

HERITAGE STATEMENT

This Heritage Statement accompanies a Planning and Listed Building Application for a new roof dormer, repositioned door and conservation rooflight.



6 Church Street
Windsor
SL4 1PE

Architect: PNW Studios Ltd
34 Campbell Road
Twickenham
Middlesex
TW2 5BY

Date: 09th Nov 2021

1.0 Introduction

No 6 Church Lane is a Grade 2* Listed Building in Windsor old town centre.

The listed building description for the building is as follows.

Grade Grade: II *

Date Listed 02-Oct-1975

Description

1. CHURCH STREET

5130 Nos 5 and 6 SU 9676 NE 3/10 4.1.50. II* GV 2. Circa 1670, front to house dated 1640. 3 storeys and attic, brick (ground floor colour washed), string at 1st floor level and moulded string over 1st floor windows, heavy moulded and modillioned eaves cornice, old tile roof. A symmetrical composition consisting of the main building and flanking narrow rectangular bays over entrances. The main building has one hipped dormer window to the left hand and one modern dormer to the right hand, 4 windows on the upper floors, the 1st floor left hand windows have heavy early C18 sashes. No 5 has a late C18 shop on the ground floor consisting of half glazed door to the left hand and a small bow window to the right hand on a cut bracket under and plain frieze and small cornice. No 6 has 2 windows on the ground floor. The flanking bays timber framed and roughcast, project about 4ft and are 2 storeys high (1st and 2nd floors) supported on heavy elaborately carved console brackets with a moulded beam round the soffit. The main cornice is carried round and each has a small hipped old tile roof. Each bay has one narrow window on 2nd floor, one tall narrow window on 1st floor. Windows have architraves with enriched mouldings. No 5 has a 6 panelled door, the upper panels glazed and a 4-pane rectangular fanlight over. The door is flanked by panelled pilasters supporting the console brackets. No 6 has an 8-panelled door and 4-paned fanlight over. The pilasters supporting the brackets and the soffit beams have enriched mouldings. The building is U-shaped on plan with 2 gabled wings facing St Albans Street, timber framed and plastered. Central chimney stack in main roof and irregular C18 windows facing inward on the wings. Nos 4 to 7 consec). The Church Rooms, Nos 12 and 13 and the cobble sets in Church Street form a group.

Listing NGR: SU9686476857

It is a significant listed building.

The building has been the subject of an enforcement notice issued in May 2021 for unauthorised works.

A separate listed building application is due to be undertaken to address these unauthorised works.

These unauthorised works include works to the rear roof in the area of the proposed dormer rooflight.

They are described as follows in the enforcement notice:

- 7. The alteration of room known as the '3F2' (as identified on the appended floor plan marked SA2) by:**
 - A. Removal of historic door and frame.**
 - B. Removal of historic vertical timbers in wall to facilitate widening of door opening.**
 - C. Removal of historic infill (lath and plaster).**
 - D. Removal of historic 45 degrees timber rafters, horizontal ties and associated beams.**
 - E. Removal of historic roof tiles.**
 - F. Installation of soft wood timber to facilitate the formation of a dormer window.**

All of the above interventions have occurred.

The impetus for these unapproved works came from two sources. The existing door occurred halfway across the top tread of the stair and presented a very real danger to anyone exiting the room. Additionally the reconstruction works to the gable end were undertaken in a manner, for structural reasons, that did not reinstate the small window that lit this room.

Therefore to reinstate the door in its original position and reinstate the roof covering as it was would leave these two significant issues unaddressed.

It is therefore proposed that the original door be reinstated slightly to the right where it will not cross the top tread of the staircase. To do this it is necessary to ensure that there is sufficient ceiling height for the door to open into the room. This will be achieved by forming a much smaller dormer structure than was started, which will also provide light into the room.

It is also proposed to introduce a conservation roof light to North pitch of the roof to provide additional daylight to the room.

Preliminary discussions as to the nature and form of what would constitute an appropriate new dormer have been undertaken with the conservation department and this application provides the additional detail following these discussions.

