

**19 BEARS RAILS PARK, CRIMP HILL, OLD WINDSOR,
BERKSHIRE**

HERITAGE STATEMENT



JPHHERITAGE

August 2023

PROJECT: 19 Bears Rails Park, Crimp Hill, Old Windsor, Berkshire

DOCUMENT TITLE: Heritage Statement

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SITE VISIT: 19th April 2018

REPORT ISSUED: 13th April 2023, 4th May 2023 and 25th August 2023

JPH PROJECT NO: 23/002

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19 BEARS RAILS PARK, OLD WINDSOR – HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Project background

- 1.1.1 This Heritage Statement has been prepared by JP Heritage Ltd on behalf of Marco Zatta to inform a proposed scheme regarding alterations at 19 Bears Rails Park, Old Windsor. 19 Bear Rails forms part of the Grade II listed Bears Rails Park.

1.2 Nature of the proposals

- 1.2.1 The pre-application enquiry is with regards to two conservation roof lights on the north-west elevation and a new sun tunnel on the south-west elevation of 19 Bears Rails.

1.3 Heritage designations



Figure 1: Oblique view of the principal elevation of Bears Rails Park looking north-west (2018)

- 1.3.1 Bears Rails Park was formerly the Windsor Union Workhouse and is referred to as King Edward VII Hospital Old Windsor Unit on the National Heritage List for England. Bears Rails Park was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 3rd March 1972. The list description reads as follows:

Formerly known as: Windsor Union Workhouse CRIMP HILL. Workhouse, later hospital for elderly people, vacant at time of inspection. 1835 by Scott and Moffatt. Red brick with diamond patterns of blue headers; yellow brick quoins and window dressings. Slate high pitched roof. Tudor style. Symmetrical U-Plan. EXTERIOR: main block of 2 storeys, with 3-storey centrepiece; linked by one-storey section to higher one-storey wings. 6 chimneys in main section, 2 chimneys in left hand wing, 4 chimneys in right hand wing; all with diamond shafts on square bases. Stone coped, red brick plinth. 2- and 3-light leaded, mullioned and transomed windows with square heads in canted reveals. Centrepiece has 2-storey canted bays with stone coped, embattled parapets on either side of central door with Tudor arch and square hoodmould; similar parapet and stone cornice to projecting porch. Tall cupola in centre with lead ogee cap, weather vane and clock in base. 2-storey, one-bay embattled sections flank the porch on either side, projecting in a slightly lower plane. INTERIOR: not inspected.

1.4 References in the Berkshire Historic Environment Record (Heritage Gateway)

- 1.4.1 There are no entries for Bears Rails Park in the Berkshire Historic Environment Record.

1.5 Planning history

1.5.1 The relevant planning history for 19 Bears Rails is as follows:

18/01485/LBC – Consent to reinstatement of a door opening on the north elevation; removal of a section of ceiling in Bedroom 2 and insertion of a staircase to a proposed room in the roof void; reconfiguration of the internal room layout; replacement of the existing stone fireplace in G1; reinstatement of a fireplace on the southern side of G1 and the insertion of window and double doors to existing porch (Approved).

18/02709/LBC – Details required by conditions 3 (Joinery Details). 4 (Roof Insulation, Lining and Finishing), 5 (Fireplaces) of planning permission 18/01485/LBC for consent to reinstate a door opening on the north elevation; removal of a section of ceiling in Bedroom 2 and insertion of a staircase to a proposed room in the roof void; reconfiguration of the internal room layout; replacement of the existing stone fireplace in G1; reinstatement of a fireplace on the southern side of G1 and the insertion of window and double doors to existing porch (Partly Approved).

18/03541/LBC – Consent to retain a new side window opening and brickwork alterations to the existing porch, and for a new window to the north elevation and a new window and door to the existing porch (Approved).

2.0 POLICY CONTEXT

2.1 NPPF (Revised 2021)

2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications *'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (paragraph 194).

2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being *'a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.'* Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.

