

HENLEY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

CONSULTATION DRAFT : AUGUST 2021



Henley-on-Thames
Town Council

PURCELL 



HENLEY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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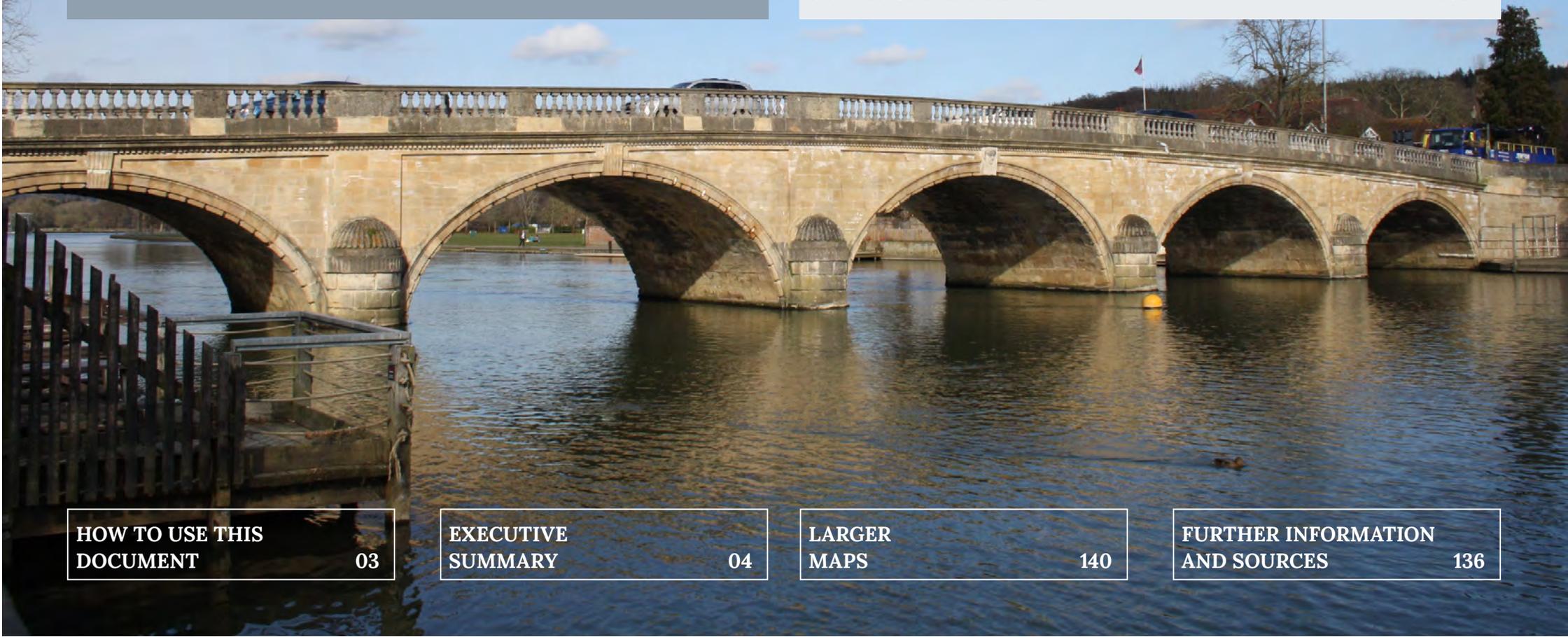
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HOW TO USE THIS DOCUMENT

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EXECUTIVE SUMMARY

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. They are statutory designations that recognise the unique quality of the heritage of that area as a whole. Henley Conservation Area was designated in 1979 and the St Mark's Road and Reading Road Conservation Areas were both designated in 2005. This Conservation Area Appraisal and Management Plan covers all three of these conservation areas.

Henley is an attractive and historic market town located on the banks of the River Thames, close to the Chiltern Hills. Its origins lie in the 12th century with the Market Place and St Mary's Church dating to this period. The principal roads were all laid out by the 15th century and many buildings of the medieval period survive although many were refronted in the 18th and 19th centuries. Its special interest lies in its historic and continuing relationship with the River Thames, the surviving burgage plot pattern of the historic core, the Georgian and Victorian suburban expansion and refronting of many building during these period and the varied style and materials of buildings. A full summary of the special interest of Henley can be found in **Section 2.0** and a narrative of its historic development in **Section 3.0**.

Sections 4.0 and **5.0** set out the character of Henley. Important characteristics which contribute to the special interest of the conservation area include its riverside location and topography, the surrounding landscape setting of the town, important views and landmark buildings such as St Mary's Church and the Town Hall. The surviving medieval street and plot pattern, green spaces and the scale, materials and architectural detailing of the town's buildings are also all of considerable importance to the special interest. Many buildings are statutorily listed but those that aren't mostly make positive contribution to the conservation area and are of local importance. The conservation area covers the whole of the historic town, within it are therefore areas of different character including the town centre, the riverside and the suburbs of Reading Road and St Mark's.

The conservation area is in a good condition and its buildings and spaces are well maintained. However, there are some issues facing the conservation area as well as opportunities for its enhancement. These can be found in **Section 6.0** and include opportunities for new development, means of responding to climate change and removal of detracting features.

In response to the issues and opportunities identified and to raise awareness of the implications of conservation area designation, a management plan has been produced, this forms **Section 7.0**. This sets out the relevant planning policy and guidance on looking after buildings, making changes to them and new development within the conservation area.

In line with best practice, the opportunity has been taken to review the boundary of the conservation area with several amendments proposed. These can be found in **Section 8.0**.

The sources used to prepare this document along with other useful sources of information can be found in the Further Information section.

SECTION 1

INTRODUCTION

This section gives an overview of the Henley, St Mark's Road and Reading Road Conservation Areas, provides information about what conservation area designation means and its implications for development. It sets out the purpose of the Conservation Area Appraisal and Management Plan and outlines the consultation process that has been undertaken to prepare it.

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1.1 WHAT IS A CONSERVATION AREA?

A conservation area is defined as an “*area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”.⁰¹

They are statutory designations that recognise the unique quality of the heritage of that area as a whole. Their quality comes not only from individual buildings but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces, trees and landscaping. These components all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings/structures, positively shape the character of a conservation area is derived from their exteriors, principally those elevations which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped and still contribute to the special interest of an area. Furthermore, the spaces between buildings, such as alleys, streets and paths all contribute to appearance and character.

1.2 HENLEY, ST MARKS ROAD AND READING ROAD CONSERVATION AREAS

Henley Conservation Area was designated on 28th May 1969 under the Civic Amenities Act 1967. The conservation area’s boundary has been amended and extended since its original designation, most recently in 2004. The St Marks Road Conservation Area was designated in 1979 and the Reading Road Conservation Area in 2005.

Henley is an attractive and historic market town located on the banks of the River Thames, close to the Chiltern Hills. Its origins lie in the 12th century with the Market Place and St Mary’s Church dating to this period. The principal roads were all laid out by the 15th century and many buildings of the medieval period survive although many were refronted in the 18th and 19th centuries.

The Henley Conservation Area designation covers the ancient core of the town centred on the grid of streets formed by Market Street/Hart Street, Friday Street, Bell Street and Duke Street. It also includes the important approaches to the town; Fair Mile, Gravel Hill, Grey’s Road and Station Road as well as Henley Bridge. The historic estates of Friar Park and Phyllis Court are also part of the designation, the latter now an important part of Henley’s Regatta heritage.

To the south of the main conservation area are the two satellite areas which are also covered by this CAAMP. The first, St Marks Road Conservation Area, comprises a late Victorian/Edwardian suburb of generous villas and tree-lined avenues. Reading Road Conservation Area comprises a planned Edwardian estate of terraced cottages on either side of Reading Road.

1.3 WHAT DOES DESIGNATION MEAN?

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. In order to ensure this, in the conservation area, changes to the external appearance of a building may require planning permission from the Council that is not required elsewhere as some permitted development rights are curtailed. For example, demolition or substantial demolition of a building will require planning permission and planned work to a tree must be notified to the Council six weeks in advance. Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. Further details can be found in **Section 7.0**.

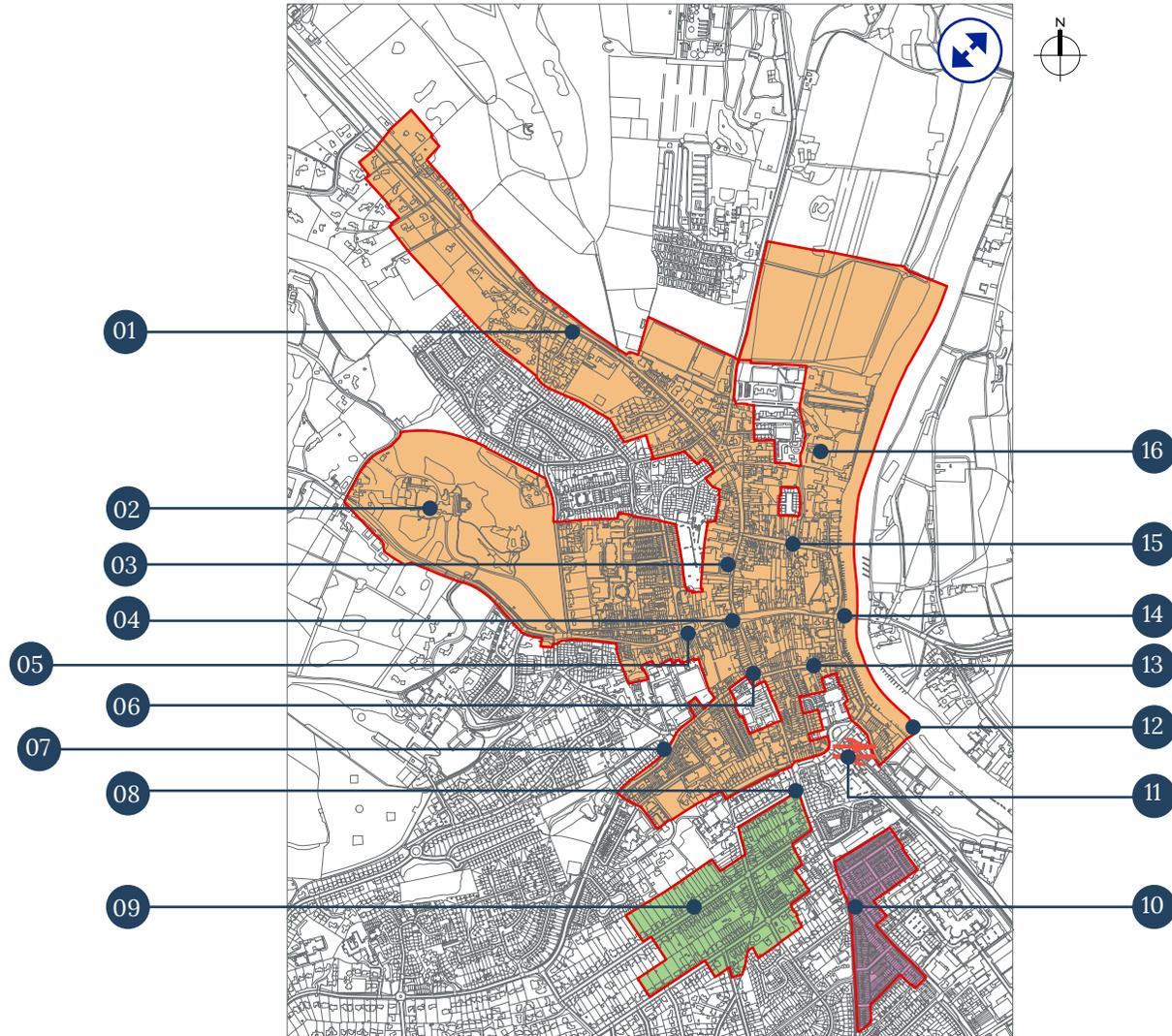
⁰¹ Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

CONSERVATION AREA BOUNDARIES

- Henley CA
- St Mark's Road CA
- Reading Road CA

- 01 Fair Mile
- 02 Friar Park
- 03 Bell Street
- 04 Market Place/Hart Street
- 05 Town Hall
- 06 Duke Street
- 07 Greys Road
- 08 Station Road
- 09 St Mark's Road
- 10 Reading Road
- 11 Henley Station
- 12 River Thames
- 13 Friday Street
- 14 Henley Bridge
- 15 New Street
- 16 Phyllis Court

This plan is not to scale



Plan 1: Boundary of Henley Conservation Area, St Marks Road Conservation Area and Reading Road Conservation Area. Key landmarks and roads are identified for orientation.

1.4 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all Councils “formulate and publish proposals for the preservation and enhancement” of conservations areas within their jurisdiction, and conservation areas are periodically reviewed.⁰²

The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a conservation area, (see Section 2.0), analyses the characteristics that make it special (see Sections 4.0 and 5.0), as well as setting out a plan for managing change to ensure its on-going protection and enhancement (see Section 7.0).

This CAAMP has been prepared in line with current best practice guidance published by Historic England, the government’s heritage advisor and the public body who manages the care and protection of the historic environment.

The document is intended to be comprehensive, however, omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area. The protocols and guidance provided in Section 7.0 are applicable in every instance.

The assessments which provide the baseline information for this CAAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

1.5 CONSULTATION AND ENGAGEMENT

It is a statutory requirement under the Planning (Listed Buildings and Conservation) Act 1990 for conservation area guidance produced by or on behalf of the Council be subject to public consultation and for the local authority to have regard of the views expressed by consultees.⁰³

During the drafting of this CAAMP, engagement with the local community was undertaken through a stakeholder workshop in March 2021.⁰⁴ This engagement was intended to raise awareness of the conservation area review, utilise local knowledge of the area’s special interest and gather feedback on the opportunities for enhancing this special interest and changes proposed to the conservation area boundary. The results of this consultation have informed the preparation of this document.

A draft of this CAAMP will undergo public and stakeholder consultation and feedback incorporated prior to its adoption as supplementary planning guidance.

02 Section 71 (2) and (3), Planning (Listed Buildings and Conservation Areas) Act 1990

03 Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

04 The consultation of stakeholders was undertaken virtually due to the Covid-19 pandemic.

SECTION 2

SUMMARY OF SPECIAL INTEREST

This section provides a summary of what is significant about the conservation area in terms of its history, appearance, character and setting.



Since its origin, Henley-on-Thames has grown up around the eponymous river, a connection that has evolved and remains strong today, bringing considerable special interest to the place. The role of the river both to Henley's historic development and cultural and social value is deeply ingrained and multi-layered, beginning in the pre-historic period, when travellers crossed the river at a ford here. The importance of the riverside location, however, is more permanently expressed through the medieval street pattern characterised by the east-west orientation of the main streets, distinctly leading to the river. Friday Street, New Street and the Market Place/ Hart Street retain this medieval alignment today, with only Bell Lane subsequently cut off from the riverside. Henley Bridge was in place by the 12th century reflecting the importance of the town-river interrelation from an early date and therefore contributing to the special interest of Henley. Fragments of the earlier bridge have been found in the present 18th century bridge, which provide valuable evidence as to the early development of the town.

The development of grand Georgian houses, such as Baltic House, the Rectory, and the Regency Royal Terrace reflects the attraction of a riverside location during this period, however, Henley's river setting really came into its own during the early to mid-19th century with the birth of the Regatta. Named Henley Royal Regatta, owing to royal patronage from 1851, the event quickly gained momentum as a popular summer social event and as such by the end of the 19th century, Henley had become a fashionable riverside resort. The cultural importance of the Regatta is referenced through the distinct building typologies that developed along the riverfront and remain today including boathouses, rowing clubs, hotels and pubs, all featuring a lively assembly of gables, timber-framing and balconies. Modern interpretations of these building types and styles, including the apartments at the south end of Thameside and Terry Farrell's boathouse on the

opposite side of the river (outside the conservation area), reflect the continued relevance of these typologies in this setting and contribute to the unique aesthetic of the riverfront. The scale and grandeur of the Imperial Hotel, set back from the riverfront opposite the original entrance to Henley Station, provides an indication of the demand for visitor accommodation during the heyday of the Regatta. The continued role of the Regatta today is indicated by the modern grandstands and associated infrastructure, as well as the emergence of buildings catering to river tourism and boat trips. Thameside is a popular destination for visitors, offering panoramic river views and glimpses out to a greener, more rural landscape to the east.



View from Henley Bridge showing the river and north end of Thameside, featuring boathouses in the distance

Henley draws special interest from its medieval origins, possibility dating to the early part of the 12th century, as well as its royal association with Henry II, who is thought to have constructed buildings here in the later 12th century. The medieval settlement is easily legible through the surviving historic burgage plots, characterised by narrow frontages and deep returns, particularly appreciable on Hart Street, Market Place, Bell Street, New Street and the north side of Friday Street. The town's medieval history is further visible today through the presence of early buildings including St Mary's Church, which contains fabric dating back to the 13th and 15th centuries, and various timber-framed buildings including Chantry House next to the church and the Bull Inn in Bell Street.

The town's long-established role as a market town set within a rural landscape brings significant special interest to the conservation area. As the name suggests, the Market Place hosted a market from the late 13th century and during the 14th and 15th centuries Henley emerged as a market centre and river port for exporting local grain to London, amongst other goods. The Town Hall, which occupies a prominent position at the western end

of the Market Place, forms the latest in a series of Market Houses and Town Halls on this site. The building sits in dialogue with the other landmark building on the main Market Place/Hart Street artery: St Mary's Church, which is prominent for its 16th century flint and stone tower. The special interest of the market town is reinforced through the continuation of regular markets here and the role that the ancient marketplace continues to play at the commercial and social heart of Henley.



The Town Hall at the west end of the Market Place

Despite the evidence of medieval settlement, through street layout, plot pattern and surviving buildings, the prevailing architectural character of Henley is that of the 18th and 19th centuries, when many buildings in the town were replaced or refronted with genteel Georgian frontages and the town expanded in the form of Victorian terraced suburbs. These buildings are significant both for architectural and aesthetic grounds, but also as barometers of the town's modern expansion. The growth is linked with Henley's important function as a staging-post due to its location on key routes to London, Oxford and Cheltenham, amongst other destinations, and the subsequent railway. The survival of a number of coaching inns including the Red Lion Hotel and the Catherine Wheel Hotel, both on Hart Street, which remain in hospitality use, illustrates and makes tangible this element of the town's special interest. Henley's expansion was also connected to its flourishing industries, namely brewing and malting, for which Brakspear's brewery site on New Street forms the only physical survivor.



Former Brakspear brewery on New Street



Georgian town houses in Bell Street/Northfield End

The range of building types and styles at Henley results in an interesting and varied street scene, which is important to the town's special interest. Red brick is the most common material, reflecting its availability locally, although other brick colours are used, most notably pale yellow and grey in conjunction with red brick, which adds articulation and character to buildings. The brickwork to some buildings has been painted or rendered in pale colours. Stone and knapped flint are used but these are typically reserved for higher-status, civic or religious buildings including churches, the lower storeys of banks and elements of the Town Hall. The most significant buildings at the town centre are likewise adorned with greater architectural detailing and decoration including temple porticos, classical detailing and bracketed eaves. More common architectural features include bay windows, gables, window surrounds, doorcases and polychrome brickwork. Historic shopfronts, which survive in part or whole, represent the Victorian stage of development in the town centre and surviving features contribute to its overall appearance.



Stone and timber-frame detailing to a bank on Hart Street

The outlying Victorian and Edwardian residential areas around Grey's Road, St Mark's Road and Reading Road offer a contrasting character to the commercial town centre and represent a distinct phase of suburbanisation following the eventual arrival of the railway to Henley in 1857 and the success of the Regatta. The level of detail and ornament bestowed upon residential terraces and semi-detached dwellings represents the range of different professions and classes living in Henley. Modest workers houses are characterised by relatively uniform pale brick strap bands and surrounds, bay windows and verandas with fishscale tiled roofs, whilst higher status dwellings employ eclectic styles and detailing including large gabled pediments, terracotta or carved stone relief detailing and turrets or crenellations.

The surrounding Chiltern landscape of Henley has provided a physical barrier to large scale expansion with the town remaining relatively compact with a concentrated selection of historic buildings and features. The green setting of the conservation area, in particular the treed slopes to the north, west and east are visible from within the conservation area, particularly the riverside and from Northfield End and Fair Mile. This green setting is of considerable importance to the appreciation and experience of the town and therefore contributes to its special interest but it not a part of its statutory designation.

Overall, the special interest of Henley is derived from its eclectic range of buildings, surviving medieval street and plot pattern, its riverside and green setting and from the continued importance of the town as a local economic and social centre.



Large villas with eclectic architectural features and detailing on Norman Avenue

SECTION 3

HISTORIC DEVELOPMENT OF HENLEY

This section provides a brief summary of the historic development of Henley. It identifies the key events, features and associations which make the town and conservation area what it is today. The necessary brevity of the section cannot do justice to the area's complete history and comprehensive histories have been prepared by others. Some of these key works can be found in **Further Information and Sources**.

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3.1 EARLY HISTORY

There is relatively little evidence of pre-historic activity although stone, bronze and iron weapons have all been found near Henley Bridge, where there was a ford over the river, suggesting travellers crossed here or, potentially, the presence of a small settlement. Evidence of a substantial Romano-British building was found in Henley Town Centre off Bell Street in 1993, during redevelopment of the Waitrose site. The site lay in close proximity to the Roman road from Dorchester, although whether it formed part of an isolated farmstead or a larger settlement is unknown.⁰¹ Roman activity is also indicated by isolated finds of Roman coins, pottery and flint. By the 8th century, Henley formed part of a large royal estate centred on Benson Manor, until it separated as Henley Manor before the late 12th century.⁰²

3.2 MEDIEVAL PERIOD

Henley is not mentioned in the Domesday Book, although the town of Henley-on-Thames is believed to have been founded relatively soon after, in the 12th century. A document of c.1174 refers to buildings in the town built by Henry II, although it is possible that the settlement was constructed earlier

in the century during the reign of Henry I.⁰³ The street pattern suggests that the town was in place before the bridge (which contains fabric dating to c.1170), as Hart Street leads to St Mary's Church, rather than the bridge, which is not visible from or aligned with the Market Place owing to a curve in the road.⁰⁴ It is possible that if the town predates the bridge, the town may in fact date to the early rather than the latter part of the 12th century.⁰⁵

Henley was a planned medieval town as indicated by the layout and street pattern of the historic core orientated around four roads, Bell Lane, New Street, Hart Street and Friday Street all leading to the river off the main north-south road, now Bell Street and Duke Street.

The whole length of Hart Street and the connecting wedge-shaped Market Place was known as the High Street until renamed in the 1660s after the White Hart Hotel on the north side of Hart Street.⁰⁶ The medieval street pattern survives with long narrow strips of land or burgage plots lining the main

streets, particularly visible in the long plots along Hart Street and the shorter ones on the north side of Friday Street. Bell Lane is no longer connected to the river and the name New Street suggests that this street was a later addition, but likely added soon after the others, possibly in the late 13th century.⁰⁷ The north end of Bell Street towards Northfield End was probably developed around the same time.⁰⁸

A market was in place from 1269, although the first market charter, which survives, is dated to 1568. By the 1330s, a Middle Row of shops was in place running up the middle of the current Market Place and another in Hart Street, both were demolished in the 18th century. From the early 14th century, Phyllis Court (then Fillets Court), to the north of the town, was the manor of Henley. By the mid-14th century, there had been some expansion to the west beyond the market place up Gravel Hill.

⁰¹ 'Henley: Origin and Development of the Town', in *A History of the County of Oxford: Volume 16*, ed. Simon Townley (Woodbridge, Suffolk, 2011), pp. 31-49. *British History Online* <http://www.british-history.ac.uk/vch/oxon/vol16/pp31-49> [accessed 1 April 2021].

⁰² *Ibid*

⁰³ Ann Cottingham and Hilary Fisher, *Henley on Thames*, introduction.

⁰⁴ Cottingham and Fisher, introduction.

⁰⁵ Henley Archaeological and Historical Group. *A walk round Henley-on-Thames*, edited by Ann H.G. Cottingham, sixth edition, 2010, p.2.

⁰⁶ 'Henley: Origin and Development of the Town', in *A History of the County of Oxford: Volume 16*, ed. Simon Townley (Woodbridge, Suffolk, 2011), pp. 31-49. *British History Online* <http://www.british-history.ac.uk/vch/oxon/vol16/pp31-49> [accessed 1 April 2021].

⁰⁷ Cottingham and Fisher, introduction.

⁰⁸ 'Henley: Origin and Development of the Town', in *A History of the County of Oxford: Volume 16*, ed. Simon Townley (Woodbridge, Suffolk, 2011), pp. 31-49. *British History Online* <http://www.british-history.ac.uk/vch/oxon/vol16/pp31-49> [accessed 1 April 2021].

BURGAGE PLOTS

These long, narrow plots behind narrow building frontages are typically located at a town's historic centre, lining the High Street or facing the marketplace. In the medieval period, the lord of the manor typically leased these plots; to maximise space he was able to fit in more tenants, resulting in the characteristic narrow frontages. To make up for the narrow frontages, each one featured a long strip of land behind where space was at less of a premium. Where such plots survives, the fine grain of burgage plots forms an important survivor of medieval street pattern. In contrast, later Georgian and Victorian plots often have wider frontages but shallower plots.

In Henley, burgage plots can be found around the town centre including along Hart Street, Bell Street, on the south side of the Market Place and on the north side of Friday Street. These plots are significant in indicating the location and extent of the medieval planned town.

Burgage plot patterns are protected within the Council's Local Plan.



The buildings along Bell Street retain their narrow fronted, burgage plot dimensions although the buildings themselves have been replaced or refronted

St Mary's Church was first mentioned in 1204 although the fabric dates mainly to the 13th and 15th centuries. The tower, with its decorative flint and stone facing, is thought to have been built by John Longland, Bishop of Lincoln between 1521 and 1547. The Chantry House, which stands between St Mary's Churchyard and the Red Lion Hotel, is the oldest timber-framed building in Henley, dating back to c.1400 when it may have been built as a merchant's house.



Chantry House, the oldest timber-framed building in Henley

In the 14th and 15th centuries, Henley developed as a market centre and cultivated an important role as a river port for exporting grain, grown in the Upper Thames Valley, to London. Other goods including timber, wool, malt and stone were also shipped from Henley and associated trades such as boat-building flourished. Secondary to Henley's trading and boatbuilding were the malting and brewing industries. The thriving trade and industry triggered the construction of timber-



The Bull Inn on Bell Street, which contains 15th century fabric and has undergone much alteration

framed buildings along the main streets, some of which remain today although a number have been refronted or rebuilt. Buildings surviving from this period include a number of residential buildings as well as the following public houses: White Hart Hotel in Hart Street, which dates back to 1428; the Bull Inn in Bell Street, which contains 15th century fabric; the Red Lion Hotel, on the corner of Hart Street and Thameside, which retains a 15th century wing attached to the Chantry House alongside later fabric, and the Rose and Crown in the Market Place, c.1582, although now much altered.



Timber-framed Ancastle House on Gravel Hill

3.3 SIXTEENTH AND SEVENTEENTH CENTURIES

Despite a growth in population, there was limited extension to the historic core during the 16th and 17th centuries.⁰⁹ The alms-houses north-east of the churchyard were built in the 1660s, although later rebuilt.

During the Civil War, the town was divided between Royalist and Parliamentary supporters. Sir Bulstrode Whitelock, owner of Fawley Court and Phyllis Court, two large houses facing the river, took a leading role in local politics, supporting the Parliamentarians whose soldiers were later garrisoned at Phyllis Court. Fawley Court, visible from, but beyond the boundary of, the conservation area, was damaged but rebuilt in the 1680s for the new owner Colonel William Freeman, allegedly by Christopher Wren. Phyllis Court was also damaged during the war and extensively rebuilt in 1648.

⁰⁹ 'Henley: Origin and Development of the Town', in *A History of the County of Oxford: Volume 16*, ed. Simon Townley (Woodbridge, Suffolk, 2011), pp. 31-49. *British History Online* <http://www.british-history.ac.uk/vch/oxon/vol16/pp31-49> [accessed 1 April 2021].

3.4 EIGHTEENTH CENTURY

The 18th and 19th centuries brought intense growth, with significant rebuilding in brick, involving the loss of a number of Henley's timber-framed houses, and largescale public works.

Henley's location, as well as road improvements and new turnpike roads, led to the town emerging as an important staging post for coaches and wagons passing through the town on route to London,

Oxford, Faringdon, Stroud, Cheltenham, Gloucester, Shrewsbury, Worcester and Holyhead. New brick hotels and inns were built to accommodate the new raft of travellers and numerous old timber-framed hostelries were refronted and modernised. Popular coaching inns included the Red Lion Hotel on Hart Street, which was rebuilt and extended from the 1730s to the 1780s, and the Catherine Wheel Hotel, which was refronted in the 18th century.



The Catherine Wheel Hotel in Hart Street, rebuilt in the 18th century

Industry focused on brewing and malting in the 18th and 19th century, with nearly forty malthouses identified between 1700 to 1850.¹⁰ Robert Brakspear founded his brewery company in 1779 on Bell Street, which comprised a malthouse and brewery. Malting no longer takes place in Henley and Brakspear's in New Street stopped brewing in 2002. Remaining industrial buildings include the 18th century malthouse to the rear of 18 Hart Street, now converted to residential use and buildings of the Brakspear brewery are now in hotel and residential use.

Sir Thomas Stapleton's landscaping of Fair Mile was an important mid-18th century improvement, creating a grander entrance into the town, with the planting of a long avenue of elm trees along the road (replanted with Turkey Oaks in 1953 to celebrate the coronation of Elizabeth I). In the latter half of the century, the Middle Rows in Hart Street and Market Place were cleared to improve access.

The Henley Bridge Act in 1781 enabled rebuilding of the bridge, as well as a range of associated improvements. In 1786, the new bridge over the Thames was completed, to designs by William Hayward and at the same time, Hart Street, the road leading to the bridge was straightened and widened, taking in part of the churchyard, suggesting the old route had poorer access to the bridge. In 1788 an

obelisk was erected at the junction of Hart Street and Bell Street inscribed with distances to Reading, Oxford and London. The new Town Hall was completed in 1796, designed in the classical style by Alderman Bradshaw, who then lived at Phyllis Court, on the site of the demolished market house at the west end of the Market Place, where the current Town Hall lies.



Fair Mile, 1890 (Historic England: PERMISSION PENDING)

¹⁰ 'Henley: Origin and Development of the Town', in *A History of the County of Oxford: Volume 16*, ed. Simon Townley (Woodbridge, Suffolk, 2011), pp. 31-49. *British History Online* <http://www.british-history.ac.uk/vch/oxon/vol16/pp31-49> [accessed 1 April 2021].

3.5 NINETEENTH CENTURY

Following an Act of 1808, further street improvements took place, namely the demolition of the corner of Hart Street and Bell Street to wider the junction, although the curved façade remains at Nos.1-3 Hart Street and 2-4 Bell Street, and the demolition of the alms-houses at its south-east end and their rebuilding at the west side of the churchyard.

In 1812, Robert Brakspear's son William moved the brewing company, to premises in New Street; the company traded as W.H. Brakspear from 1848. In 1823, there were twelve maltsters and in 1850 five breweries in business, reflecting the importance of these industries to Henley.¹¹ However, in 1896 Brakspear's bought out their main rival, the Grey's Brewery, giving them the monopoly.

Working class terraced accommodation was built along West Street and Gravel Hill in the 1820s and 1830s, along with similar expansion along Greys Road, Greys Hill and what is now called Church Street, however, largescale suburban expansion was stilted until the latter part of the century. With the arrival of the railways, namely the building of the Great West Railway from London to the west of England in 1840s, Henley was bypassed and the stream of coach and wagon traffic passing through

the town declined.¹² Whilst Reading, Didcot and Swindon prospered, Henley fell into a slump despite the building of a branch through Henley in 1857.

Roughly contemporaneously to the decline driven by the railways, the annual Regatta rose to prominence. Having first taken place in 1839, with Prince Albert as patron in 1851, the event was renamed Henley Royal Regatta and established an important place in the English calendar of summer social events. The Regatta made Henley an attractive place to live and to visit, fuelling an intense period of building to cater for new visitors and residents. The historic, and present, role of the Regatta at the heart of Henley's identity is reflected in the distinct building typologies characterising the riverfront, namely boat houses and rowing clubs with their characterful timber-framing, gables and verandas. By the end of the 19th century, the Regatta was a well-established and fashionable social event attracting crews and spectators from around the world.

Boat trips and steam launches also maximised the popularity of Henley's river setting, offering year-round service and providing a good way to view the town and its surroundings. Large hotels were built to accommodate the visitors, with the Imperial Hotel, built near the railway station in Station Road as a particularly prominent example, built in 1897 in an exuberant, Jacobean style.



Henley Regatta c.1890-1900 (Wikimedia Commons) – PLACEHOLDER IMAGE

¹¹ John Pilling and Lorraine Woods, *Henley-on-Thames past and present*, p. 6.

¹² *Ibid*, p.5

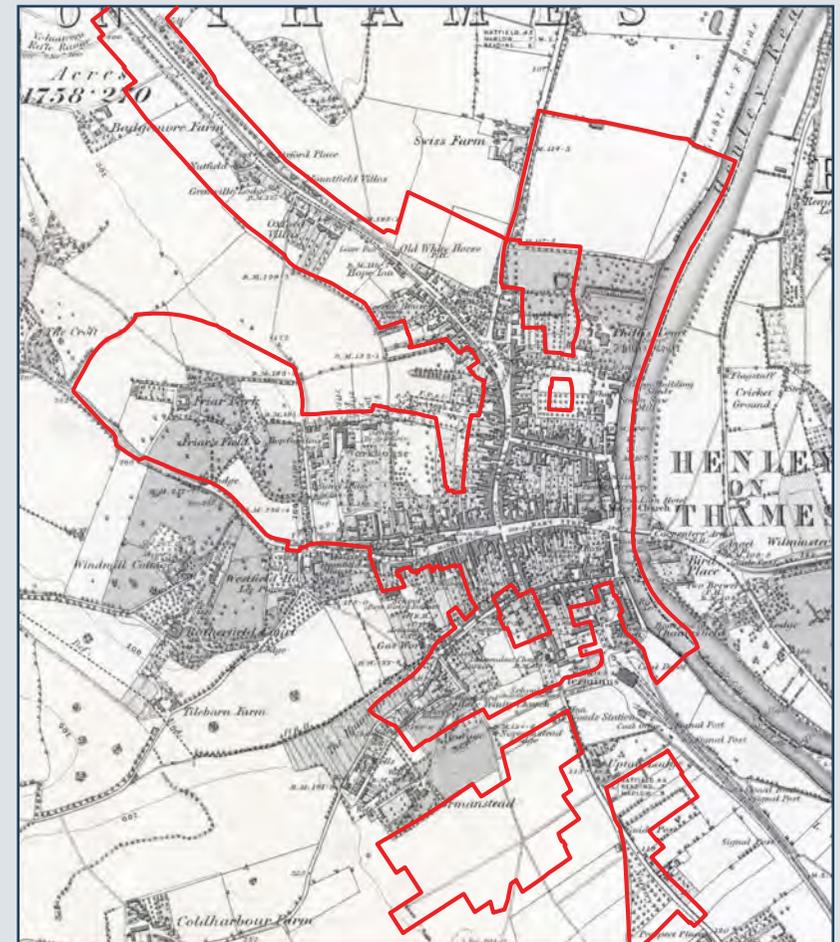
Henley's new status as a fashionable riverside resort and a desirable location for prosperous middle-classes and professional London commuters, triggered suburban expansion in the mid to late 19th century.

