

Design/Heritage and Access Statement

for the

Proposed Raising of Existing Rear Landing Window, and Addition of Black
Metal Railings to Established Balcony/Roof Terrace

to

69, Kings Road, Windsor, Berkshire, SL4 2AG



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This Design/Heritage and Access Statement has been prepared by David Herbert Architects in support of the proposed works to the above property and is to be read in conjunction with the proposed drawings.

Site: The application site lies along Kings Road, in Windsor, close to the town centre and backing onto the Long Walk. No.69 forms part of a terrace of three storey town houses, known as Brunswick Terrace (including properties 65-79), and believed to have been built around 1800. The properties are 3 storeys, and built in a London stock brick, with a parapet at high level partially concealing a Welsh slate pitched roof. All houses have 2no. white painted timber sliding sash windows to the upper floors, with one to the ground level, all with flat yellow gauged brick arches over. The front doors are typically 5 panel doors with semi-circular wreathed and glazed fanlights over. The properties have small front gardens, enclosed by low level brick walls, stone copings and a pedestrian gate.

The properties are categorized as Grade II Listed.

Listing Entry Number:	1117777
Date First Listed:	4 th January 1950
List Entry Name:	Brunswick Terrace
Statutory Address:	Brunswick Terrace, 65-79 Kings Road
Listing NGR:	SU9692276209

Along with being Grade II Listed, the property also lies within the “Inner Windsor Conservation Area”

The property has had a few alterations over the years, and these are noted in the Planning History below:

Application Number	Description	Decision
97/76303/FULL	Erection of two storey extension	Permitted 17.12.1997
97/76304/LBC	Demolition of existing rear extension and erection of two storey extension and conservatory together with internal alterations	Permitted 17.12.1997
98/77612/FULL	Erection of a two-storey rear extension	Permitted 17.08.1999
98/77613/LBC	Demolition of single storey rear Extension and erection of a two storey rear extension together with internal alterations	Permitted 10.08.1999
99/78361/LBC	Installation of 2no. Conservation Rooflights to front elevation to provide daylight to loft	Permitted 13.08.1999

No.69 falls within Flood Risk Zone 1, so no Flood Risk Assessment is required with this application.

The site is shown with a red edged boundary on the enclosed location plan produced with this statement.

Property: The property is a 3-bedroom 3 storey terrace, which has been kept in good order throughout its life. The main house was built in a London stock brick, with the latter two storey extension noted above built in a modern yellow multi brick.

To the front the house retains its original features, windows, detailing and timber work, to include the sliding sash windows and front door.



To the rear of the house, and facing the long walk, the elevation is, now like the majority of house along this stretch, masked by a more modern later addition, in this case, as noted added in 1999/2000. The extension at ground level allowed for a larger kitchen, and at first floor an additional room with a small balcony. The roof over the extension is laid flat, partially masked by a parapet wall.



Proposal: The proposed works are minimal. As noted above, in 1999, a two-storey rear extension was granted planning permission - this was duly implemented, as shown in the image above. From this period onwards the flat roof to this extension made an obvious roof garden/terrace and was established by the previous owner for the duration of the occupancy. These types of extensions have been common to the properties, and equally the flat roof arrangement evolving into a roof garden. Access to the roof garden, can be different from property to property due to the varying extensions, but in the case of No.69, is via the stair/landing sliding sash window. The proposal is simply to make the use of the roof garden more formal, by making the sash window slightly taller (300mm, the depth of the flat gauged brick arch), allowing a greater height to be achieved when opening, which will in turn make access much easier, and less cumbersome.

Furthermore, the balcony to first floor has black metal railings for safety (shown in the earlier image), and whilst the current roof terrace has a small parapet, it is proposed to add some further black metal railings at this level to match, and to help secure the space.



Local Plan: The NPPF (as updated) sets out within paragraphs 184 to 202 the approach required to implement the Government’s planning policies and how these are to be applied. Paragraph 189 confirms that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In accordance with the NPPF, RBWM in their Borough Local Plan 2013-2033 (2023) now consider heritage assets to be “an irreplaceable resource”, and it will protect all heritage assets in line with their significance. The Council is encouraging pre application discussions, being accompanied by details of existing and proposed works.

