to soften a bleak expanse of grass. The area to the east of Upton Court should be landscaped and planted to enhance the listed building's setting, rather than the present unworthy treatment.

The function of the open spaces outside the formal landscape of Herschel Park and those around buildings are of critical importance to the conservation area as there are few walls, hedges and items of historic street furniture. The front gardens to the houses, the front areas to the flattered blocks and incidental spaces along the estate roads need careful safeguarding. Many of the front areas have been given over to parking to the detriment of the streetscape. The relationship of spaces to the built forms are important to the character of the conservation area and its structure.

GROUPINGS

The parish church of St Laurence and Upton

Court form an important group both visually and historically while West Villas and Victoria Terrace are the two major groups within Upton Park, although not inter-visible.

VIEWS

There are important views within the conservation area and some of these are indicated on the survey map. The views indicated are by no means exclusive and there are very many other lesser ones that deserve safeguarding.

DEVELOPMENT CONTROL ADVICE

The policies of the Slough Borough Local Plan are the primary source of reference for development control advice. This character survey will complement Policy EN13 and will be used to assess development proposed within the conservation area. Below is a brief check list taking account of the above text.

To safeguard, preserve and enhance the appearance and special character of Upton Conservation Area:-

- **Any new building** works such as extensions, must be designed not as a separate entity, but should be sympathetic in form and scale with the existing buildings and the conservation area as a whole. The predominance of the original building in an architecturally unmarred form is paramount, and extensions should not detract from this characteristic or be prominent in public views.
- **Conservation Area Consent** is required for the demolition of any gravestones or tombs within St Laurence's churchyard which were installed or erected prior to 1925. The retention of the historic quality of the churchyard in which the grave stones and tombs are situated is crucial. Consent for their removal will be unlikely to be granted except in exceptional circumstances.
- **Listed and other** significant buildings play a key role in the character of the conservation area: new development must not harm their quality or visual integrity and it should be recognised that in many cases new development may not be appropriate.
- **Materials for any** new building works or surfacing must be sympathetic to those prevailing in the area. Where possible traditional material should be used - good quality matching facing brick and sand-faced clay roof tiles or natural slates. Where traditional materials survive they should be retained.
- **Inappropriate replacement windows** and doors can damage the character of the conservation area. Traditional natural materials should be used in order to safeguard the special character of the conservation area. This is particularly important in Upton Park where the window designs need to be replicated when beyond economic repair. Generally speaking painted timber windows and doors are appropriate and modern substitute materials such as PVCu and aluminium are not.
- **Within the conservation area** planning permission is required for the installation of satellite dishes on flats and all buildings other than houses. On houses permission is required if the dish would be on an elevation fronting a road, public footpath or bridleway, on a chimney or anywhere on a building over 15 metres high.
- **All trees in** conservation areas are protected and special consideration should be given to those trees that have a significant public role or are within public open spaces to ensure that they are not harmed. It is a criminal offence to undertake works to trees in the conservation area without giving the council six weeks prior notice. New development should recognise this and not present a risk to their continued future growth and habit.
- **Other trees are** individually protected by Tree Preservation Orders and these are marked on the conservation area map. Consent is required for all work to such trees.
- **As boundary treatment** traditional hedges, brick walls, traditional cast iron railings and even wrought iron park-style railings will generally be preferred to timber fencing.
- **Tarmac is not considered** an appropriate surfacing material for paths, car parks and drives. Bonded gravel, gravel or setts are preferable and brick for paths can be suitable.
- **Areas of open space** and gaps between buildings will be carefully considered for protection from development or enclosure in order to safeguard the character of Upton and any important views.
- **Applications for development** adjoining but beyond the conservation area boundary will be assessed for their effect upon it and may be refused if this is considered adverse.
- **Special care must** be taken to ensure that views looking into and out of the conservation area are not spoilt. Those of particular importance are marked on the survey map.