Broadly the proposals can be divided into five areas:

- The roof repair works
- The reinstatement of the door works
- The dormer details
- The conservation rooflight details.
- Works to existing dormer to the head of the stair.

The roof repair works.

The original roof is a short span roof with pegged mortice and tenon joints at the apex, small collar ties nailed in place just below the apex and low ashlaring studwork inboard of the eaves. The rafter ends have small sprocket pieces attached to them.

(nb Not all of the mortice and tenon apex joints appear to have been pegged)

The position of the former chimney has been roofed across with new pressure treated rafters scarfed to the ends of the original shorter rafters.

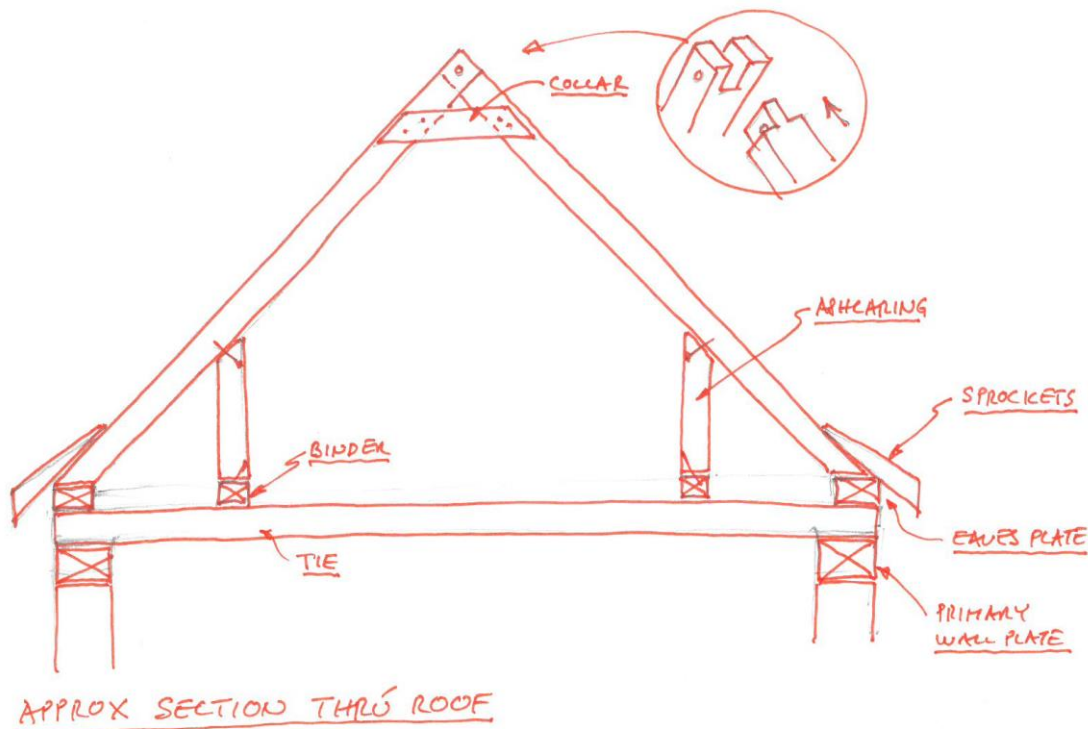
The whole roof recovered with breathable sarking, new tile battens and the recovered tiles reinstated.

In the position of the unauthorised large dormer a number of the rafters have been removed. Some completely up to the mortice and tenon joint. Some partly, having been sawn off 6 inches down from the mortice and tenon joint.

All of the collars have been removed and a ridge timber of doubled up 4x2's inserted to the entire length of the ridge and propped at each end.

This has subsequently been propped at mid points for additional temporary support.

The sawn out rafters and collars have fortunately not been removed from site and are in the ground floor kitchen area.



As can be seen the collars and the ashlar studs brace the corners of each triangular roof frame.

The repair works are to reinstate the missing rafters and reinstate the collars at the apex. As the rafters have been removed in two different ways they will have to be reinstated in two different ways.

