



Norton Mayfield Architects
Harland Works
Unit No. 7
70 John Street
Sheffield, S2 4QU
T/F. (0)114 270 0014
Sheffield & London
www.nortonmayfield.co.uk

Project: 87-89 High Street, Maidenhead, SL6 1JX

NMA: 1960

Purpose: Full Planning Submission

Date: 18/08/2021

Design and Access Statement



1. Introduction

This statement has been prepared to support the full planning submission for the proposed development at the rear of 87-89 High Street.

The proposal site comprises a three storey building with a retail unit at ground floor filling the site and residential spaces on the above floors. Towards the front of the site permission has been granted to provide additional units within the existing envelope. This new application towards the rear of the site, accessed through Nicholsons Lane, is to provide two new storeys, providing further residential accommodation. Overall the proposal provides 5no. new flats.

The new dwellings aim to:

- Meet the high standards of planning policy set by the Royal Borough of Windsor and Maidenhead
- Contribute towards local housing supply
- Provide sustainable housing development and deliver high levels of energy efficiency
- Offer a contemporary architectural language that enhances its context while complementing neighbouring buildings

a. Planning History

87 High Street

01/36657/ADV: Retrospective application for an internally illuminated fascia and projecting sign for Bon Marché

01/36658/FULL: New shop front for Bon Marché

18/03652/FULL: Change of use from A1 Shop to D2 Gymnasium and leisure

89 High Street

01/37222/FULL: Change of use of second floor from residential to office use

06/01562/FULL: New Shopfront for Betfreds

06/01563/ADV: Display of non-illuminated fascia sign and non-illuminated projecting sign for the new Betfreds store.

87-89 High Street

03/40795/COU: Change of use of first floor offices to 3 1bed dwellings. Alterations to second floor to form 2 1bed dwellings

2. Site and Surroundings

a. Context

The site is located on 87-89 High Street, in between two 2 storey buildings, with one having accommodation in the loft space. Both buildings have retail units on ground floor. The site extends all the way through to Nicholsons Lane, where it has rear access.

While the elevation towards High Street is compromised of 3 storeys, the building reduces in size towards Nicholsons Lane, having mainly 1 storey fronting this street with a 2 storey portion to the south west. The neighbouring buildings along Nicholsons Lane compromise 2-3 storeys with some being 1 storey.

Further down the road, at 91A High Street, a development is under construction as per Application No. 18/03412/FULL. The scheme involves the partial demolition of an existing 1 storey structure and construction of a 3 storey building fronting Nicholsons Lane which will be comprised of 3 flats.

87-89 High Street is currently being occupied at ground level by a gym and a retail unit, with the aforementioned residential units in the upper storeys of the front building. The property is in the middle of Maidenhead's pedestrianised town centre, with most buildings around it being 2-3 storey high with retail at ground level.



Fig.1 View towards the main building on High Street from the rear. Showing the fire escape from the existing flats to the roof of the rear structure.



Fig.2 View of the building from Nicholsons Lane.



Fig.3 View down Nicholsons Lane to the neighbouring building to the East.



Fig.4 View up Nicholsons Lane, showing the construction of the permitted development 18/03412/FULL and the existing 2 storey portion of 87-89.

b. Heritage Considerations

The site is located within the Maidenhead Town Centre Conservation Area, which contains a number of quality buildings. The area was originally a mediaeval settlement, later becoming a busy coaching town.

The existing building towards High Street is a positive addition to the area. Built in 1888, the property is Victorian Gothic style with a symmetrical brick frontage and central gable. The elevation features stone banding and detailing to windows as well as bracket eaves and a slate roof. On this basis the front of the property should be considered as an undesignated heritage asset. Under these proposals this portion of the property would remain unchanged.