2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 197):

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 199). It advises that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

2.1.5 Paragraph 200 continues by stating that *'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*.

2.2 The Royal Borough of Windsor and Maidenhead Local Plan 2003 (Saved Policies 2011)

2.2.1 The Royal Borough of Windsor and Maidenhead Local Plan was adopted in 2003 and a revised schedule adopted in 2011. The relevant historic environment policy for the proposed development is as follows:

- Policy LB2 – Proposals affecting Listed Buildings and their settings.

2.3 The Royal Borough of Windsor and Maidenhead Local Plan 2013-2033

2.3.1 The relevant historic environment policy contained within the emerging Borough Local Plan (2013-33) is as follows:

- Policy HE1 – Historic Environment

2.3.2 This policy states that:

The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development proposals should seek to conserve and enhance the character, appearance and function of heritage assets and their settings, and respect the significance of the historic environment.

Heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset (whether designated or non-designated) or its setting, will not be permitted without a clear justification to show that the public benefits of the proposal considerably outweigh any harm to the significance or special interest of the heritage asset in question.

3.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

3.1 Understanding the history of the heritage asset

3.1.1 George Gilbert Scott teamed up with William Bonython Moffatt early in the summer of 1836. Their approach to the design of workhouses marked a departure from the 'square' plan form. They produced institutions that were fragmented into three distinct structures: an entrance range, a main building, and an infirmary flanked by workshops. This 'improved' plan for workhouses included a linear main building with a chapel block on one side and a boardroom block on the other. Receiving wards and yards lay to the rear. There were two different designs of hub; either an octagonal overlooking the paupers' yards, or two canted bays projecting from the front and rear elevations of a rectangular block. Bears Rails Park conforms to the latter design where the canted bays looked out across yards to the front and rear. The

loss of accommodation provided by front and rear ranges in the 'square' plan institutions was mitigated by the addition of cross wings which generally housed boys, girls or the aged. The housing of infirm and aged men and women in the cross wings at Bears Rails Park is consistent with this approach.

- 3.1.2 Some of Scott and Moffatt's early ideas regarding workhouse design are clearly evident at Bears Rails Park. Their later work, however, dispensed with long entrance ranges running parallel to the main building. It is this later plan form that Bears Rails Park belongs to, including single-storeyed chapel and boardroom blocks extending from the front of the end cross wings.
- 3.1.3 The Windsor Union Workhouse was built in 1839-40 to accommodate 282 inmates. It included a long main building running a north-south axis with two pairs of cross wings to create a double cruciform layout. As noted above, a single-storey boardroom block to the north and a single storey chapel block break forward of the main building. The style of the building reflects Scott and Moffatt's move away from restrained Classical designs and the adoption of a neo-Elizabethan or neo-Jacobean style. This most clearly expressed in the use of diaper pattern brickwork, four centred arches for door openings, mullion and transom windows with leaded lights and prominent decorative stacks.
- 3.1.4 A search of records held at the Berkshire Record Office didn't yield any early plans of the building. However, a print of the workhouse in 1841 provides some details of its appearance and, in particular, the boardroom block on the northern side of the building. Of note is the number of chimney stacks which dominate the roofscape of the Board Room block.



Figure 2: Windsor Union Workhouse in 1841

- 3.1.5 A plan of Windsor Union Workhouse dating from c. 1866 provides details of the layout of the building and external spaces. On the north-eastern side the Board Room block lies partly within two yards or courts on its northern and southern sides. The eastern end of the wing lies outside of these yards within a landscaped area and fronting onto an access road. Later plans show that the yard to the south was an 'Aged Women's Court' and the yard to the north a 'Girls Court'.