The appearance of Duke Street was changed radically in 1870 when the whole west side was demolished and rebuilt by the Henley Local Government Board to widen the route for traffic. The obelisk was moved from the Market Place to Northfield End in 1885 and replaced by a porphyry and stone drinking fountain with a crocketed spire, erected in memory of Greville Phillimore, a former rector of Henley. The fountain was moved to its current position outside the west door of St Mary's Church in 1903.

In the later 19th century new streets began to be laid out on the town's western and southern edges including St Mark's Road and St Andrew's Road, which were gradually lined with brick, detached and semi-detached villas, as well as on the Fair Mile. Grand country houses were built on the town's fringes, notably Friar Park, which was begun in the 1860s and rebuilt on a grand scale in c.1889. At the turn of the century, more modest terraces were built both sides of Reading Road: Niagara Road, Boston Road, Marmion Road, Grange Road and Park Road.

OS map 1875-78

The first edition OS map shows the number of boat houses positioned along the riverfront indicating the important role of the Regatta. It also shows signs of local industries including the Henley (Brakspear) brewery off New Street, hop gardens to the west of the town, the workhouse to the north of the Market Place and wharfs and barge building sheds along the river. Semi-detached and terraced villas have begun to be built along Fair Mile to the north-west of the town and Friar Park was in place to the west of the town core. Development had not yet extended to the south of the railway and there remained a number of orchards and gardens behind the main street frontages.



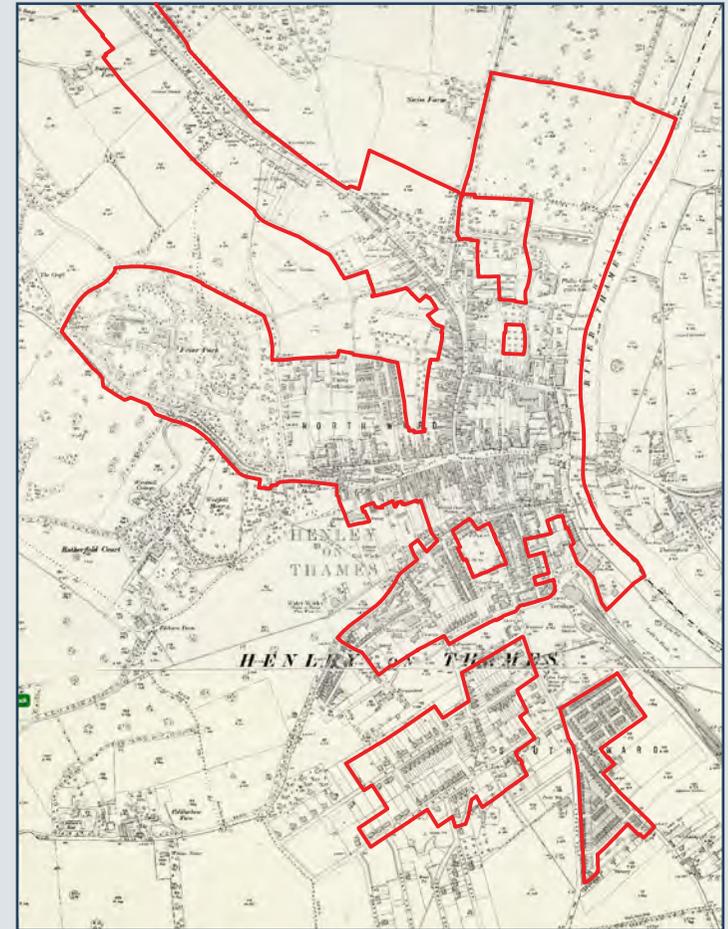
OS map, 1875-1878 (National Library of Scotland)

3.6 TWENTIETH CENTURY TO PRESENT

The current Town Hall was built between 1899 and 1901 by the architect Henry Hare to celebrate the Diamond Jubilee of Queen Victoria, it replaced the earlier Town Hall of 1796. Shortly after in 1906 Phyllis Court, the 19th century Italianate house that had replaced the earlier Phyllis Court in 1837, opened as a country club.

OS map 1910

The 1910 OS map shows the greater suburban expansion since the late 19th century map, notably to the south of the station with St Mark's Road, St Andrew's road to the south-west and terraced streets either side of Reading Road. King's Road and the adjoining Clarence Road and York Road had been built on former orchards and gardens to the east of the workhouse. Queen Street was in place running parallel to Reading Road, cutting through from Friday Street to Station Road.



OS map, 1910 (National Library of Scotland)

There was substantial rebuilding in Bell Street in the 1930s, 1960s and 1970s and at the end of the century. Waitrose, built off Bell Street, was completed in 1994 and involved the loss of the 1930s Regal cinema and the demolition of remaining burgage plots on the site. Part of the Waitrose car park was redeveloped as Market Place Mews, completed in 2020.

In the 1960s and 1970s, new housing estates were constructed on the western and southern edges of town (outside the conservation area) in association with the new M4, which provided a fast route into London. The Brakspear's Brewery buildings on New Street were adapted for commercial, residential and hotel use between the 1980s and early 2000s.

The Regatta remains central to Henley, drawing crowds of tourists each July although its presence is tangible year-round through the associated infrastructure and facilities. The grandstand in the grounds of Phyllis Court was built in 1913 and Terry Farrell's Post-Modern Regatta Headquarters, on the east side of the bridge and an important part of the setting of the conservation area, opened in 1986. Certain boat houses have been adapted or converted to luxury riverside residences. At just over an hour from London on the train, Henley is popular amongst commuters and easily accessible by tourists for day trips.



The Grandstand in the ground of Phyllis Court (Grade II listed), constructed in 1913 following a royal visit to the regatta.

SECTION 4

CHARACTER ASSESSMENT OF HENLEY

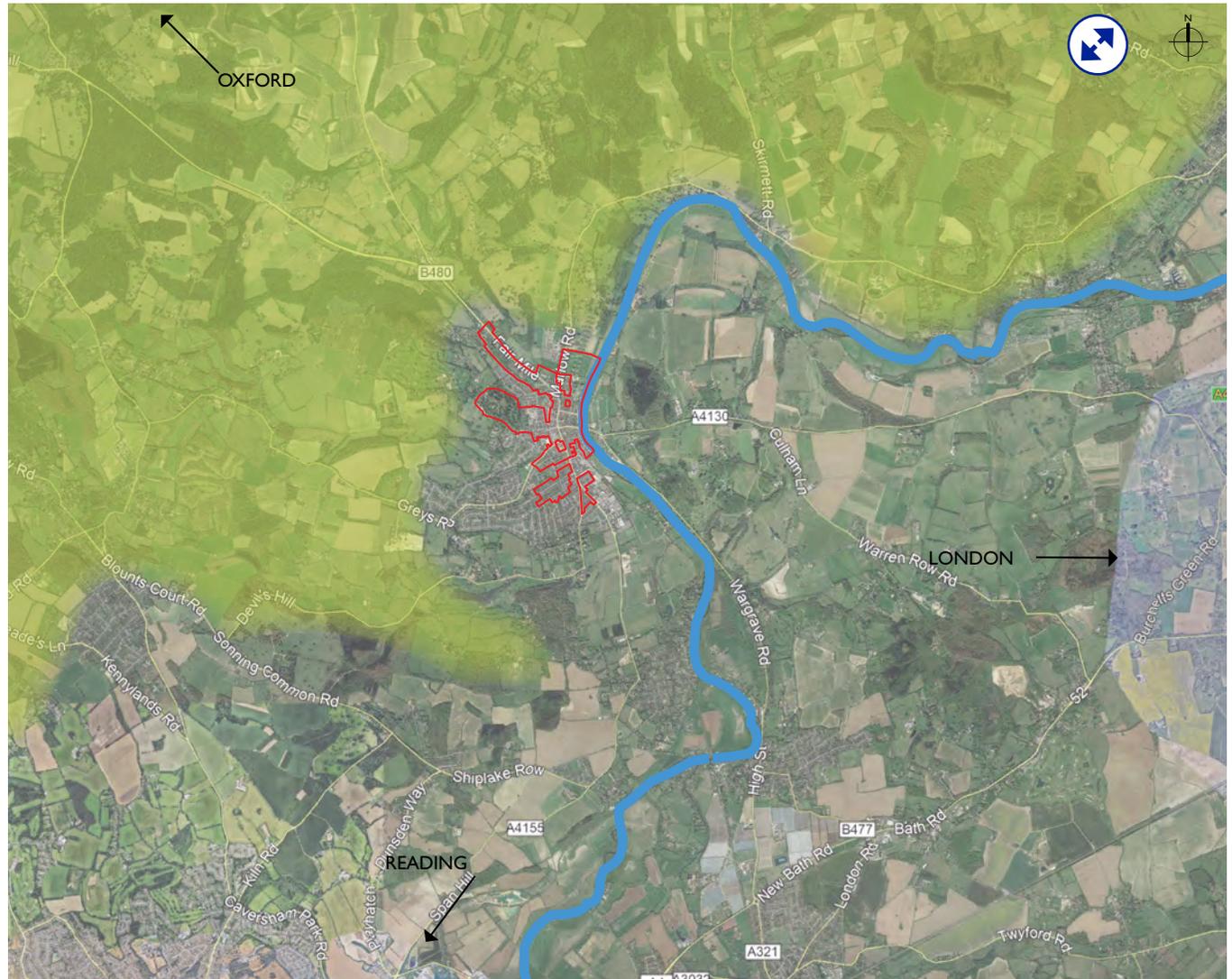
This section provides analysis and assessment of the character and appearance of the conservation area and the way in which this contributes to its special interest. It considers the character of the conservation area as a whole, covering different elements of character including spatial analysis, material and architectural details, public realm, important views and setting.

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4.1 LOCATION, TOPOGRAPHY AND GEOLOGY

Henley lies on the west bank of the River Thames as it sweeps round from Reading to the south and before it heads west towards Marlow. The town lies at the south-eastern edge of the Chiltern Hills, which rise steeply to the north and west with the land also rising on the east side of the Thames and the lower lying river valley to the south. It is located around 35 miles due west of London, 20 miles south-east of Oxford and 7 miles north-west of Reading. Ancient routes through the Chilterns converge at Henley at which there was a natural ford across the Thames; these routes, in particular that running north-west/south east along the present Fair Mile, pre-date the development of any settlement. This location was also the highest navigable point of the river in the medieval period making it an ideal position for a riverside port from which to transport goods to London from Oxfordshire and the Midlands. This served as the impetus for the development of the town in the 12th and 13th centuries.



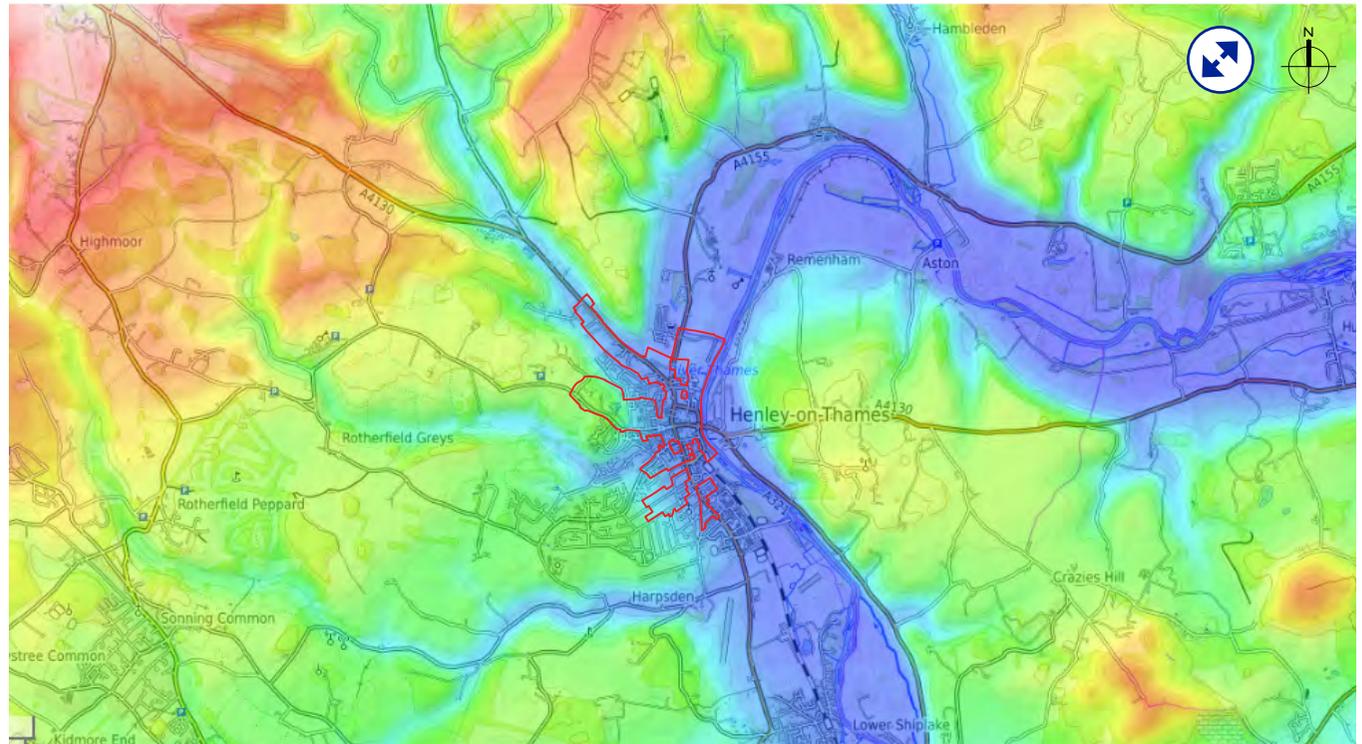
LOCATION PLAN

- Conservation Area Boundaries
- River Thames
- Chiltern Hill AONB (approximate)

This plan is not to scale

Plan 2: Aerial map showing the location of Henley in its surrounding context in particular the River Thames and Chiltern Hills. The conservation area boundary is shown in red.

The bedrock of the Chiltern Hills is chalk which provides lime and flint for building but also, in the case of the former, for agriculture which remains the dominant use of the surrounding landscape. Superficial deposits of sand, gravel and clay are present both in the river valley and the slopes which have also provided materials for the construction of buildings and roads. These deposits have also provided the environment for a hilly wood-pasture where fields and commons are interspersed with large areas of woodland; this remains the character of the landscape around Henley and of the Chilterns today. North of the Chilterns around Oxford can be found honey-coloured limestones and a chalk/limestone stone called clunch, both of which are used for local buildings, although the latter less so due to its friable nature. The natural river-valley clays have provided the raw materials for brick and tile-making industries which developed during the 18th and 19th centuries.



Plan 3: Topography of Henley and its surrounding context, showing the higher ground to the north, east and west compared to the river valley in to the south. The conservation area boundary is shown in red.

Ground Level Lowest Highest

4.2 SETTING OF THE CONSERVATION AREA

4.2.1 Introduction

The setting of a conservation area often makes a contribution to the special interest of the area. Setting is the surroundings in which the conservation area is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive, negative or neutral contribution to the special interest of the conservation area. It is important to note that while contributing to the appreciation of the conservation area, its setting and views into the conservation area do not form part of the statutory designation.

Views are often used to define the extent and importance of setting. However, whilst views of the area's surroundings play an important role in the way the setting of the conservation area is experienced there are other factors which contribute, including but not limited to, the pattern and appearance surrounding townscape and landscape, the noise, ambience and use of the surrounding area and the historic relationships between the conservation area and its surroundings.

The following analysis of the setting of Henley Conservation Area is not exhaustive but highlights some of the important components of the area's setting which assist in the understanding, legibility and appreciation of what is special about the conservation area. When proposals are being developed within the setting of the conservation area, specific analysis should be undertaken to understand the contribution a specific site or building makes to the special interest of the conservation area and how the proposals may impact upon this contribution and the special interest of the conservation area as a whole.

4.2.2 Rural Setting

Specific aspects of the surrounding rural setting of Henley are described in the following sections, however it is important to identify the rural setting as a whole. Henley is a relatively compact town and is positioned within the Thames river valley surrounded on three sides by hills. These hills are often treed to their lower slopes but there are also fields and pasture both on the slopes and higher plateaus. The river valley to the south is likewise mainly farmland interspersed with areas of woodland and villages. The historic settlement pattern around Henley is of dispersed settlements such as Harpsden some of which have been developed into villages, such as Lower Shiplake. Henley is the only town in the area developing, due to its advantageous position on the Thames, as a trading and market town for the surrounding agricultural area. The rural setting of the town is therefore important to understanding how and why the town grew and prospered and contributes to the conservation area's special interest. This rural setting is apparent from within much of the conservation area, particularly by the river and on the outskirts of the town.

4.2.3 Fair Mile

The south-eastern part of Fair Mile is within the conservation area, but its north-west end forms an important approach into the conservation area. The route is of very ancient origin, likely at least Roman, following a natural cutting down hill from the Chiltern Hills. It has therefore has always been the main road into Henley from the north-west, over the Chiltern Hills from Oxford and connecting with the route along the ridgeway. The character of the Fair Mile outside of the conservation area is largely a continuation of that which is within the designation, namely a broad, straight avenue with double rows of trees and verges on both sides; the avenues of trees were first planted in 1751 but were replaced in 1953. However outside of the conservation area, built development along the road becomes much sparser, particularly after the junction with Lambridge Wood Road. The road follows the valley bottom with rising ground on both sides at first with some modern residential development on the south-west side but otherwise pasture, vineyards and woodland. The relatively unaltered appearance of this part of the setting of the conservation area and the historic and continued importance of the approach to the town contributes to the special interest of the conservation area.



View along the Fair Mile

4.2.4 The Mount

This footpath forms the final stretch of the Oxfordshire Way as it approaches Henley. The path heads down from the Chiltern Hills through areas of woodland with open grassland between. The elevated position of the path allows views from the more open parts to the conservation area. Some of the best places to experience the historic town as a whole are from the lower reaches of the Mount above Swiss Farm and the Fair Mile where it can be glimpsed through tree foliage. St Mary's Church is the most prominent landmark and clearly visible. The compact nature of the town, the surrounding topography and rural setting are also easily appreciated.



View of Henley from the Mount

4.2.5 River Thames

The Thames is integral to Henley’s history and evolution and its presence therefore contributes considerably to the special interest of the conservation area. The river is a fundamental part of the town’s character, both historically as an inland port and today as the setting for the Royal Regatta. Part of the western riverside is within the conservation area, however the entire east bank and northern and southern stretches of the west form the immediate western setting of the

conservation area. Henley is positioned at a curve in the river and is therefore visible from both up and down stream. Public footpaths line much of the river bank, particularly to the north providing good views towards the conservation area. Henley Bridge, St Mary’s Church and the Grandstand are particular features in these river views. From within the conservation area, the open nature of the river allows the green setting of the conservation area to be well appreciated.

4.2.6 Modern Suburbs

Although Henley remains a compact town, it has extended beyond its historic core, both in the Georgian and Victorian periods and in the 20th century. The more modern suburbs are focussed to the south and east of the conservation area generally between Reading Road and Greys Road however there has also been modern residential development to the south-west of Fair Mile. These aspects of the setting of the conservation area serve to demonstrate the continued prosperity of Henley otherwise do not contribute to its special interest.



View towards the conservation area from eastern riverbank



View out of the conservation area upstream

4.3 IMPORTANT VIEWS

Henley has evolved over the centuries and as such it does not contain any specifically designed vistas. The conservation area is experienced through incidental, kinetic and transitional views, constantly changing as one moves along the street and through the town. These include views along historic streets which often take in the tower of St Mary's Church and other key landmarks (see [Section 4.4](#)).

All views which take in historic buildings, listed or not, and general historic environment of the area are important and contribute to the understanding and experience of the conservation area. As a consequence, the views considered in this section are only an indicative selection of the important views across the conservation area and not intended to be a comprehensive set. Local views are identified on the character area maps in [Section 5.0](#). When proposals for change are being considered, a detailed study of the views important for any given site and the contribution they make to the conservation area will be required.

Street Views

The best means of experiencing the conservation area is through views along its historic streets. Street views showcase the different periods of the town's evolution and areas of different character and use.

These include:

- the medieval, narrow fronted buildings in the town core and the subsequent Georgian refronting of many
- the genteel residential development along the north end of Bell Street and Northfield End
- the broad, straight tree-lined approach to the town along Fair Mile
- the industrial character of the east end of New Street
- the late 19th century suburban development south of the historic core along St Mark's Road and St Andrew's Road
- the fine-grained, terraced streets on either side of Reading Road
- the 19th century riverside development along Thameside in response to the popularity of the regatta

Adjacent and overleaf is an illustrative selection of the street views within the conservation area.



View along Bell Street showing the narrow fronted buildings and dense urban grain



The broad avenue approach along Fair Mile



View along Grove Road characterised by smaller scale, Edwardian terraces



Generous town houses in Northfield End

River Views

The River Thames is one of the most important features of the conservation area and intrinsic to the establishment and evolution of the town. At Henley the Thames is broad and has a green setting beyond the limits of the relatively compact urban area. The best river views are from Thameside and the riverside footpaths, which are publicly accessible, and from the grounds of Phyliss Court and Fawley Court which have long river frontages. Henley Bridge also provides an excellent vantage point to experience the river and the adjacent town. River views from the footpaths and Thameside also take in the classical, 18th century bridge as an important feature. The river is also glimpsed at the ends of views along the medieval streets perpendicular to it, namely Friday Street and New Street.



View south towards Henley from the publicly accessible part of Fawley Court's grounds



View along Thameside towards Henley Bridge and St Mary's Church



View of the river north from Henley Bridge



View of the river south from Henley Bridge

Views of St Mary's Church

St Mary's Church is one of the most important and visible buildings in the conservation area. Its position at the junction of Hart Street and Thameside at Henley Bridge means that it is prominent in many views within the historic town core, in particular along the Market Place/Hart Street and from the riverside paths. The height of the church tower also means the building is an identifiable feature in views from further afield, both within the conservation area and its setting, particularly approaching from the east and from the Mount.



View of St Mary's tower from the southern end of Thameside



View towards St Mary's Church from the Market Place



Close view of St Mary's Church from Hart Street



View of St Mary's tower from the eastern river path

Town Hall Views

Like St Mary's Church, the Town Hall is one of the most prominent buildings in the conservation area dominating over the Market Place at the heart of the conservation area. The position of the building at the top of the Market Place, being positioned on an island site and its strong architectural character, pediment and cupola, means the building commands views up Hart Street and the Market Place and is also glimpsed from the rear from the southern part of Gravel Hill.



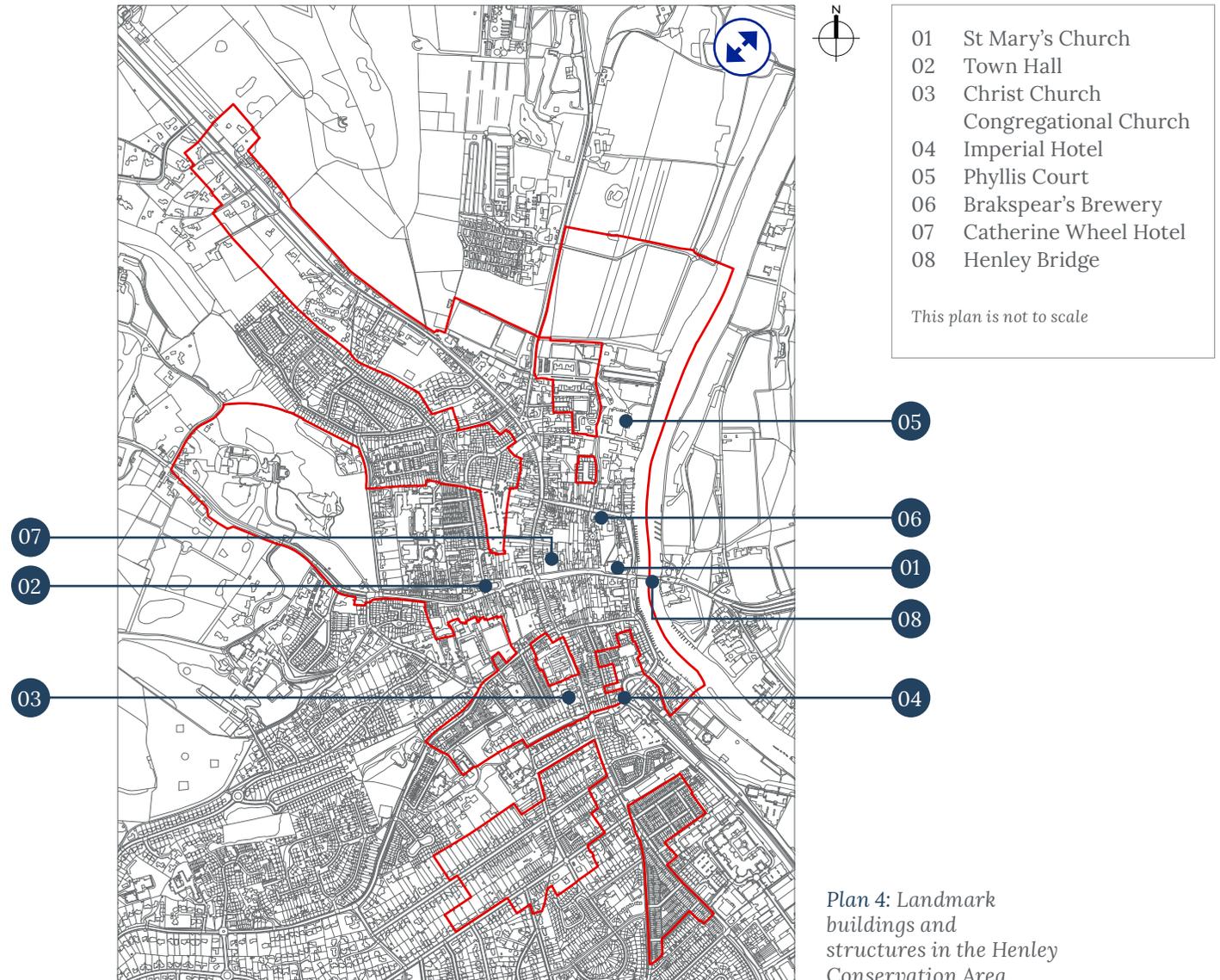
View west up the Market Place to the Town Hall



Longer view west to the Town Hall from Hart Street

4.4 KEY AND LANDMARK BUILDINGS AND STRUCTURES

The special interest of the conservation area is often best experienced visually by taking in the historic buildings and spaces of the area. Nearly all the buildings and spaces in the conservation area contribute to the understanding of its special interest. However, there are individual buildings and structures which play a more important role in establishing the character of the area. These are considered to be landmarks and are identified on Plan 4 and described on the following pages. Their landmark quality may be derived from their relative height, for prominent features, their position within the street scene or their role in wayfinding and creating a sense of place. The buildings and structures in this section have landmark quality in the context of the conservation areas as a whole, local landmarks are identified on the character area maps in **Section 5.0**.



Plan 4: Landmark buildings and structures in the Henley Conservation Area

01 St Mary's Church

St Mary's Church is a significant landmark as the earliest building in Henley, dating back to the 13th century, and the most prominent in views in and around the conservation area. Its position at the south end of Hart Street, combined with the height of its knapped flint tower, makes it visible along the main artery of Market Place and Hart Street and from the river approach over Henley Bridge. It is also visible in views from the setting of the conservation area in particular from the Mount.



02 Town Hall

This building occupies an important position at the western end of the Market Place, having a commanding presence over the bustling, semi-pedestrianised open space, where the market is sited. Due to the generous width of the Market Place/Hart Street, the sloped gradient down towards the river and the building's scale and massing, the Town Hall is prominent in views along both streets. The late 19th/early 20th century building occupies the historic site of earlier town halls and establishes a visual relationship with the ancient St Mary's Church at the east end of Hart Street.



03 Christ Church Congregational Church

This church is highly visible due to its distinctive red brick and stone materiality, Gothic Revival style and prominent tower with octagonal lantern and spire, making it a local landmark on Reading Road and from around the conservation area and its setting. The building, just north of the junction between Reading Road and Station Road, acts as a signpost to the town centre for those arriving from the railway station.



04 Imperial Hotel

The hotel is the largest of the historic hotels in Henley and is representative of the town’s popularity as a riverside resort from the late 19th century. The building occupies a prominent corner site, with its central range angled directly towards the original entrance to Henley railway station opposite and retail units splayed out either side to interact with Station Road. The hotel is further distinguished in the street scene through its exuberant ‘Old English’, Jacobean style, characterised by deep gables, timber-framing and oriel windows.



05 Phyllis Court Club

This grand villa, which replaced the earlier manor house on the site in 1837, was converted to a country club in the early 20th century. It is prominent for its Italianate style, spacious grounds and position on the river and plays an important role during the annual regatta.



06 Brakspear's Brewery

The former Brakspear brewery and malthouse buildings on New Street are the largest collection of historic industrial buildings remaining in the town centre and therefore make a particular contribution to the understanding of the evolution of the town and creating its sense of place. The early 19th century red brick buildings occupy a significant proportion of the east end of New Street and typically adopt a characterful, industrial aesthetic. The malthouse towers of the Brewery Malthouse in particular form an important landmark in near and long-distance views across the river.



07 Catherine Wheel Hotel

The Catherine Wheel is one of several historic coaching inns to survive in Henley and remains in its original use in a prominent location on the north side of Hart Street. The building dates to the 16th/17th century with a long two-part 18th century frontage, characterised by white stucco and deep bracketed eaves.



08 Henley Bridge

The bridge, which dates to the 18th century but contains 12th century fabric, forms an important entry into the town from the east. It provides an important vantage point for views of the river, the rowing houses and boat clubs lining Thameside and the surrounding countryside. The best place to appreciate the classical arched form of the bridge with its rusticated plinths, fine dentilled cornice and balustrade is from Thameside and the riverside footpaths to the north and south.



4.5 TOWNSCAPE AND SPATIAL ANALYSIS

4.5.1 Street and Plot Pattern

The conservation area centres on the principal streets Market Place and Hart Street, which meet at the main north-south route, formed by Bell Street and Duke Street. Market Place to the west has the Town Hall at its focal point and both streets are characterised by their broad width and medieval burghage plots either side. Hart Street in particular is distinctive for its narrow frontages and deep plots. The east-west orientation of Hart Street and its direction towards the river is mirrored by the surrounding streets leading eastwards from Bell Street and Duke Street: Friday Street to the south and New Street to the north. These streets are lined by narrow-fronted plots, although less deep than those along the main artery of Hart Street. The tight built grain is broken at intervals by covered carriageways and narrow through passages to rear yards or gardens, particularly to the south side of New Street. These more informal back routes offer views of buildings' rear elevations, which are varied and multiphase due to piecemeal development and extension. These provide a different and more informal impression of the town contrasting with the more formally designed front elevations and add to the character of the town as a whole. Originally outside the historic core of Henley, the south side of Friday Street features a more irregular arrangement and short, shallow plots reflecting its post-medieval development. Bell Lane, on the northern side of New Street, also runs parallel and formerly led

to the river although is now curtailed and a cul-de-sac. The building plots are broad and shallow, again reflecting their post-medieval development. Between Hart Street and New Street and north of New Street the street pattern is made up of short lanes, including the historic Wharfe Lane and Church Avenue, and Old Brewery Lane and Finlay Drive, originally part of Brakspears' Brewery.

The riverfront forms the east side of the conservation area meaning Thameside, which is divided by Hart Street at the Henley Bridgehead, is only built-up on one side and takes in generous views of the river. North of Thameside the river frontage is formed by the spacious grounds of the Phyllis Court Club and Fawley Court, the latter including a public riverside footpath.



View of the Market Place showing its generous width and the landmark Town Hall



Narrow passage through to yards behind New Street

The north-west part of the conservation area is formed by Northfield End, which becomes Fair Mile as the street orientation angles to the north-west. Northfield End remains relatively dense in its plot pattern but plots are generally more generous than further south on Bell Street. Fair Mile, however has a more dispersed pattern of development which is mainly concentrated on the south side closest to the town centre.

The west end of the Market Place connects to Gravel Hill, which has narrow-fronted shallow plots towards the town centre at its east end and more interspersed, irregular plots to the west around the country estate of Friar Park. Parallel with Gravel Hill is the narrow, West Street, which is characterised by

very small plots on the south side and deeper, narrow fronted plots to the north, with some backland infill. North of West Street is a grid of Victorian/Edwardian residential streets, including King's Road, York Road and Clarence Road, with a small, regular plot pattern. Between these streets and Friar Park is the large site of the former Henley Union Workhouse, now Townlands Memorial Hospital.

Grey's Road, Grey's Hill and Church Street to the south have narrow plots with rear gardens, particularly to the south-west as residential is the dominant building use. Albert Road has a regular, Victorian/Edwardian plot pattern and Norman Avenue, of a similar period, has more generous plots and a more suburban character.

The St Mark's Road Conservation Area, to the south, a grid of residential streets, laid out in the later 19th century. These include Hamilton Road, St Mark's Road and St Andrew's Road bisected by Vicarage Road and all joining with Reading Road. The plots in this area are generous and regular, typical of a middle class Victorian suburb.

The Reading Road Conservation Area, further south, has Reading Road as a north-south axis at its centre with a grid of short terraced streets made up of narrow plots to the north-east of Reading Road and a triangle of streets between Reading Road and Harpsden Road to the south-west. This estate dates to the turn of the 20th century and is characteristic of workers housing of the period.



Generous residential plots along St Mark's Road



Narrow residential plots along Kings Road

4.5.2 Building Scale and Massing

Building heights in the conservation area range between one and four-storeys with the majority being two to three-storeys. The buildings on the main streets, such as the Market Place, Hart Street and Bell Street, contain a mix of two and three-storey buildings, whereas the more residential areas such as Albert Road, Reading Road and King's Road, are typically characterised by a smaller scale of two-storeys. The almshouses to the north-east and south-west of St Mary's Church are of a particularly diminutive scale. Towards principal junctions, such as the key junction of Market Place, Duke Street, Hart Street and Bell Street, buildings are generally three-storeys, reflecting their historic importance as double-aspect corner buildings. In the town core, buildings are typically terraced, rather than detached or semi-detached, and the development is fine-grained, reflecting the premium placed historically on land in this area. The buildings along Thameside are generally of typical two to three-storey height, except the later buildings along the southern stretch, which are three to four-storeys in order to maximise river views. The Fair Mile, which is more spacious than other central streets and has a more dispersed grain adopts a suburban character and features large, detached villas and grand terraces.