However the rear elevation of the main building is fully rendered and has been altered and added to over time, resulting in a myriad of varying roof pitches and types. The window arrangement to the rear breaks away from the consistency of the front elevation, with windows of varying sizes positioned in an irregular arrangement. In addition it is noted within the Conservation Area Appraisal that Nicholsons Lane is a low quality environment. Therefore changes to the rear of the property would not affect the undesignated heritage asset; being the High Street portion of the property.

c. Appearance

The building on site is built with red brick, and it presents stone details in its lintels and sills to the front with concrete or no expressed lintels and sills to the rear. Most of the buildings in High Street use brick in their façades, although there is a wide variety of colours and renders applied, creating a vibrant streetscape. The modern use of steel and glass is present in Nicholsons Shopping Centre, down High Street. The rear of the property appears as an agglomeration of different forms added over time.

4. Proposal

a. Amount

The proposals create 6 N^o new flats, comprising of 5 N^o one bed and 1 N^o 2 bed flats.

b. General Arrangement

The new units at the rear of the site would be accessed from a new communal entrance from Nicholsons Lane.

The proposal seeks to respect the established building line of the rest of Nicholsons Lane. Reflecting the style of other properties along this street's frontage, a shallow pitched gabled roof elevation is proposed. The three storey proposal matches the scale of the existing 3 storey and tall 2 storey properties along this side of Nicholsons Lane.

c. Appearance

The building towards High Street would remain unchanged, with its elevation not being altered for the development of the scheme. Towards Nicholsons Lane, it is intended that the proposed scheme provides a contemporary architectural addition to the streetscape, and not try to reproduce any of the traditional housing features of the front building through pastiche design. The structure would replicate the existing double-gabled roof construction that will be replaced by the new units, falling in line with other contemporary developments in the street.

Our proposal is carefully designed to ensure privacy of neighbouring houses as well as future occupants of the new dwelling, including the angling of the windows that face towards the High Street to remove overlooking.. In relation to daylighting and overshadowing, analysis using the BRE '25 degree line' ensures the daylighting to existing properties within the site would not be adversely affected by the development.

d. Demolition

Minimal removal of the existing fabric would be required. The ground floor commercial unit at 87 High Street is unaffected. The rear access to 89 High Street is also retained. The unit is made smaller by demolition of one internal wall to accommodate ground floor residential facilities(Fig 4).

On first floor, with the majority of the existing wall is retained (Fig 5), but with the demolition of the myriad of varying roof pitches.

By applying brick slip to the existing fabric, both existing and proposed can be unified.

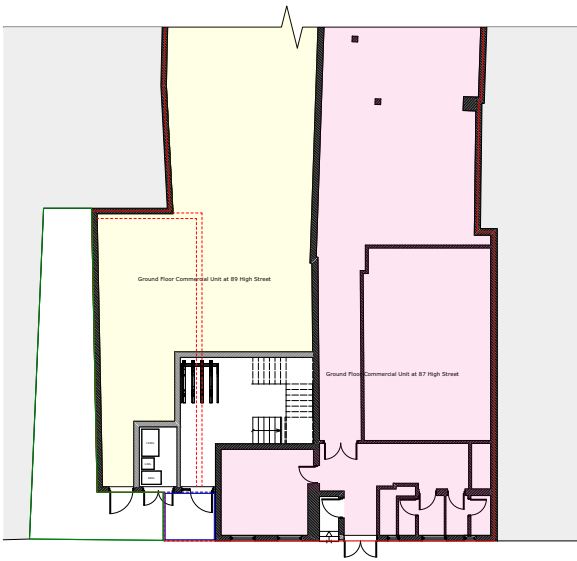


Fig 4. Proposed Ground Floor with wall demolition shown.



Fig 5. Proposed First Floor with wall demolition shown.

e. Other Considerations

a. Waste Storage

A communal bin store is provided accessed from the communal residential entrance.

b. Impact on Neighbouring Amenity

Given the well-connected central location on site parking is not included within the proposal, but provision for a dual rack cycle stand for 8 bikes is provided off the communal residential entrance.

4. Summary

The proposals are for the creation of six new residential units at the rear of 87-89 High Street. The proposal serves to provide much needed quality residential accommodation in a sustainable town centre location. Furthermore, the development fronting Nicholson Lane is appropriate in scale and sensitive to the surrounding context, serving to significantly enhance the street scene.