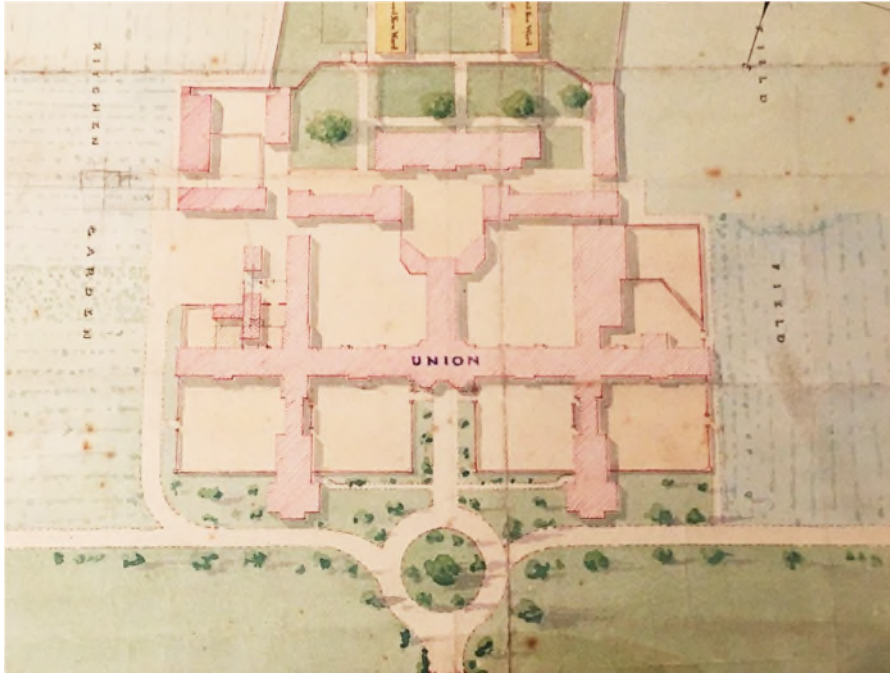


Figure 3: Block plan of the Windsor Union Workhouse in c. 1866

- 3.1.6 The earliest plan consulted which provides details of the floor plan of the Board Room dates from 1882. The Board Room block included four rooms, a corridor on the northern side and a Safe at the western end. The Board Room block was accessed by two opposing doors on the western side of the Board Room. The Board Room was accessed from a heated Entrance Hall with a corner fireplace. This room includes a large bay window with flush sides and a fireplace on the northern and southern sides of the room. Another door on the northern side of the Board Room provided communication with a heated Clerks Room via a corridor. The Entrance Hall also provided access to another heated room of similar size to the Clerks Room. Access to the Safe was directly from the Clerks Room. The structure on the western side of the Safe housed Womens and Girls Closets equipped with what appear to be three pan closets in each. These were accessed through doors from the respective yards.

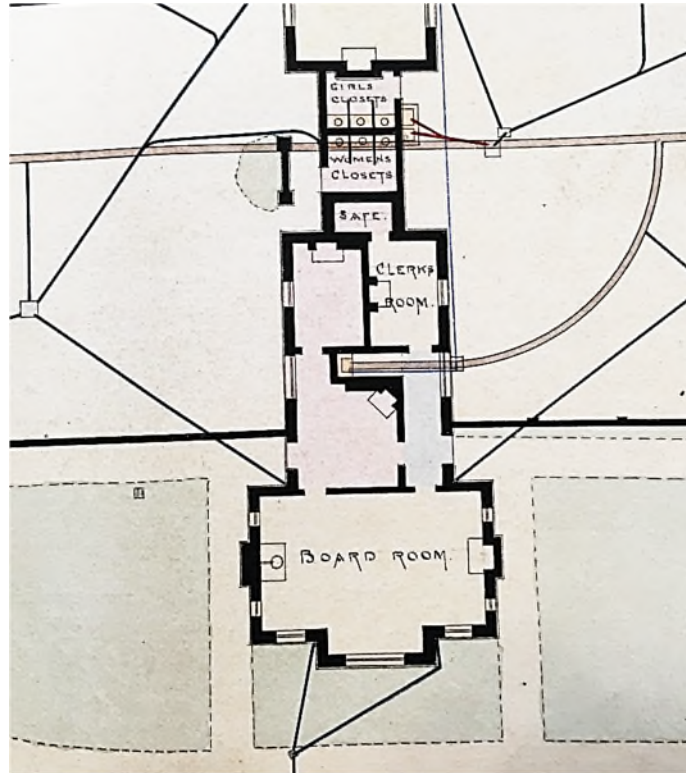


Figure 4: Plan of the Board Room block in 1882

- 3.1.7 A plan showing proposed WCs and sinks dated 17th April 1900 provides limited information on the internal layout of the Board Room block but does show a proposed extension to house a WC. This is outlined in red and located in the angle between the Board Room and the corridor leading to the Clerks Room.