Two of the largest and most prominent buildings in the conservation area, the Town Hall and St Mary's Church, face each other at the west end of the Market Place and the east end of Hart Street respectively. The church is distinctive for its prominent tower, whilst the four-storey Town Hall occupies a large plot and its visibility along the main route is enhanced by its position on raised ground. Christ Church Congregational Church is another taller structure, featuring a tower and spire making it visible along Reading Road, at its junction with Station Road, and glimpsed from across the conservation area.

Fortunately, there are few modern buildings of inappropriate height or oversized scale and massing in the conservation area, although there are some within its close setting. To the rear of the main streets, generally backland infill, the buildings do sometimes adopt larger massing and footprints including Waitrose, to the west of Bell Street, although this is well-screened behind the street frontage.



The Town Hall



Almshouses in the setting of St Mary's Church

4.5.3 Building Uses

The range of building and land uses in Henley is indicative of the development and evolution of the town and contributes to the special interest of the conservation area and understanding of the place. The principal uses within the conservation area are commercial and residential. Commercial uses are concentrated along the Market Place and Hart Street, comprising banks, cafes and restaurants, local business and retail units. A similarly commercial character continues along Bell Street, Duke Street and the north end of Reading Road, although the latter shifts to residential away from the town centre to the south. New Street and Friday Street are largely residential with some commercial buildings including pubs, retail units and estate agents at their northern end towards Bell Street. New Street contains former industrial buildings relating to the Brakspear's brewery and malthouse, now converted to residential, hotel and commercial uses but retaining an industrial character. Thameside is largely residential, particularly to the south, there is a larger concentration of commercial buildings such as pubs, hotels, retail units and estate agents along the northern section of Thameside interspersed.



The dominant retail character along Duke Street

To the north, south and west of the town centre, the streets have a more residential character featuring streets of terraced, semi-detached and detached housing including Northfield End, King's Road, Grey's Hill, Gravel Hill and the streets leading off the southern stretch of Reading Road. Areas of backland to the west of Bell Street and Duke Street, feature surface car parking and Waitrose supermarket, as well as modern industrial building, which are outside the conservation area boundary. Also to the west of the conservation area is the large site of Townlands Memorial Hospital, originally a workhouse and retaining some of its historic buildings.

The outlying St Mark's Road and Reading Road Conservation Areas are entirely residential suburbs, originally developed for the middle and working classed respectively. These comprise tight, terraced rows within the Reading Road area and larger detached and semi-detached houses in the St Mark's Area. Between the two areas, at the junction of Reading Road and Harpsden Road, is the Brakspear pub and there are some retail and commercial uses along Reading Road.

Religious buildings are interspersed across the conservation area, with the most significant, St Mary's Church at the south end of Hart Street, accompanied by a churchyard. Other churches include Christ Church Congregational Church on Reading Road, Holy Trinity Church off Church Street, as well as the converted Hope Chapel on Gravel Hill, now in residential use.



St Mary's Church

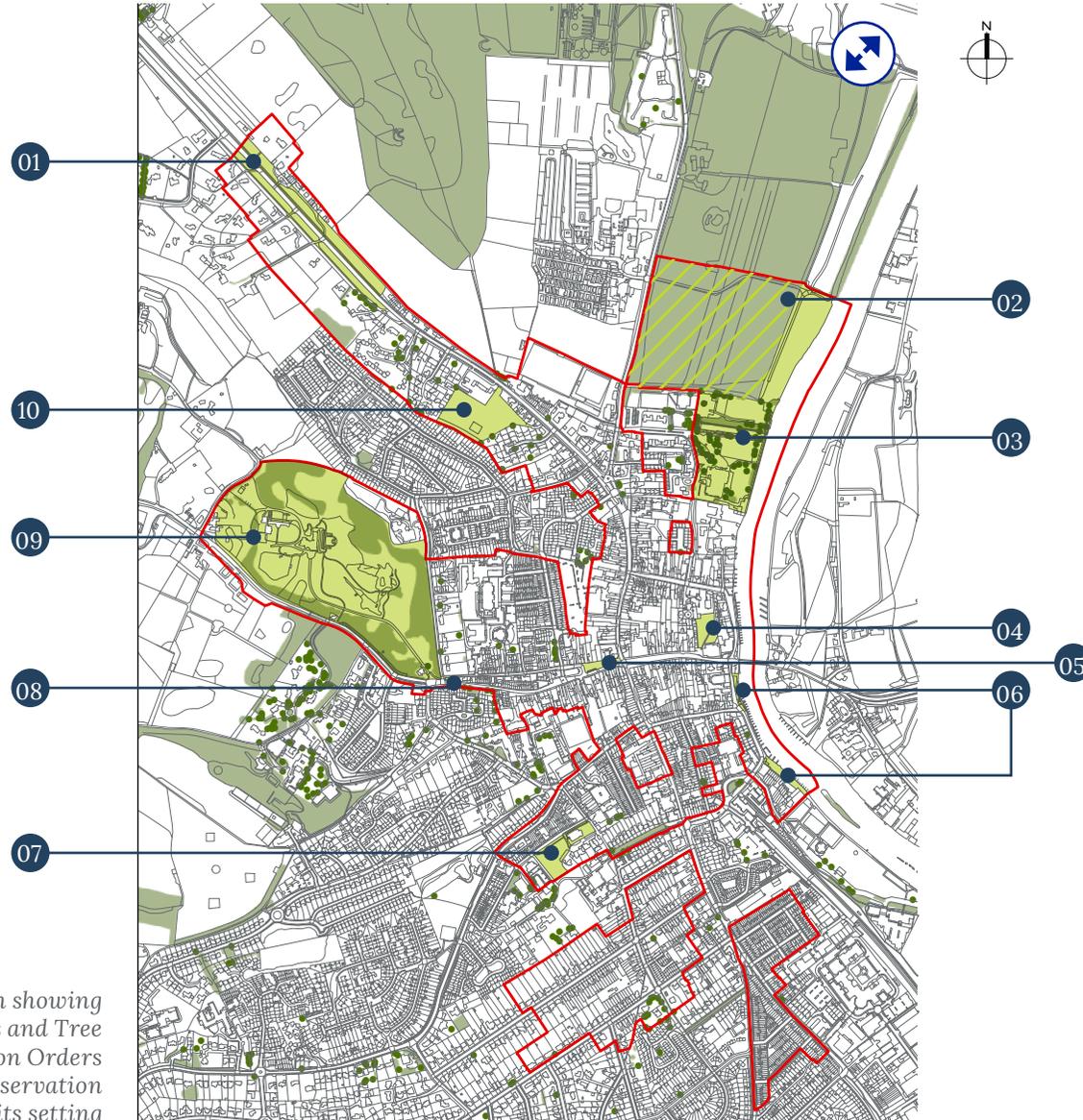
4.5.4 Green Open Spaces, Public Realm, Trees and Street Furniture

OPEN SPACES PLAN

- Conservation Area Boundaries
- Tree Preservation Orders
- Tree Preservation Order Zones
- Open Spaces
- Open Spaces

- 01 Green space either side of Fair Mile
- 02 Playing fields and riverside path (part of Fawley Court grounds)
- 03 Phyllis Court Club (private)
- 04 St Mary's Church churchyard
- 05 The Market Place
- 06 Public realm on Thameside
- 07 Holy Trinity Church churchyard
- 08 Public garden at junction of Gravel Hill, West Street and Hop Gardens
- 09 Friar Park (private)
- 10 Recreation ground

This plan is not to scale



Plan 5: Plan showing public spaces and Tree Preservation Orders within the conservation area and its setting

As a urban town centre, Henley has a high density of build development within the historic core, and therefore relatively little publicly accessible green space. Churchyards are some of the key green spaces, one to the north of St Mary’s Church and one adjacent to Holy Trinity Church. The playing fields riverside path to the north of Phyllis Court, accessed via footpaths leading off the Marlow Road and historically part of Fawley Court, are the largest

green space within the conservation area and offer good views of Thameside and the surrounding countryside to the north and east of Henley. Thameside, bounded by the river to the east, is open and spacious in character, with good visibility to the landscape on the opposite side of the river. The riverside has a public footpath along much of its length within the conservation area and south of Station Road is traffic free.

The broad avenue of Fair Mile has significant swathes of green on each side of the road and a public recreation ground with a playground towards its south-east end. Tree-lined avenues framing the road contribute to its open, green character.



The playing fields and river banks to the north of Phyllis Court



St Mary’s Churchyard

The Market Place forms the most historic and bustling public space in the conservation area. Its breadth and part-pedestrianised nature make it an attractive destination and meeting place, as well as the location for Henley Charter Market, the Farmers Market and the Craft Market, which continue the historic tradition of regular markets in this location. The public seating, cycle racks, landscaping and other street furniture encourage people to dwell here and take in views of the Town Hall and the tower of St Mary's Church.

There are significant areas of private green space specifically the expansive grounds of Friar Park and the grounds around the private members' club, Phyllis Court. Many of the terraced and larger houses feature gardens, which increase in scale further from the town centre.

There are a considerable number of historic and important trees within the conservation area, as demonstrated by the extent of Tree Preservation Orders. Although there are few trees of note within the historic core of the town, the suburbs are characterised by street trees including Plane trees in the St Mark's Road Conservation Area and the avenues of Turkey Oaks on Fair Mile.

The street furniture is relatively consistent throughout the town centre with a coherent scheme of street lamps, bins and benches. Whilst traditional style street lamps are characterful across the town centre, those in the residential streets beyond are modern and municipal in style. Public seating is provided in the open areas, namely the Market Place, St Mary's churchyard, along the Fair Mile and along Thameside. The benches are generally of an appropriate style and in high-quality timber. Bins are typically cylindrical or metal and unobtrusive owing to their traditional style, although some would benefit from maintenance. There are fewer bins in the outlying residential areas, although

where they exist these are lower quality and of a more municipal style for example on Reading Road and the Fair Mile. Certain streets, particularly at the town centre, feature metal bollards to prevent cars parking on the pavement and protect pedestrians. Most of the signage across the conservation area is of a traditional type and materiality, namely metal finger post signs for directions. Service boxes are generally painted green and are not always sensitively positioned. A former drinking fountain with a crocketed spire sits at the south end of Hart Street in front of the church, originally located in the Market Place; no longer in use, it embellishes this area of public realm.



Recent, high quality landscaping to the Market Place

Examples of historic street furniture in the conservation area

The surface treatments are inconsistent across the conservation area. There are a number of listed surface treatments including raised cobbled pavements on the south side of Gravel Hill and adjacent to St Mary’s Church and stretches of pavement with Candy pavers in West Street and Gravel Hill. Other areas of historic cobbles and other historic surface treatments survive in certain streets including in New Street and Gravel Hill. The Market Place has relatively new surface treatments comprising high quality paving stones, stone setts and granite curbs, however, much of Hart Street features lower quality concrete slabs. Likewise, whilst Bell Street features traditional paving stones with granite curbs, from New Street poorer quality tarmac has been used. Residential streets beyond the centre typically feature tarmac or concrete slabs with granite or concrete edges.

Listed historic pavement surfaces:



Raised cobbled pavement in Gravel Hill



Candy pavers to pavement in Gravel Hill



Candy pavers to pavement in West Street

4.6 MATERIALS AND DETAILING

4.6.1 Building Materials

Historically, Henley would have been dominated by timber-framed and jettied buildings with pitched roofs and gables. Whilst medieval buildings do remain, many were replaced or refronted in the 18th and 19th century due to changing fashions and the general cycle of building replacement and upgrade. Certain refronted buildings conceal earlier timber-framed cores, others feature infilled panels between timber-framing. The resulting character of the historic centre is therefore defined by a broad palette of building materials and characterful range of styles, demonstrating Henley's historic development.

The predominant cladding material in Henley is red brick, although there are some buildings that employ blue or grey brick or a combination of red with blue/grey brick. Whilst for many buildings, the brick materiality is left untreated, for others it has been painted white or off-white. Render or stucco are also common finishes, painted either white or pale, pastel shades. Contrasting coloured bricks are used to add patterning and details such as strap bands, window dressings, quoins and diaperwork. Victorian residential terraces beyond the town centre offer particularly good examples of pale-yellow brick detailing.

Whilst knapped flint is not common, although can be found locally, it is employed for important religious buildings including St Mary's Church and Holy Trinity Church on Church Street. Otherwise, stone is not common as there are no local sources

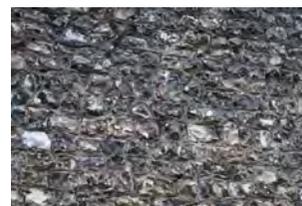
but when used, it typically features on 19th century buildings, when the transportation of stone from elsewhere became easier. Grander buildings in the historic centre feature stone elements or detailing, for example at the Town Hall and No. 10 Hart Street, both of which use stone to pick out doorcases, pediments and pilasters.

For roofs, the oldest and most traditional buildings are clad in local, hand-made red clay tiles, whilst other buildings, including the 19th century terraces

beyond the town centre, feature Welsh slates, more common once transportation methods improved.

There are several distinctive tall boundary walls across the conservation area, which are generally brick, flint or stone, or a combination of these materials. Examples include the wall bounding Friar Park and the boundary wall of Henley Park to the east of Fair Mile. Lower garden walls range from brick, with some historic gate piers remaining, to iron railings, and modern timber or picket fencing.

Palette of materials across the Conservation Area



4.6.2 Architectural Style and Details

The conservation area is characterised by a range of architectural styles, demonstrating a vivid sense of the historic and piecemeal development of Henley. The range of architectural features present contributes to the character of the place by articulating facades and enlivening terraces, whilst the varying levels of detail indicate building's different construction dates, function and status.

Boat houses and rowing clubs along the riverfront are particularly prominent upon entering Henley from the east and these typically employ a lively vernacular characterised by pitched roof forms, decorative bargeboards or timber-framed pediments, verandas and raised balconies, as well as large panels of glazing. These features lend well to spectatorship, whilst also creating a picturesque skyline. Many of these riverside buildings have been converted to residential or office use but their historic function and character remains legible. Although outside the conservation area, Terry Farrell's Henley Royal Regatta Headquarters on the east side of Henley Bridge brings a post-modern interpretation of the traditional boathouse design. The boat house typology has also been applied to hotels and pubs along the riverfront, as well as certain buildings beyond including the Imperial Hotel on Station Road.



Boat club and rowing house typologies



Former hotel adopting elements of the boat house vernacular



Imperial Hotel on Station Road characterised by deep gables, timber-framing and balconies



Terry Farrell's Henley Royal Regatta Headquarters, Henley Bridge

Within the historic centre, the range of styles and materials employed results in an eclectic yet coherent composition of architectural details and features, ranging from medieval timber-framed jettying and gables to the restrained classicism of Georgian elevations to decorative Victorian brickwork and detailing. Sash windows generally remain and typical features including dentilled cornices and ornamental doorcases or window surrounds. Buildings at road junctions often feature a distinctive corner treatment, either employing curved or canted facades, or elaborate gable treatment, for example at Nos. 1-3 Hart Street and No. 1 Reading Road. Decorative doorcases include ornate stone carved surrounds, classical pediments and columns and simple flat lintels. Stone or render is sometimes used to pick out key architectural features in brick facades most notably ground storeys, as well as cornices, string courses and door surrounds. High status buildings of civic or institutional function often employ a grandiose classical architectural language with features including temple porticos or giant pilasters, entablatures and pediments.

Historic, Victorian shopfronts, many of which survive either in whole or in part, contribute to the conservation area's character. Hart Street in particular has good survival of historic shopfronts, but unfortunately many on Bell Street and Duke Street have been lost, partly eroded or replaced. Fragments of historic shopfronts that often survive include pilasters, consoles, fascias and stallrisers.⁰¹

Examples of historic shopfronts



Historic shopfront on Hart Street



Historic shopfront on Bell Street

⁰¹ The South Oxfordshire Design Guide (2016) provides information on acceptable development proposals relating to shopfronts: <https://www.southoxon.gov.uk/south-oxfordshire-districtcouncil/planning-and-development/urban-design/develop-your-planning-proposals/>

Churches, including St Mary's and Christ Church Congregational Church, feature prominent towers and in the case of the latter, a spire. The use of knapped flint is also indicative of their higher status as indicated by Holy Trinity Church and St Mary's. All of the churches discussed adopt a Gothic or Gothic revival style characterised by pointed arches and windows and ornamental tracery.

Residential dwellings in Henley exhibit a wide range of detailing, depending on size, date and location. The smallest or most modest red brick terraces generally feature ground floor bay windows and are enlivened simply through the use of polychromatic brickwork, namely pale-yellow detailing for string courses and door and window surrounds and fish scale tiles. More substantial terraces employ features such as stuccoed arched window or door surrounds, covered porches or verandas, decorative ridge tiles, quoining, stained glass fanlights and pediments with hung tile detailing. Larger detached or semi-detached villas, particularly those to the south of the town centre including the late 19th century dwellings on St Mark's Road and St Andrew's Road, feature full height bay windows and large gabled pediments with timber-framing or decorative bargeboards. Certain villas are further distinguished by their terracotta detailing, brick crenelations, Art Deco style stone relief or red brick turrets. Residential terraces often bear painted name or date inscriptions. Smaller almshouses also feature plaques recording historic endowments and phases of rebuilding.

Palette of architectural features across the Conservation Area



4.7 AUDIT OF HERITAGE ASSETS

4.7.1 Introduction

As a designated conservation area, Henley is a heritage asset in its own right. However, it also contains a high density of listed and unlisted buildings and structures, which contribute to the overall character and special interest of the conservation area. This section provides an overview of these different heritage assets in the conservation area and what their designation means. The character area maps within **Section 5.0** identify all the heritage assets within the conservation area.

4.7.2 Listed Buildings

Buildings and structures of sufficient special and architectural interest are added to the National Heritage List for England. Henley is notable for its high density of listed buildings, with approximately 378 listed buildings within the conservation area including the majority of buildings within the historic core of Hart Street, Market Place, Duke Street, Bell Street, New Street and Friday Street. These listed buildings are significant in their own right as well as collectively contributing to the overall character and special interest of the conservation area.

Listing is a statutory designation and listed buildings are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The criteria for listing are defined by the government and the list is administered by Historic England. Listing ranges from Grade I (the highest level of protection) through to II* and II (the most common level).⁰²

There is one grade I listed building in the conservation area, the Chantry House, which is located behind the Red Lion Hotel, facing the churchyard and is a timber-framed building dating to c. 1400. There are thirteen Grade II* listed buildings including St Mary's Church, the Town Hall, the Old White Hart Hotel and the Old Brewery House. The rest are Grade II listed. The majority of listed buildings in the conservation area were built for domestic purposes however there are also listed churches, schools and industrial buildings as well as Henley Bridge.

Alterations, additions or demolitions to listed buildings require Listed Building Consent, which allows the Council to make decisions that have been informed by an understanding of the building or the site's significance. Information on Listed Building Consent can be found on the Planning Portal and the Council also have a Pre-Application Advice service, details for both can be found in **Further Information and Sources**.

⁰² Grade I and II* listed buildings together comprise around 7% of all listed buildings, with the remainder being Grade II.

Outbuildings associated with listed buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a listed building and has been since before July 1948. This could be, for example, a wall attached to a listed building, or a building in a rear yard of a listed building. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main listed building and will be subject to the same Listed Building Consent procedures.

Furthermore, national and local planning policies also recognise that changes to other buildings or sites in the setting of a listed building can affect its special interest. Preserving or enhancing the setting of a listed building is a material consideration in planning decisions.



The Grade I listed Chantry House



The Grade II* listed Old Brewery House

Henley Important Buildings

Henley Important Buildings are those which do not meet the criteria for national designation as listed buildings but are of local architectural or historic interest. They are distinctive to Henley in terms either due to their architectural appearance, past use or social value.

As non-designated heritage assets, these buildings have no additional protection than that conveyed by the conservation area designation, however their local special interest will be taken into consideration in planning decisions when changes to them are proposed.

Henley Important Buildings could form the basis of a future Local List for either the conservation area or District Council area more broadly.

Buildings in this category include the unlisted buildings of former Brakspear Brewery and Phyllis Court.



Phyllis Court, a Henley Important Building

4.7.3 Buildings Of Local Note

Buildings of local note are those which are identified as having a degree of significance and make a positive contribution to the overall character and appearance of the Conservation Area.

The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation; for example, roofscapes and side/rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting. Criteria for identifying positive contributors include:

- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Scale and massing;
- Relationship with neighbouring buildings, both physical and historical;
- Associations with notable architects or other historical figures; and
- Historical uses.

As non-designated heritage assets, these buildings have no additional protection than that conveyed by the conservation area designation, however their local special interest will be taken into consideration in planning decisions when changes to them are proposed.

4.7.4 Registered Parks And Gardens

In addition to buildings, landscapes can also benefit from designation as heritage assets. Registered Parks and Gardens are nationally designated to recognise and protect gardens, landscapes and other planned open spaces that are of special historic interest. The designation is non-statutory but does merit consideration in planning

decisions for proposals that affect them either directly or indirectly. Registered Parks and Gardens have the same grading levels as listed buildings (I, II* and II) and can be found through the National Heritage List for England. There are two Registered Parks and Gardens in the conservation area, the gardens and pleasure grounds of Friary Park (Grade II) and the Capability Brown landscape of Fawley Court (Grade II*); only the southern part of the latter is within the Conservation Area.



The southern part of the Fawley Court registered park and garden, which is within the conservation area

SECTION 5

CHARACTER AREAS

This section identifies and provides analysis of the different character areas within the Conservation Area.

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Character Area 7: Edwardian Suburbs	92
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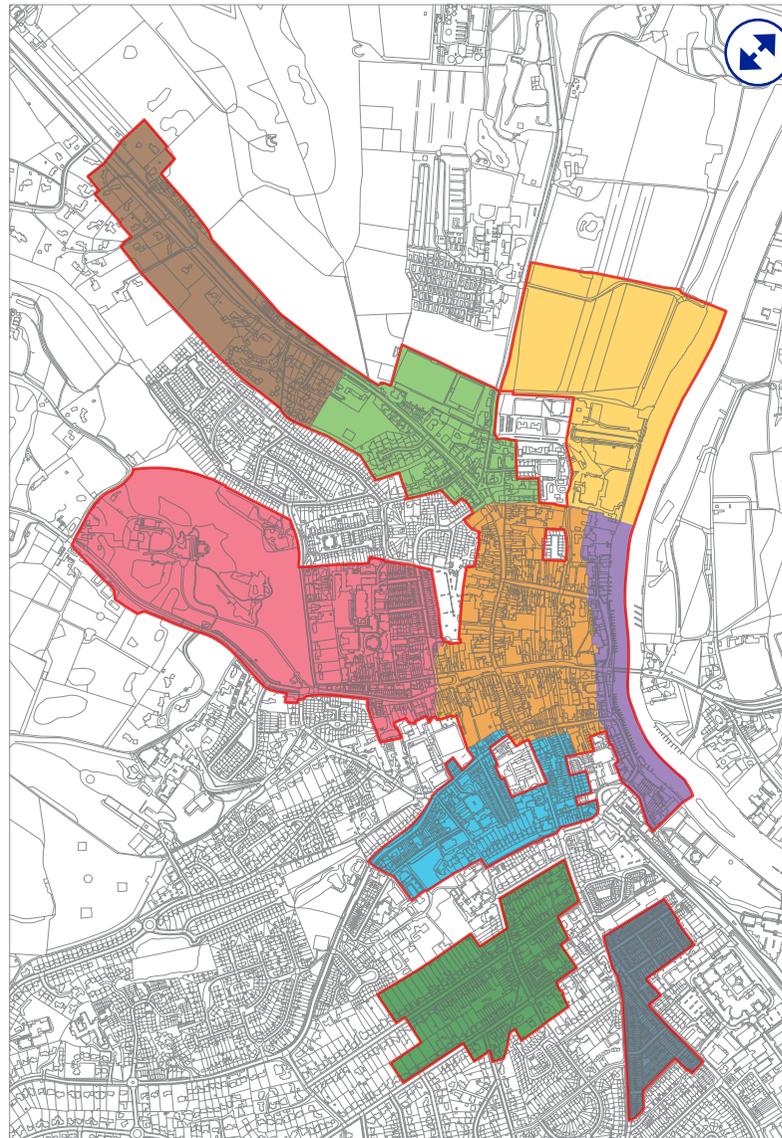


Henley Conservation Area, along with St Mark's Road and Reading Road Conservation Areas, covers much of the town centre, as such there are areas within it which are of differing character. This section identifies and describes the different character areas within the conservation area, which are shown on Plan 6.

CHARACTER AREA BOUNDARIES

- Character Area 01: Fair Mile
- Character Area 02: Northfield End
- Character Area 03: Phyllis Court and Fawley Court
- Character Area 04: Town Centre
- Character Area 05: Western Edges of Town Centre
- Character Area 06: Riverside
- Character Area 07: Victorian and Edwardian Suburbs
- Character Area 08: St Mark's Road
- Character Area 09: Reading Road

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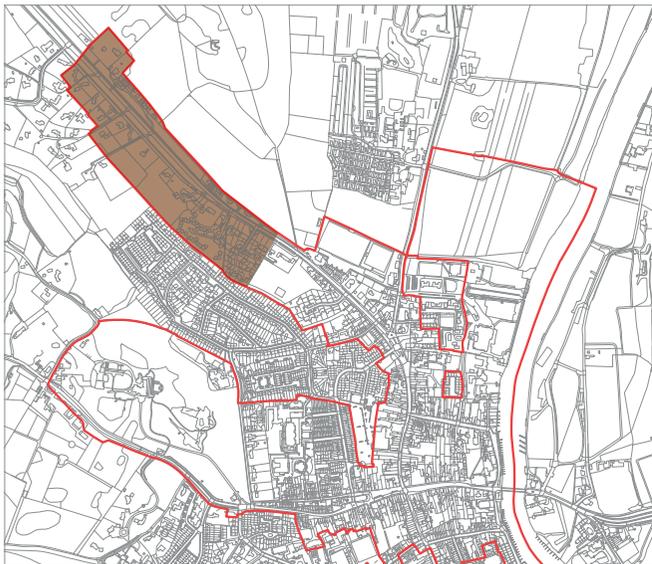
Plan 6: Map showing the different character areas in the conservation area

CHARACTER AREA 1: FAIR MILE

PLAN 7: CHARACTER AREA 1

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- Landmark Building in Conservation Area
- Local landmark within Character Area
- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- Fair Mile is a continuation of Northfield End, which in turn leads on from Bell Street. The road curves to the north-west and eventually forks, just to the south of Lower Assendon.
- The character area features medium-sized plots comprising semi-detached or detached houses to the south-west and more dispersed development with buildings occupying larger and more irregular plots to the north-west.
- Most plots and buildings are orientated towards the road, although often screened by boundary treatments.



Detached villas in spacious plots along Fair Mile

Building Types and Uses

- The character area developed piecemeal as a residential area beyond the town centre and retains this function and suburban, edge of town character today.
- It comprises mansion blocks, terraced rows and semi-detached and detached dwellings.
- The north west extent of the character area is more rural in character with fewer dwellings and is an important approach to the town



Tall mansion blocks close to the town centre

Building Scale and Massing

- Towards the south-east, closer to the town, the buildings are typically large mansion blocks of four-storeys plus attic accommodation or three-storey detached villas.
- Further from the town centre, to the north-west, the development becomes lower scale with short two-storey terraced rows and two-storey semi-detached or detached houses, although the latter are generous in their footprints.



Two-storey semi-detached houses towards the north-west end of the character area

Building Materials and Architectural Details

- Due to the piecemeal development of this road, the buildings adopt a range of building materials and architectural features.
- The mansion blocks at the south-east end of the character area have slate roofs and employ a pale-yellow brick with red brick banding and detailing, distinctive within the conservation area.
- The large villas at the south-east end of Fair Mile are finished in white-painted stucco or render, characteristic of their Georgian or Regency period.
- The smaller terraces are finished in red brick, although some have been painted, and feature minimal ornament aside from features such as door lintels, ground floor bay windows and have shallow-pitched or hipped slate tiled roofs or projecting gable ends.

Boundary Treatments

- Most houses, particularly those on the south-west side of the road, are well-screened behind high masonry walls or mature hedges, although some dwellings on the north-east side have not formal boundary treatments simply being set back from the main road behind a gravelled access road/parking zone.

- There are some replacement timber boundary treatments that are unsympathetic to the historic character of the conservation area.
- A long stretch of the wide verge bounding the north-east side of the road is lined by the 18th/early 19th century knapped flint and red brick wall, historically the boundary wall of Henley Park and is a Grade II listed structure.

Public Realm, Open Spaces and Trees

- The double tree-lined avenues either side of Fair Mile give the character area a verdant, leafy character, which can be appreciated from footpaths, and provide a buffer to the residential development lining the road.
- There are a number of TPOs to trees lining the road and in gardens at the south-east end of the character area.
- The double avenue of trees to the north-west of the character area are defined as Other Important Trees.
- Fair Mile follows a valley down from the Chiltern Hills and its setting is therefore characterised by inclining slopes on both sides. These slopes remain green fields and woodland, except closest to the town centre below Friar Park, and indicates a departure from the built-up, urban environment within the town towards a more

rural landscape. This green setting does not form part of the statutory conservation area designation but does contribute to its special interest.

- Most houses are set within spacious gardens with trees, shrubs and grass lawns, except some of those to the south-east, which have been subject to modern back land development.
- There is very little street furniture within the character area.



View of the grass path between treed avenue on the east side of Fair Mile showing the historic boundary wall to Henley Park on the right

Views

- The avenue is a designed 18th century view directed towards the town centre and its landscaping is therefore the principal focus of this entry into Henley.
- Owing to the length, straightness and flat gradient of Fair Mile, views are afforded along its entire length, in both directions, taking in the avenues either side of the road as well as its wider green landscape setting, particularly to the north-east.

Audit of Heritage Assets

- Six of the historic buildings along Fair Mile are listed at Grade II, generally late 18th/ 19th dwellings and several separately listed boundary walls, including that of Henley Park.
- A high proportion of the remaining buildings are of local note.

Issues and Opportunities

- As an edge of conservation area location, there are likely to be pressures for new and infill development both within the conservation area and its setting, which has the potential to detract from the special interest of this part of the conservation area.

Proposed Boundary Amendments

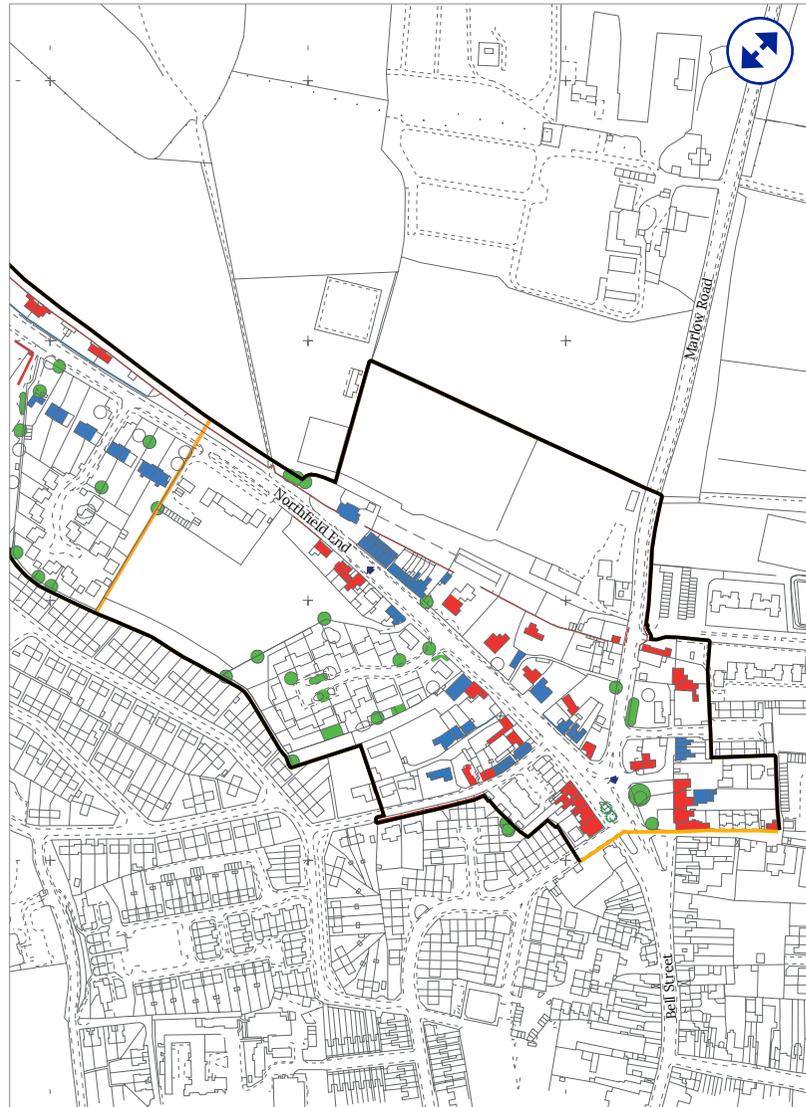
- It is proposed to extend the conservation area to include the full length of Fair Mile up to the junction with the B480 Lower Assendon within the conservation area designation as its broad avenue character continues beyond the current boundary.
- It proposed to exclude the modern development in Bowling Court and Pearce's Orchard from the conservation area.
- See **Section 8** for a map of the proposed changes and justification for these proposals.

CHARACTER AREA 2: NORTHFIELD END

PLAN 8: CHARACTER AREA 2

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- Landmark Building in Conservation Area
- Local landmark within Character Area
- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- Northfield End is the principal streets in the character area, which is a continuation of Bell Street and curves to the north-west to become Fair Mile. It is therefore part of the key approach to the town from the north west.
- Bell Lane, the northern half of which is in this character area, is an ancient street, part of the medieval gridded street layout and originally leading all the way to the River Thames.
- Several secondary residential streets and closes lead off Northfield End; King's Walk, Badgemore Lane, The Hocket and Leicester Close. Of these only Badgemore Lane is a historic route.
- Marlow Road branches off Northfield End on a north-south alignment as it turns to the north-west, it was a toll road with twin 18th century toll houses surviving (Grade II* listed). Off this road are Rupert's Lane and Rupert Close, the former being historic.
- A pair of modern mini-roundabouts are positioned at the junction of Northfield End and Marlow Road ease traffic congestion on this approach to the town centre.
- Plot sizes vary due to the piecemeal development of this area including late 20th century infill and back land development
- The development at the south-east end of the character area is fine-grained with historic and relatively narrow-fronted terraced plots, whilst towards the north the development takes on a more irregular pattern comprising a range of historic terraced, semi-detached and detached plots as well as some larger modern plots. The larger modern plots often contain buildings set further back from the road than the smaller historic plots.



Large, detached villas and smaller terraced rows on the north-east side of Northfield End



A quiet residential street, Badgemore Lane

Building Types and Uses

- The buildings in this character area are almost entirely residential with the exception of the Quaker Meeting House and a few retail units on the stretch of Northfield Road immediately to the north of King's Walk.
- No. 15 Northfield Road was formerly the Sydney House Hotel, but has now been converted to residential.



