

DESIGN, ACCESS AND HERITAGE STATEMENT FOR LISTED BUILDING CONSENT

Name and address of proposed development site: - 27 Moorbridge Road, Maidenhead, SL6 8LT.

Property Description and Background: -

Moorbridge Road (formerly Bridge Road) in Maidenhead is the location of several historical medieval sites in the heart of Maidenhead town center. One of these historical sites is the former 'Gardener Chambers' 27 Moorbridge Road Maidenhead which is now currently being used as a commercial office. Prior to its commercial use it had been a public house since the early to mid-15th century. The building was previously known as 'Ham House' and is now a Grade II listed building. It was listed 12th August 1983 by Historic England ID 1117582, English Heritage Legacy ID 40755.

List Description: -

A Grade II listed Building with the following listing:-

In the entry for: MOORBRIDGE ROAD SU 8981 SW (North side) 5/43 No.27 (Gardeners Arms Public House) II

The entry shall be amended to read:

SU 8981SW MAIDENHEAD MOORBRIDGE ROAD 5/43 (North side) No. 27 (Gardeners Arms Public House) II

Ham house, now offices. Early to mid C15, altered and extended C19, mid C20 and late C20. Part timber frame, part rendered brick; old tile gabled roof. L-plan with additional extension at rear. Front range of 4 framed bays with former cross passage in second bay and former solar at west end. 2 storeys. South front, facing road. Four casement windows with horizontal glazing bars on first floor. Ground floor has 2 sash windows with marginal glazing on either side of C20 entrance door. Other C20 entrance door on left. Interior: redundant crown post roof with clasped purlins and long arched wind braces at west end over solar. Some timbers are sooted. There are traces of wall paintings remaining in the solar.

----- 1. 5130 MOORBRIDGE ROAD (north side) No 27 (Gardeners Arms SU 8981 SW Public House) 5/43

II

2. Late C16 four bay timber frame altered. Two storey, old tile roof. Walls rendered and colourwashed. Four C19 timber casement windows with horizontal glazing bar 1st floor. Ground floor, two double hung sashes set flush with wall, face, cills and marginal glazing on either side of modern entrance door. Other modern entrance door to LH. L-shape on plan with C17 rear two-bay timber framed extension, part of roof framing visible on north gable behind modern chimney.

Interior:- some original timbers visible. Simple coupled roof with side purlins and large windbraces.

Listing NGR: SU8925381289

NB: The building now has a more contemporary appearance due to a modern restoration which has taken place, along with the addition of a part two storey/single storey extension to the rear of the building in addition to the existing original features.

Proposed Development or Works: –

To undertake essential repairs and alterations to localised areas of the existing external building envelope building in order to ensure that the building remains weatherproofed and not exposed to the external elements. Works to include: -

-To extend the eaves to the external edge of the existing clay tile covered pitched roof on the East Elevation by removing any existing batons as necessary, such as those which are rotten, and replacing with 'like for like' alternatives. Install new Tyvek breather membrane laid below reclaimed traditional clay tiles to match the existing. Install 600mm long rafter in addition to oak fascia and painted to match existing and install 100 half round steel gutter painted black.

-To apply Moncouche XF Render to the existing exposed block wall to the East Elevation. The wall is a modern block wall and therefore not constructed in tradition materials, therefore it is more suitable to apply the Moncouche XF Render rather than a lime-based alternative. The render will be finished to match the existing, as per the other elevations.

Consultation -

How have you consulted the local community, special interest groups (e.g. national amenity groups, such as Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals? If so, please give details.

Telephone and email consultation with local Conservation Officer, dated 11/10/2023, they confirmed;

'Hi Robert,

Apologies for the delay in getting back to you.

I have reviewed the information you have sent through and given the nature of the works it would be considered an alteration warranting the need for a Listed Building Consent application to be submitted. The main trigger is the extension of the eaves.

I recognise the need to make good the building's flank elevation, in terms of the use of modern render, it would need to be demonstrated as part of the application submission as to why an alternative modern render is proposed as opposed to a traditional lime render (i.e. reference to the material to which it is to be applied to/ existing wall construction).

Given the nature of the works, further advice and a site visit would fall under our pre-application advice service. However, we would carry out a site visit as part of any application assessment process.