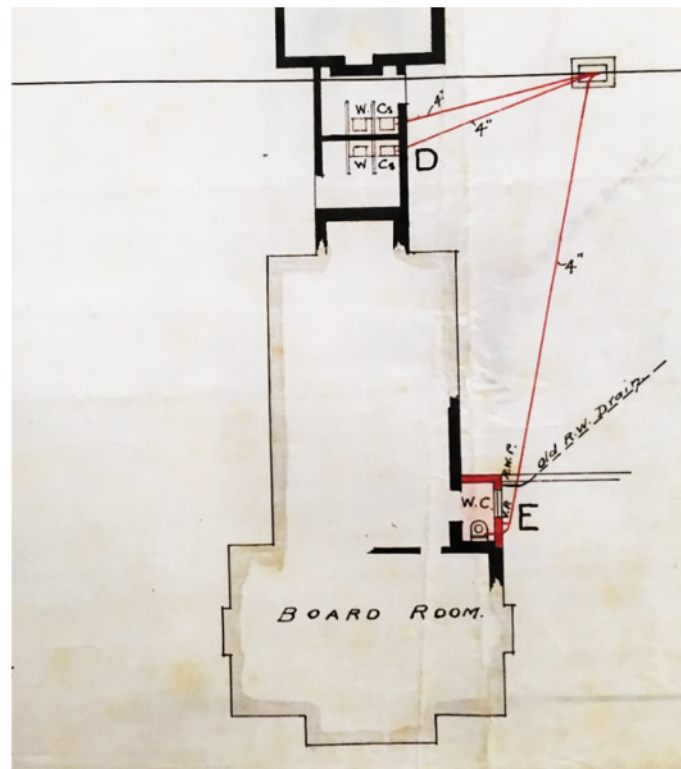


Figure 5: Plan showing proposed WCs, sinks etc. in 1900

3.1.8 A demolition plan of Bears Rails Park produced for Berkeley Homes in 1997 shows that much of the original layout of the Board Room block survived at this time. The main apparent change shown is the removal of the chimney stack and partition wall of the Clerks Room. This had been replaced by a narrower partition. One interesting detail is the sloping ceiling in the Board Room. Also of note is the absence of a fireplace on the northern side of the room. It appears that a fireplace remained on the southern side of the Board Room and in the smaller room at the western end of the block (now Bedroom 2). The partition wall and associated closets between the former Womens and Girls Closets had also been removed by this time.

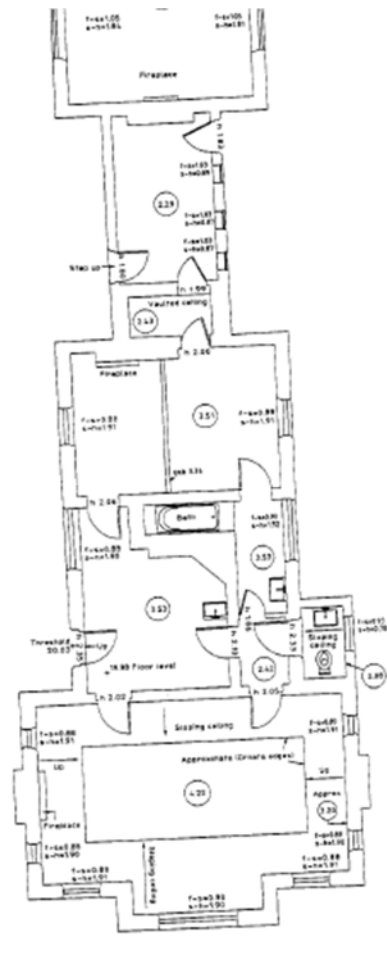




Figure 7: Extract from the Berkeley Homes demolition plan showing the north elevation of No. 19 Bears Rails Park

3.1.10 With the exception of the Board Room and the Safe, the original layout of the boardroom block has been completely altered. This involved the removal of all internal partitions defining the Entrance Hall, the corridor on the northern side of the block and a former Closet (occupied by a bath in 1997). This included the complete removal of the chimney stack at the centre of the building. It also appears that the chimney breast and fireplace in Bedroom 2 and the fireplace on the southern side of the Board Room were removed.