Dwellings and retail units at the south-west end of Northfield End



Quaker Meeting House

Building Scale and Massing

- The buildings in this character area typically range from two to three-storeys.
- The Victorian terraces are fine-grained and particularly diminutive in height, whilst the three-storey buildings of more substantial massing are generally modern, for example Fairmile Court.



Two-storey terraced houses on Northfield End

Building Materials and Architectural Details

- The predominant cladding material for historic buildings in the character area is red brick, although the brickwork to some buildings is rendered or painted white. There are also timber-framed and knapped flint buildings dating to the 17th century, in Bell Lane and on the south side of Northfield End.
- Roofs are typically clay tiled although there are more recent buildings with slates; terraced roofs are pitched, whilst villas often employ hipped or half-hipped forms.
- Detached or semi-detached villas are characterised by regency-style classical lintels with reeded pilasters or porticos and features such as bracketed eaves. Terraced houses typically have simple flat or segmental door lintels supported on brackets.
- Timber-framed sash windows are typical. Terraced houses often feature bay windows and some historic shopfront features remain in the stretch of retail units to the north of King's Walk.
- Modern buildings feature minimal detailing, making them less interesting buildings, in terms of architectural detail, in the character area.

Boundary Treatments

- Characteristic of the closer to town centre location, the terraced rows are positioned hard against the pavement, whilst larger detached or semi-detached buildings are set behind small front gardens bounded by brick walls, hedges or railings or a combination of boundary treatments.
- The modern buildings making up Fairmile Court are set back behind a driveway and lawn but lack individual boundary treatments and disrupt the building line of the street.

Public Realm, Open Spaces and Trees

- A Recreation Ground that sits between this character area and Fair Mile provides an amenity space for local residents but does not possess any historic features or characteristics.
- The Dry Leas Sports Ground off the Marlow Road is a modern recreation facility and forms a buffer to the edge of the conservation area.
- Northfield End is characterised by mature street trees and grass verges, giving the character area a leafy, verdant character.

- Otherwise, green space is in private gardens, however, these are generally well-planted with trees and shrubbery.
- There are several TPOs, which are mostly located in the gardens off Leicester Close and around the entrances to Rupert's Lane and Bell Lane.
- The pavements are tarmac with granite kerbstones and street furniture is generally modern in style.



The Recreation Ground off Fair Mile

Views

- General street views, including both directions along Northfield End, and along Bell Lane
- Views from the setting of the conservation area from the Mount take in Northfield Road in the foreground.

Audit of Heritage Assets

- There are a number of Grade II* listed buildings including Phyllis Court Lodge, gate and boundary wall; the Toll House Lodge, gate pier and boundary wall; and Elm House, Rupert's Elm and Rupert's Guard.
- There are also a number of Grade II listed buildings, which are typically 18th or 19th century terraced houses or villas.
- Most of the buildings that are not listed are buildings of local note, except the modern development on Leicester Close and Fairmile Court.

Issues and Opportunities

- There is development pressure in the setting of this part of the conservation area, on the west side of Marlow Road in particular, this has the potential to disrupt views of the conservation area from the Mount (outside the conservation area designation).
- There are opportunities to reinstate more traditional surface treatments and street furniture, in particular street lighting, in this area
- Maintaining the verdant character of the area is important so succession tree planting should be considered.

Proposed Boundary Amendments

- It is proposed to exclude Dry Leas Sports Ground from the conservation area designation as it is an area of modern buildings and sports pitches.
- The modern development of Leicester Close and in Badgemore Lane are also proposed for exclusion.
- See **Section 8** for a map of the proposed exclusions and justification for these proposals.



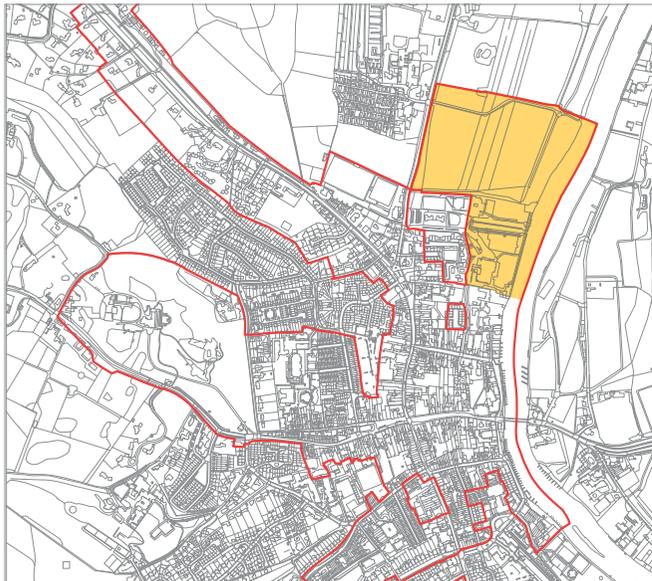
View south along Northfield End

CHARACTER AREA 3: PHYLLIS COURT AND FAWLEY COURT

PLAN 9: CHARACTER AREA 3

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
- L Local landmark within Character Area
- Tree Preservation Orders/Zones
- ⊗ Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- The area is characterised by the large open spaces of the sports fields, historically part of the Fawley Court estate, and the grounds of the Phyllis Court Club
- The principal buildings are the Phyllis Court Clubhouse and the Grandstand (Grade II) with the only other buildings being ancillary structures associated with the club.
- To the north of the Clubhouse, is a long narrow moat/dry dock of historic origin, which joins the river to the east.



The moat to the north of the clubhouse

Building Types and Uses

- The area comprises the Phyllis Court Club, a private members' country club, as well as the riverbank and public playing fields to the north meaning the overriding land use is leisure and public amenity.



Phyllis Court Club



Playing fields to the north of Phyllis Court Club

- Historically as today, Phyllis Court lay in this area. The present building is a 19th century villa on the site of the ancient building, which formed the manor of Henley (then known as Fillets Court) from the early 14th century.
- The 17th century Fawley Court lies outside the conservation area; however, the playing fields are part of its historic landscape, the remainder to the north remains private.
- There are a few buildings specifically associated with the regatta including the Grandstand and the attached Manor House boathouse on the riverfront.



A structure associated with the regatta

Building Scale and Massing

- The Clubhouse is a generous country house of two-storey building, its footprint has expanded with modern extension.
- The grandstand is a two-storey structure right on the riverside, making it a landmark in views from the opposite bank and Henley Bridge.

Building Materials and Architectural Details

- The Clubhouse is rendered and painted pale pink with cornice, window surrounds and string course picked out in white. The building is fronted by a range of glazed conservatories.
- The grandstand is a cast-iron structure on a concrete base with modern steel reinforcement and glazing.



The Grandstand

Boundary Treatments

- There are not historic boundary treatments with modern boundaries between the public and private areas being wire and post fencing, metal railings, chain link fencing and low hedges.

Public Realm, Open Spaces and Trees

- Whilst the character area is largely green and features a number of trees, the playing fields and adjoining riverbanks form the only publicly accessible part of the character area. These open spaces are accessed via a footpath off Marlow Road.
- The riverside path has a rural character and continues north out of the conservation area.
- The riverbanks afford excellent views towards Henley Bridge and Thameside with the distinctive gables of former boat houses and the tower of St Mary's Church particularly prominent. They also provide clear views of the east and northern rural setting of wooded slopes.

- The playing fields are bisected with an avenue of mature trees which continue north creating a vista to Fawley Court. Further mature trees edge the playing fields, which are all covered by a blanket TPO.
- The private grounds around Phyllis Court Club feature grass lawns and trees, many of which have TPOs, with benches taking in the panoramic river views.



The view of the river and Henley from the publicly accessible riverside

Views

- Panoramic views of the river are the most important in this character area, taking in the river and the rural setting on the opposite bank, as well as the town of Henley in the distance.
- From the footpath to the north of the playing fields, there are good views through a treed avenue to the Grade II* listed Fawley Court, which is outside the conservation area.



Views through to Fawley Court from a public footpath in the character area

Audit of Heritage Assets

- The playing fields forming the northern part of the character area are part of the Grade II* Fawley Court Registered Park and Garden.
- The Grandstand, which was built in 1913, is listed at Grade II.
- The Phyllis Court Club is a Henley Important Building being of particular social and historic value to the town for its connection with the Royal Regatta and the preceding manor houses on the site.
- The historic moat is a building/structure of local note.

Issues and Opportunities

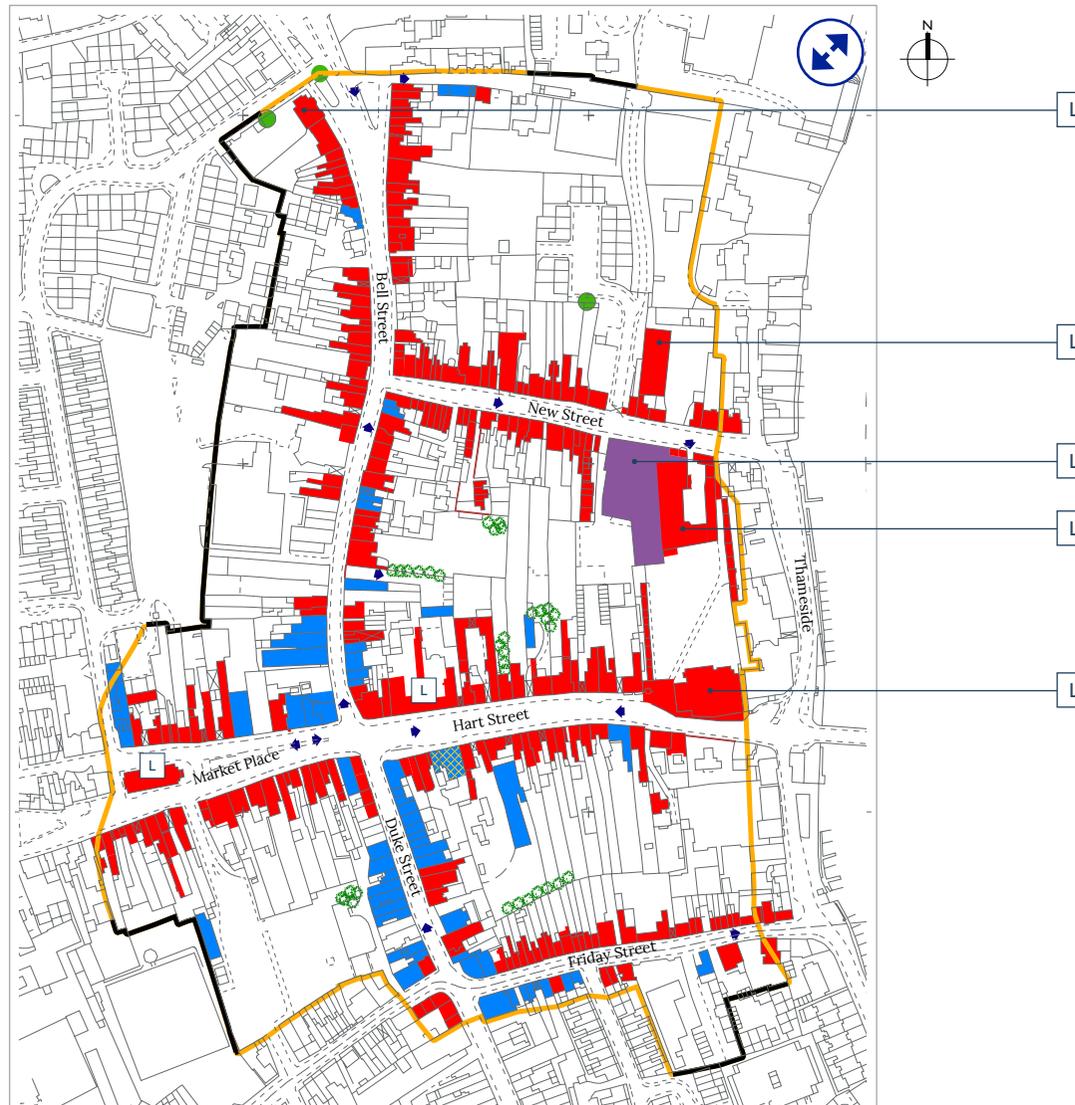
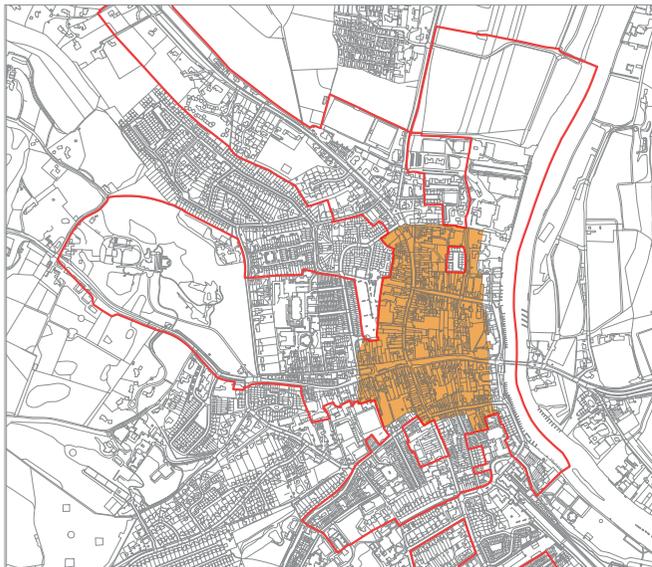
- More sympathetic boundary treatments could be considered to replace the wire and chain link fences in the area.

CHARACTER AREA 4: TOWN CENTRE

PLAN 10: CHARACTER AREA 4

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
- L Local landmark within Character Area
- Tree Preservation Orders/Zones
- ⊗ Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- The street layout of the town centre dates to the medieval period and forms a grid of streets; Hart Street, Market Place, Duke Street, Bell Street, Friday Street and New Street.
- At the heart of this area are the principal Market Place and Hart Street on an east-west alignment with the important junction of Bell Street and Duke Street running north-south between them. Demonstrative of their principal nature, Market Place and Hart Street are the widest streets in the character area with the Market Place particularly broad due to its use.
- There is also good survival of the medieval, burgage plot pattern comprising deep, narrow-fronted plots, this is particularly distinct along Hart Street and the north side of Friday Street, where the deep Hart Street plots meet the much shorter Friday Street plots. There has been relatively little plot amalgamation, meaning the frontage widths are not hugely varied. Burgage plots are protected within the Council's Local Plan.
- Bell Street and Duke Street form the main north-south artery through the character area and the Conservation Area, forming the intersection of the Market Place and Hart Street and the point of departure for Friday Street, New Street and further north Bell Lane, which

extend east towards the river. Despite once leading to the river, Bell Lane has been curtailed and is now a cul-de-sac.

- Various narrow yards, courtyards, lanes alleyways and carriage arch passages run along the alignment of the burgage plots to meet the main streets, particularly along Hart Street and New Street. These include Church Avenue, Old Brewery Lane and Bell Street Mews as well as what are now the car parks of Greys Road and Kings Road. These spaces enable views of the more varied rear elevations of buildings whose fronts have been refronted in the Georgian period.



A carriage arch passageway off Hart Street



View north along Hart Street demonstrating its generous width



The narrower Bell Street, retaining its narrow-fronted plots

Building Types and Uses

- Market Place and Hart Street, which lie at the heart of the conservation area, are characterised by a largely commercial character with building uses including banks, retail and hospitality (hotels, pubs and restaurants). Most upper storeys are in residential or commercial use.
- The Town Hall is an important civic building and positioned prominently on raised ground at the north end of the Market Place.
- There are several public houses and hotels including the Bull Inn on Bell Street and historic coaching inns such as the Catherine Wheel Hotel on Hart Street.
- The character area contains the important religious building in the town, St Mary's Church at the south end of Hart Street, with its distinctive tower, and the two sets of almshouses framing the churchyard.
- Bell Street and Duke Street continue the commercial character of the Market Place and Hart Street, with retail units, cafes and restaurants, occupying the majority of ground floor buildings, with residential or commercial uses above. Beyond, its junction with New Street, the buildings on Bell Street are more typically residential as it leads to the more suburban area of Northfield End.
- Although Friday Street and New Street are quieter, primarily residential streets, they do contain some commercial and retail uses and a theatre, particularly towards the west and the town centre.
- New Street was the historic location of the Brakspear brewery, although the brewery is longer in use this former industrial function is represented by surviving buildings including the brewery offices, the old brewery house and the malthouse, which feature historic signage and former malthouse towers. Converted late 18th century maltings can also be found to the rear of 18 Hart Street, which retain many original features.



View looking east along Hart Street showing commercial buildings at ground level



The north end of Bell Street, which is more residential in character

Building Scale and Massing

- The character area has a mix of two and three-storey buildings. Some important buildings such as the Catherine Wheel Hotel, are only two-storeys high but occupy large plots and feature wide street frontages making them more prominent in the street scene.
- The highest proportion of two-storey buildings can be found in the more residential New Street and Friday Street.
- The almshouses to the north-east and south-west of St Mary's Church are particularly diminutive, ranging from one to two-storeys.
- There is a very fine-grain of development, with few gaps between terraced rows, except for carriage arch passageways through to side alleys and rear yards.
- Detached buildings are rare with the exception of the Town Hall on its island site at the north end of the Market Place and St Mary's Church at the opposite end of Hart Street.
- The tower of St Mary's is the tallest structure in the area and visible in views from across the conservation area and its setting.



Two-storeys buildings on the south side of New Street

Building Materials and Architectural Details

- Buildings are generally fronted in red or grey brick, a combination of the two, or are rendered or painted white.
- There are several timber-framed, jettied buildings, others survive but concealed 18th or 19th centuries re-fronted.
- St Mary's Church is distinctive for its use of knapped flint, which is generally reserved for higher status buildings.
- Roofs are pitched or hipped, and the roofline is further enlivened by a number of gable ends. The most historic buildings use clay tiles, although some later buildings make use of slate. Some roofs are concealed behind parapets, particularly those built or refronted in the Georgian period.
- Higher status buildings in the Market Place and Hart Street including banks and the Town Hall employ a grander stone materiality for ground floors or use stone to pick out architectural details.

- Many ground floors are occupied by shopfronts, which are a mix of historic, traditional-style and modern. In some cases, where shopfronts have been replaced, certain historic features including pilasters and consoles or corbels still survive.
- Architectural features include decorative doorcases or lintels, stuccoed or rendered window surrounds, bay windows, classical detailing, gables with relief carving or timber-framing and bracketed eaves, however, modest buildings are typically articulated by contrasting polychrome brickwork. The almshouses feature minimal decoration besides hood mouldings.
- Timber-framed sash windows are typical, generally square-arched with some segmental-arched.

Boundary Treatments

- The majority of buildings are positioned hard against the pavement demonstrative of its urban character.



Historic shopfront fragments



Ornamental terracotta and stained glass



Decorative polychrome brick

Public Realm, Open Spaces and Trees

- The Market Place, which is semi-pedestrianised, forms an important open public space, and remains the location of several markets. Its public seating, cycle racks, planters and other street furniture encourage people to dwell here. The recent landscaping incorporates some planted beds and trees.
- The churchyard of St Mary's is the only green space in the character area with mature trees and lawns between gravestones and tombs; set back from the surrounding busy streets it is tranquil and pleasant space.
- Otherwise, there are few trees and little greenery in this character area, which contributes to its urban character.
- The Market Place features relatively new surface treatments with paving stones, stone setts and granite curbs with a shared surface, however much of Hart Street features lower quality concrete slabs. Duke Street and the section of Bell Street closest to the town centre feature traditional paving stones and granite curbs, whilst the rest of the area generally features concrete paving, sometimes with granite kerbstones.

Views

- The main views in this character area focus on the two landmark buildings in Hart Street and the Market Place: St Mary's Church and the Town Hall. Both are visible along the whole artery owing to their scale and positioning.
- Other views are general and incidental views along historic streets, for example, looking east along New Street towards the river and into the former brewery site and both ways along Bell Lane and Duke Street.

Audit of Heritage Assets

- This character area has the highest concentration of heritage assets, most buildings are Grade II and Grade II* listed buildings, which range from medieval timber-framed pubs to 18th/ 19th century terraces with 19th or 20th century shopfronts. The area also contains the conservation area's only Grade I listed building, Chantry House, to the rear of the Red Lion Hotel and St Mary's Church.
- The Brakspear buildings that are not listed are Henley Important Buildings for the special contribution they make to the social history of the town and their past importance to the brewing industry of Henley.
- Amongst the few other non-listed buildings, the majority are buildings of local note.

Issues and Opportunities

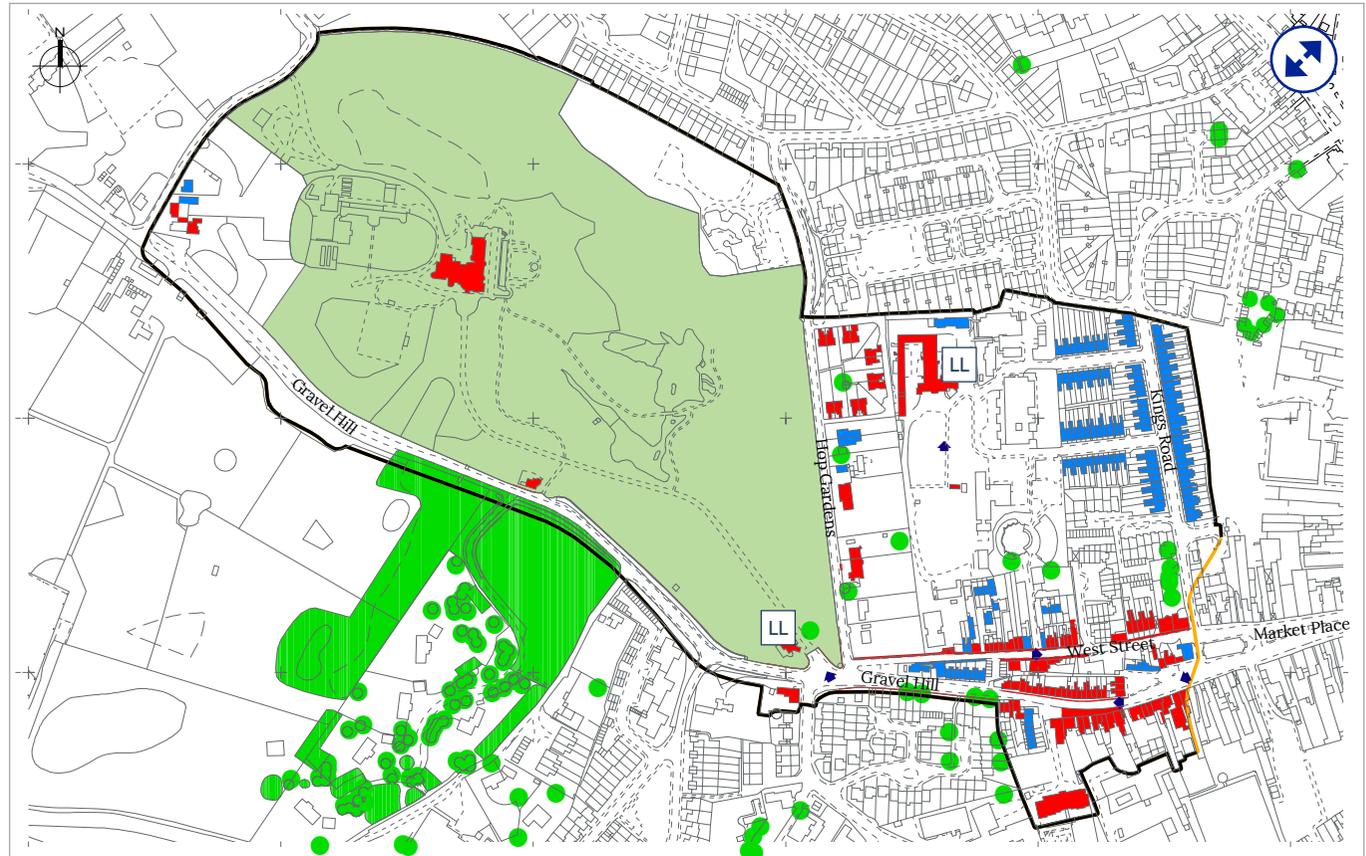
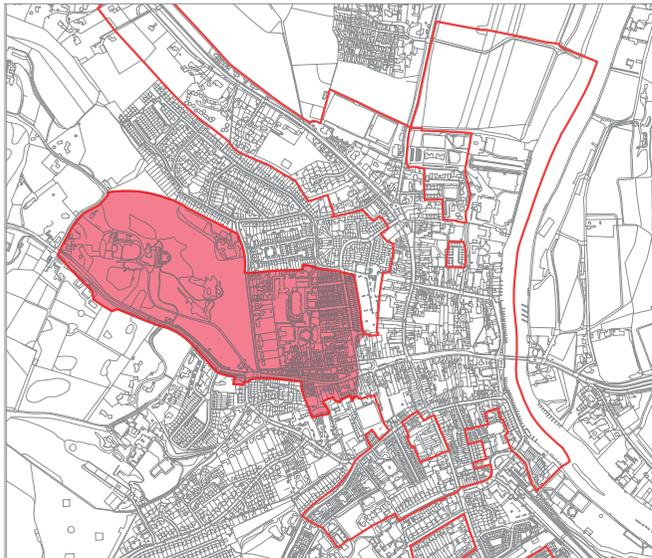
- There are some instances of modern additions to the visible, front elevations of buildings such surface wiring, alarm boxes and satellite dishes, there are opportunities to remove these, especially where redundant, and raise awareness of the permission needed to install such features, particularly on listed buildings.
- There are some instances of pigeon netting and spikes, these are cruel methods of deterrent and other more humane deterrents are already in place in the town centre, there are opportunities for these features to be removed.
- There are some maintenance issues, particularly foliage and moss growth and rotting timber windows, there are opportunities to raise awareness of the importance and benefits of regular maintenance of building fabric.
- There are some vacant retail and restaurant premises, which it would be beneficial to see re-let.
- Where shopfronts modern alterations or replacement and signage is not appropriate to the conservation area, opportunities to reinstate more traditional versions should be taken.
- Hart Street is very busy with traffic, which affects the appreciation of its historic character. Duke Street is also a busy vehicle route.
- There are opportunities to reinstate high quality, traditional surface treatments to areas where these do not currently exist, particularly in Hart Street.

CHARACTER AREA 5: WESTERN EDGES OF TOWN CENTRE

PLAN 11: CHARACTER AREA 5

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
- LL Local landmark within Character Area
- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- The street and plot pattern are varied across the character area owing to its piecemeal development along Gravel Hill, Victorian residential infill and the large site of the former Henley Union Workhouse (Townlands Memorial Hospital). A large part of the character area is also taken up by the Friar Park estate, to the west.
- Gravel Hill has long served as an important approach to the town centre from the west and joins the Market Place at the Town Hall. It turns from west to north-west at the entrance to Friar Park to run along its boundary.
- To the east, the development consists of streets typically of small narrow-fronted residential plots surrounding the former workhouse. The semi-detached residential buildings along Hop Gardens to the west occupy larger plots than the residential terraces to the east and south of the former workhouse. West Street is more informal in its development whereas King's Road, York Road and Clarence Road contain uniform terraces, similar to those around Reading Road south of the town centre.
- The hospital buildings, both those historic to the workhouse and modern, are larger with no formal street pattern.

Building Types and Uses

- This character area contains a mix of building uses although the predominant use is residential. Hop Gardens, West Street, King's Road, Clarence Road and York Road are largely residential in character with the land between Hop Gardens and the other streets occupied by Townlands Memorial Hospital and doctors' surgeries.
- The hospital site was formerly occupied by Henley Union Workhouse; the only surviving buildings are the kitchen block and pest house, both of which are listed. Residential buildings, for retirement living, have been recently developed within the hospital grounds along with the conversion of the surviving workhouse buildings to residential use.

- Buildings at the eastern end of Gravel Hill continue the commercial character of the Market Place although these are interspersed with residential buildings, which soon becomes the main building use.
- The west part of the character area is dominated by the registered park and garden of Friar Park, which contains the country house as well as several residential lodges. Badgemore Primary School, to the north-east of the house, occupies land that once formed part of the park.



Commercial buildings at the lower (east) end of Gravel Hill

Building Scale and Massing

- Friar Park is the largest building in the character area, characterised by its sprawling footprint, pitched roofs and tower. However, surrounded by its extensive park, it is not visible from anywhere in the conservation area.
- The hospital buildings and new residential buildings also larger in scale and massing, although this scale is not out of character for the site, which formerly featured industrial (workhouse) buildings.
- There is a relatively fine grain of development at the east ends of both Gravel Hill and West Street, which becomes less dense to the west, reflecting a shift away from the town centre. Likewise, three-storey buildings are more commonly found at the east end of these streets, with smaller scale, two-storey buildings more typical to the west.
- The residential terraces around King's Road are fine-grained, uniform two-storey buildings, whilst the enclave of semi-detached villas at the north end of Hop Gardens are larger buildings with tall chimneys and prominent gables.



Largescale modern hospital buildings



Terraced residential development along King's Road

Building Materials and Architectural Details

- The buildings along Gravel Hill and West Street are generally clad in red brick, sometimes combined with grey brick. Certain buildings have been rendered or painted pale colours. There are a few examples of timber-framed buildings or knapped flint. Architectural or decorative features include sash-windows, bay windows, door lintels and contrasting coloured brickwork to pick out window surrounds and banding.
- The residential enclave around King's Road is characterised by a uniform materiality and architectural detailing comprising red brick buildings, articulated with pale yellow brick banding and window surrounds, and slate roofs. The dwellings feature rendered arched door surrounds with prominent keystones and ground floor bay windows with fish scale tiles.
- The buildings along Hop Gardens have a uniformity in terms of their materiality of red brick, hung tiles and knapped flint. However, they employ an eclectic range of decorative features such as ornamental timber bargeboards to gable ends, polychrome brickwork as well as prominent turrets and chimney stacks.
- Friar Park and its lodges are characterised by Gothic Revival features such as pointed windows, towers and polychromatic brick banding.
- The modern hospital buildings have minimal detailing.



Gothic Revival Lower Lodge to Friar Park



Eclectic detail to Fonthill, Hop Gardens

Boundary Treatments

- The majority of buildings on the streets close to the town centre, namely Gravel Hill and West Street, are positioned hard against the pavement.
- West Street features particularly high flint and brick boundary walls to the rear of the properties fronting Gravel Hill.
- The residential enclave around King's Road features small front gardens set behind brick boundary treatments. Some historic gate piers and walls remain, and others have been replaced with modern walls or railings.
- Larger leafier gardens can be found along Hop Gardens, typically with brick and planted boundaries although some boundaries comprise unsympathetic timber fencing including to the east side of Friar Park.

Public Realm, Open Spaces and Trees

- There is a small public garden at the junction of Gravel Hill and West Street but otherwise the only open spaces are around the hospital buildings, which are semi-private rather than fully publicly accessible.
- Friar Park has extensive private gardens but only the surrounding mature trees are appreciable from the public domain. Mature trees also form a buffer to the south-west side of Gravel Hill opposite Friar Park, although this side of the road is outside the conservation area.
- There are a number of street trees on Gravel Hill and some young trees have been planted on the hospital site. Individual trees with TPOs in the private gardens in Hop Gardens and the southern end of King's Road, the former has the leafiest character in this area.
- Otherwise, trees are rare in this character area and the eastern half in particular has a more urban character as a result.

- Several Grade II listed surface treatments survive in this character area, typically 19th pavement surfaces on Gravel Hill and West Street comprising patterned, Candy pavers, some with granite kerbs. The south end of Gravel Hill features a raised cobbled pavement with a central band of flagstones. These surfaces have been altered in places by the installation of modern bollards, concrete curbs or concreting paving stones. Listed surfaces are shown on the character area map.
- Other surface treatments within this character area include tarmac, concrete paving stones or brick setts with a combination of concrete and granite kerbstones.



Candy pavers to the pavement of West Street

Views

- There are no key views of Friar Park as the house is screened from view by its landscape setting and dense boundary treatments. However, the view of its Lower Lodge is of importance.
- There are kinetic views looking west from the bottom of Gravel Hill along the street. The street curves gently making visible a characterful range of buildings of different styles, dates and uses.
- East along West Street affords views of St Mary's Church tower, clearly visible due to the elevated position moving westwards.
- Views of the surviving kitchen block of the former workhouse from the landscaped area to itself are also important.



View east along West Street to St Mary's Church

Audit of Heritage Assets

- Most of the buildings on Hop Gardens, Gravel Hill and West Street are listed at Grade II and largely date to the 18th or early 19th century, although there are some earlier buildings.
- The late 19th century terraces centring on King's Road are buildings of local note as are most other buildings in West Street and Gravel Hill.
- Friar Park, its lodges and boundary treatments are Grade II listed, and the surrounding grounds are a Grade II registered park and garden.