Where the entire rafter has been removed it can be reinstated and the pegged mortice and tenon joint at the head reinstated.

Where the rafters have been sawn off the recovered rafters will need to be offered up and a new section of rafter secured to each side to create a scarfed on extension to the rafters. In the same manner as the repairs to the roof rafters over the former chimney location.

A structural engineer will be consulted as to whether any additional ridge/binder timber section should be introduced to the underside of the collars to further stabilise the roof frames. It is not thought that this will be necessary as it was not present in the former roof repair works. It is likely that the plaster lathes and tiling battens work to prevent racking of the roof frames.



An example of one of the collars that has been removed. Which would appear to have been tosh nailed in place.

If some of the collars are missing from site or are too decayed new collars to be formed to the sizes of the existing examples.



Original ashlar studs found on site that will be reused when reinstating the rafters.

The roof covering will be a breathable sarking felt laid with a drape, tiling battens and reinstated tiling to match the existing roof works.



Fortunately the removed roof tiles have been retained on site. They are not original hand made tiles to this rear pitch but a combination of pugmill extruded tiles and machine pressed tiles.

They are weathered in and will match the roof that they have come off.

The underside of the roof rafters will be completed in a manner to match the existing repair works that have taken place adjacent.

Which are comprised of natural wool insulation between rafters, sawn lathes and lime plaster.

The reinstatement of the door works

The original door was shaped to suit the apex of the roof space of the room.
The original door has been retained on site.
See photograph below.



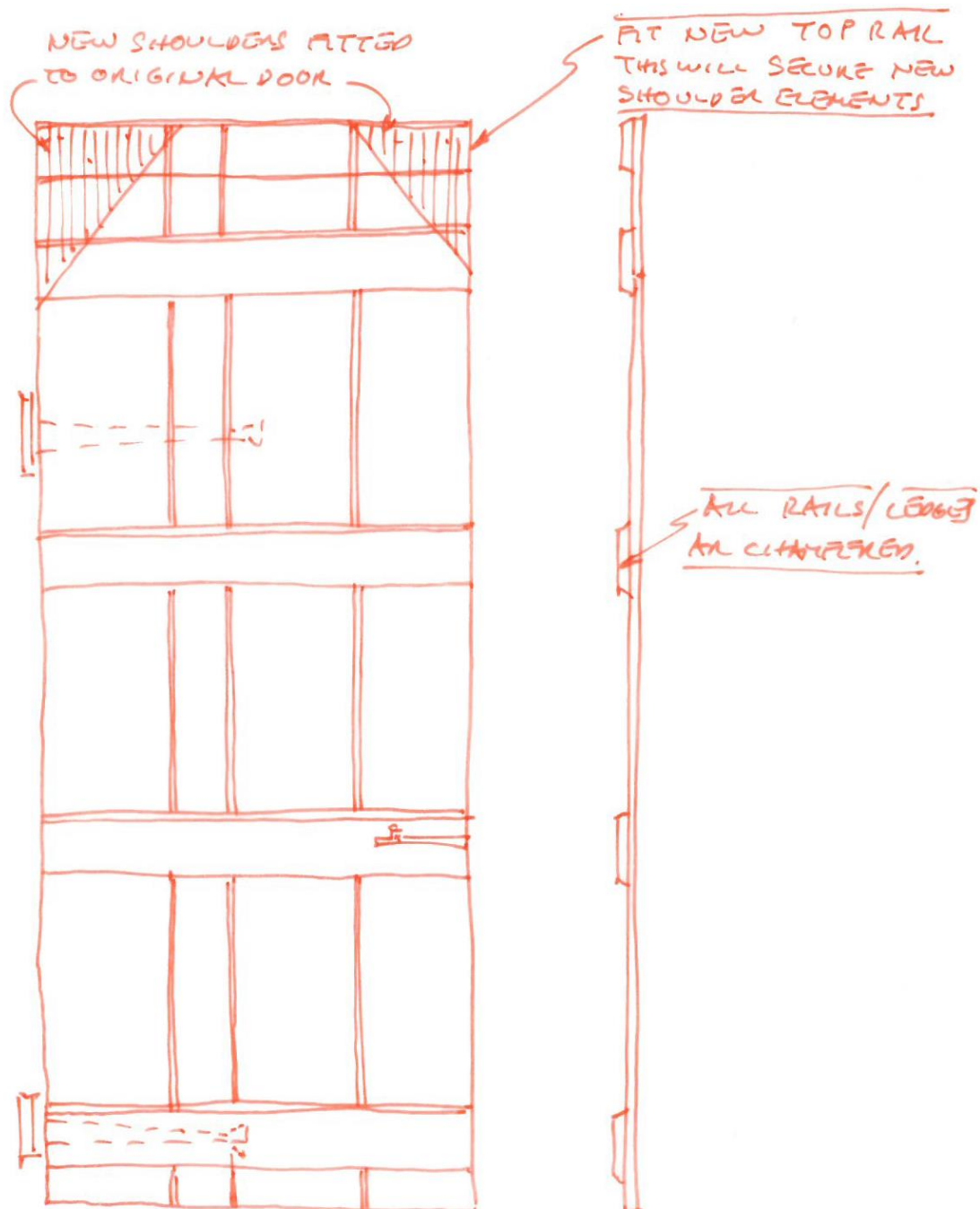
It is a 4 ledged door of random width double Bead and Butt boards with early strap hinges. It appears likely that the two doors upon the second floor may be reused doors that have been altered and adapted for the building. The frames and architraves are more refined than would be expected for these doors.