4.0 DESCRIPTION OF No. 19 BEARS RAILS PARK (refer to figure 17 for phasing and room key)

4.1 General description

4.1.1 No. 19 Bears Rails Park is a linear cross wing which projects from the eastern side of the Main Building. It is a single storey structure with a cruciform plan which reduces in width on the western side. The walls are of brick construction and characterised by diaper pattern brickwork with grey headers. The head of the walls are embellished with dog tooth eaves cornice and yellow brick dressings are used for window openings and quins. The plinth has been rendered, probably as part of the late 1990s refurbishment of the property.

4.1.2 The roofs are double pitched and finished with slates. The roofs over the former Board Room and the central part of the building have brick gable parapets and kneelers. There are prominent decorative chimney stacks on each of the gable ends.

4.1.3 The elevations are symmetrical with a regular pattern of window openings. There is, however, considerable variety in the proportions of openings, ranging from two lights to eight lights. The original windows were leaded lights and were replaced as part of the late 1990s conversion of the building. The replacement windows follow the original proportions and are characterised by mullions and high transoms.

4.1.4 The door opening on the southern elevation includes a stone surround including a four-centred arched head set within a rectangular label-mould.



Figure 8: South elevation of 19 Bears Rails Park (2018)



Figure 9: East elevation of 19 Bears Rails Park (2018)



Figure 10: North elevation of 19 Bears Rails Park (2018)

4.2 Exterior of the building

North elevation

- 4.2.1 The fabric of the north elevation contains evidence for a number of alterations. The most obvious of these is the lean-to addition within the angle between the Sitting Room (G1) and the Kitchen (G3). This is a red brick structure in Flemish bond and evidence for diaper pattern

brickwork on the north elevation. The door opening was inserted after 1997, replacing a window in this position. An additional window to the side was consented under 18/03541/LBC and was installed under the previous ownership (not shown on the photograph below).



Figure 11: Early 20th century lean-to on the northern side of the building (2018)

- 4.2.2 At the western end of the north elevation openings for three single light casements were inserted during the course of the 20th century. These probably took place when the partition for the Womens and Girls Closets was removed and the function of the space changed.



Figure 12: 20th century window openings on the northern side of the former Closets (G9-G10) (2018)

- 4.2.3 To the right of these windows is the position of a former door opening to the Girls Closet. The door opening has been infilled with brickwork which replicates the diaper pattern brickwork of the rest of the building. The grey brick headers are, however, lighter in colour and provide some definition of the original proportions of the opening and associated dressings. An additional window was consented under 18/03541/LBC and was installed under the previous ownership (not shown on the photograph below).



Figure 13: Infilled door opening on the north elevation at G10 (2018)

South elevation

- 4.2.5 Similar to the north elevation, there is evidence for a former opening to the Womens Closet at the western end of the building. An area of diaper pattern brickwork towards the right hand side of the elevation includes bricks of slightly different character to the original brickwork. The grey headers are lighter and the finish is flatter than those on either side.



Figure 14: South elevation of the former Closets showing an infilled door opening (2018)

4.3 Interior of the building

- 4.3.1 Internally very little survives of the original Board Room block. Based on evidence from the roof void the brick partition between G1 and G3 appears to be original. The original door from G2 has been modified to create a double door into the Living Room. A former opening at the northern end of this internal position has been infilled.
- 4.3.2 The thick walls of the former Safe at G8 also survive in part. The door opening between G7 and G8 is original but the opening between G8 and G9 appears to have been created between 1900 and the late 1990s. Otherwise, the original ground floor plan no longer survives.
- 4.3.3 The ceiling in G1 has been lowered and inspection of the ceiling finishes from within the roof void demonstrates that the current ceilings throughout are plasterboard.