Issues and Opportunities

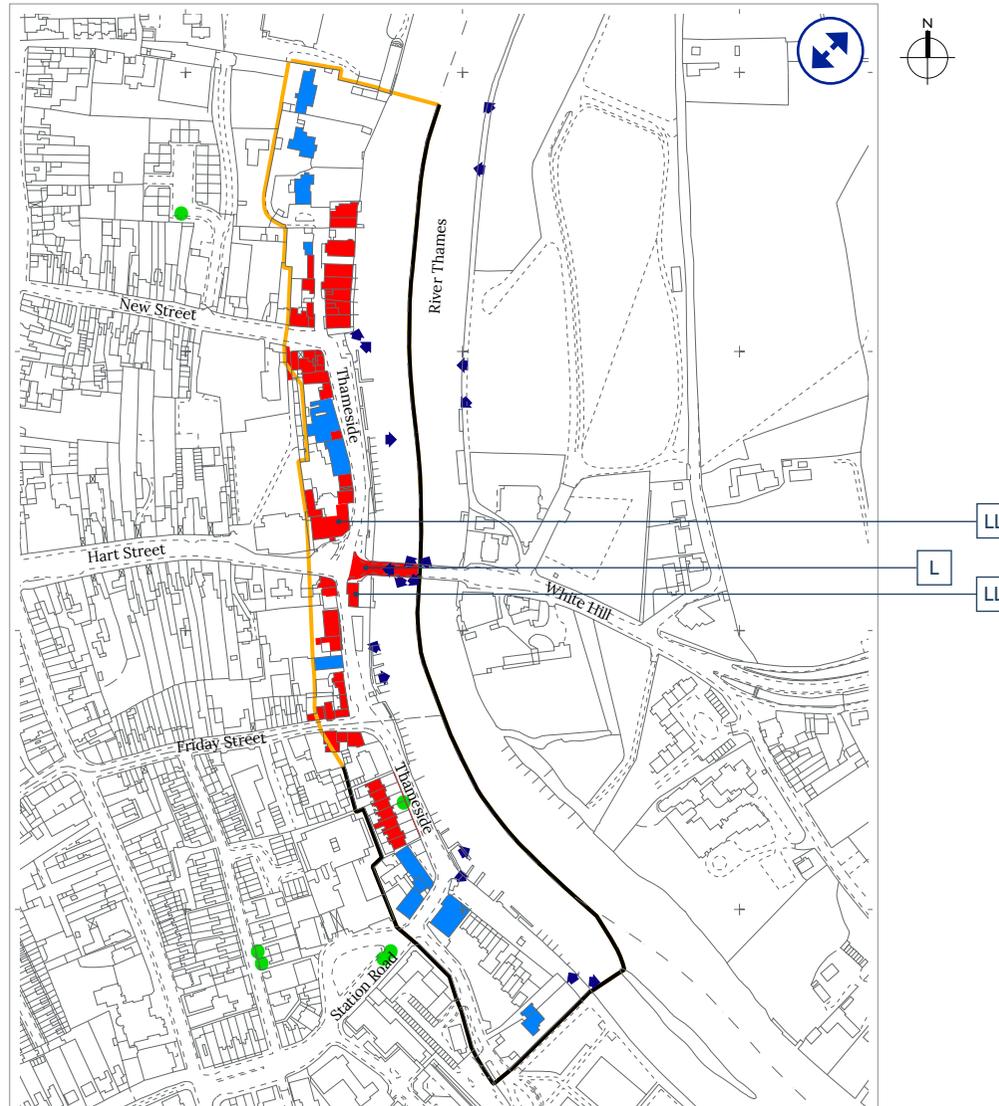
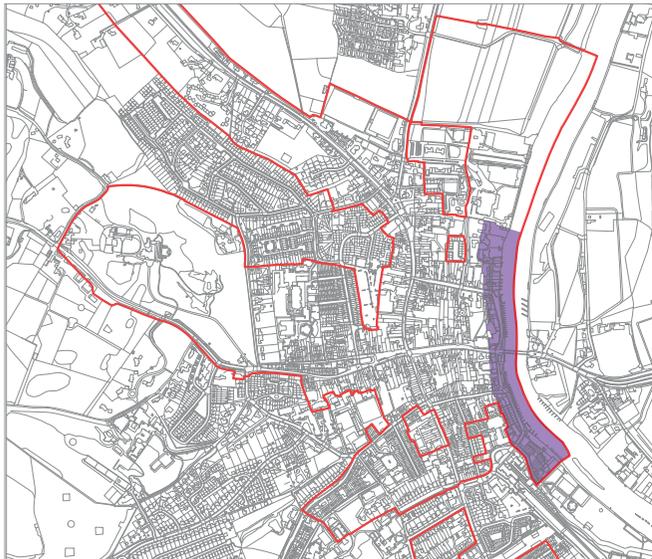
- Returning windows and boundaries back to their historic appearance would be beneficial as opportunities arise.
- There are modern additions to the visible, front elevations of buildings such as satellite dishes and surface wiring, opportunities to remove these and raise awareness of the permission needed to install such devices.
- Awareness of the need for permission for the installation of rooflights would also be beneficial.
- There are opportunities to reinstate traditional surface treatments in this area, particularly in Gravel Hill and West Street, retaining surviving historic finishes.

CHARACTER AREA 6: RIVERSIDE

PLAN 12: CHARACTER AREA 6

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- Landmark Building in Conservation Area
- Local landmark within Character Area
- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- The street pattern in this character area is defined by the River Thames, with Thameside the main route in the area running parallel in a north-south arrangement with the riverside. The road becomes access only at its southern end, after the junction with Station Road, and Wharfe Lane to the north is a narrow lane that continues the same alignment.
- The east-west streets in the gridded medieval street pattern, Friday Street, Hart Street and New Street, all join Thameside, and Henley Bridge bisects the street at its mid-point
- Aside from the Angel Inn, all development is on the west side of Thameside.
- The development in this character area is relatively fine-grained but less dense than that in the town centre, demonstrative of its post-medieval development. The buildings generally form part of terraced rows broken up with small gaps between or converging roads.
- At the northern end of the area, at the end of Wharfe Lane, are three detached villas occupying much larger plots.



View of the north end of Thameside from Henley Bridge

Building Types and Uses

- There are a range of building functions in the riverside character area.
- The northern section of Thameside features a number of commercial buildings such as pubs, retail units and estate agents. The former Little White Hart Hotel has been converted to office and residential use.
- The section of Thameside to the south of the bridge contains some commercial buildings, such as public houses and cafes, but is more residential in character with terraced houses and mansion blocks.
- At the bridgehead are two prominent pubs, the Red Lion Hotel and the Angel Inn.
- The very southern end of Thameside, features residential apartments as well as boathouses, buildings and piers associated with river tourism, catering for boat trips and refreshments.
- Wharfe Lane, at the north end of the character area, is a quiet residential cul-de-sac with a row of riverfront boathouses.



The south end of Thameside with infrastructure catering to river tourism with residential terraces beyond



The residential Wharfe Lane

Building Scale and Massing

- The mansion blocks at the south end of Thameside are tall four-storey buildings and some of the tallest buildings in the conservation area, whilst those to the north of the bridge, are smaller, typically two-storey buildings, some with attic accommodation. Those around the bridgehead are slightly taller at three-storeys.
- Boat houses are typically characterised by squat proportions, for example, the former boathouses on Wharfe Lane that overlook the river.



Four-storey River Terrace at the south end of Thameside

Building Materials and Architectural Details

- Red brick is the predominant cladding material in this character area, sometimes used in conjunction with grey brick. The brickwork to some buildings is painted.
- Stucco or render is also popular, particularly for the regency row of River Terrace (Grade II), at the south end of Thameside.
- Georgian and regency buildings are characterised by restrained detailing, classical porches or doorcases, tall sash windows and dentilled cornices.
- Historic and modern boat houses are distinguished by gable ends with decorative bargeboards, timber-framing and first floor balconies. Other buildings including the modern apartments and Royal Mansions at the south end of Thameside also draw upon boathouse typologies and features.



The Georgian front of the Rectory (Grade II*) and the Coach House (Grade II) attached to the left



Boathouses at the northern end of the character area

Boundary Treatments

- The majority of buildings along Thameside are positioned hard against the pavement, although the mansion blocks (Royal Mansions and River Terrace) along the southern stretch are set behind masonry walls and front gardens and the Old Rectory behind iron railings.
- The buildings in Wharfe Lane are generally positioned hard against the lane.
- The modern residential apartments at the south end of the character area are bounded by a range of treatments including hedge planting, metal railings and timber fencing.

Public Realm, Open Spaces and Trees

- There is a small area of public realm at the south end of Thameside near the bridge and the Angel Pub with public seating offering panoramic river views. There is also a small open space by the slipway at the northern end of Thameside.
- A footpath extends the length of Thameside although sometimes this is narrow and affected by the busy-ness of the road. The southern end of Thameside, south of the junction with Station Road is for access only and is therefore a pleasant public path.

- Besides the front gardens at the south end of Thameside, there is relatively little greenery in this character area with few street trees except adjacent to the Red Lion Hotel. The green, treed landscape on the opposite side of the river however indicates the proximity of a more rural landscape to the east of Henley.
- The surface treatment is inconsistent and comprises a range of tarmac, brick setts and concrete paving stones.



The rural landscape on the opposite side of the river

Views

- Thameside is important in views upon entering the town over Henley Bridge and from the eastern riverside paths.
- Panoramic views from Henley Bridge take in the characterful boathouses, pubs, hotels and residential terraces along the riverfront.
- Views from Thameside towards the river, bridge and green setting to the east are also important. Views north up the street also take in the landmark tower of St Mary's Church.

Audit of Heritage Assets

- The Rectory, a 17th century building with an early 18th century front, is Grade II* listed.
- There are also a number of Grade II listed buildings including 18th century pubs, regency mansion blocks and late 19th century boathouses.
- The remaining buildings are buildings of local note, with the exception of the modern apartments and dwellings.

Issues and Opportunities

- There are opportunities to improve the pedestrian experience along the riverside path, potentially through widening the footpath or reducing the traffic congestion on Thameside and over Henley Bridge.
- There are also opportunities to reinstate more cohesive and traditional surface treatments within this area.
- There are modern additions to the visible, front elevations of buildings such as satellite dishes and surface wiring, opportunities to remove these and raise awareness of the permission needed to install such devices.



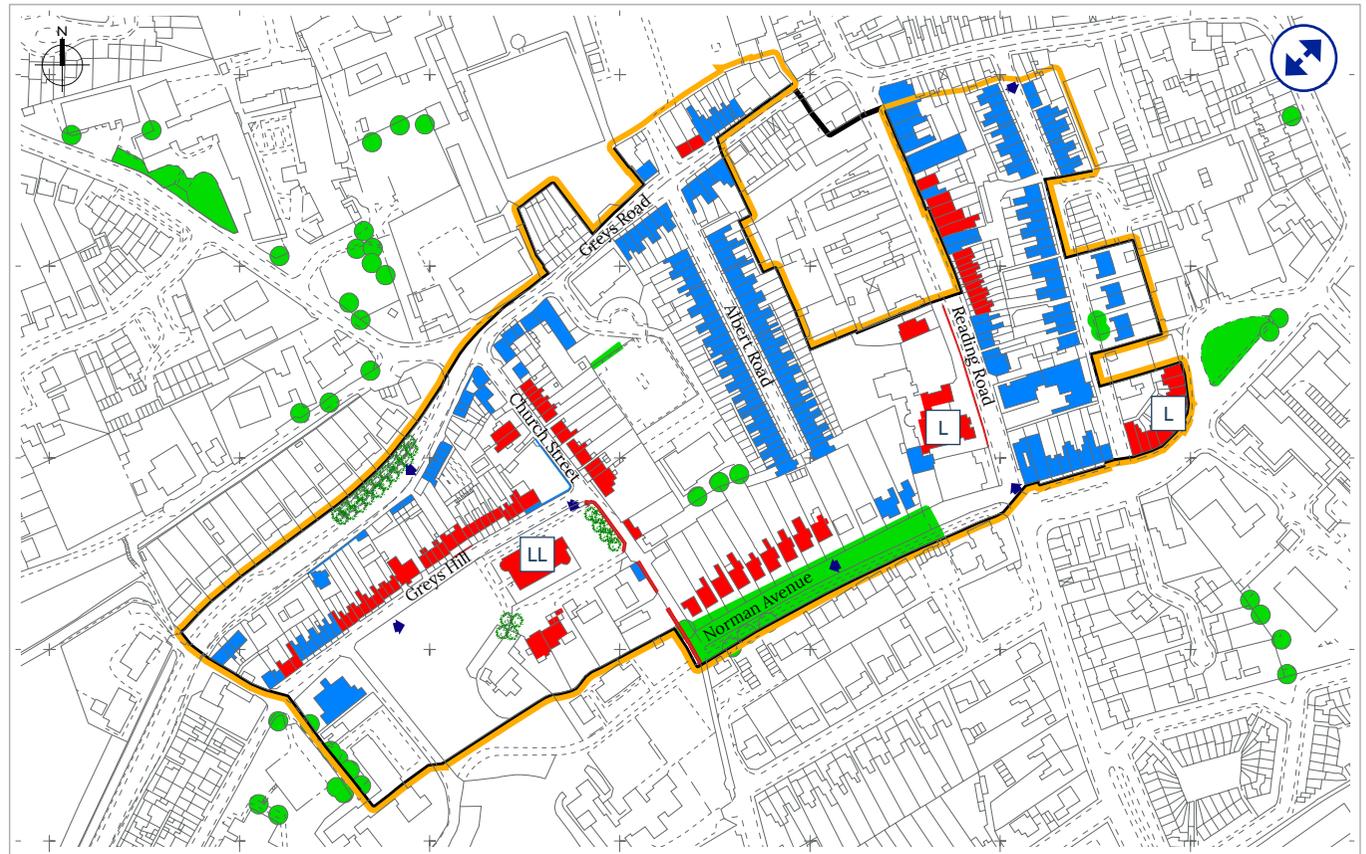
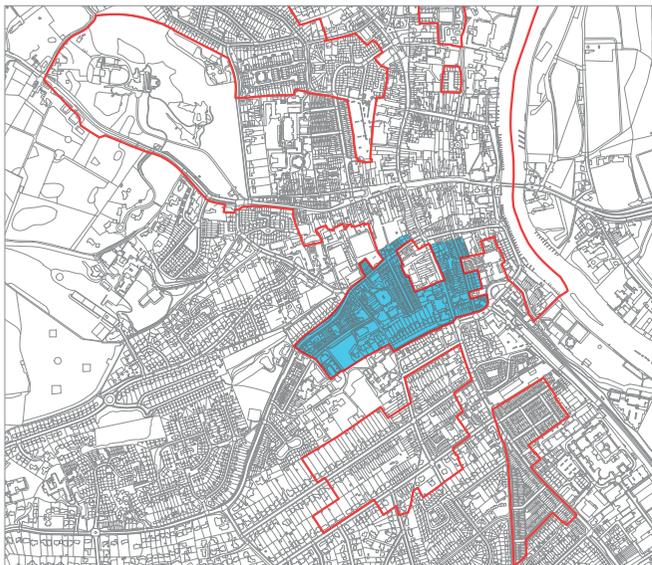
View north along Thameside towards Henley Bridge and St Mary's Church

CHARACTER AREA 7: EDWARDIAN SUBURBS

PLAN 13: CHARACTER AREA 7

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
- LL Local landmark within Character Area
- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- This area has a transitional character connecting the historic medieval core of the town with the Edwardian suburbs to the south.
- The principal routes are Reading Road, the principal approach from the south and Greys Road and important south-west approach to the town. Both these routes are historic and were built up prior to the Victorian period.
- The street pattern between these two roads is irregular and piecemeal in its evolution, mainly developed in the Victorian and Edwardian periods. Church Street and Albert Road lead south from Greys Road, the former leading to Holy Trinity Church and Greys Hill, which is parallel with Greys Road. At the southern end of Church Street is Norman Avenue which connects with Reading Road at Station Road. On the east side of Reading Road, the layout is more regular with Queen Street running parallel.
- The residential development is generally terraced and made up of narrow-fronted plots with small rear gardens. The grain of development is particularly fine on the north side of Grey's Hill, whilst the plots to the south-east on Norman Avenue are more spacious and contain larger, detached dwellings.

- There has been some modern infill development on Grey's Road, which has slightly disrupted the historic plot pattern.
- Open space has always existed between Albert Road and Church Street, formerly as a nursery and today as a car park.

- Reading Road comprises a more irregular plot pattern with large plots at the south end for the church, church hall and manse; small, terraced plots occupying the middle part of the street; and larger terraced plots towards the town centre to the north.



Terraced, fine-grained character of Greys Hill

Building Types and Uses

- The character area primarily consists of residential uses, although Reading Road contains a mix of residential and, to the north towards the town centre, commercial uses.
- There are some leisure or institutional buildings including pubs and social clubs and hotel uses in the form of the Imperial Hotel on Station Road.
- The area includes religious buildings, namely Christ Church Congregational Church on the Reading Road, accompanied by the attached Church Hall, and the Holy Trinity Church and graveyard off Church Street.
- There is a surface car park to the south of Grey's Road at Goodall Close.



Small scale terraces on Albert Road

Building Scale and Massing

- The scale of the residential buildings in this character area is typically two-storeys, reflecting their domestic function, although the detached dwellings on Norman Avenue are larger, three-storey buildings with wide frontages and deep proportions.
- The commercial buildings at the north end of Reading Road towards the town centre are generally taller, at three-storeys, similarly to the terrace on Station Road. The Imperial Hotel and the attached associated buildings is particularly landmark in scale, occupying an entire street block on Station Road and reaching four-storeys. These are demonstrative of their position closer to the town centre.



Small residential buildings on Reading Road and taller commercial buildings closer to the town centre in the background



The largescale Imperial Hotel and associated buildings

Building Materials and Architectural Details

- Red brick is the predominant building material in the character area, sometimes used alongside grey brick. Yellow brick is also used to articulate red brick elevations in some residential streets particularly Albert Road and Queen Street, where it has been used for banding and other detailing around windows.
- The brickwork to some buildings is painted or rendered, although where this occurs in a terrace disrupts the uniform appearance of the row.
- Roofs are generally pitched or gabled and are typically slate-tiled, except a number of older buildings which feature clay tiles.
- The buildings on Albert Road and Queen Street are characterful owing to their polychrome brickwork, bay windows with gable ends or fish scale tiled roofs and round arched doorways. More modest terraces, such as those in Greys Road, feature very little ornament, aside from round-arched entrances and sometimes, name plaques or slate tiled door canopies.
- The buildings on Norman Avenue are distinguished by their eclectic style and range of features including ornamental gables with hung tiles, timber-framing or terracotta, bracketed eaves cornices, decorative timber bargeboards, stone detailing for bay windows and balustrades, and ornamental door cases, porches and verandas.
- Religious buildings use either knapped flint, as for Holy Trinity Church and the former school opposite, or brick with stone detailing like Christ Church Congregational Church on Reading Road.
- The buildings at the commercial north end of Reading Road are characterised by ground floor shopfronts and a range of detailing to the upper storeys including bay and oriel windows, polychrome brickwork and gable ends.
- The Imperial Hotel is prominent for its distinctive 'Old English' style and architectural exuberance featuring decorative timber-framing and 'Jacobethan' ornament.



Eclectic style of houses on Norman Avenue



Detail of terrace with decorative brick banding and name plaque

Boundary Treatments

- Due to the location of much of the character area, except for Reading Road, beyond the town centre and the largely residential character, most buildings are set back from the pavement behind small front gardens, many of which feature green landscaping.
- Buildings on Greys Road and Reading Road are generally hard against the pavement.
- A range of boundary treatments are present including brick or knapped flint walls, metal railings, often combined with hedge planting. Many boundaries in residential streets have been altered or partly lost which had disrupted the appearance of the area. Historic boundary treatments remain in sections including brick gate piers in Norman Avenue.

Public Realm, Open Spaces and Trees

- The graveyard around Holy Trinity Church form the only green public space in the character area.
- There are street trees within the public realm and trees and other greenery in private gardens giving most of character area a leafy verdant character. Norman Avenue is particularly well-treed and features well-planted gardens. The exceptions are Albert Road, Reading Road and Station Road which have a more urban character without much greenery.

- Several of the trees in Norman Avenue and to the rear of this row are covered by TPOs.
- The surface treatments vary but are typically tarmac or concrete finishes, in poor condition in places.



Holy Trinity Church and graveyard

Views

- Holy Trinity Church is a feature in views from Greys Hill and Church Street as well as from the graveyard adjacent.
- Views along Reading Road to Christ Church Congregational Church are also important, the church's tower is glimpsed across the conservation area and from its setting, particularly from the Mount and Henley Bridge.
- There are also kinetic views along Greys Road, taking in the residential development that extended beyond the town centre in the late 19th and early 20th century, and along the leafy Norman Avenue.

Audit of Heritage Assets

- The area contains a number of Grade II listed buildings including both Holy Trinity Church and Christ Church Congregational Church, the 19th century cottages on Church Street and the north side of Greys Hill and those on Reading Road, the late 19th century villas on Norman Avenue, and the Imperial Hotel on Station Road.
- A number of other terraces, rows and individual buildings, both commercial and residential, are recognised as buildings of local note.

Issues and Opportunities

- Returning windows and boundaries back to their historic appearance would be beneficial as opportunities arise.
- There are modern additions to the visible, front elevations of buildings such as satellite dishes and surface wiring, opportunities to remove these and raise awareness of the permission needed to install such devices.

- There are opportunities to reinstate traditional surface treatments in this area.
- Some of the shop frontages and retail signage in Reading Road are of lower quality and there are opportunities for the installation of more appropriate features.

Proposed Boundary Amendments

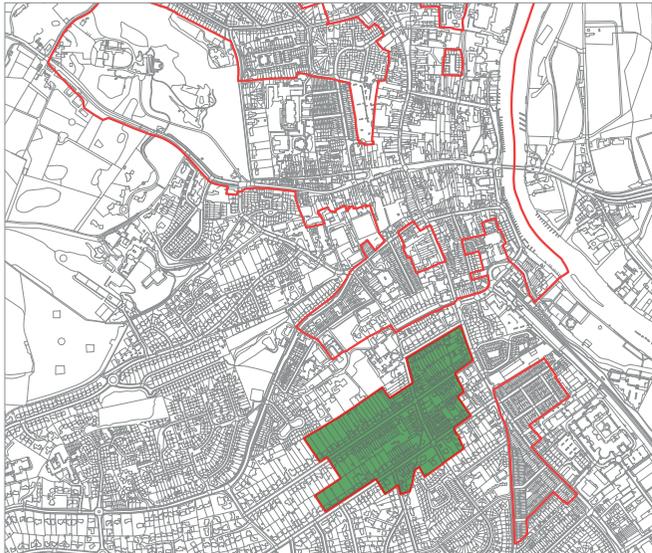
- It is proposed to extend the conservation area to include the island of buildings between Reading Road and Greys Road that are currently excluded. These comprise Nos.8-38 Reading Road and Nos.6-20 Greys Road.
- It is also proposed to exclude the modern dwellings in Normanstead
- See **Section 8** for a map of the proposed changes and justification for these proposals.

CHARACTER AREA 8: ST MARK'S ROAD

PLAN 14: CHARACTER AREA 8

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- Landmark Building in Conservation Area
- Local landmark within Character Area
- Tree Preservation Orders/Zones
- ⊗ Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- This area is formed by parallel streets laid out in the late 19th/early 20th century to form a middle-class suburb. The detached and semi-detached houses were designed to occupy spacious plots, which became more generous to the south-west, away from the town centre. Whilst there has been some infilling, the suburb is clearly distinct from the more urban environment of the town centre, retaining a unique, spacious, leafy and airy character.
- It comprises two main streets, St Mark's Road and St Andrew's Road, which run parallel on a north-east/ south-west alignment. Hamilton Road, the south side of which is in the conservation area, is a shorter road and also runs parallel.
- Vicarage Road, which follows the alignment of an earlier footpath, bisects St Mark's Road and St Andrew's Road and heads north towards Church Street and Greys Road.
- Singers Lane is a narrow lane, which historically, as today, linked Vicarage Lane to Reading Road between the rear garden boundaries of St Mark's Road and St Andrew's Road and as such has a back-of-house, yard-like character.

- The area is characterised by wide roads lined by deep, wide-fronted plots with semi-detached or detached dwellings.
- There has been some modern infilling along St Mark's Road, where historically plots were generous so buildings were spaced further apart, and at Singer's Close, which was historically occupied by a couple of much larger plots containing detached buildings.



St Andrew's Road, showing the generous detached and semi-detached dwellings



Narrow lane, Singers Lane, between St Mark's Road and St Andrew's Road

Building Types and Uses

- The area is almost entirely residential with the exception of St Mary's School on St Andrew's Road.

Building Scale and Massing

- The buildings are semi-detached or detached and as such are characterised by larger scale and massing than terraces closer to the town centre.
- The buildings are typically two-storeys, although some have additional attic accommodation, and a small proportion are three full storeys.
- There are groupings of uniform buildings, such as the detached villas at the western end of St Andrew's Road and semi-detached gabled houses in St Mark's Road. These groups are an important part of the character of the area.

Building Materials and Architectural Details

- The buildings in the character area are generally finished in red brick, although some have stone fronts or rendered detailing.
- Roofs, which are pitched and sometimes gabled, generally feature slate tiles although some are clay.

- The character area is characterised by a range of architectural styles and detailing; certain houses adopt a castellated style with parapet crenelations, others feature stone carving and Art Deco style motifs. Some buildings are prominent due to the use of corner turrets or towers.
- More common architectural features include porches or verandas, full-height bow, canted or square bay windows with pitched roofs or gable ends. The latter feature decorative bargeboards, hung tiles or timber-framing. Other decorative features include contrasting coloured brickwork for window and door surrounds, terracotta detailing and ornamental ridge tiles.



Turret feature at St Mary's School



Art Deco style carved relief



Villa with a crenelated parapet

Boundary Treatments

- Due to the suburban location and residential character of the character area, most buildings are set back from the pavement behind front gardens.
- Boundary treatments are typically a combination of red brick and hedge planting. Some historic gate piers with stone caps survive but many historic boundaries have been replaced or eroded.
- A few boundaries have been replaced with timber fencing, which is not characteristic and there are limited examples where front gardens have been replaced by hard surfacing for car parking.

Public Realm, Open Spaces and Trees

- The streets in this character area, particularly St Mark's Road and St Andrew's Road, are lined with mature plane trees. The avenues contribute to the leafy suburban character of the area, although some sections of avenue have been lost over time.
- A small number of the trees, specifically a cluster at the junction of St Andrew's Road and Vicarage Road are covered by TPOs.

- Most dwellings feature treed and well-planted front gardens, bringing leafy verdant and suburban character.
- The streets are generally lined by tarmac pavements with granite kerbstones.

Views

- There are no key views in this character area beyond general street views.

Audit of Heritage Assets

- There are no listed buildings in this character area, but all historic dwellings are buildings of local note.



St Mark's Road looking east showing street trees, well-planted front gardens and a wooded landscape beyond Henley

Article 4 Directions

- An Article 4 Direction is in place across the entirety of this character area which means that planning permission is required for the following:
 - The enlargement, improvement or alteration of a dwelling house
 - Any other alteration to the roof of a dwelling house
 - The erection or construction of a porch outside any external door of a dwelling house
 - The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the use of the dwelling
 - The erection, construction, improvement or alteration of a gate fence wall or other means of enclosure
 - The painting (i.e. any application of colour) of any building or work
- See Section 7.3.2 and the separate leaflet about the Article 4 Direction for more details.

Issues and Opportunities

- There are some buildings in St Andrew’s Road which could benefit from inclusion in the conservation area so there is an opportunity to review the boundary.
- Despite the Article 4 Directions that is in place, some timber windows have been replaced with plastic and historic boundaries have also been replaced or lost to car parking, there are opportunities to reinstate these historic features when possible.

Proposed Boundary Amendments

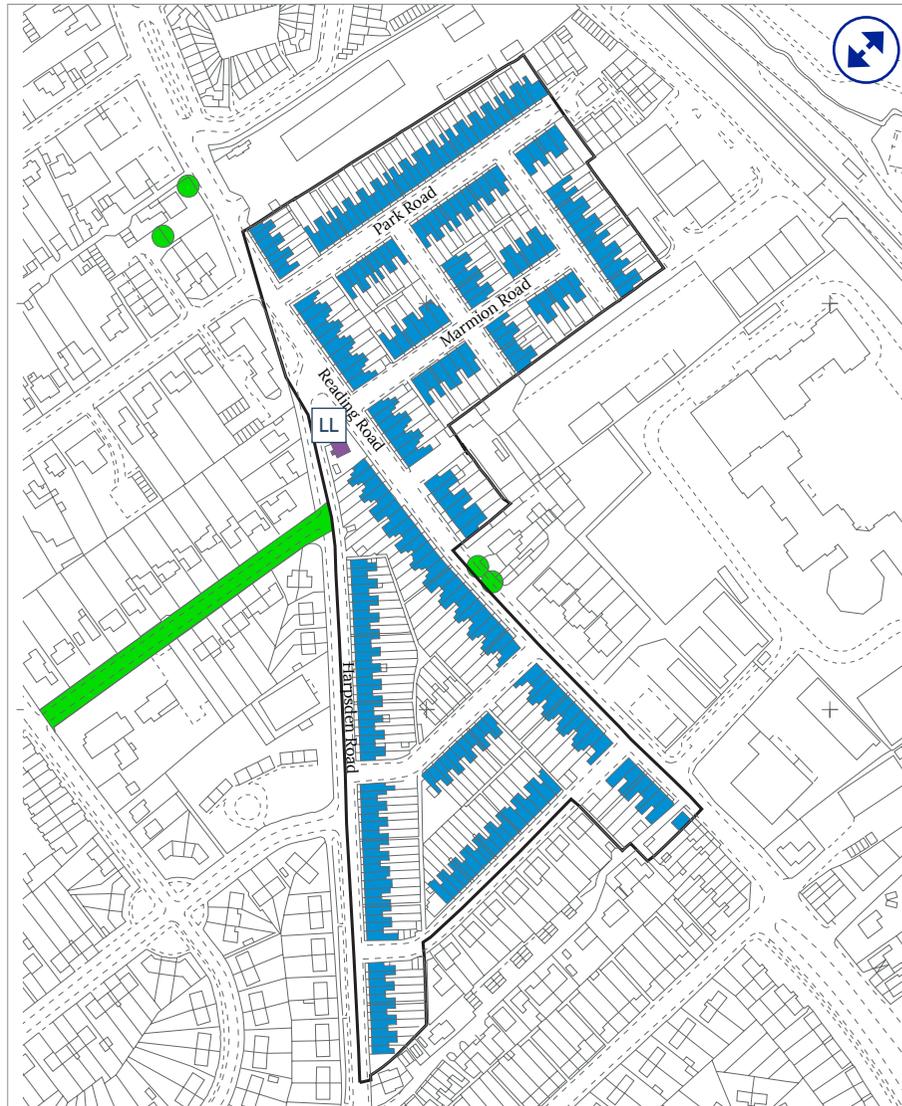
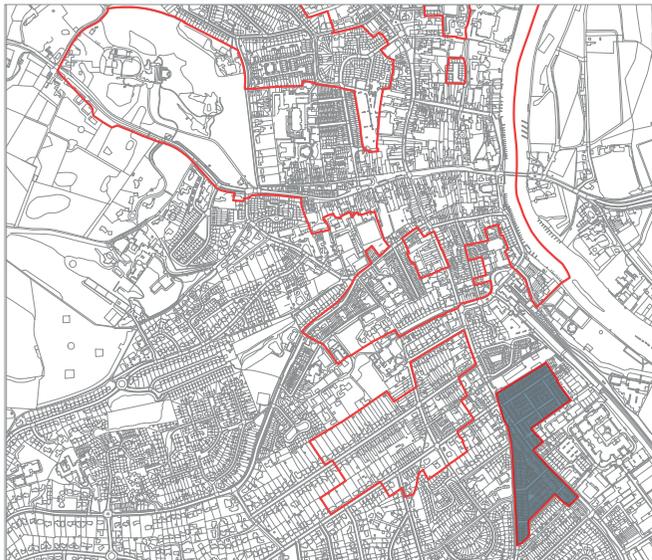
- It is proposed to extend the conservation area to include the eastern end of St Andrew’s Road (Nos. 3-11) as these are consistent with the character of this area.
- It is also proposed to exclude No. 33a St Andrew’s Road from the designation.
- See **Section 8** for a map of the proposed changes and justification for these proposals.

CHARACTER AREA 9: READING ROAD

PLAN 15: CHARACTER AREA 9

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note
- Registered Park and Garden
- Landmark Building in Conservation Area
- Local landmark within Character Area
- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



Street and Plot Pattern

- Reading Road is the principal and historic approach route to Henley from Reading to the south and bisects this character area. Terraced houses were developed along Reading Road at the turn of the 20th century.
- There are two residential enclaves to the east and west of Reading Road: the grid of terraced streets off Park Road and Marmion Road to the east and the triangle of development between Reading Road and the Harpsden Road to the west. Both these zones also have dwellings lining Reading Road and are of the same Edwardian period and character
- Although the plots along Reading Road are slightly more generous, plot sizes within this character area are largely uniform and of a fine grain with narrow-fronts and small gardens to the rear.



Terraced residential development on Niagara Road

Building Types and Uses

- This area was developed as a working-class residential area and remains almost entirely residential in function.
- The residential enclaves to the east and west retain a modest, village-like character.
- The exceptions to this use are the Three Horseshoes pub at the corner junction of Reading Road and Harpsden Road and some historic retail uses at the junctions of Reading Road/ Boston Road and Reading Road/ Niagara Road, although at least one of these has been converted to residential use.



Three Horseshoes Pub at the junction of Reading Road and Harpsden Road



A historic shopfront on Reading Road

Building Scale and Massing

- The buildings within this character area are domestic in scale and of a consistent two-storey height.
- Almost all buildings form part of terraces except the pub at the junction of Reading Road and Harpsden Road, which is the only detached building.

Building Materials and Architectural Details

- Stylistically, the buildings within this character area are very similar.
- Buildings are all finished in red brick and feature pale-yellow brick detailing for banding and door and window surrounds. A few buildings have been rendered or painted white or off-white, but this is out of character historically and disrupts the uniform appearance of the area.
- Roofs are pitched and feature slate tiles demonstrative of their post-Victorian date.

- Typical architectural details include canted or square ground floor bay windows with fish scale tiled roofs, panelled doors, round-arched entrances, rendered door surrounds, polychrome brickwork detailing, ornamental ridge tiles, chimney stacks with banding and dentils, and plaques inscribed with street or terrace names.
- There are tile-clad verandas extending over ground floor bays, resting on brackets, on the north side of Boston Road, Park Road, Grove Road and Grange Road.
- The buildings along Reading Road feature finer and more ornate detailing than the residential streets either side, demonstrative of their position on the main road. This is done largely through window and door treatment. Stained glass fanlights remain in places and door surrounds feature moulded relief. Windows are articulated by decorative columns as mullions and consoles. Some doors feature arched porches. The buildings along the southern part of Reading Road (New York Terrace) have tripartite upper-level windows with rendered, arched heads and gables above containing hung tiles, as well as brick quins in pale yellow.
- Historic shopfront features on the few corner retail buildings include panelled glazing, fascia boards, consoles and cornices.



New York Terrace at the southern end of the character area characterised by additional detail to windows and doors



Historic stained-glass fanlights and moulded surrounds on Reading Road

Boundary Treatments

- The residential terraces feature mixed boundaries but generally comprise low brick walls, with some metal railings, enclosing small front gardens.
- The historic boundaries along Reading Road have largely been replaced with modern low brick walls or railings, or removed entirely, however, some stone capped gate piers survive.
- The grid of streets to the east of Reading Road have the best survival of boundary treatments comprising low brick walls and brick piers with stone caps.



A terrace on Park Road showing verandas with fish scale tiles and low brick wall and gate pier boundary treatments.

Public Realm, Open Spaces and Trees

- There are no public open spaces within the character area and relatively little planting in front gardens due to their small size.
- There are no street trees or TPOs within the area.
- The surface treatment is tarmac throughout with concrete kerbstones.

Views

- The Three Horseshoes pub, which sits at the corner of Reading Road and Harpsden Road, is prominent in views to the north, approaching the character area from the town centre.

Audit of heritage assets

- There are no listed buildings in this character area, but all buildings in the area are historic and defined as buildings of local note. The exception is the Three Horseshoes pub which is a Henley Important Building for its prominent position in the townscape and contribution to the social history of the Henley.

Article 4 Directions

- An Article 4 Direction is in place across the entirety of this character area which means that planning permission is required for the following:
 - The enlargement, improvement or alteration of a dwelling house
 - Any other alteration to the roof of a dwelling house
 - The erection or construction of a porch outside any external door of a dwelling house
 - The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the use of the dwelling
 - The erection, construction, improvement or alteration of a gate fence wall or other means of enclosure
 - The painting (i.e. any application of colour) of any building or work
- See **Section 7.3.2** and the separate leaflet about the Article 4 Direction for more details.