- Street furniture, lamp posts, CCTV camera mountings and posts, telephone boxes, pavings and other public works which are beyond planning control can have a disproportionate impact on the streetscape and character of the conservation area and those responsible need to bear in mind the advice in *Planning policy Guidance Note 15: Planning and the Historic Environment*, Section 5.13 to 5.18.
- In the conservation area higher standards of design are required in planning applications for it is the function of the planning authority in considering all applications to assess whether they preserve or enhance the special character identified in this appraisal.

FURTHER INFORMATION AND GUIDANCE

Listed Building consent is required for works to the listed buildings in the conservation area, while planning permission is needed for all changes to their fences, gates and other means of enclosure. Proposals for works to Locally Listed buildings will be considered with regard to their impact on the conservation area and upon neighbouring buildings to ensure that the quality of the historic environment is maintained. Permission for their demolition is unlikely to be granted except in exceptional circumstances. (Further information on the proposed Locally Listed Buildings are available from the Planning Policy Section - see details below.)

If you have a question regarding Development Control matters, please contact the East Team Leader, Chris Smyth, on 01753 875856. For questions relating to Planning Policy matters, please contact Katy Wallis on 01753 875836. In addition, the Conservation Advisor to Slough Borough Council is always pleased to give advice on all heritage matters; please contact the Planning Section for further details.

This Conservation Area Character Survey was approved in April 2005.

Listed Buildings within the Upton Conservation Area

Grade I - Buildings of national importance

4/10 St Laurence Parish Church

Grade II* - Particularly special and important buildings [some 4% of all listed buildings]

4/11 Upton Court

Grade II - Buildings of special interest

Tombs within Churchyard of St Laurence Parish Church

4/14 Chest Tomb, 3 metres to north of chancel

4/15 Fryer Tomb, 6 metres south of chancel

4/16 Pitt Tomb, 13 metres south of chancel

4/17 Ramsden Tomb, 18 metres south of chancel

4/18 Style Tomb, 8 metres south of south aisle

4/19 Style Tomb, 13 metres south of south aisle

4/20 Style Tomb, 11 metres south of south aisle

4/21 Chest Tomb, 6 metres to south-west of south aisle

4/22 Nash Tomb, 12 metres to south-west of south aisle



St Laurence's Church from South East

SUMMARY OF KEY VALUES IN THE UPTON CONSERVATION AREA

Area 1 The Medieval Core

1. This retains a quality of a medieval village centred around the parish church, the manor house and the (rebuilt) home farm.
2. The church is Grade I listed and Upton Court Grade II*
3. It is characterised by its open nature and relatively long views from Datchet Road, the roundabout and Upton Court Road
4. Open countryside and parkland are to the south and south-east
5. The old churchyard and the open spaces around Upton Court are key elements in this part of the conservation area.
6. There are many visually significant trees, chiefly in the churchyard and north-west of Upton Court
7. The churchyard still has the character of an unaltered village churchyard and retains a good collection of graveyard monuments and grave stones, nine of which are Grade II listed

Area 2 Upton Park

1. Upton Park is a good example of a planned estate of the 1840s and 1850s and was designed to focus around a landscaped park (Herschel Park)
2. The northern and western parts of the original Bedborough scheme are almost complete and a fragment of the eastern part remains. Spring Cottage, the south-east lodge, was also completed.
3. A lodge and part of the stable block survive outside the conservation area as do several specimen trees and sections of walling in the vicinity of Kenilworth Close.
4. The Mere of 1887 occupies the east part of the Upton Park estate in a different architectural style with mostly timber-framed elevations.
5. Herschel Park, the landscaped park, retains its plan and a fine collection of specimen trees. It is on the English Heritage Register of Parks and Gardens of Historic Interest
6. The architectural character of the Bedborough buildings and The Mere survive remarkably intact.
7. There are many fine trees outside the Park alongside the roads, in the grounds of the northern terraces and in the grounds of The Mere.