4.4 Interior of the building – roof structure

- 4.4.1 The loft has been converted to accommodation under application 18/03541/LBC. The following description relates to observations made during a site visit in 2018 (before the loft conversion). The roof structure over the central part of the house (G2-G7) includes collar beam trusses with short raking struts, side purlins and ridge plank. There are iron straps at the junction between the collars and principal rafters. These details are typical of mid-19th century construction techniques.



Figure 15: Collar beam truss in the roof void over the central part of the building (2018)

- 4.4.2 The western gable end wall includes the brick chimney stack which appears to have been removed from bedroom 2 (G7).



Figure 16: View of the roof structure over G7 (2018)

PHASE PLAN

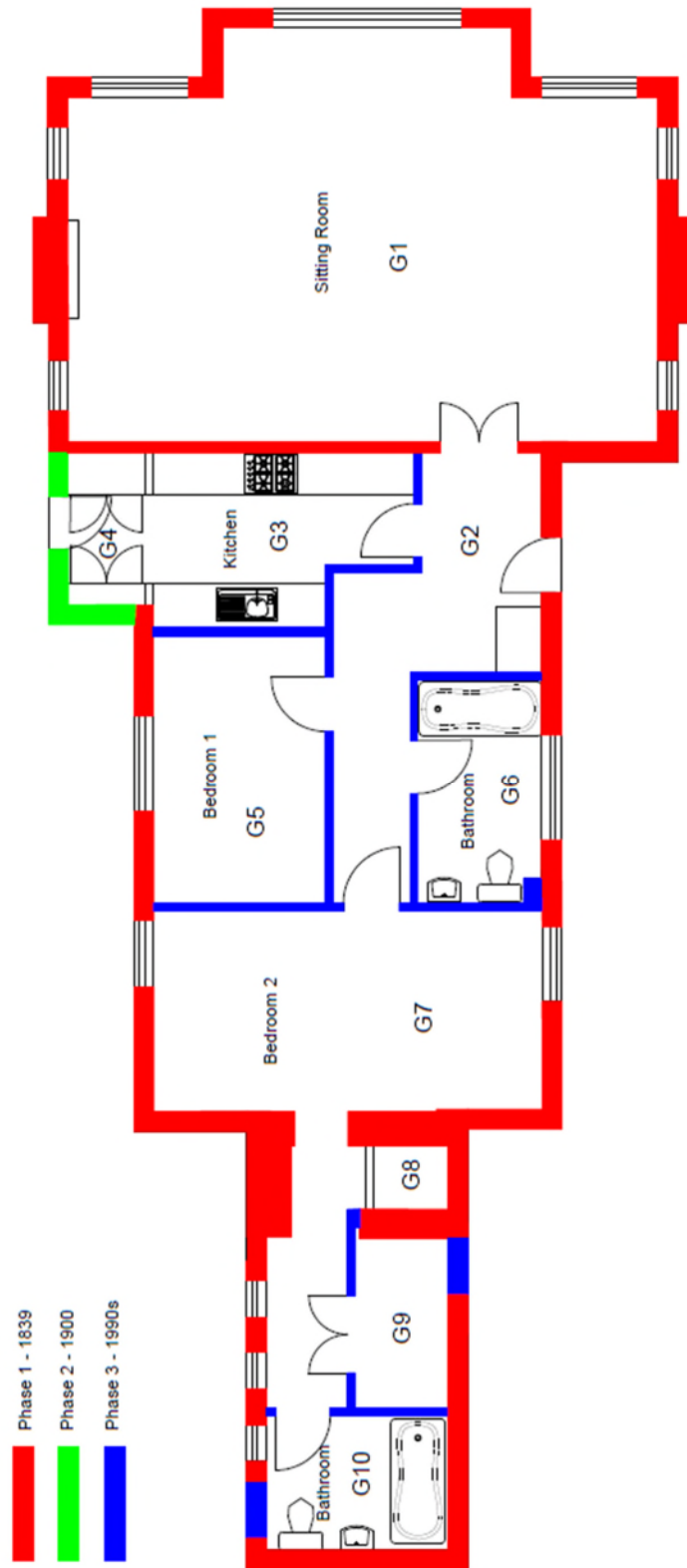


Figure 17: Phase plan of 19 Bears Rails Park (2018)