Issues and Opportunities

- There are opportunities to reinstate traditional surface treatments to return the public street back towards its historic appearance
- There could be opportunities to introduce street trees to the area as long as this can be consistent with the historic character of the area
- Despite the Article 4 Directions that are in place, some timber windows have been replaced with plastic and historic boundaries have also been replaced, there are opportunities to reinstate these historic features when possible.
- There are modern additions to the visible, front elevations of buildings such as satellite dishes and surface wiring, opportunities to remove these and raise awareness of the permission needed to install such devices.

SECTION 6

ISSUES AND OPPORTUNITIES

This section provides analysis of the current issues and opportunities facing the conservation area following detailed site surveys and public consultation.

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6.1 DEVELOPMENT OPPORTUNITY

Henley is an affluent and attractive historic market town and is therefore a desirable place to live and work. This means that there is an inevitable desire for new development in the town, both within the conservation area and its setting. In addition, there is a nationwide housing shortage with local authorities under pressure to permit new residential developments. New development can present a challenge in historic towns such as Henley which retains its rural setting to the west, north and east in particular and is already densely developed in town centre itself.

The dense character of the conservation area means there are few vacant sites and therefore limited development opportunity. There are opportunities for infill and back-land development where this ensures historic burgage plot patterns can be protected.

The setting of the conservation area, both the wooded slopes and the river valley, make a significant contribution to understanding and appreciating the special interest of the conservation area. However, there are opportunities for new development both within and in the setting of the conservation area for carefully-considered and well-designed new development that ensures the special interest and character of the conservation can be maintained.

6.2 DETRACTING FEATURES

The overall appearance and quality of buildings and the street scene of the conservation area is very high, however there are some instances of detracting features which present opportunities for enhancement. These include the presence of inappropriate replacement features such as plastic windows and shopfronts and modern additions such as satellite dishes.

6.2.1 Plastic Windows, Doors and Drainage Goods

Some buildings in the conservation area have undergone unfortunate replacement of traditional timber windows with unsympathetic uPVC units. UPVC doors and plastic gutters and drainpipes have also replaced original and traditional versions within some historic buildings in the conservation area.

Plastic windows in particular negatively change the appearance of buildings, but all plastic features are modern, alien additions to the historic environment and have a detrimental impact on the appearance of the conservation area. Their installation often constitutes the loss of the original or historic features, which incrementally reduces the special interest of the area. In addition, the use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building, which can cause damage to the wider fabric of the building.

Most buildings in Henley Conservation Area are listed and those within the St Mark's Road and Reading Road Conservation Areas are subject to Article 4 Directions to control changes to windows, as such these types of change are fairly limited. However, extension of the existing Article 4 Directions to cover the other unlisted, historic buildings within Henley Conservation Area could be beneficial so as to better control these types of change in the future. Should the Council choose to do so, the process of implementing any new Article 4 Directions will be undertaken at a future date, separate from the adoption of this CAAMP. Where opportunities arise, returning windows back to their traditional material and appearance where they have been replaced would be of benefit to the special interest of the conservation area.



Examples of plastic windows and doors in Albert Street, Reading and Greys Road respectively

6.2.2 Unsympathetic Additions

There are instances of modern features added to buildings across the conservation area that are unsympathetic and detract from its historic character and appearance. These include:

- **Pigeon deterrents** including spikes over doors and windows and areas of netting are present on some buildings, particularly in the Market Place and Bell Street. These have a detrimental visual impact and are cruel forms of deterrent. Hawks are used regularly across the town centre to deter pigeons and is an effective method of reduction. Many buildings do not have additional deterrents and therefore there are opportunities for those in place to be removed. Raising awareness amongst building owners of the negatives of such forms of deterrent would also be beneficial.
- **Satellite dishes and television aerials** are modern, alien features within a historic streetscape and therefore cause a significant visual intrusion. Often dishes and aerials remain on walls and roofs even after they become redundant which leads to there being an even greater number visible. There are opportunities to remove redundant dishes and consider relocating others to more discreet locations. It is recommended that installation of any new devices is to the rear of buildings rather than front and side elevations, and therefore not visible from the public realm. Planning permission is required for the installation of telecoms equipment on walls and roofs visible from the public domain and listed building consent will be required for listed buildings.
- **Surface wiring** for alarm boxes, external lighting, satellite dishes and other electrics appears on the elevation of many historic buildings in the conservation area. Wiring causes additional clutter on elevations and is a modern feature and therefore detracts from the appearance of buildings in the conservation area. Redundant wiring is often not removed and therefore there is sometimes an excess of visible wiring. Opportunities should be taken to remove redundant wiring and to reroute wiring internally where possible in an appropriate manner.
- **Overhead wires** are highly visible in some streets, particularly residential streets such as York Road, Marmion Road and Albert Road, these are modern features and distract from views along the historic streets. If opportunities arise to relocate cables below ground, where this would not be harmful to historic surface treatments, this would be beneficial to the appearance of the conservation area and historic street scene.
- **Roof windows** have been installed in the front elevations of many residential buildings in the conservation area, these detract from the historic appearance and character of the buildings and streets in which they are present. New openings including dormers and skylights require planning permission and those without permission may be subject to enforcement action. New roof windows could be acceptable on rear roof pitches where not visible from the public realm.



Satellite dishes on front elevations



Pigeon spikes in Bell Street



Skylight windows to front elevations



Overhead wires in York Road

6.2.3 Boundary Treatments

Boundary treatments across the conservation area would historically have been brick walls or railings, sometimes combined with hedges in more suburban areas. However, over time traditional boundary treatments have been eroded, lost or

unsympathetically replaced which negatively affects the historic appearance and rhythm of the street scene. Boundaries have been replaced with timber fencing, railings have been removed with just plinths surviving and brick walls have been reduced in height or rebuilt to a different design. Where

opportunities arise, returning boundary treatments back to their traditional material and appearance where they have been altered, lost or replaced would be of benefit to the special interest of the Conservation Area.



Alteration and replacement of historic boundary treatments

6.2.4 Shopfronts

Retail trade is a very important part of Henley's economy and character, both historically and today. Whilst there are a considerable number of historic shopfronts surviving, some have been unsympathetically altered or replaced over the years. This has particularly taken place in Bell Street, Duke Street and Reading Road and has a detrimental effect on the special interest of the conservation area.

Oversized, poorly positioned and internally-lit fascia signs and the use of metal or plastic materials are particular issues. Shopfronts have also had their traditional glazing and stall riser arrangements replaced with larger windows which have no subdivision or their traditional stall risers replaced with squat brick versions. The colour, design and corporate branding of some shop signage does not respect the character of either the building in which they are located or the character of the historic street scene as a whole.

Whenever opportunities arise, shopfronts and shop signage should be returned to a more traditional appearance or utilise design features or patterns that are in keeping with historic shopfront design and materiality. Guidance on shopfront and signage design is included in **Section 7.0** of this CAAMP and South Oxfordshire District Council and Henley Town Council also have their own specific guidance documents on the subject.



Examples of unsympathetic shopfronts and signage in Bell Street and Duke Street

6.3 CLIMATE CHANGE

Both South Oxfordshire District Council and Henley Town Council declared climate emergencies in 2019 and set up dedicated groups to tackling this important issue. This issue interacts with the conservation area in a number of ways including changes to buildings and the way people move around the area. Both District and Town Councils have dedicated policies on climate change. Within the SODC Local Plan tackling climate change is embedded throughout and specifically within Objective 8 and Appendix 16. Within the Joint Henley and Harpsden Neighbourhood Plan Policy 9 focuses on minimising carbon emissions.

6.3.1 Changes To Buildings

Whilst maintaining and continued use of historic buildings is inherently sustainable, there is likely to be both a desire amongst residents and pressure from government over the coming decades to improve the energy efficiency and reduce the carbon footprint of Henley's historic building stock. Reducing heating requirements combined with using more sustainable sources of heat and power are the two main aspects to be considered.

There are many opportunities to improve the energy efficiency and reduce the carbon footprint of historic buildings which will have no impact on the character and appearance of the conservation area. These include improving the thermal performance of the building stock through insulating lofts and suspended ground floors, draught exclusion and introducing secondary glazing. Historic and traditionally constructed buildings were designed to be breathable, allowing moisture to naturally exit building fabric. Care needs to be taken to make sure buildings of this type remain breathable, rather than air-tight, through choosing appropriate materials as retaining moisture will harm the fabric of the building.

Care also needs to be taken if external changes are proposed to ensure these are sensitive to their historic context. This could include the addition of solar photovoltaic panels on south or east/west facing roofs as an additional heating or hot water source. However, these must not detract from the historic character of the building and are likely to be only acceptable when positioned on rear roof slopes and not visible from the public realm. Planning permission will be required for such additions.

6.3.2 Changes In The Public Realm

Reducing petrol and diesel car use is critical to reducing carbon emissions and there is government commitment to phasing out their sale over the next decade. Petrol and diesel car use will be replaced by a combination of electric (or other carbon-free) vehicles and active, car less travel. Both will require infrastructure changes that will need to be considered in the context of the conservation area designation to ensure they are implemented appropriately. Electric vehicles require e-charging points which can be installed within existing car parks and adjacent to street parking bays, such as outside the Town Hall. Although these are they are relatively unobtrusive, they are likely to increase visual street clutter to a degree and should therefore be considered alongside other reductions in street furniture clutter. Charging electric vehicles in resident parking areas, on the street outside of dwellings, presents a greater challenge with the current technology as personal charging points are expensive and could add considerable additional clutter to the conservation area. However, lamppost charging points and wireless charging may become viable in the future which and are likely to be compatible with a conservation area environment. Where private charging points are proposed in areas covered by an Article 4 Direction on changes to boundary treatments, planning permission may be required.

Encouraging active travel, cycling, walking and the use of e-scooters is also vital to reducing carbon emissions. Reducing vehicle movement in the conservation area will improve air quality and make active travel more pleasant and safer. Although there are cycle lanes to some roads, more could be created, and quiet routes considered. Improved signposting for cycling and walking routes whilst taking care not to add to visual clutter through excessive increased signage. Cycle and e-scooters hire schemes could be considered, however these are often stored on the pavement when not being used which can add to physical and visual clutter and may detract from the special interest of the conservation area. There are many cycle stands in the town, new additions should be simple Sheffield hoops as these are most sympathetic to the character of the conservation area.

6.3.3 Trees And Green Spaces

Maintaining existing trees and replacing lost or dying trees are an important part of the strategy to tackle climate change and trees also contribute considerably to the special interest of the conservation area. Street trees are a particularly important characteristic of the residential suburbs such the St Mark's Conservation Area. These combined with trees in private gardens contribute to the sense of place. The avenues of trees are also a

key characteristic of Fair Mile. Permission is needed for any works to trees above a certain size in the conservation area (see [Section 7.0](#)) and justification is required for the loss of any street trees, which should be also be replaced with new trees. A succession planting strategy would be beneficial to ensure existing tree coverage is maintained into the future and opportunities for new trees should also

be considered. There are limited opportunities for new green public spaces within the conservation area, with the greening of existing routes through trees likely to be the most appropriate means of improving green infrastructure. However, there may be opportunities to green some of the car parks such as Waitrose and Greys Road, using hedges and planting in a similar manner to Goodall Close.



Turkey Oak avenue along Fair Mile

6.4 TRAFFIC AND PARKING

Closely associated with the climate emergency issue and also of detrimental impact on the experience of the conservation area is the amount of traffic in Henley, particularly the historic core and entering the town from Reading Road and across the river. As well as cars there are a large number of large lorries and trucks which pass through the medieval streets causing considerable noise, pollution and congestion. It is acknowledged that some larger vehicle movement is required to service the retail premises in the town centre, however there are opportunities to remove large vehicles that are just passing through and restrict deliveries to certain times of the day or to certain vehicle sizes. Options are being considered to introduce a weight limit on the bridge which would assist with the former.

Improving general movement to reduce congestion and enhancing the pedestrian experience would also be beneficial as this would improve the experience of the conservation area's special interest. Some one-way routes have been introduced, along Bell Street and the northern part of Thameside, however options to expand this could be considered along other routes to allow for the roadway to be narrowed and pavements to be increased. This would be particularly beneficial on the southern part of Thameside and would allow the riverside to be better experienced and enjoyed by pedestrians. Such infrastructure changes could be initiated alongside improving of cycle routes by providing space for segregated cycle lanes. Traffic calming measures, such as new surface treatments to slow traffic could also be considered and would have the benefit of allowing traditional stone setts or cobbles to be reintroduced.

There is also pressure on car parking within the historic town centre, which was not designed for motor vehicles. This includes both car parks and on street parking. Street parking can detract from the appearance of a historic area, especially when in considerable densities as in Henley. Encouraging active travel has some potential to reduce the pressure, however it is unlikely to be eliminated as many cars will be replaced electric vehicles. There are opportunities to introduce a park and ride facility and ensure that public transport options are adequate to assist in resolving this issue.

6.5 MAINTENANCE OF BUILDINGS AND STREETS

The condition of buildings within the conservation area is generally very good, however there are a number of buildings which are suffering from lack of maintenance or are in need of repair. Issues include foliage growth to drainage goods, slipped or moss-covered tiles, peeling paintwork and rotting timber windows. It is critical that the causes of these issues are resolved to prevent reoccurrence and further damage. As well as having an impact on physical building fabric, these maintenance and repair issues harm the appearance of both individual buildings and the wider conservation area. There is guidance on good practice maintenance and repair methods in **Section 7.0** and further sources of guidance in **Further Information and Sources**.

There are many areas of high quality public realm in the conservation area, for example the Market Place, Bell Street and Duke Street, where traditional materials such as granite kerbstones and natural stone slabs have been used and street furniture is of high quality and sympathetic design. Areas of historic cobbles, other historic finishes and street furniture such as lamp standards and water fountains also survive. However, there are some areas where there the public realm is of less good quality either through the use of unsympathetic materials or maintenance issues, or both. There are therefore opportunities to replace or repair surface treatments and street furniture as appropriate.



Timber windows in need of repair and moss growth to roof tiles



Damaged drainage goods and foliage growth

6.6 RAISING AWARENESS OF CONSERVATION AREA DESIGNATION AND ITS IMPLICATIONS

Whilst there is a good level of appreciation for the historic character of Henley, which is one of the main reasons the town is so desirable, there are opportunities to increase awareness of the special interest of the conservation area, of the responsibilities and benefits of owning a building in the conservation area and the implications when proposing changes to buildings. There are also opportunities to raise awareness of the importance of building maintenance to prevent degradation amongst local owners and occupiers.

SECTION 7

MANAGEMENT PLAN

This section sets out how change within the conservation area should be managed to ensure its special interest is preserved or enhanced.

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7.1 INTRODUCTION

The overarching ambition for the conservation area is to preserve and enhance what is special about it and it is the statutory duty of the Council to ensure this happens. Preserving and enhancing the special interest of the conservation area is achieved by ensuring that change and development take place in a considered and sympathetic way and raising awareness and promoting shared responsibility for looking after the conservation area.

The long-term objectives are to phase out ill-considered change and additions and ensure new development is of high quality and responds to the special character of the conservation area. This applies from very small changes such as reinstating lost historic features to proposals for new buildings both within the conservation area and within its setting. In addition, regular maintenance of buildings is a vital part of ensuring the special interest is preserved as well as the physical fabric of individual buildings. Repairs can often be necessary, ensuring that these are done in the most sensitive and least impactful ways possible is an important part of looking after historic buildings and the conservation area as a whole.

The following sections set out the controls in place to manage change within the conservation area, provide guidance on aspects such as maintenance, repair, alteration and new development. This includes specific guidance in relation to shopfronts and changes to buildings to tackle climate change and a set of recommendations to manage and enhance the conservation area.

7.2 PLANNING LEGISLATION, POLICY AND GUIDANCE

Planning legislation, policy and guidance is utilised when considering development or other changes within the conservation area. This is to ensure that proposals seek to preserve or enhance the areas of special interest including the contribution made by its setting. The primary legislation governing conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This is the key tool for the Council to fulfil its duty to manage its conservation areas and ensuring that proposals for change preserve and enhance their special interest. Below this national-level legislation lies national and local planning policy which support this legislation in the protection and enhancement of conservation areas. See the Council's website for details of current national and local South Oxfordshire Council planning policy.

In addition to legislative and policy requirements there is a wealth of best practice guidance and advice available from Historic England and other heritage organisations. When changes are being considered to buildings in the conservation area, or perhaps where new development is proposed, it is often helpful to use the Council's Pre-Application Advice service to gain early guidance on proposals and highlight any constraints or opportunities; details can be found on the Council's website.

Links and details of all the relevant policy, guidance and advice can be found in **Further Information and Sources**.

7.3 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

7.3.1 Restrictions On Permitted Development

In order to protect and enhance Henley Conservation Area, any changes that take place must conserve, respect or contribute to the character and appearance which makes the Conservation Area of special interest. Permitted Development Rights, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are works which can be undertaken without the need to gain planning permission. Permitted Development Rights are different in a conservation area, meaning that planning permission is needed for works which materially affect the external appearance of a building.

This includes, but is not restricted to:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);
- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Changes to the external finish of a building (including rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single-storey rear extension of 4 metres or less (3 metres or less if the house is detached or semi-detached);
- Extensions to the side of buildings;
- Any two-storey extensions;
- Erection of an outbuilding to the side of a property;
- Aerials and satellite dishes on chimneys or elevations visible from the street;

- Putting up advertisements and other commercial signage (Advertising Consent may also be required);
- Changing the use of a building (e.g. from residential to commercial); and
- Installing solar panels that are wall- mounted on a wall or roof facing the highway.

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal or contact the Council's Planning Department. It should be noted that proposals which affect listed buildings, including changes to their setting, may also require Listed Building Consent.

7.3.2 Article 4 Directions

The Council can develop bespoke controls to ensure that specific elements of a conservation area are protected from harmful change. This is done through the application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken.

There are currently two Article 4 Directions in place covering the whole of the St Mark's Road and Reading Road Conservation Areas. In these

two conservation areas the following also require planning permission:

- The enlargement, improvement or alteration of a dwelling house
- Any other alteration to the roof of a dwelling house
- The erection or construction of a porch outside any external door of a dwelling house
- The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the use of the dwelling
- The erection, construction, improvement or alteration of a gate fence wall or other means of enclosure
- The painting (i.e. any application of colour) of any building or work

Leaflets have been produced providing detailed advice on these Article 4 Directions, see **Further Information and Sources**.

Should the Council choose to do so, the process of implementing any new Article 4 Directions will be undertaken at a future date, separate from the adoption of this CAAMP.

7.4 ADVICE ON CONSERVATION AND REPAIR OF BUILDINGS

All buildings require maintenance and repair regardless of their age, designation (or lack therefore) or significance. In conservation areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect and preserve the established character of the wider area. The following sections provide a summary of best practice advice on maintenance and repair. Historic England, and other heritage bodies such as the Society for the Protection of Ancient Building (SPAB), provide a wide range of advice and guidance on how to care for and protect historic places, including advice on the maintenance and repair. See **Further Information and Sources** for details.

7.4.1 Maintenance

Maintenance is defined as routine work necessary to keep the fabric of a place in good order. It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term. In general maintenance work does not require consent from the Council, however some maintenance works may require consent.

Regular inspection of building fabric and services will help identify specific maintained tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves;
- Clearing any blockages in downpipes;
- Sweeping of chimneys;
- Removal of vegetation growth on or abutting a building; and
- Repainting or treating timber windows and other external timberwork.

7.4.2 Repair

Repair is defined as work that is beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration. Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand the cause of the damage or defect both to ensure that the repair is successful and to limit the work that is required. It is also important to understand

the significance of the built fabric affected in order to minimise harm when enacting a repair. As with maintenance, consent may be required for some types of repair work, it is advisable to discuss with the Council before any work is undertaken.

The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Use materials and construction techniques to match the existing to maintain the appearance and character of the building. The exception to this is when existing materials or techniques are detrimental to the built fabric, e.g. cement pointing on a historic brick building.
- Repair is always preferable over the wholesale replacement of a historic feature.
- If replacement of a historic feature is required, as it has degraded beyond repair, the replacement should be carried out on a like-for-like basis using the same materials and construction techniques. The replaced element should be the same as the original in terms of material, dimensions, method of construction and finish (condition notwithstanding) in order to be classed as like-for-like.

- Like-for-like replacement should not be applied in cases where a historic feature has previously been repaired using inappropriate materials or techniques. Where seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable such as breathable, lime-based renders and paints. In such cases planning permission and, if a listed building, Listed Building Consent, may be required.
- Only undertaking the minimum intervention required for any given repair.
- Repairs, should, where possible, be reversible as better alternatives may become available in the future.
- Repointing should always be carried out using a lime-based mortar. Within historic and traditionally constructed buildings, cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. Periodic renewal of pointing will extend the lifetime of building fabric.

7.5 ADVICE ON MAKING CHANGES TO BUILDINGS AND NEW DEVELOPMENT

7.5.1 Alteration, Extension and Demolition

The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another. In all cases it is vital to consider the impact of the proposed change on the special interest of the conservation area ensuring that this is preserved or enhanced.

Demolition of buildings that detract from the conservation area may be beneficial. However, gap sites can also detract from the character of the conservation area and therefore demolition of whole buildings will only be permitted where rebuilding is guaranteed, or the site was historically open and this remains appropriate.

Alterations should preserve or enhance the character of the conservation area. This means that changes should be respectful of the prevailing architectural and visual character of the conservation area and the specific character area in which it is located. Alterations may comprise of the removal of detracting features, such as uPVC windows, and, where appropriate their replacement with more historically appropriate

versions. Alterations must therefore use appropriate materials for their context, often those that are typically found within the conservation area. This may include timber for windows and doors and brickwork for structural elements. New materials may be appropriate as long as they are complementary to the appearance of the area.

Extensions should be subordinate to the existing buildings in their scale, massing and design. Extension to the side and front of buildings is unlikely to be appropriate as this would change the visual appearance of the streetscape, whereas extension to the rear is likely to be more acceptable. All extensions should be of high-quality design and construction. Whilst the design may use materials and finishes which are characteristic to the conservation area, including local brick, there may be scope for use of a wider, less traditional material palette where these are part of a high quality, sensitively-designed extension that complements or enhances the appearance of the original building.

7.5.2 Alterations In Response To Climate Change

There are many opportunities to make changes to historic buildings in the conservation area which will assist in tackling climate change. For unlisted buildings, internal works will not require planning permission, however for any works which affect the exterior of a building it will be required. Any works to listed buildings, both internal and external, will require listed building consent and those to the exterior will also require planning permission.

Internally, adding insulation to lofts and below suspended ground floors will improve thermal efficiency and draft exclusion around windows, doors and vents will also be beneficial. Installing secondary glazing, thick curtains and internal shutters (if appropriate to the period of the property) will also improve thermal performance. Care should be taken to ensure that traditionally constructed buildings remain sufficiently breathable so as to not cause harm to the fabric of the building. Externally, solar panels could be installed on rear roof slopes and not visible from the public realm. Where solar panels are proposed to be installed to listed buildings, even on rear roof slopes, Listed Building Consent will be required. Other renewable energy sources could be considered, such as ground, air or water sourced heat pumps long as they do not detract from the appearance of the conservation area.

7.5.3 Boundary Treatments

Although within the historic core of the town centre, buildings are hard against the pavement edge, many residential buildings in the conservation area are set back behind front gardens or areas. Loss, alteration and replacement of historic boundary treatments, in particular those demarcating front gardens, has been identified and this has caused harm to the appearance and character of the conservation area. Where historic boundary treatments have been lost or altered, their reintroduction will be encouraged where the proposed materials and design are appropriate to the character of the conservation area. Historically front boundaries would have comprised brick boundary walls or metal railings on low plinths depending on the period of the property. In more suburban areas these hard boundaries are sometimes accompanied by hedges or other soft landscaping. Timber fencing is not considered an appropriate boundary treatment and will be discouraged, such existing boundary treatments should be replaced when opportunities arise. Further detrimental alteration and loss of historic and traditional boundary treatments will be discouraged.

7.5.4 Unsympathetic Modern Additions

Addition of modern features to buildings should be carefully considered to ensure they are both necessary and appropriate to the character and appearance of the conservation area. Removal of unsympathetic features such as pigeon deterrents and redundant wiring, satellite dishes and television aerials should be undertaken pro-actively as this will enhance the conservation area. The installation of new television aerials and satellite dishes on a wall, chimney or roof slope that faces onto, and is visible from, the public realm (principally front and side elevations) of the conservation area requires planning permission and is discouraged. The visibility of such features harms the appearance of the conservation area and therefore care should be taken to locate these items discreetly, ideally to the rear of buildings.

7.5.5 Windows, Doors and Drainage Goods

Whilst the majority of buildings in the conservation area contain traditional timber sash or casement windows, there have been instances of replacement with uPVC units. uPVC doors and plastic gutters and drainpipes also appear within some historic buildings in the conservation area. Plastic features within historic buildings are not in-keeping with their historic appearance and detract from the special interest of the conservation area. Therefore,

replacement of historic or traditional windows, doors and drainage goods is strongly discouraged unless they are damaged beyond repair. Where such replacement is necessary this should be in traditional and appropriate materials and styles. Where inappropriate replacement has already been undertaken, returning these features back to their traditional appearance is encouraged. The proportions and type of window will be dependant on the age and style of individual buildings.

Timber doors and windows should be painted in appropriate colours. Changes in colour beyond a shade lighter or darker of the existing colours is likely to need consent with decisions based on the surrounding context and appropriate historic precedent. Drainage goods would have historically been painted cast iron or lead; however other metals may be appropriate subject to their detailed design.

7.5.6 Shopfronts and Signage

Retail is an important part of the conservation area, particularly in the historic core of the town centre formed by the Market Place, Bell Street, Hart Street, Duke Street and the north part of Reading Road. The design and appearance of shop fronts is therefore an important to the preserving and enhancing the appearance of the conservation area. Whilst many historic shopfronts survive, some have been unsympathetically replaced or altered.

Changes to shop fronts will require planning permission, and, if part of a listed building, Listed Building Consent. Changes to signage and advertising will require Advertisement Consent.

A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation. A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns for example should be carried down to ground floor. This is the case for both building which historically contained retail at ground floor and where one has been inserted in a building designed for residential use.

Where historic shopfronts survive or existing shopfronts contribute to the character and appearance of the conservation area, these should be retained and enhanced where possible. Any historic shopfront features which survive should be retained, repaired as necessary, and incorporated into new schemes, rather than being replaced. It would be desirable to reinstate historic features, such as corbels and pilasters where these have been lost and the placement of them, or vestiges of their original design, remain.

Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but non-traditional, sympathetically designed shopfronts would be appropriate in modern and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably- designed traditional alternatives is encouraged.

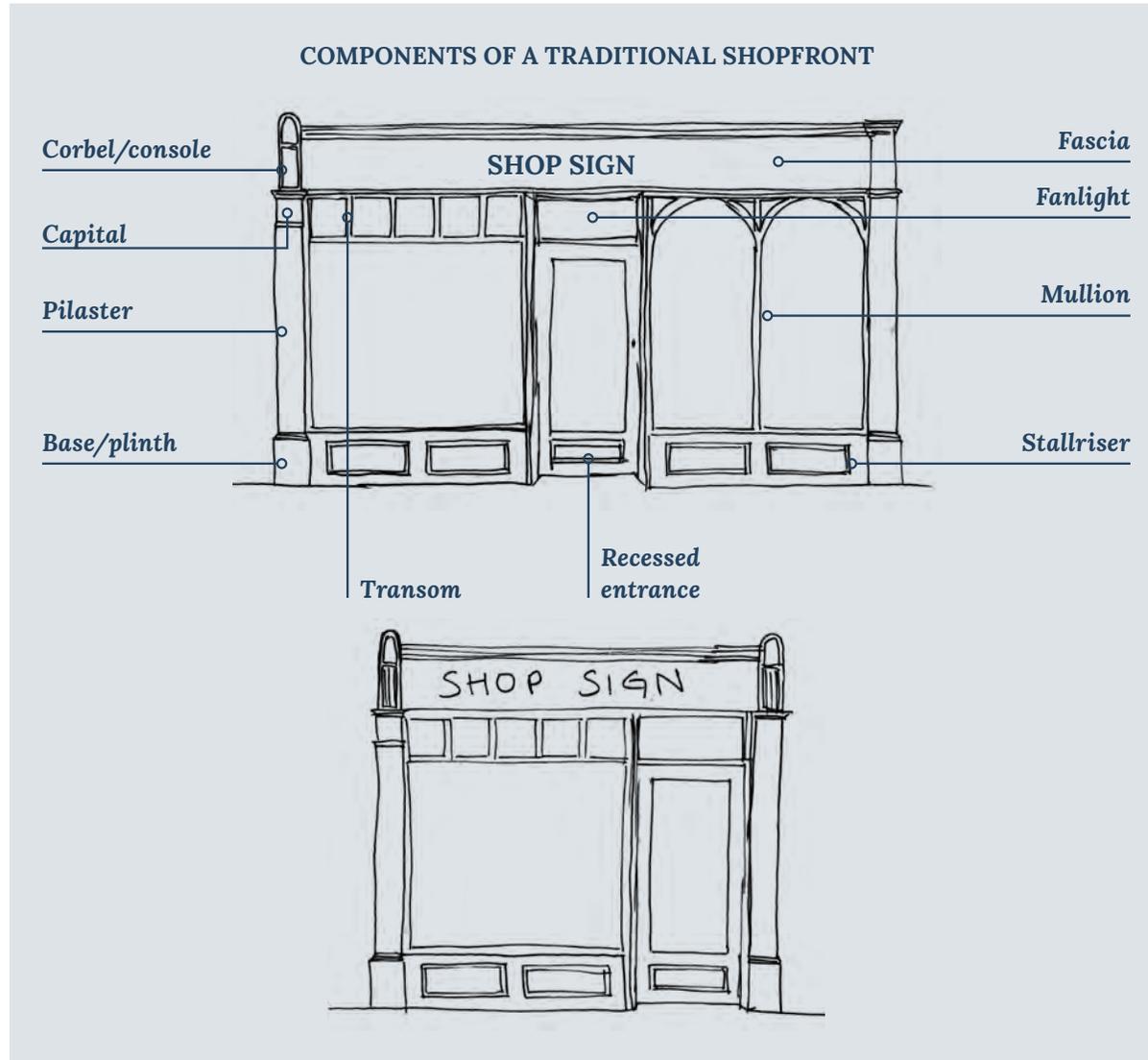
Traditional and characteristic materials, specifically painted timber and glazing, best enhance the historic character of the buildings. It is expected that proposals to alter signage and shop frontages will use these materials. The use of plastic and metal is not considered to be appropriate in historic contexts.

Pilasters, corbels, cornice, fascia and stall risers are all important elements in traditional shopfronts which create the visual proportions of the shopfront. Fascias are of notable importance and should be in proportion to the rest of the shopfront and not overly large. Fascias should not extend above cornice level (or, where there is no such feature, should be well below the sill of the window above), or beyond the corbels on either side. Full height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stall risers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts.

The design and detailing of advertising and signage content, both on fascias, hanging signs and any free-standing signage, are also important in the conservation area. The signage should complement the design of the shopfront and building, conveying a sense of permanence and quality. Colour palettes, lettering style and illumination need to be considered in the design of a complementary shopfront. With regards to illumination, internally lit signage is inappropriate within the conservation area, with subtle external lighting being more appropriate. Careful consideration needs to be given to the appropriateness of free-standing signage such as A-boards as these can cause visual clutter and physical impediment to pedestrian movement.

There are examples of fabric canopies within the conservation area and such features can add interest to the street scene if of an appropriate design suitable for use in the conservation area. Canopies should avoid obscuring historic features, should be retractable and made of canvas. Dutch-style canopies, which are visible when retracted are not appropriate. Canopies would have traditionally been positioned above fascia signage and this is therefore the most appropriate position for replacement or new canopies; projecting hanging signage will allow the shop name and advertising to remain visible when the canopy is down. Installation of canopies will require consent from the Council.

The South Oxfordshire Design Guide (2016) provides information on acceptable development proposals relating to the town's shopfronts.





Examples of historic and sympathetically designed shopfronts in the town centre

7.5.7 New Development Within the Conservation Area

There are relatively few opportunities for new development within the conservation area. There are very few empty sites, but there are a small number of detracting or neutral buildings, the sensitive replacement or redevelopment of which would enhance the conservation area. Any new and replacement development needs to take account of, and be sensitive to, the following:

- The significance of any building proposed to be removed;
- The significance of any relationship between any building to be removed and any adjacent structures and spaces;
- The potential to draw inspiration from the historic use and character of a site;
- The significance or contribution of any gap site (i.e. is it a historic gap within the street frontage or does it detract);
- The potential impact of the new design on the setting of any neighbouring listed buildings;

- The materials and architectural detailing characteristic of the area, which should be a key point of reference to inform the choice of materials and detailing of the new design;
- The scale and grain of the surrounding area, including historic plot boundaries;
- Its height in relation to its neighbours and surrounding context; and
- The potential impact on local views and prominence of landmark buildings.
- The potential impact of the new design on known or potential archaeological remains;

This list is not exhaustive; each location will present its own unique requirements for a sensitive and appropriate new design. In all cases, new development must be of the highest quality of design, construction and detailing. The principal aim of new development should be to preserve and enhance the character of their immediate setting and the conservation area as a whole.

7.5.8 New Development In The Setting Of The Conservation Area

It has been identified that there are opportunities for new development within the setting of the conservation area. The setting of the conservation area contributes considerably to its special interest. The rural setting to the north, east and west, is particularly important in interpreting its special interest and historic character. New development should be sensitive to its location within the setting of the designated heritage asset and enhance rather than harm its special interest. Any new development within the setting of the conservation area should be of the highest quality design and execution, regardless of scale, in order to preserve and enhance the character of the conservation area and, where relevant, help phase out ill-considered and unsympathetic interventions from the past.

7.6 PUBLIC REALM

The public realm, namely publicly accessible streets and open spaces, is the area from which the majority of people will experience the conservation area, preserving and enhancing its character and appearance is therefore of considerable importance for maintaining the special interest of the area. The public realm consists not only of the surfaces but the street furniture, street signs and interpretation.

A sensitive and holistic approach needs to be taken to changes and improvements to the public realm within an overarching strategy, including changes to road infrastructure to encourage cycling and walking. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

There are areas where surface finishes are in a poor condition and others which could benefit from replacement with more sympathetic and durable surface treatments. Care should be taken to ensure future public realm works are considered for the longer term and materials both for the street furniture and surface treatments are durable and high quality. Where historic items of street furniture and surface finishes do survive, these should be retained and repaired in situ.

In addition to street furniture, road signage, free-standing shop-signage, broadband cabinets and items such as inappropriately located café seating can collectively cause excessive clutter within the public realm and detract physically and visually from the pedestrian experience of the conservation area. Applications associated with features within the public realm will be carefully considered to ensure that the public streets remain pleasant and attractive places to be whilst ensuring that commercial activities can continue successfully.