- Section 2 - Achieving Sustainable Development
- Section 4 - Decision making
- Section 12 - Achieving well-designed places
- Section 16 - Conserving and enhancing the historic environment

A Pre-Application Consultation was completed prior to this formal application.

Relevant Policies:

Adopted Borough Local Plan

- Policy QP3 - Character and Design of New Development
- Policy HE1 - Historic Environment

Adopted Windsor Neighbourhood Plan

- Policy DES.01 - Design in keeping with character and appearance of area
- Policy Her.01 - Heritage Buildings and features

Policy QP3 -

The proposal maintains the character of the existing property, with the careful removal of the gauge arch and relocation of it, only 300mm higher than its current existing location, to create a slightly higher opening than the current one. The width of the opening is retained, and the proportions simply continued by adding another pane module of matching dimensions.

The proposed black metal railings are to match the current existing ones, at first floor level and installed over 20 years ago. They are very simple in design and detail, looking sympathetic against the rest of the property.

Once the works have been completed, it is very likely, it will not be evident any new works have been completed.

Policy HE1 -

Policy HE1 considers the Historic Environment and the impact of development on Heritage Assets, and is summarised as follows:

1. The historic Environment must be conserved, being enhanced if there is an opportunity to do so. Developments must demonstrate how this will be achieved.
2. Any work causing harm to the Heritage Asset will not be permitted.
3. The loss of heritage will be resisted.
4. Applications for works to heritage assets must be accompanied by a heritage statement

Through the Pre-application advice it was noted, the proposal does comply with both policies of the Adopted Borough Local Plan.

Policy DES.01 -

The proposal is very minimal, making all efforts to not only be sympathetic to the existing Heritage Asset, but its adjoining ones, and the immediate appearance and character of its surrounding area.

Policy HER.01 -

No.69 is Grade II Listed, and therefore a significant Heritage Asset. The proposed works are encouraging the reinstatement of the gauged brick arch, by its careful removal and reinsertion, retaining the existing opening width, with a small area of brick removal, amounting to 300mm in height only. The existing window will be modified to accommodate the large opening and reinstated accordingly. The existing heritage features and detailing will be retained as a result of these proposed works.

Design: In terms of design considerations for 69 Kings Road, the proposed larger opening has been designed to be respectful to the existing, the rear façade, the house and mindful of other varying alterations to properties in the immediate terrace, and along the Long Walk. The design continues existing proportions to allow for a slightly larger opening, with the existing arch reinstated to allow the design to be continued from its existing.

The proposed black metal railings are of simple design and detail, continuing the design already implemented at the house, and used for other railings along the terrace.

The formalisation of the roof terrace adds a positive useable space to the dwelling, and adds to its setting within the Windsor Inner Conservation Area.

Scale: The scale of the works, are minor, and completely respectful of the Heritage Asset, being No. 69 Kings Road.

No extensions are proposed, only a slight enlargement of an existing opening, and the addition of some metal railings.

Materials: The proposal scheme retains all traditional materials for the enlarging of the opening, with the reinstatement of the existing brick arch, and potential to reuse removed bricks to complete.

The existing timber window will be modified, with timber, to allow the opening to be fully implemented to the adjusted size, any new ironmongery required will be sympathetic to the existing.

The new railings will be painted metal to match the existing and finished in black.



Landscaping: The landscaping will not be affected by the works.

Access: Access to the property will not be affected by the proposed works.