6.0 STATEMENT OF SIGNIFICANCE

6.1 Defining significance

6.1.1 This Statement of Significance follows guidance on assessing the heritage value of a building or place which is set out in *Conservation Principles* (Historic England 2006). The following values will be considered:

- Evidential,
- Historical,
- Aesthetic,
- Communal.

6.2 Evidential value

6.2.1 Evidential value derives from the potential of a structure or place to yield evidence about past human activity. This section therefore considers the building's ability to demonstrate history in its physical fabric.

6.2.2 The external fabric provides evidence for construction techniques and application of the Tudor style in the design of building in the middle of the 19th century. The relative scale of each section of the building reflects its status with G1, the former Board Room, being the largest and grandest with a large eight light window set within a projecting gable bay. None of the original windows survive but the original window openings all survive intact.

6.2.3 A small lean-to extension on the north side of the building provides evidence for later alterations to increase sanitary facilities at the turn of the 19th century. This has been substantially altered externally and internally and is not considered to be of interest.

6.2.4 Modern alterations include the infilling of openings to the former Closets at the western end of the Board Room block. These provide evidence for the separate access from yards on the northern and southern sides of the Board Room Block.

6.2.5 By contrast the interior has been substantially altered and the original floor plan is now fragmentary. The definition of the former Board Room (G1) remains intact and the former Safe also remain largely intact with vaulted ceiling. Due to the removal of internal walls, ceilings and chimney stacks evidence for the design of the interior has been lost. The interior is therefore considered to be of limited interest and, with the exception of G1 and G8, does not contribute positively to the significance of the listed building. A staircase and an upper floor hobby room in the central part of No. 19 were approved in 2018 and implemented.

6.2.6 The roof voids contain evidence for a lath and plaster ceiling over G1 and also include original collar beam trusses. The roof over G8-G10 is a modern replacement. The ceiling over G1 has been lowered and, viewed from the hatch in G5, it appears that the ceiling over G2-G7 has been replaced. All of the existing ceilings are finished with plasterboard. The converted roof void in the central block includes modern finishes which have concealed the common rafters.

6.3 Historical value

6.3.1 Historical value derives from the ways in which past people, events and aspects of life can be connected through a structure or place to the present. This section considers the building's associational links for which there is no physical evidence.

6.3.2 Historic documents dating from 1866 onwards provide evidence for the development of the Windsor Union Workhouse as a whole, including the expansion of the site. These documents also provide the only record of the original layout and function of 19 Bears Rails Park. It also provides details of minor later alterations. These historic records contribute positively to the significance of the listed building.

6.4 Aesthetic value

6.4.1 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a structure or place. This section considers how the design of the building contributes to its significance.

6.4.2 The Tudor style design of Bears Rails Park is expressed by the use of diaper pattern brickwork, prominent decorative chimney stacks, four-centred arched openings, the use of stone dressings contrasting with the brickwork and mullion and transom windows with leaded lights. This style marks a departure from the restrained Classical style of earlier workhouses designed by Scott and Moffatt. The original design has been compromised by the loss of two stacks from the central section of roof (over G2 to G7). A print dating from 1841 demonstrates how the roofscape was crowded with chimney stacks.

6.4.3 The internal layout and decoration has been substantially removed and the interior of the building makes only a minor contribution to the aesthetic value of the listed building.

6.5 Communal value

6.5.1 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory.