Installation of e-charging points are likely to become a feature of the street scene in the coming years. Although these are they are relatively unobtrusive, they are likely to increase visual street clutter to a degree and should therefore be considered alongside other reductions in street furniture.

7.7 SPECIFIC MANAGEMENT PRINCIPLES

The following principles have been developed in response to the issues and opportunities identified and the guidance on managing change provided over the previous pages. They are intended to ensure the preservation and enhancement of the special interest of Henley Conservation Area.

- 01 The historic environment of Henley, in particular that which contributes to the character and appearance of the conservation area, should be maintained to ensure the town remains a desirable place to live, work and visit.
- 02 Proposals for extension, alteration and new development should preserve or enhance the special interest of the conservation area, or where the public benefits would outweigh any harm.
- 03 The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality and respect their local context.
- 04 Development within the setting of the conservation area should be sympathetic to its special interest in terms of its scale, massing, proportions, materials and detailing.
- 05 Development within the setting of the conservation area should ensure the green and rural nature of the setting, which contributes to its special interest, is maintained.
- 06 Trees which contribute to the character of the conservation area should be retained and opportunities for new tree planting and green landscaping should be taken.
- 07 Changes to buildings in response to climate change are encouraged but should take into consideration the character and appearance of the conservation area.
- 08 Removal of inappropriate and unsympathetic additions to buildings and the street scene is encouraged.
- 09 Reinstatement of lost historic features, such as timber sash windows or corbels on traditional shop fronts, is encouraged.
- 10 The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional or sympathetically designed alternatives is encouraged.

SECTION 8

BOUNDARY REVIEW

This part of the document provides details of the review of the boundary of the Henley, St Mark's Road and Reading Road Conservation Areas and identifies proposed changes.

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8.2	Proposed Additions to the Conservation Area	134
8.3	Proposed Removals from the Conservation Area	135



8.1 INTRODUCTION TO THE BOUNDARY REVIEW

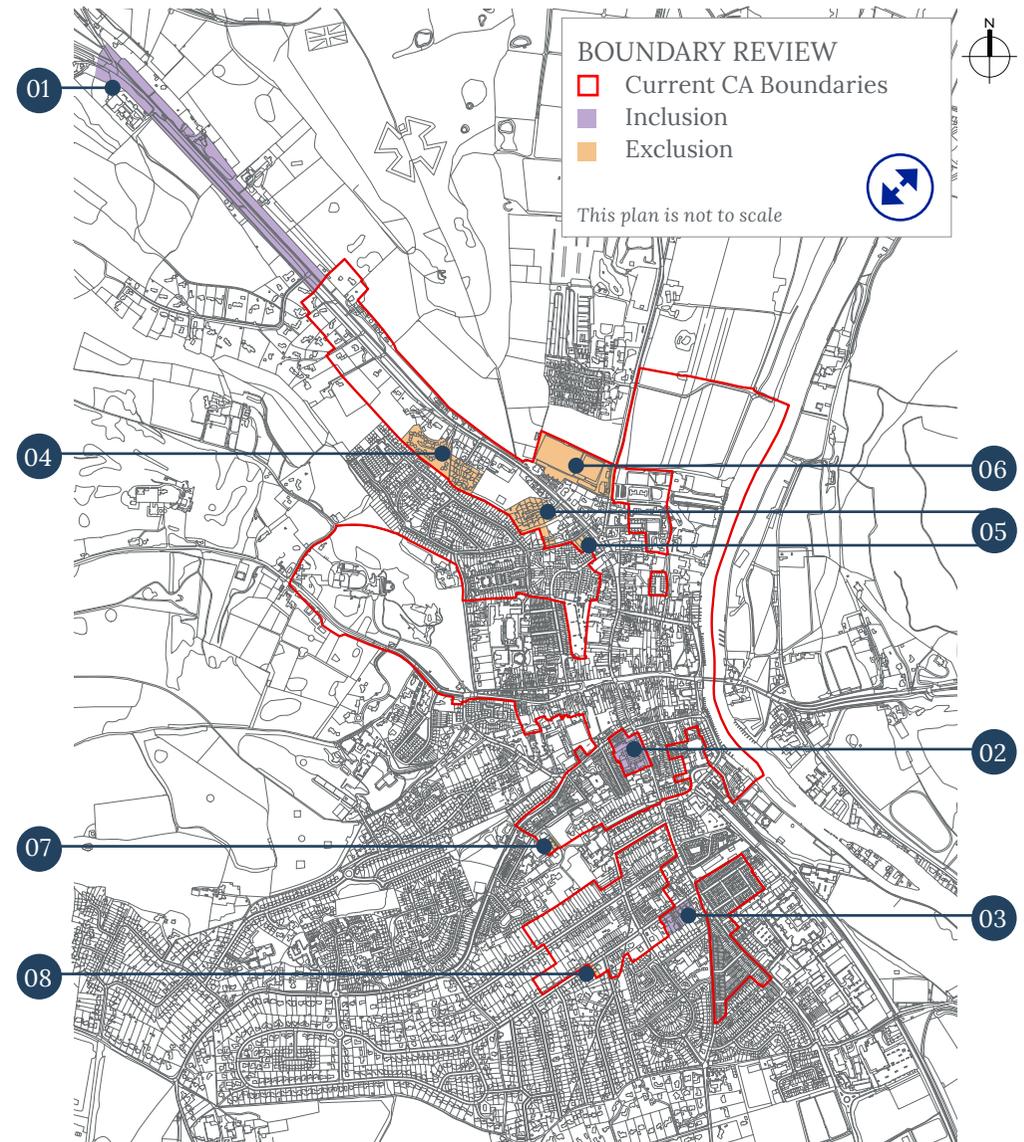
Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place. Furthermore, our understanding or appreciation of what is special about an area can change over time, meaning that it is important to review the boundaries of conservation areas and include/exclude buildings and spaces which do/do not contribute to and reinforce the conservation area designation.

As such, best practice prescribes that conservation area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. A review of the boundary, as well as any accompanying guidance and assessments, should generally take place every five to ten years or in response to a notable change, (positive or negative) including any changes in policy or legislation. The boundaries of Henley Conservation Area were last reviewed in 2004 and therefore due for a review. This has been undertaken as part of the preparation of this CAAMP.

Following public consultation, this part of the CAAMP will become the Designation Report for any boundary revisions to the Conservation Area and will be adopted at the same time as the final CAAMP. The changes to the boundary will be incorporated into this document.

The proposed amendments to the boundary are listed over the following pages, along with justification, and shown on Plan 16 adjacent.

Plan 16:
Proposed amendments to the Henley Conservation Area boundary.



8.2 PROPOSED ADDITIONS TO THE CONSERVATION AREA

01 Inclusion of the full length of Fair Mile (to junction with B480 Lower Assendon) including the Grove

Justification: The character of Fair Mile as a broad, straight avenue approach to Henley continues beyond the present conservation area boundary. Inclusion of the whole of this historic route would strengthen the special interest of the conservation area by demonstrating that all of this approach is of historic interest. Included in this proposed extension is the Grove, a Grade II listed, early 19th century villa on the north side of Fair Mile. This property is part of the historic development of this approach to Henley and therefore warrants inclusion with the rest of Fair Mile.



View west along Fair Mile

02 Inclusion of the buildings between Greys Road and Reading Road (Nos.8-38 Reading Road and Nos.6-20 Greys Road)

Justification: This zone of buildings, whilst not of the highest architectural quality and subject to some unfortunate changes, are undoubtedly of some historic and architectural interest contribute to the overall character and appearance of Reading Road and Greys Road. Inclusion in the conservation area will protect them against further inappropriate alteration and ensure that changes made constitute enhancement.



Nos. 8-20 Reading Road

03 Inclusion of the eastern end of St Andrew's Road (Nos.3-11)

Justification: Although subject to some post-war infill, the majority of dwellings in this area are of late 19th/early 20th century origin consistent with the overarching character of the St Mark's Road Conservation Area as a Victorian/Edwardian suburb. Their inclusion will strengthen this character and also ensure it is taken into consideration for any future change.



Nos. 3-7 St Andrew's Road

8.3 PROPOSED REMOVALS FROM THE CONSERVATION AREA

04 Exclusion of modern properties in Bowling Court and Pearce's Orchard

Justification: These modern, residential, back land infill developments to the rear of Fair Mile are of no heritage interest and do not contribute to the special interest of the conservation area.

05 Exclusion of modern properties in Leicester Court and Badgemore Lane

Justification: These modern, residential, back land infill developments to the rear of Northfield End/Fair Mile are of no heritage interest and do not contribute to the special interest of the conservation area.

06 Exclusion of Dry Leas Sports Ground

Justification: This area of modern sports buildings and pitches are of no heritage value and do not contribute to the special interest of the conservation area.

07 Exclusion of modern properties in Normanstead

Justification: This recent residential terrace is of no heritage value and does not contribute to the special interest of the conservation area.

08 Exclusion of 33a St Andrew's Road

Justification: This recent dwelling is of no heritage value and does not contribute to the special interest of the St Mark's Road Conservation Area.

FURTHER INFORMATION AND SOURCES

This section provides useful sources of information including key historical works, relevant legislation, planning policy, best practice guidance and useful contacts.

Bibliography	134
Legislation and Policy	134
Historic England Guidance	135
Other Guidance	135
Contact Details	136



FURTHER INFORMATION AND SOURCES

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Pilling, John, and Woods, Lorraine, *Henley-on-Thames past and present* (Oxfordshire Books, 2010)

South Oxfordshire District Council, *Henley Conservation Area Character Study* (July 2004)

Whitehead, David, C., *Henley-on-Thames, a history* (Phillimore, 2007)

FURTHER SOURCES OF INFORMATION

For further study, the following archives hold material that may be of relevance to the history and significance of Henley:

- Henley Library (Local History Collection)
- Oxfordshire History Centre
- The National Archives
- Historic England Archives Other sources include:

The Henley Archaeological and Historical Group publish research and host events about Henley's rich history, more information about the group can be found on their website: <https://hahg.org.uk/>

The Oxfordshire Historic Environment Record, which includes information on the archaeological finds within the conservation area: <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/historic-environment-record>

For further information about the selection of listed buildings, refer to DDCMS, Principles of Selection for Listed Buildings (November 2018): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf

LEGISLATION AND POLICY

NATIONAL PLANNING LEGISLATION AND POLICY
Planning (Listed Buildings and Conservation Areas) Act 1990: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework (2019): <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal: <https://www.planningportal.co.uk>

FURTHER INFORMATION AND SOURCES

LOCAL PLANNING POLICY AND GUIDANCE

South Oxfordshire Local Plan 2035 (2020): <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/>

South Oxfordshire Design Guide (2016): <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/urban-design/develop-your-planning-proposals/>

Article 4 Direction Information Leaflets for St Mark's Road and Reading Road Conservation Areas: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/building-conservation-and-design/conservation-areas/article-4-directions/>

South Oxfordshire District Council pre-application planning advice:

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/planning-permission-how-it-works/pre-application-planning-advice/>

Joint Henley and Harpsden Neighbourhood Plan 2020-2035 (Draft)

HISTORIC ENGLAND GUIDANCE

Historic England's website contains a range of advice and guidance on conservation best practice, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs, energy efficiency and historic buildings or types of buildings. This information can largely be found in the advice area of their website: <https://historicengland.org.uk/advice/>

Links to the most relevant guidance and that used in the preparation of the CAAMP are below.

Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (Second Edition): <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

Conservation Principles, Policies and Guidance (April 2008): <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

OTHER GUIDANCE

The Society for the Protection of Ancient Buildings (SPAB) have advice and guidance for owners of historic buildings on their website: <https://www.spab.org.uk/mills/advice-and-guidance>

The Georgian Society has information, advice and resources in relation to buildings or frontages dating to the Georgian period (1700-1840): <https://georgiangroup.org.uk/>

The Victorian Society has advice and information in relation to buildings of the Victorian and Edwardian periods (1840-1914): <https://www.victoriansociety.org.uk/>

1 Introduction

2 Summary
of Special
Interest

3 Historic
Development
of Henley

4 Character
Assessment of
Henley

5 Character
Areas

6 Issues and
Opportunities

7 Management
Plan

8 Boundary
Review

FURTHER INFORMATION AND SOURCES

CONTACT DETAILS

SOUTH OXFORDSHIRE DISTRICT COUNCIL

Planning Department
135 Eastern Avenue,
Milton Park,
Milton,
OX14 4SB

Telephone: 01235 422600

Email: planning@southoxon.gov.uk

HENLEY TOWN COUNCIL

Council Offices, Town Hall,
Market Place,
Henley-on-Thames,
Oxfordshire,
RG9 2AQ

Telephone: 01491 576982 (weekdays 9am-4pm)

Email: enquiries@henleytowncouncil.gov.uk

HISTORIC ENGLAND LONDON AND SOUTH-EAST OFFICE

4th Floor, Cannon Bridge House,
25 Dowgate Hill,
London,
EC4R 2YA

Telephone: 0207 973 3700

Email: londonseast@HistoricEngland.org.uk

APPENDICES

Larger Maps

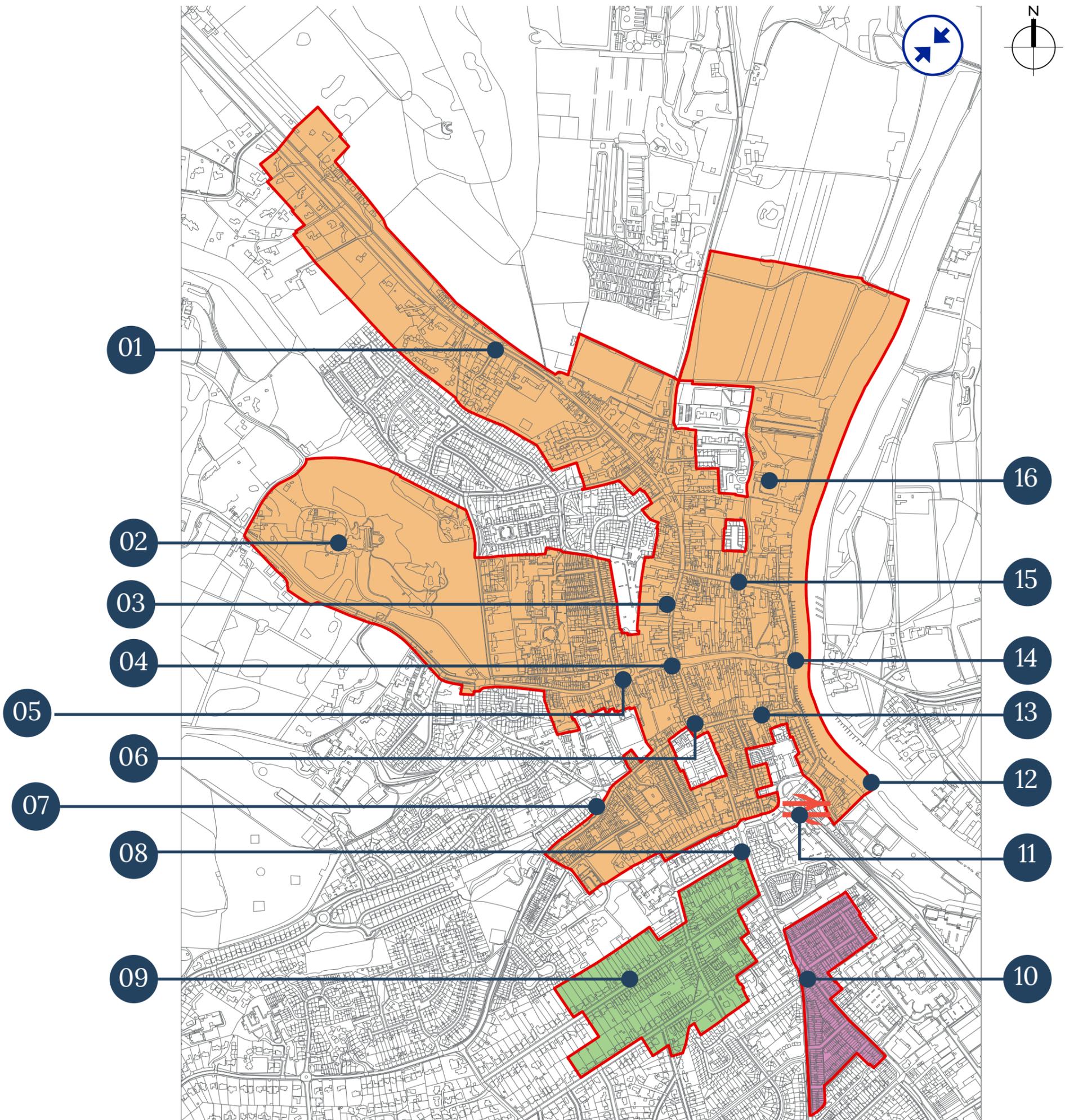
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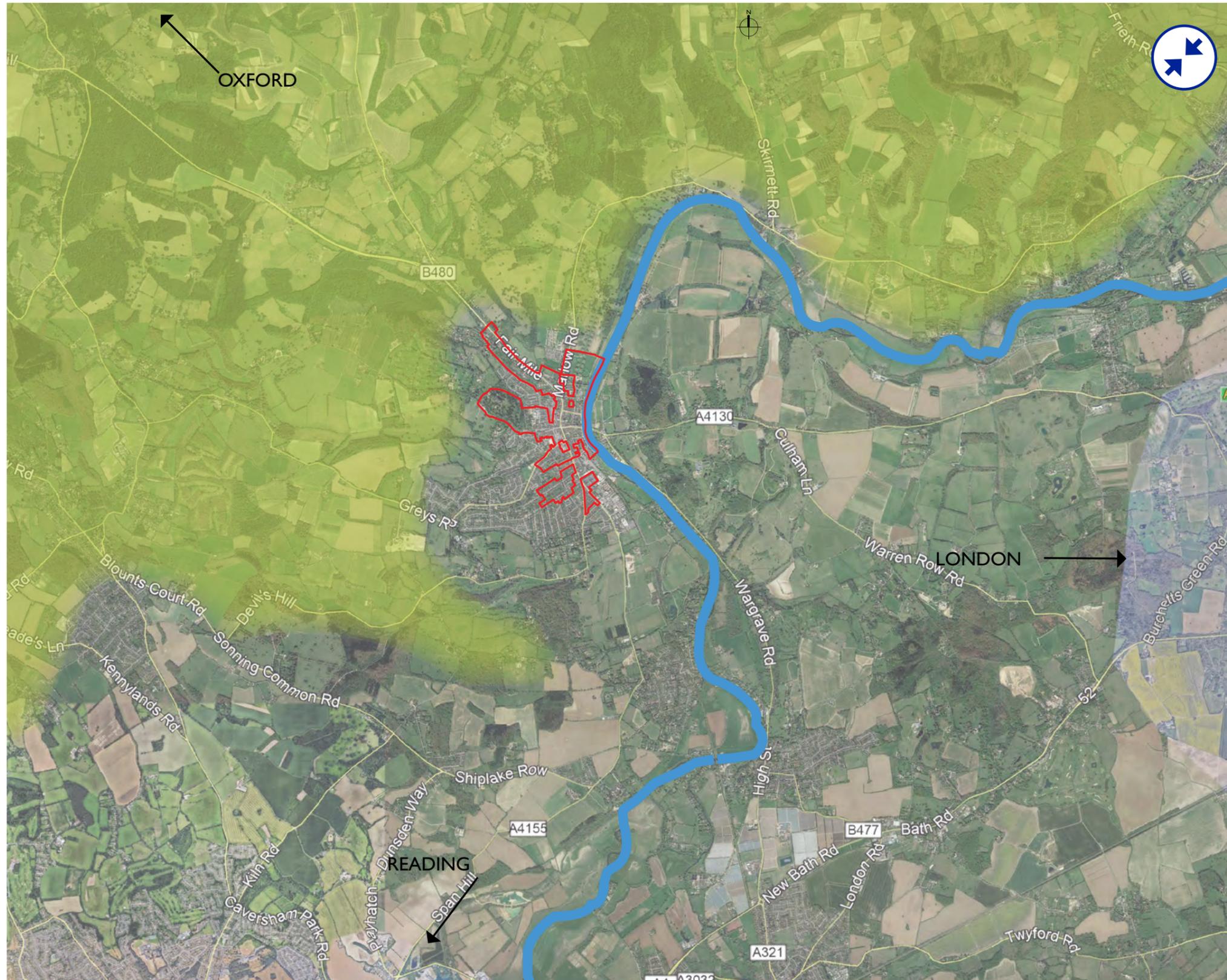
APPENDIX A: LARGER PLANS

CONSERVATION AREA BOUNDARIES	01 Fair Mile	07 Greys Road	13 Friday Street
	02 Henley CA	08 Friar Park	14 Station Road
	03 St Mark's Road CA	09 Bell Street	15 St Mark's Road
	04 Reading Road CA	10 Market Place/Hart Street	16 Reading Road
	05 Town Hall	11 Henley Station	
	06 Duke Street	12 River Thames	

This plan is not to scale



Plan 1: Boundary of Henley Conservation Area, St Marks Road Conservation Area and Reading Road Conservation Area. Key landmarks and roads are identified for orientation.

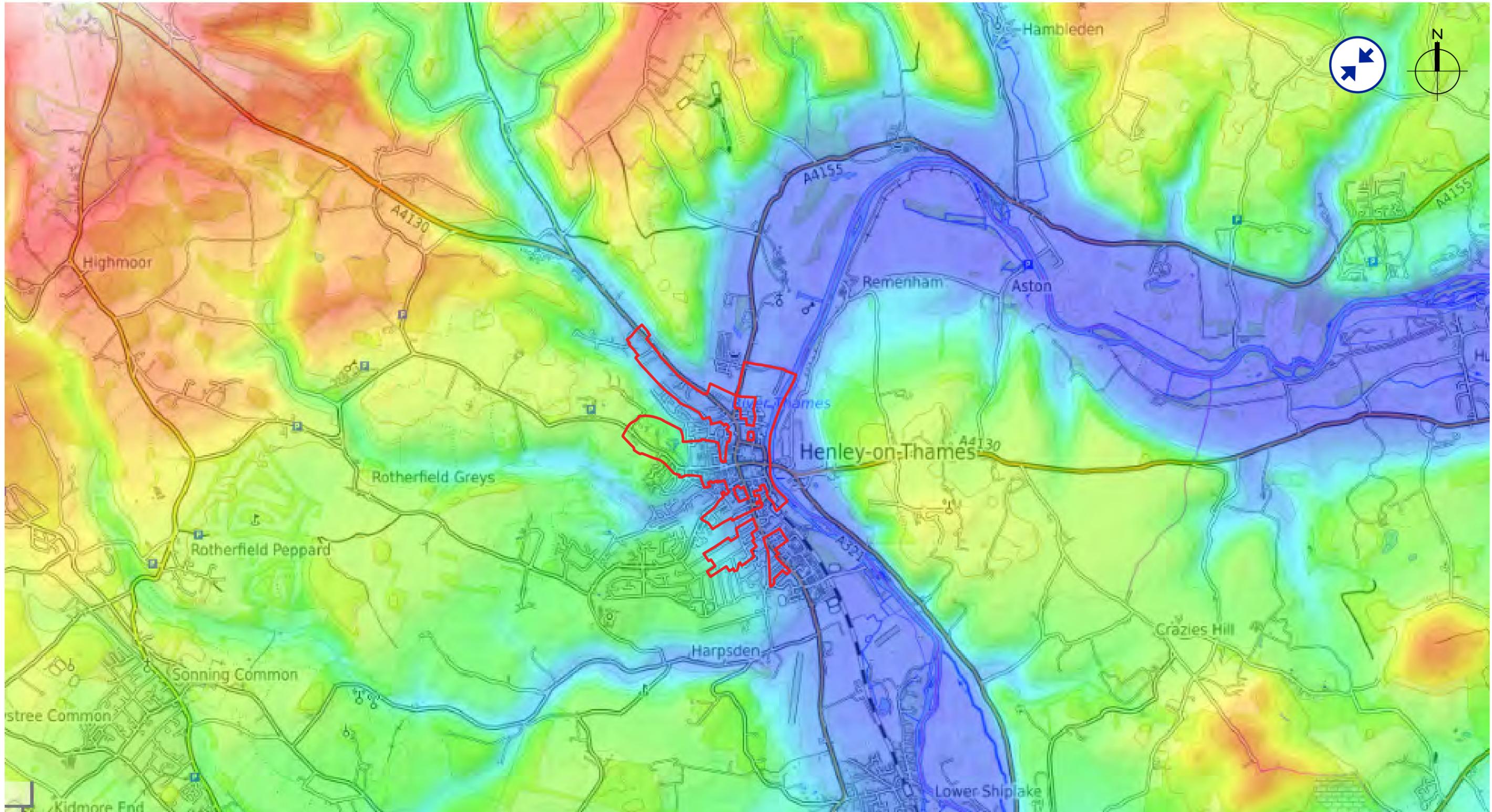


LOCATION PLAN

- Conservation Area Boundaries
- River Thames
- Chiltern Hill AONB (approximate)

This plan is not to scale

Plan 2: Aerial map showing the location of Henley in its surrounding context in particular the River Thames and Chiltern Hills. The conservation area boundary is shown in red.



Plan 3: Topography of Henley and its surrounding context, showing the higher ground to the north, east and west compared to the river valley in to the south. The conservation area boundary is shown in red.

Ground Level Lowest Highest

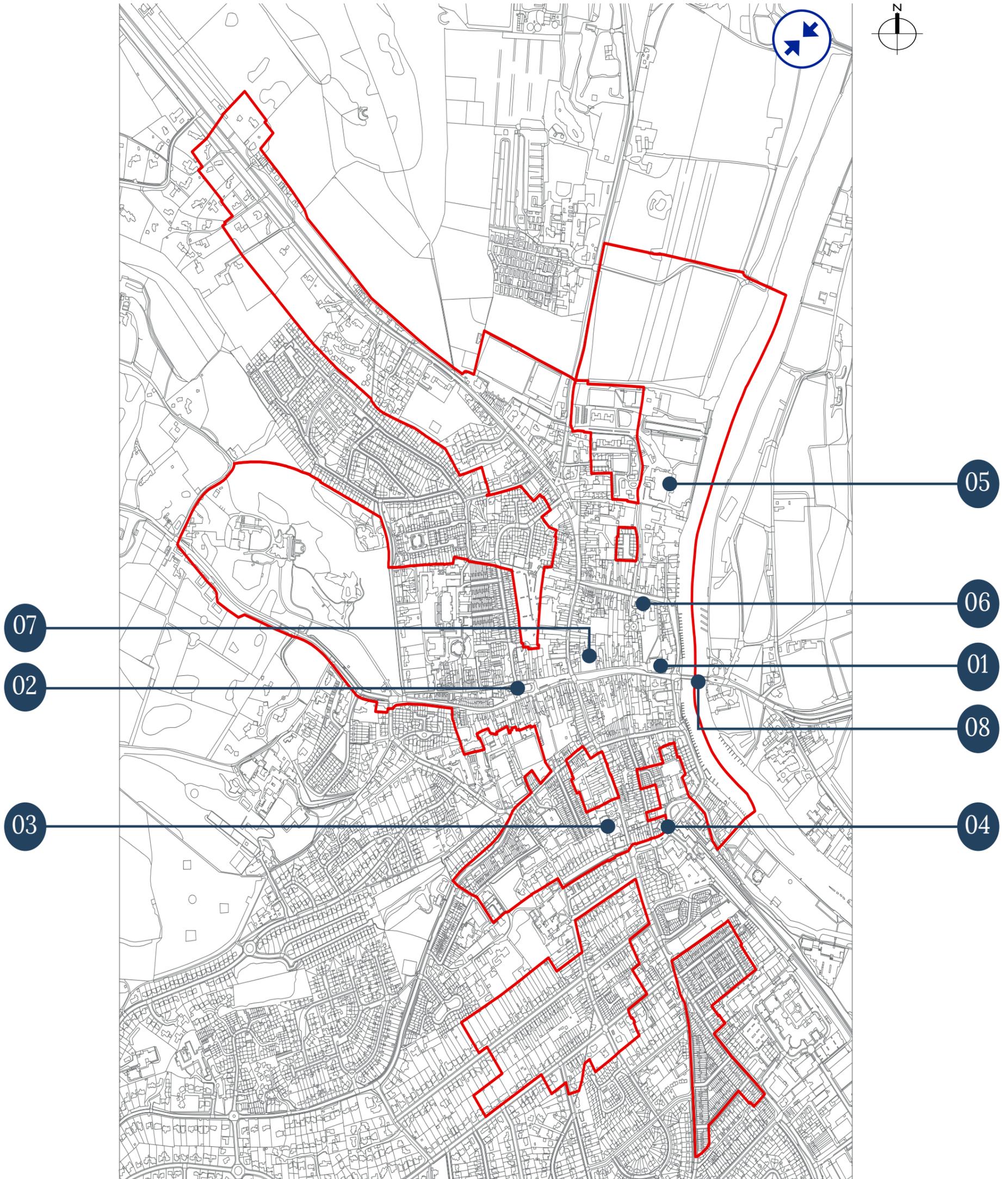
LANDMARK BUILDINGS

- 01 St Mary's Church
- 02 Town Hall
- 03 Christ Church Congregational Church

- 04 Imperial Hotel
- 05 Phyllis Court
- 06 Brakspear's Brewery

- 07 Catherine Wheel Hotel
- 08 Henley Bridge

This plan is not to scale



Plan 4: Landmark buildings and structures in the Henley Conservation Area

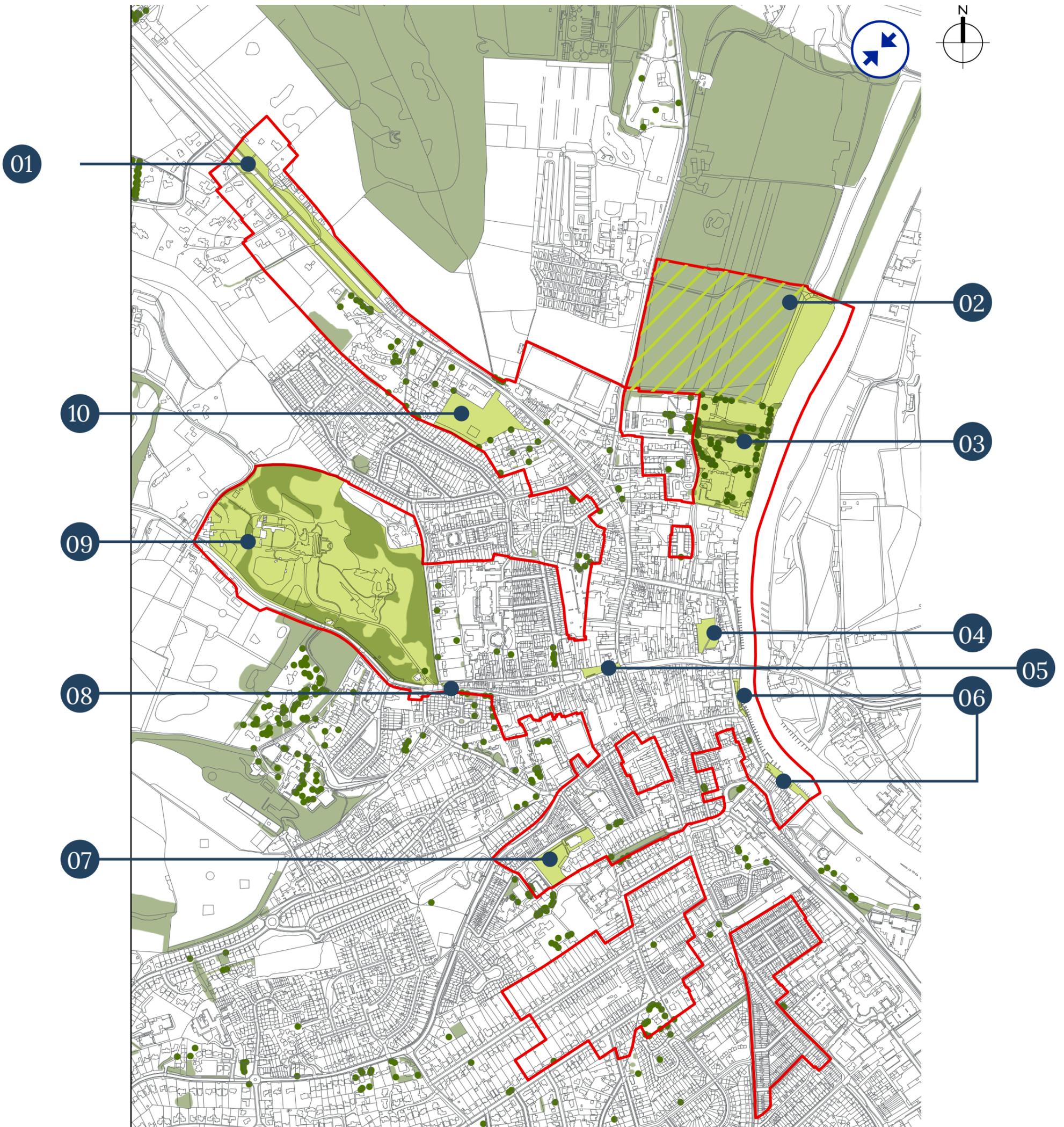
OPEN SPACES PLAN

- Conservation Area Boundaries
- Tree Preservation Orders
- Tree Preservation Order Zones
- Open Spaces
- Open Spaces

- 01 Green space either side of Fair Mile
- 02 Playing fields and riverside path (part of Fawley Court grounds)
- 03 Phyllis Court Club (private)
- 04 St Mary's Church churchyard
- 05 The Market Place
- 06 Public realm on Thameside

- 07 Holy Trinity Church churchyard
- 08 Public garden at junction of Gravel Hill, West Street and Hop Gardens
- 09 Friar Park (private)
- 10 Recreation ground