Heritage Assessment

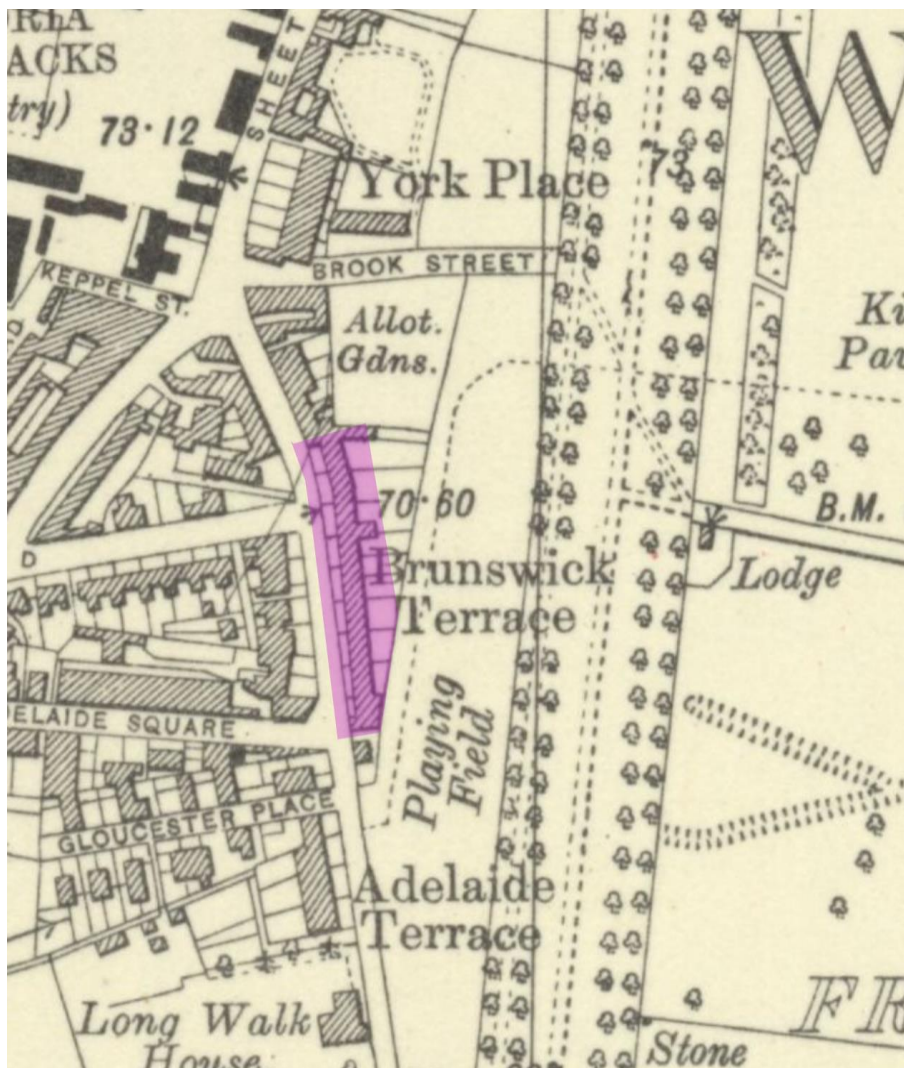
This is an assessment of the significance of heritage assets and/or their settings affected by a development, and of the impacts of that development upon them.

Description of the Heritage Asset:

The properties are categorized as Grade II Listed.

Listing Entry Number:	1117777
Date First Listed:	4 th January 1950
List Entry Name:	Brunswick Terrace
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The below map is dated 1945, and illustrates the built-up roads, Adelaide Terrace, the Long Walk, and the area highlighted in pink, as Brunswick Terrace.



The Heritage Asset consists of a three-storey house, as mentioned built around 1800, and its later two storey extension 1999/2000.

Externally the house retains all its original features to the front, namely the slate tiled roof, London stock brickwork, painted timber sliding sash windows, railings, and front door. To the rear the slate roof remains, with London stock brick still to the upper section and a modern yellow multi brick to the extension addition.

Elements of the Heritage Asset:

The elements of the Heritage Asset, namely "69 Kings Road" are set out and described below:

Roof:

The roof is a pitched slate roof hidden behind a parapet wall to the front of the property fronting Kings Road, the slates are in good condition and believed to be original to the house.

Fascias/Soffits/Guttering:

No fascia, or guttering present to the front. These remain in timber to the rear, and are painted, cast iron gutters and downpipes are affixed to them. The timber work appears to be in good condition.

Walls:

The front façade is a London stock brick and overall, in good condition.

To the rear, as previously mentioned, the walls have been finished in a London stock brick, and a more modern yellow multi brick.

Windows:

The windows to the main house remain, and are in good condition, with the frames and units all solid. The painted timber sash windows are 6panes over 6panes, with each unit 3panes in width and 2panes in height, the first floor of greater height than the second. To the rear, there is a mixture of window shapes and sizes, due to the modern extension.