PROPOSED LOCAL LIST

The Local Plan for Slough has a policy relating to Locally Listed Buildings, Policy EN17 which states that

Special consideration will be given, in the exercise of the development control function, to the retention, enhancement and appropriate refurbishment of locally listed buildings together with their setting.

Paragraphs 5.61 to 5.65 discusses Local Listing and in 5.64 notes that the existing Local List was the result of public consultation and resulted in 64 buildings being placed on a Local List for the Borough. Surprisingly no buildings within the Upton Conservation Area were put forward by the public. Many of those suggested were in more familiar areas such as Slough High Street but it is considered that the architectural quality of many of the buildings within the Upton Conservation Area meet and possibly exceed the necessary criteria for addition to a Local List of Buildings of Architectural or Historic Interest.

The buildings recommended for inclusion in the Local List are identified below, accompanied by architectural descriptions mainly for the purposes of identification and in similar format to the Government's Statutory List in which St Laurence's Parish Church and Upton Court are included.

Churchyard of St Laurence Parish Church

U1 Lychgate to St Laurence Parish

Churchyard Dated 1902. Lychgate. Stone and flint plinth wall, timber-framed upper parts. End frames moulded arch-braced tie beams, king post and curved queen struts. Side elevations with three moulded arch braces. Old tile roof. Cross finial to road gable. Tie beams inscribed 'In Memoriam HWP 1902' and 'Mors Janua Vitae'.

U2 Monument to William George Nixey (5 metres south-east of Chancel) 1872. Memorial. Grey granite with pink granite angle columns and urn. Stepped base, inscriptions on panels flanked by pink granite columns. Cornice top with urn on stepped base.

U3 Upton Court Farmhouse, Upton Road Circa 1850. Farmhouse. Yellow stock brick. Concrete interlocking tile roof. 4 bays, 2 storeys. Entrance in second bay from left. Plain sash windows. Left gable stack and ridge stack between third and fourth bays.

U4 The Mere 1887 by Williams, West and Slade for George Bentley, the publisher. House. 2 storeys plus gabled second floor. Belvedere tower at west side. Single storey mostly brick service range to north-west. Applied timber-framing with white colourwashed infill. Red brick ornate chimney stacks, some red brick to ground floor elevations. Old tile roofs. Domestic Revival style in free Jacobethan or 'Shropshire timbered' style. South front with projecting wings with canted bay windows to two storeys and jettied gabled attics, loggia between. East elevation with similar projecting wing beyond stack, first floor balcony around stack. Entrance on north front with 3 gables and oriel bay above entrance. Belvedere tower to west with leaded ogee dome.

U5 Former Lodge to The Mere. (60 metres north-west of The Mere by entrance from Upton Park) Circa 1887, extended 1903. Former lodge. Brick with slate roof. Front elevation altered. Inscription below gable oriel 'Medio tutissimus ibis'. Rear bay dated 'Added 1903'.

VICTORIA TERRACE, UPTON PARK (North Side)

U6 61-67 Victoria Terrace, Upton Park (North Side) Circa 1844 by Benjamin Baud. Terrace of houses. Brick. Facade now pebble-dashed and with rendered window surrounds. Slate roofs. 15 bays, 2:3:2:1:2:3:2 bay rhythm. 2 storeys over basement. Dormers to lower wings. Bays 3-5 and 13-15 one storey higher with shaped gabled attics over. Central bay with gabled attic. 2-light casement windows with mullions and transoms. Single light to centre bay and single-light casements to outer bays of taller gabled wings. bays. Moulded stucco four-centre arches to doorways in taller bays. Central door plain. Divided gable stacks with Gothic arch where flues merge. Diaper and decorative brick detail. Red brick with plum diapers and yellow stock dressings.