The historic door should be reinstated if at all possible.

Now that the door will provide access into the proposed new dormer space the door frame can be a more useable square head shape.

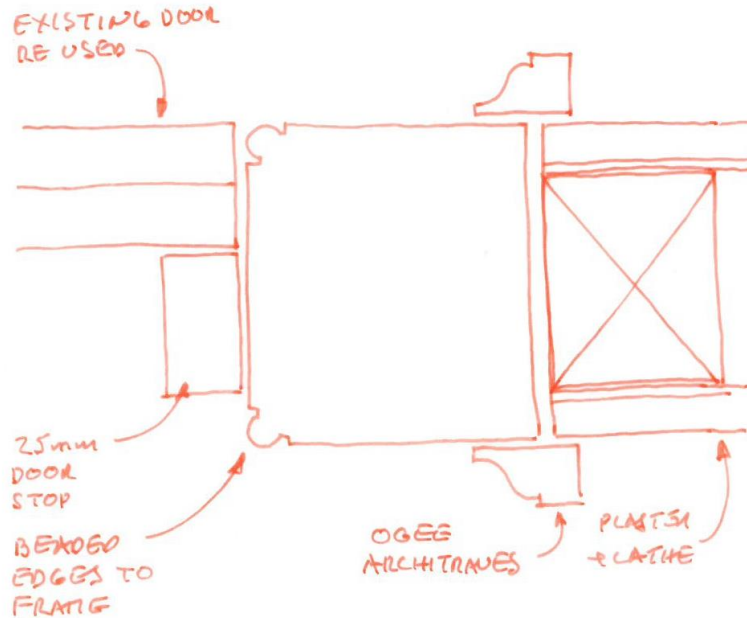
It is therefore proposed to add infill triangles to the shoulders of the door to create that square door shape.

See sketch below:



The door frame to the door opposite is a substantial frame with a beaded leading edge and a small ogee architrave to cover the joint between plaster and frame.

It is not thought that the remains of the door frame that has been removed are still on site. Therefore a new door frame will be reproduced replicating the existing door frame and architrave to the doorway opposite.



Arrangement of proposed new door frame and reused door.

nb The existing strap door hinges to be carefully removed from the fair face of the door and to be fitted to the door braces to allow the inward opening of the door to the room.

It is likely that these two doors at the head of the staircase have survived and the rest of the internal doors have been lost due to earlier interpretations of the building regulations. Looking at the planning record there was a change of use from residential to office use in 1965. With a change of use comes an obligation to meet the building regulations at the time of the change of use. The building regulations at this time are likely to have required the upgrading of the doors to the lower storeys of the building to half hour fire resisting and unfortunately would have been lost. This often did not apply to top floor rooms as the risk was seen as lower as there would be no persons from higher up the building having to escape past these doors.