Entrance Door:

The front door and frame are again well proportioned and sit well in the building.

The front door and windows are great assets to the property.

Externally:

To the roadside, there is a paved footpath, and garden bound by a low wall and railings. At the rear of the property there is an enclosed courtyard garden mostly laid to patio, before fencing and the view out to the Long Walk. At first floor the property has a patio/terrace, accessed through an existing stair/landing window.



Internally:

Internally the property retains many of its originally features including the staircase, with its sweeping handrail, some fireplaces, corncing, timberwork, and floorboards. Over the years, some internal walls have been removed and have some have been added back. The ground floor has had possibly 2 walls partially removed to open the dining space and to connect to the kitchen extension.

The Proposed Works Floor by Floor

Ground/First Floor:

Hallway/Stairs

Ceilings	No change
Walls	No planned works, other than a localised repair where window height is increased, opening will form part of enlarged window. Width to remain the same.
Floor	No change
Fireplace	No change
Windows	Existing stair window to be increased in height with lintel over to be raised
Doors	No change
Skirtings	No change
Architraves	No change
Int. Doors	No change
Cornice	No change

Second Floor:

No change

The Proposed Works Externally

Front Elevation

Roof	No change
Chimney	No change
Downpipes	No change
Windows	No change
Doors	No change
Steps	No change
Railings	No change

Rear Elevation

Roof	No change
Chimney	No change
Fascias	No change
Gutters	No change
Downpipes	No change
Windows	The stair window is proposed to be enlarged (in height only), by 300mm. The window will be modified accordingly, with the gauged arch carefully removed and added back at the new height
Doors	No change
Courtyard	The courtyard overall is in good order, with only localised repair works requiring attention, no paving will be laid to tidy up the various levels and finishes.
Roof terrace	To be retained, black metal railings to be added to match the lower balcony.

Assessment of Impact on the Heritage Asset

Overall, the impact on the heritage asset being “No.69”, and the elements making up the property, as individual heritage assets, are minor. The intention is to complete very minimal works, retain all the architectural features, and maintain the setting of the Listed Building.

The original front façade will be retained in its entirety, with no changes or works planned.

The key works to the property at the rear are as follows:

1. Enlarge the existing stair/landing window in height, with the arch reinstatement
2. Modify existing timber sash window and reinstate
3. Add black metal railings to the existing roof terrace, to the top of the parapet wall
4. Complete any minor remedial works internally

We believe the above works can be completed, with very little disruption to the dwelling and the rear façade, resulting in, little impact on the Heritage Asset. Following completion of the modifying works all brickwork will be reinstated using reclaimed bricks in the same bond as the existing from the enlarged opening, the flat gauged brick arch will be reinstated, and any pointing will be completed to also match the existing. The timber window will be partially removed with the sections adjusted to suit the new opening, the sash unit will be extended, reinstated, and rebalanced to allow for the slight weight increase. The window will be repainted.

Summary:

The proposal presented has been very carefully thought through, to ensure the works are completed, simply, with minimal fuss and impact, ensuring the Heritage Asset is retained in its current state, and for further years to come. To reference Policy HE1 of the Local Adopted Plan and consider the impact of the development on the Heritage Asset, we feel comfortable in saying that the scheme is as sympathetic as it can possibly be to the existing, and the adjustment to the window with the addition of the railings will only enhance the property.

In considering this scheme we remained very mindful of the existing, with its historic fabric, we have conserved where possible, and offered only a very minor adjustment to the window opening. Equally with the railings, these are something that are simply added to an existing, fairly new wall, and could be easily removed in the future if so desired.

In this instance an opportunity has arisen, to add to, and make the property a more enjoyable space to occupy. The formalisation of the existing terrace will offer quite a unique further amenity space, allowing unrivalled views of the Long Walk, Castle and beyond to be permanently enjoyed not only by the current owner, but for future custodians alike.

We believe the proposed works will only add to and preserve the character of the house, its listing being Grade II, its setting with Brunswick Terrace, Kings Road, and the Long Walk. In taking this, and all the above into account we would ask if the presented scheme may be supported.