5.5.2 19 Bears Rails Park forms part of the wider complex that was the former Windsor Union Workhouse. The design of the elevations and the use of materials forms part of Scott and Moffatt's overall design for the Windsor Union Workhouse and therefore contributes positively to the architectural and historic interest of the listed building. This can be appreciated by residents and from the wider public domain.

7.0 ASSESSMENT OF IMPACTS OF THE PROPOSED DEVELOPMENT

7.1 Proposals

7.1.1 The proposals include the following:

- Two conservation roof lights;
- One sun tunnel.

7.2 Two conservation roof lights

7.2.1 Two roof lights are proposed to be positioned on the north-west elevation of No.19 (**figure 10**). This proposed alteration relates to providing natural light to the converted loft space, which was approved in 2018. The roof lights would be positioned in the central portion of the roof. This part of the roof is recessed behind the main part of No. 19 that housed the Board Room (G1). The north-west elevation faces away from the principal elevation of Bears Rails Park (**figure 1**) and is obscured by the former Board Room which is at right angles to the roof over the converted loft (**figure 9**). As such, the proposed alteration would not be visible in

principal views of the listed building. The integrity of the design of Bears Rails Park, as experienced from the south-east would therefore be preserved (**figure 1**).

- 7.2.2 The proposed roof lights would be conservation style fitted flush with the roof and including two central bars. The proposed roof lights would not therefore project from the roof surface and, as such, would minimise the potential visual impacts.
- 7.2.3 The proposed rooflights would require the localised cutting of two common rafters. The rafters themselves are of limited heritage merit but do form part of the original roof structure. The trusses and purlins, which are important components of the roof structure both architecturally and structurally, would not be impacted by the proposed roof lights. The architectural integrity and heritage interest of the roof structure would therefore be preserved.
- 7.2.4 The trusses and purlins remain expressed but the rafters were concealed with a plaster finish as part of the 2018 works. The common rafters do not therefore form part of the internal character of the converted roof space. The insertion of roof lights would represent a minor change to the character of the roof space but the historic character, as preserved by the trusses and purlins, would be preserved.

7.3 Sun tunnel

- 7.3.1 The proposed sun tunnel would be positioned on the south-west elevation. This would be a small change to the roof that, similar to the proposed roof lights, would be positioned in a discreet location. The gable parapet would further conceal the sun pipe in views from the north-west. The proposed sun tunnel would not impact on the principal elevation of Bears Rails Park. In terms of impacts on historic fabric, the proposed sun tunnel would be positioned to avoid direct physical impact on the roof structure.



Figure 18: Position of the proposed sun tunnel

8.0 CONCLUSIONS

- 8.1.1 This report provides a description of the historic development and significance of the heritage asset and assesses the impacts of the proposed alterations on the historic environment. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 194 of the NPPF and local planning policy and provides sufficient information regarding the built heritage.

- 5.1.2 The conclusions of this report are that the significance of 19 Bears Rails primarily relates to its contribution to the historic footprint and design of Bears Rails Park. The original 1830s design in Tudor style by Scott and Moffatt is most clearly expressed in views of the principal elevation (north-east elevation). The side elevations, as in the case of 19 Bears Rails Park, have been altered with minor accretions and alterations to windows and the roofscape (removal of chimney stacks). This aspect of the listed building also includes private gardens which have further altered the original design concept of the listed building. As such, the north-east and south-east elevations of 19 Bears Rails contribute to the integrity of the original design, while the north-west elevation is of less importance in this manner.
- 5.1.3 The requirement for the proposed roof lights flows from the approved conversion of the roof space to accommodation. The scale, form and position of the proposed roof lights are considered to be sympathetic to the character and significance of the listed building. Both the roof lights and the sun tunnel would be discreetly positioned on the north-west side of 19 Bears Rails. There would be only minor impacts on historic fabric of low significance. The architectural and historic integrity of the roof structure and its contribution to the internal character of the listed building would be preserved.
- 5.1.4 As such, it is considered that the proposed alterations at 19 Bears Rails would have regard for the established character and significance of the listed building. The proposed scheme is considered to be in accordance with the NPPF and the relevant Royal Borough of Windsor and Maidenhead Local Plan policies.

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