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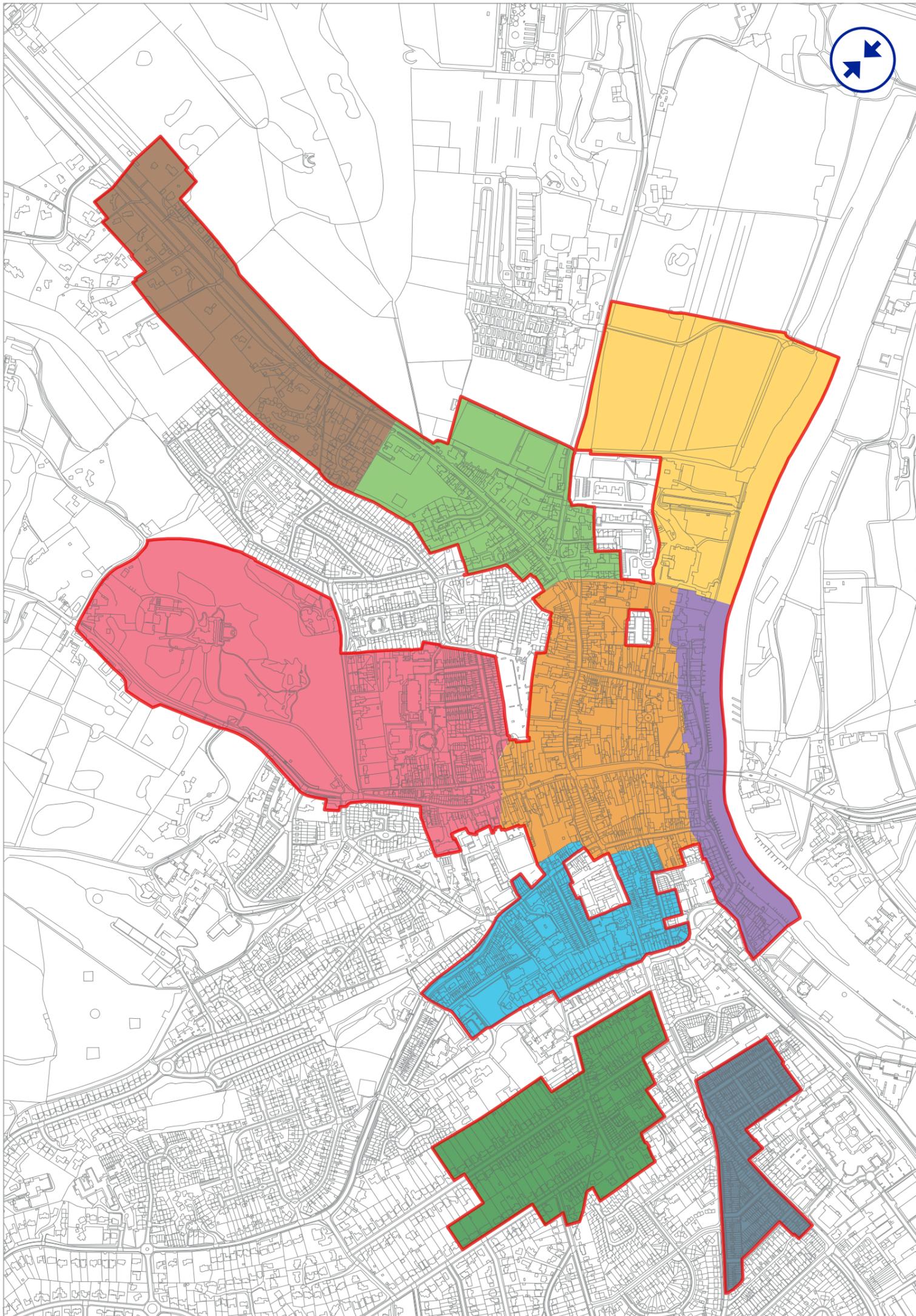
Plan 5: Plan showing public spaces and Tree Preservation Orders within the conservation area and its setting

PLAN 6: CHARACTER AREA BOUNDARIES

- Character Area 01: Fair Mile
- Character Area 02: Northfield End
- Character Area 03: Phyllis Court and Fawley Court
- Character Area 04: Town Centre
- Character Area 05: Western Edges of Town Centre

- Character Area 06: Riverside
- Character Area 07: Victorian and Edwardian Suburbs
- Character Area 08: St Mark's Road
- Character Area 09: Reading Road

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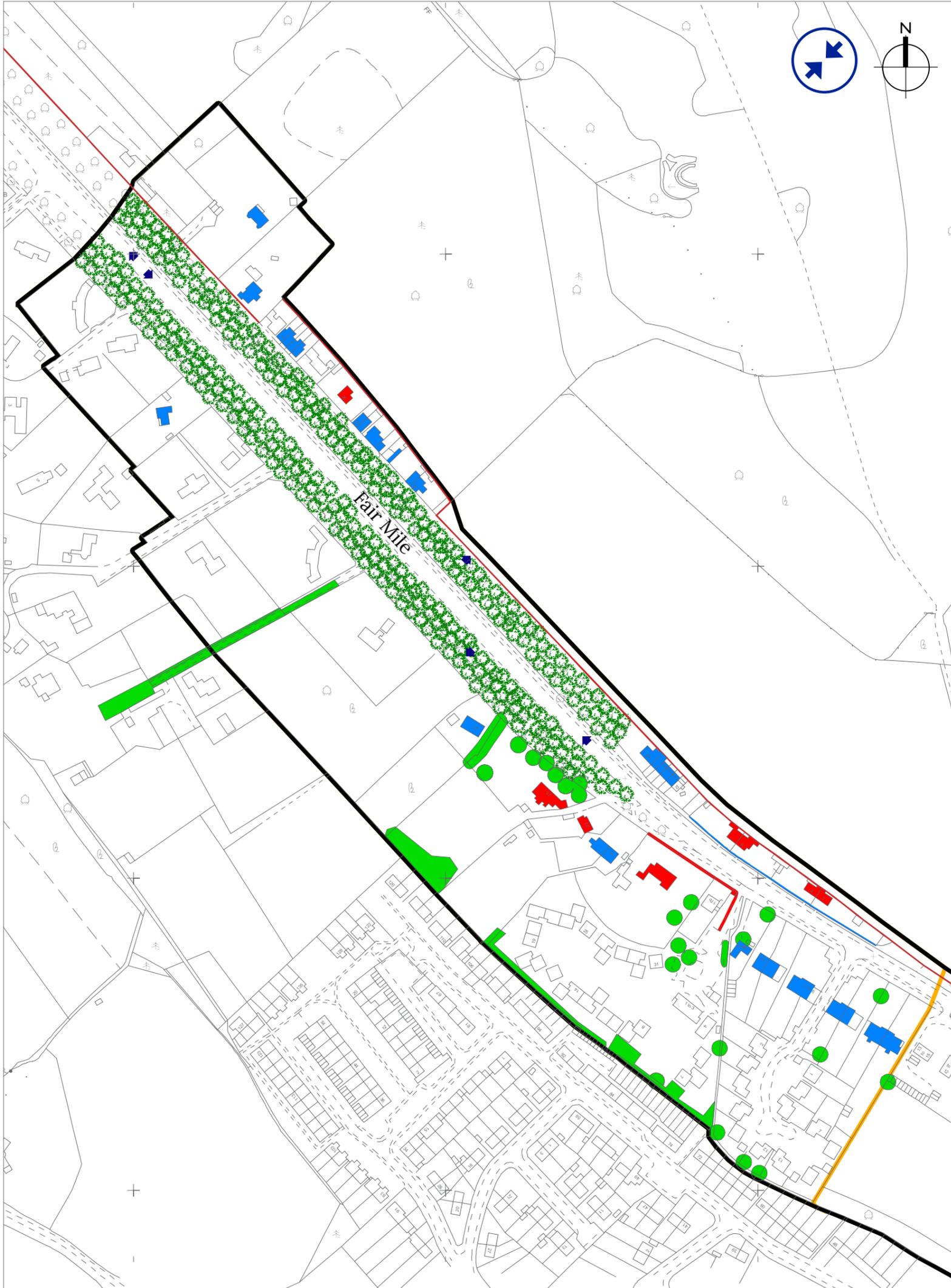
Plan 6: Map showing the different character areas in the conservation area

PLAN 7: CHARACTER AREA 1: FAIR MILE

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building
- Building of Local Note

- Registered Park and Garden
- Landmark Building in Conservation Area
- Local landmark within Character Area
- Tree Preservation Orders/Zones

- Other Important Trees
 - ▲ Important views in, out and around
- This plan is not to scale*



 Contents

 Appendices

 Further Information

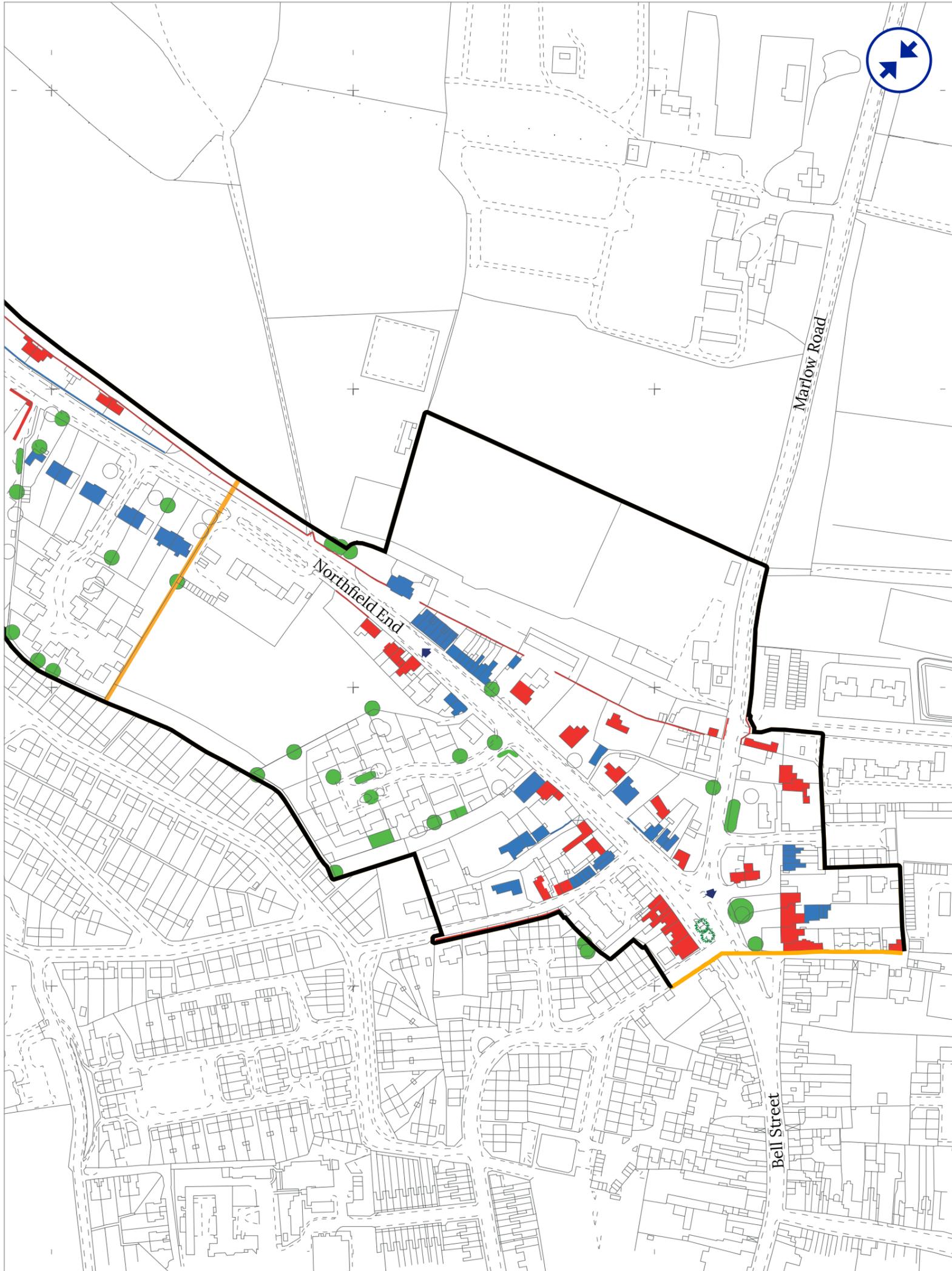
PLAN 8: CHARACTER AREA 2: NORTHFIELD END

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building

- Building of Local Note
- Registered Park and Garden
- Landmark Building in Conservation Area
- Local landmark within Character Area

- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale



PLAN 9: CHARACTER AREA 3: PHYLLIS COURT AND FAWLEY COURT

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building

- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
- LL Local landmark within Character Area

- Tree Preservation Orders/Zones
- ⊗ Other Important Trees
- ▲ Important views in, out and around

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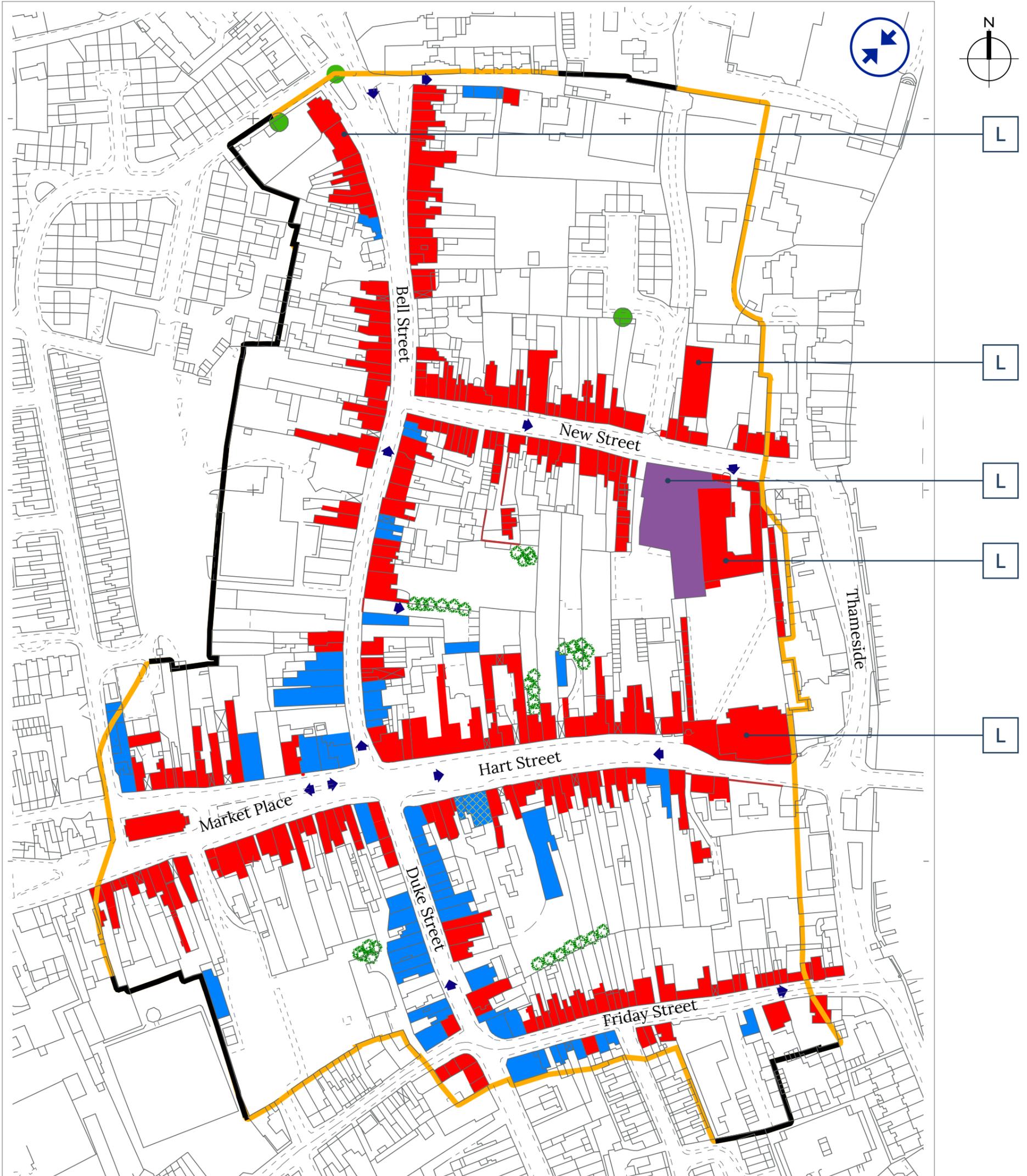
PLAN 10: CHARACTER AREA 4: TOWN CENTRE

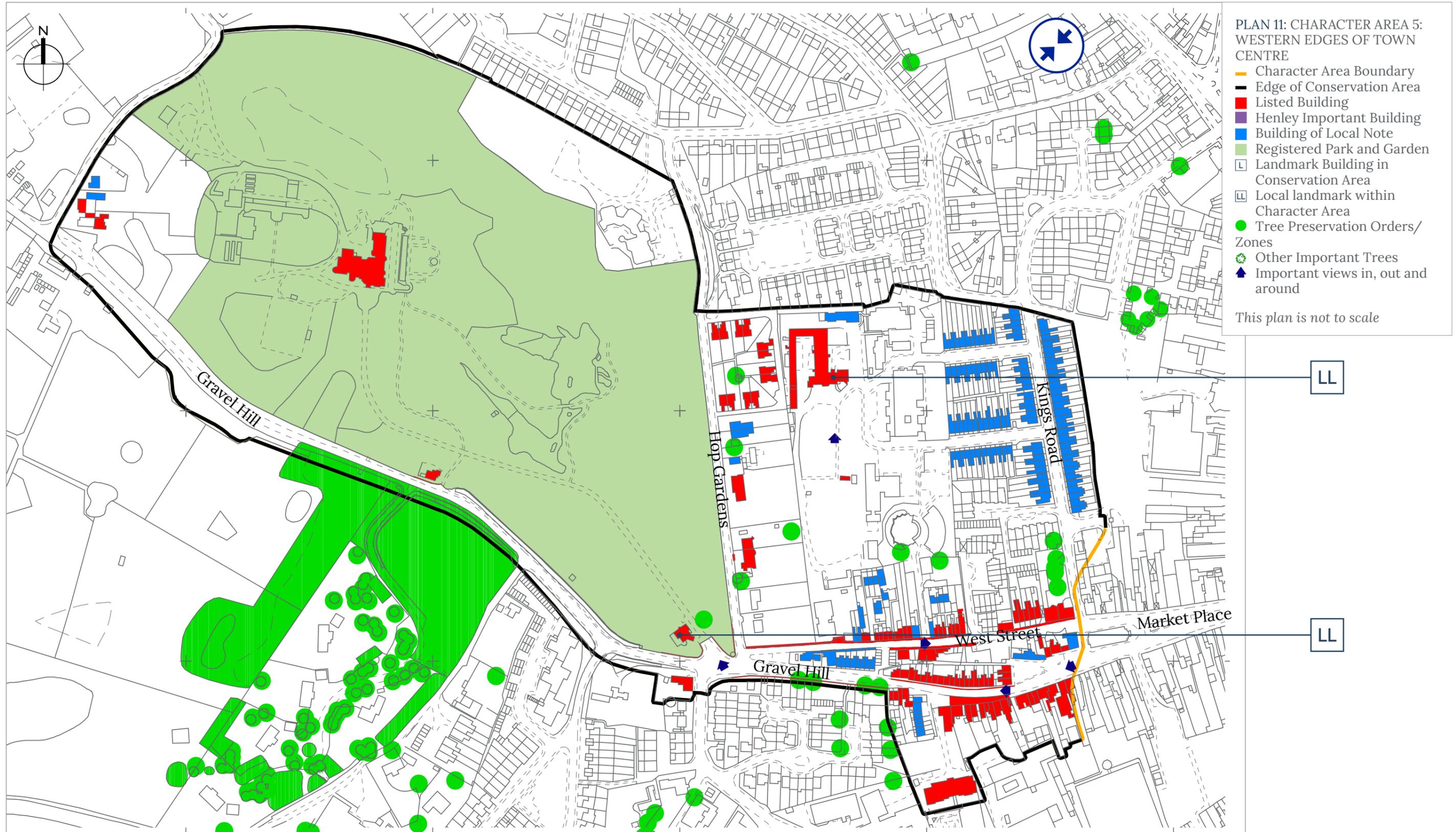
- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building

- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
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- ▲ Important views in, out and around

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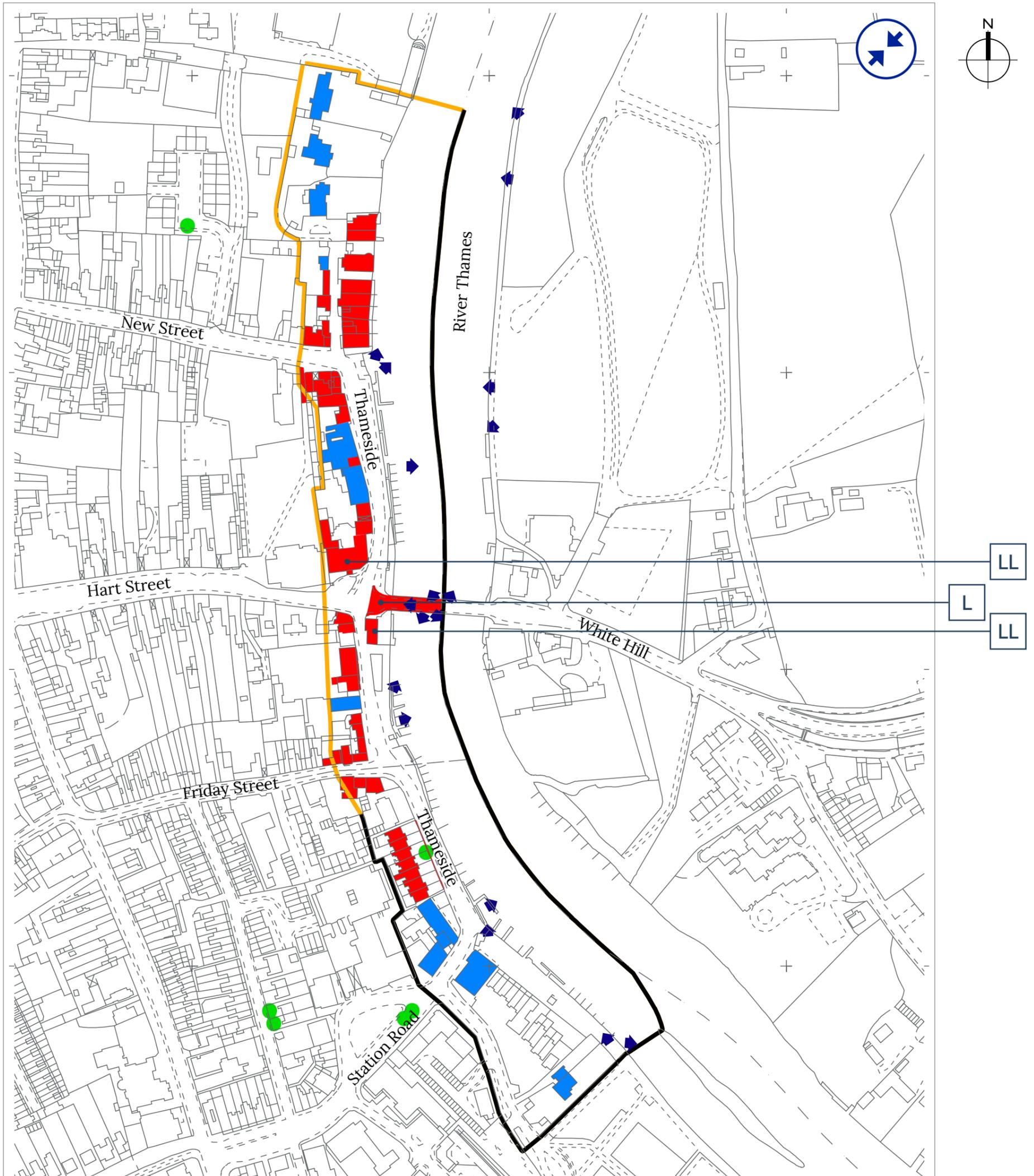
PLAN 12: CHARACTER AREA 6: RIVERSIDE

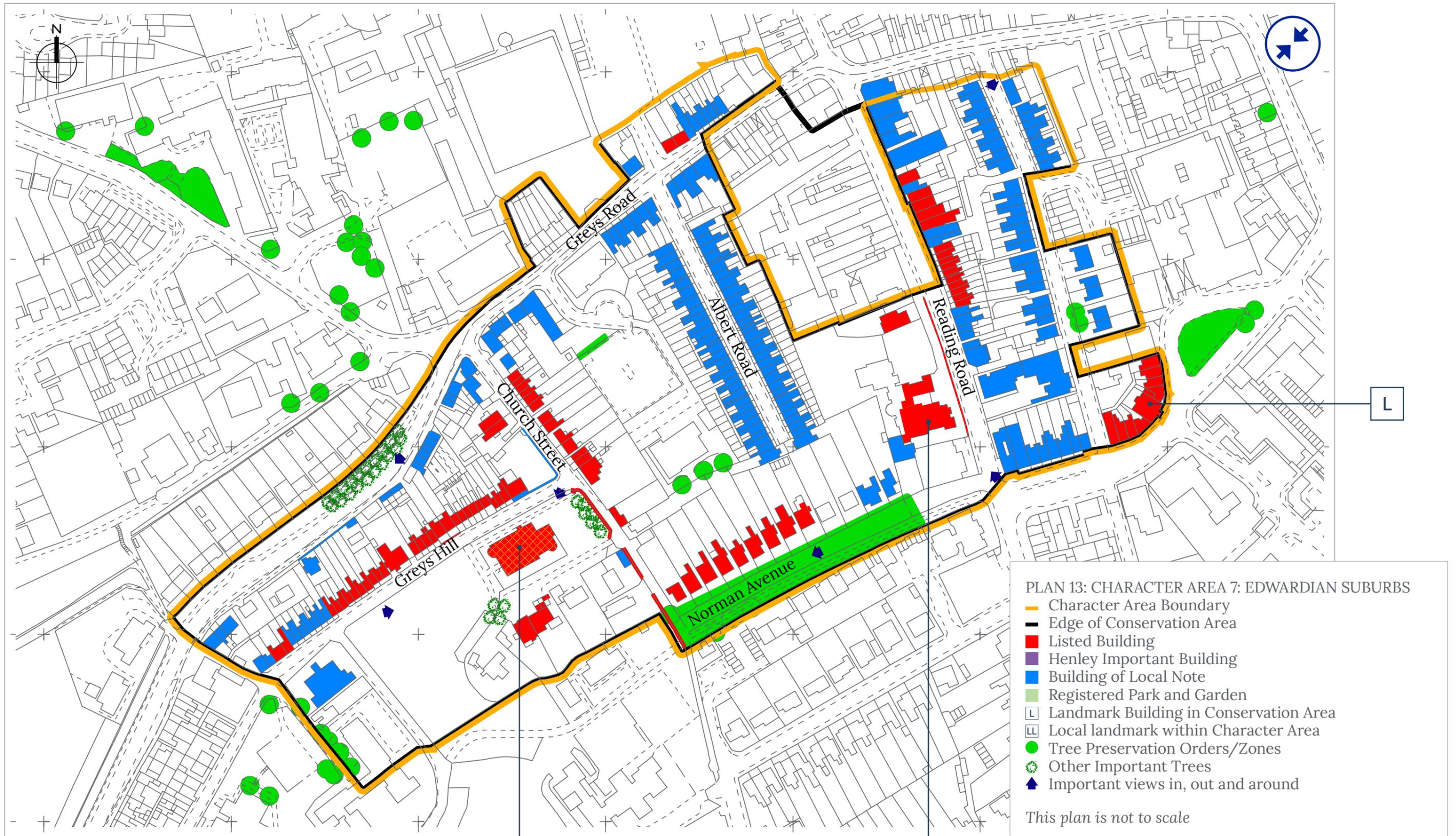
- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building

- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
- LL Local landmark within Character Area

- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

This plan is not to scale





LL

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PLAN 14: CHARACTER AREA 8: ST MARK'S ROAD

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building

- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
- LL Local landmark within Character Area

- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

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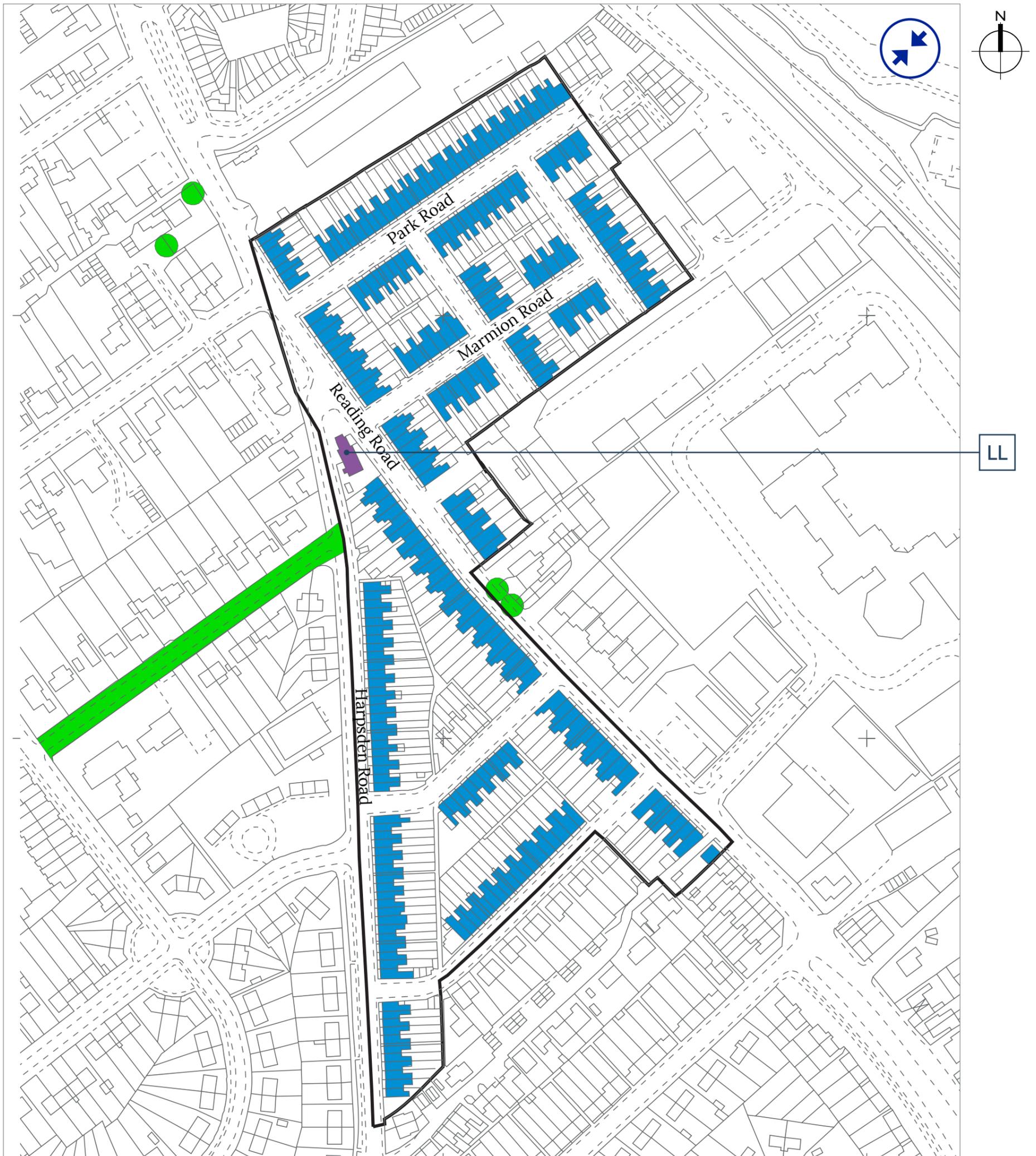
PLAN 15: CHARACTER AREA 9: READING ROAD

- Character Area Boundary
- Edge of Conservation Area
- Listed Building
- Henley Important Building

- Building of Local Note
- Registered Park and Garden
- L Landmark Building in Conservation Area
- LL Local landmark within Character Area

- Tree Preservation Orders/Zones
- Other Important Trees
- ▲ Important views in, out and around

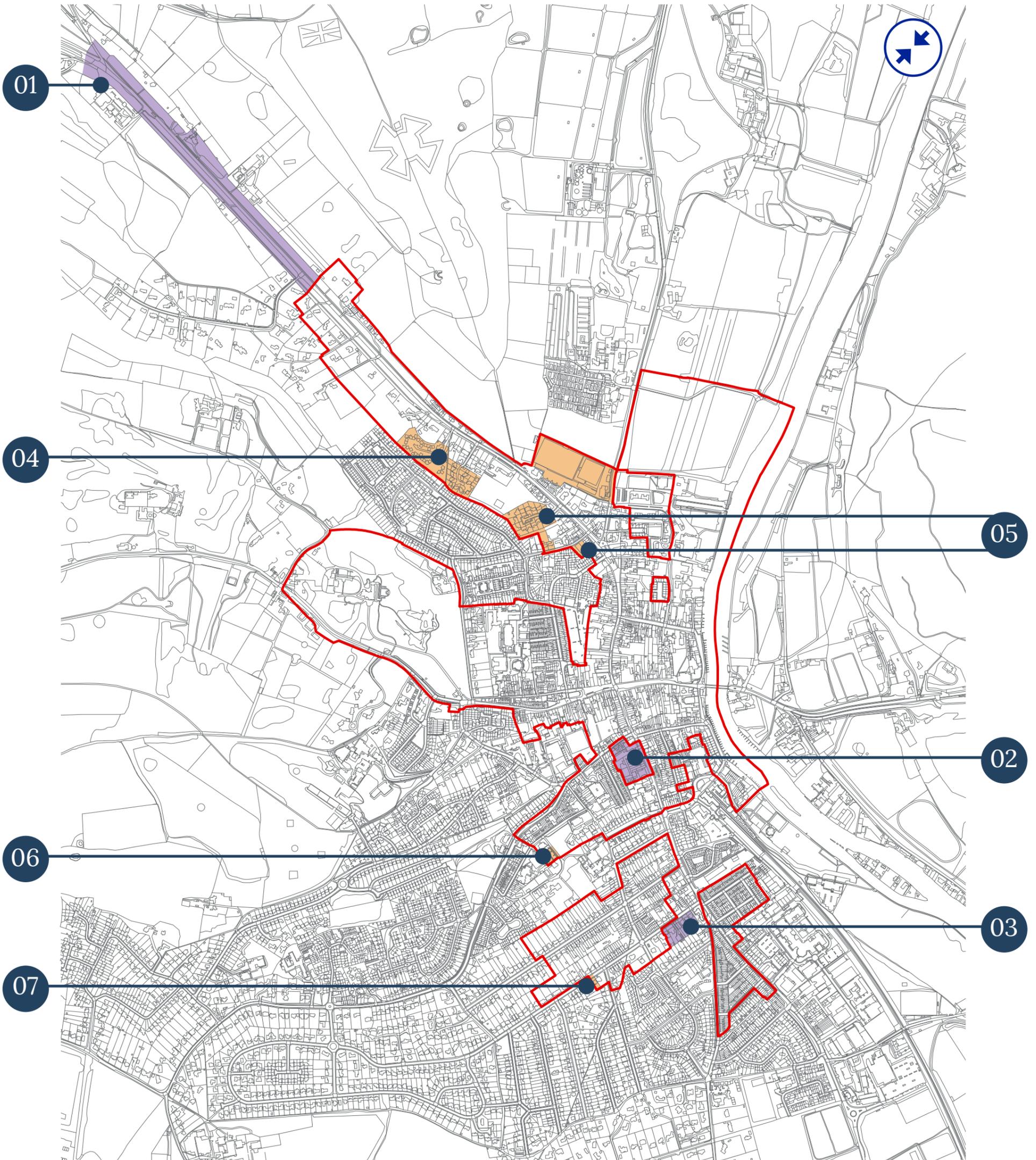
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BOUNDARY REVIEW

- Current CA Boundaries
- Inclusion
- Exclusion

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Plan 16: Proposed amendments to the Henley Conservation Area boundary.

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