Cut out original studs



Two of the original vertical studs have been removed. If these are found amongst the materials currently on the ground floor they will be used in the reinstatement of the stud partition.

The make up stud partition to be finished in lath and plaster to match the lath and plaster adjacent. The plaster to be a lime plaster.

The new dormer works.

Advice has been received from the conservation department that a new roof dormer light would be acceptable if it is limited in size to that which is necessary to allow the opening of the repositioned access door and that it follows appropriate detailing for the building.

The proposed new dormer rooflight will follow the detailing of the existing dormer roof light that is present facing the street. The proposed new dormer rooflight is slightly unusual as it will sit alongside the existing larger dormer to the head of the stair.

The new dormer roof light is comprised of:

- Doubled up rafter to support the dormer side away from the stair.
This doubled up rafter propped via means of ashlaring props down to a floor binder.
- Trimming members between rafters at top and bottom of roof opening for the dormer.
- 4x2 studwork upon the doubled up rafter to form the dormer side.
- This studwork faced over in tannalised softwood boarding.
- An eaves wall plate installed between new dormer side and existing dormer side.
- Flat roof joists and firings introduced and boarded over with tannalised softwood boards.
- Code 4 lead flashing to dormer cill and side
- The new double casement windows inserted.
- Fascia board and drip edge fitted.
- Roof and side faced in code 5 lead sheet. The roof to have a 2inch lead roll down the centre. The side to have a a blister fixing to hold the lead sheet in place.
- Tannalised softwood cover strips to vertical junction of casement frame and dormer cheeks.
- Insulate with natural wool insulation between studs and ceiling joists.
- Lath and lime plaster to internal faces.

nb Discussion to be held with building control with regards to adopting breathable materials in order to follow original detailing rather than introduction of vapour barriers and open ventilation paths.

Please refer to the accompanying detailed drawings.

The conservation rooflight details.

Advice has been received from the conservation department that the introduction of a conservation rooflight would be deemed acceptable if kept to a modest size and appropriately detailed.

As part of the unauthorised work the ceiling finishes have been removed to part of the roof space.



It is in this position that a conservation rooflight is proposed.

This will necessitate the part removal of one of the rafters and introduction of a trimmer top and bottom.

The proposed rooflight to be sized to fit between the existing adjacent rafters.

Please refer to the accompanying details.

Works to existing dormer to the head of the stair.

The main structure of the dormer at the head of the stair would appear to have some age to it. This can be gleaned by the presence of the laths to the studwork on the internal face and the similar laths on the external face that have been rendered in lime render as part of the 2017 repair works.

The structure may even be contemporary with the staircase tower as it is difficult to see how the original door leading from the top landing into the front attic room would have been possible without a dormer of some kind being in place.



Side of existing dormer showing the lath and render to outside face and lath and plaster to inside face. Doorway in background to front attic room.

There are a couple of issues relating to this existing dormer at the head of the staircase.

In the past a UPVC window has been fitted. This would be have been an unauthorised replacement of an existing window.

It is therefore proposed to replace this window with a joinery casement window to the same detailing as that proposed to the new dormer adjacent.

Additionally this existing dormer has been reroofed in mineral felt. Similarly this would have been an unauthorised reroofing. The age of the dormer would suggest that it would have originally had a lead roof.

It is therefore proposed to replace the mineral felt with code 5 lead and introduce lead rolls where necessary.

Conclusions.

These are the proposed works in the vicinity of the top of the stairs. The works will resolve the circumstance of the unlit room and the treacherous door way halfway over the top of the staircase flight.

The works proposed are to be undertaken in a manner that reinstates as much of the original material that was removed during the unauthorised works as possible and details the new works in a manner that is appropriate to the building.

Input will be required by a structural engineer to check that the stability of the roof is adequately maintained and the works will need to be undertaken by a contractor with experience of restoration works to historic listed buildings.