Kind regards, Alisha'

<p>ASSESSMENT OF SIGNIFICANCE</p>
<p>The building consisting of the 'Gardeners Chambers' contributes to the character of Maidenhead town center, because of its historical background and appearance.</p>
<p>DESIGN CONCEPT AND COMPONENTS</p>
<p>Layout - <i>How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings?</i></p> <p>The layout of the site is 'as existing' and will not change as part of the proposed Listed Building application works.</p> <p>The proposed new works will have no impact on the original part of the building. The intension is to ensure that traditional materials are used to extend the eaves and that modern render applied to the existing blockwork wall is finished to match the other existing elevations.</p>
<p>Scale –</p> <p>How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building?</p> <p>The scale of the proposed works has been designed to suit the surrounding area and existing building by using materials and implementing construction techniques 'as existing'. Where modern materials are used on existing modern building elements, such as the Monocouche XF Render to the blockwork, they will be finished to appear in line with the rest of the existing external walls to the building.</p>
<p>Appearance – Explain and justify the external appearance of the development and the choice of materials/finishes. The external appearance of the development will be designed to match the existing appearance of the listed building at roof level and to the external wall to the East Elevation with the following choices of materials/finishes: -</p> <ul style="list-style-type: none"> -Strip back existing roof tiles and battens to allow the fitting of new rafter ends in traditional materials, including oak facias, and allow to replace any rotten timbers. -Remove any existing battens as necessary and replace with like for like alternatives. -Install 600mm long rafter with traditional oak facia to external roofline and painted to match the existing. -Install 100 half round steel gutter painted black to matchthe existing. -Reinstate previously stripped back roof tiles and then install new reclaimed traditional clay tiles to match the existing in order to extend the eaves. -Apply Moncouche XF Render to the existing exposed block wall to the East Elevation. The wall is a modern block wall and therefore it is more suitable to apply the Monocouche XF Render rather than a lime-based render. The render will be finished to match the existing to the other elevations.
<p>HISTORIC BUILDING CONSERVATION ISSUES</p>
<p>Historic and special architectural importance of the building – Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and</p>

enhance that importance? if there are any impacts, how will these be minimalised or mitigated ?

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest.

The reason for the property's listing includes it being a late 16th century four bay timber framed building with historic importance as a local pub. It comprises of two stories with an old tiled roof. The external walls are rendered and colourwashed. Later additions include four 19th century timber casement windows with horizontal glazing bar to the 1st floor. On the ground floor, there are two double hung sashes set flush with the external wall, face, cills and marginal glazing on either side of a modern entrance door. There is another modern entrance door to the left-hand side. According to the listing, the building is 'L-shaped' on plan with a 17th century rear two-bay timber framed extension, with part of the roof framing visible on north gable behind modern chimney.

The proposals will conserve and enhance the building by improving its current weatherproofing ability to it's East Elevation, preventing and minimalising prolonged water ingress into the internal building fabric.

The proposals will also improve the aesthetic quality of the building. This will be achieved by extending the eaves with the additional tiles and gutter system intended to divert rainwater away from the building envelope. The new render system will cover the exposed blockwork and prevent driving and penetrating rain from entering through the porous blockwork. This will improve the overall appearance of the exposed blockwork wall.

Impacts to the building will be minimalised by using traditional or second-hand reclaimed materials to match the existing. This will be to areas where there are still heritage building materials in place, such as the existing clay roof tiles to the pitched roof. This will lessen the physical and visual impact upon these elements. Where there are modern materials in place, suitable modern construction materials will be applied, such as the Monocouhe XF Render to the modern blockwork wall. This will then be finished to match the existing appearance of the render to the other elevations to lessen the visual impact upon the building.

IMPACT

It must be noted that none of the medieval structure will be compromised and there be no detrimental effect on the unique features of the building. The alterations and changes will enhance and protect the building from the external elements and prevent deterioration of the existing building fabric and provide a better working environment for the occupiers and users of the office facilities, thus retaining good use of this historic building.

The proposed works will have minimal impact upon the surroundings of the building due to their scale, nature and purpose, whilst improving the aesthetic quality of the building within its setting in the wider public realm.



ACCESS COMPONENTS

Technical advice -

Have you taken any technical advice on access issues? If so, please give details.

Not required for this application.

Degree of access -

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.

The proposed works will not impact the access to the building for all users.

Future access requirements

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change? If so, please give details.

Not applicable to the proposed works.

Emergency access

Is there sufficient access for the emergency services?

Yes there is sufficient access for the emergency services from the adjacent public highway, Moorbridge Road.

Please feel free to add any further design and access information that you feel may be relevant to your application.

No further comments required.



3.0 PHOTOGRAPHIC APPENDIX