U7, 51-59 Victoria Terrace, Upton Park (North Side) Circa 1844 by Benjamin Baud. Terrace of houses. Plum, yellow stock and red brick. Colourwashed stucco architraves, moulded four-centre arches to doorways, continuous stucco band course between ground and first floor. Slate roofs. 2 storeys over basement. Dormers to lower wings. Bays 3-5 and 15-17 one storey higher and with shaped gabled attics over. Central 3 bays with gabled attic. 19 bays, 2:3:3:3:3:3:2 bay rhythm. Similar to Nos 61-67, but centre of 3 bays with central full height rectangular projecting bay with entrance. 2-light casement windows with mullions and transoms. Entrances in bays 4, 7, 10, 13 and 16. One bay single storey wing at left. Divided gable stacks with Gothic arch where flues merge. Stacks in plum brick with yellow stock brick dressings. Red brick with plum diapers and yellow stock dressings.

WEST VILLAS, UPTON PARK (West Side)

U8 Nos 17 and 19 Upton Park Circa 1844 by Benjamin Baud. Semi-detached pair of villas. Brick with stucco dressings. 2 storeys over half basement, outer bays gabled with attic. Slate roofs. Handed, each of two bays, inner bays narrow with door and single light casement over. Outer bays with two-sided stucco and slate roofed ground floor bay windows. Windows altered.

U9 Ascot House, No 21 and Stoke House, No 23 Upton Park Circa 1844 by Benjamin Baud. Semi-detached pair of handed villas, originally detached but linked by brick wings, that to No 23 dated 1885. Brick with stucco dressings, slated roofs. Main block at right angles to road, entrance in set back full height wing. Full height two-sided bay windows to main wings. Carved bargeboards to main wing gables and bay windows.

U10 Wraysbury, No 25 Upton Park Circa 1844 by Benjamin Baud. Detached villa. As No 23 but with 2 storey bay window and coped gables.

U11 No 27 Upton Park Circa 1844 by Benjamin Baud. Detached villa. As No 25 but colourwashed render.

U12 Windsor House, No 33 and Datchet House, No 35 Upton Park Circa 1844 by Benjamin Baud. Semi-detached pair of handed villas. Yellow stock brick with stucco dressings. Slate roofs. 2 storeys over half basements. Each of three bays, dormers to inner bays, end bays gabled and projecting with attic windows. Mullioned and transomed windows, stucco heads and jambs. Outer bays with canted ground floor bay windows with slate roofs. Carved bargeboards. Entrance in next bay, central bays with stuccoed first floor oriels on brackets.

U13 Park View, No 37 and Brambles Hotel, No 39 Upton Park Circa 1844 by Benjamin Baud. As Nos 33 and 35.

U14 Upton Park Guest House, No 41 and No

43 Upton Park Circa 1844 by Benjamin Baud. Pair of handed semi-detached villas. Red brick with stucco bay windows and taller bays. Stucco quoins. Slate roofs. 2 storeys over half basements, 3 storey centre bays. Each of three bays, the inner bay with two-sided full height bay windows, centre bay 3 storey and stuccoed with shaped gables. Outer bays with flat full height bay windows.

UPTON PARK (East Side)

U15 No 68 Upton Park Probably mid-1850s by Benjamin Baud, but similar to Nos 33-39. Villa. 4 bays, the outer two projecting and gabled. Yellow stock brick with stucco dressings. 2 storeys over half basement with gabled attic storey to outer bays. Mullioned and transomed casement windows. Carved gable bargeboards. Rendered gable stacks with three separate brick flues.

U16 Glenside Cottage, No 66 Upton Park

Probably 1850s. Cottage. Colourwashed render, slate roofs. 2 storeys, abutting side gable of No 68. 1 bay with single storey flank lean-to and slated roofed parallel range to rear. Carved bargeboards. Timber mullioned and transomed leaded casements, first floor front window eaves-breaking and gabled. Door to right of ground floor window.

UPTON PARK (South)

U17 Spring Cottage Probably 1840s and built as a lodge at the east entrance to Upton Park on the drive from Datchet Road. 2 storeys, letter-T plan. Chequer brick with some timber-framing to upper storeys. Slate roofs. Carved bargeboards. Tall brick stacks. Casement windows. First floor timber-framed oriel windows with roughcast infill and on brackets.

