



HERITAGE STATEMENT

Trailfinders, 24 High Street, Windsor SL4 1LH

This report has been commissioned by Trailfinders Ltd, the freeholder of the building, to understand the building within its historical context, to provide a visual and written summary record of the building and to assess the significance of the building and the potential impact of the proposed works.

Prepared by Lustedgreen – 21/12/2023

INTRODUCTION

The building, previously occupied by a Cath Kidston, now sits vacant on the high street and has been acquired by Trailfinders Ltd.

Trailfinders own a number of listed buildings throughout the UK and take great care to meticulously restore these, in order to prolong their lifecycle and celebrate their original features. Recent examples of restored listed buildings include Travel Centres in Worcester, Chelmsford, Bath and most recently, Exeter. These can be seen in the photographs adjacent and overleaf.

The building is currently vacant, it is intended to carry out refurbishment and alterations as described in the “project scope and proposal” section below and as shown on the drawings listed at the end of this document and that form part of this planning application.

In general, this will include redecoration of the shopfront, new signage (subject to a separate Consent to Advertise application), the internal refurbishment and fitting out of the ground floor sales area, a further sales area on the first floor and BOH staff areas which reach up to the second floor, a further refurbishment of the modern attic on the 3rd floor, and new HVAC equipment and ductwork.

This application is submitted to gain full planning and listed building consents to carry out these works.



Trailfinders Worcester
Grade II Listed
Completed February 2018



Trailfinders Bath
Grade II Listed, Completed May 2018



Trailfinders Chelmsford
Grade II Listed, Completed May 2019

Trailfinders Exeter
Grade II* Listed
Completed December 2022



EXISTING BUILDING

Dating from the early to mid 18th century, the Grade II listed (list entry number: 1281141) property is arranged over basement, ground and three upper floors and is part of a terrace of retail properties located within Windsor Town Centre's Conservation Area. The property is located within the district of Windsor and Maidenhead (Unitary Authority). It was first listed Grade II on 4th January 1950.

The listing description for the property on the National Heritage List for England is as follows:

SU 9676 NE 3/33

HIGH STREET (West Side) No 24

4.1.50

GV II Early to mid C18 with altered ground floor. Three storeys and attic, vitreous brick with red dressings. Painted stone plat bands and thin sill courses. Moulded and modillioned wood cornice with bed mould, returned at ends. Modern attic with two windows, set back from front. Four segmental arched windows to upper floors, no glazing bars. Plain modern shop front. Interior has original staircase, open string with plain turned balusters.

Nos 1 to 4 (consec) 4a, 5 to 9 (consec) 9A, 10 to 26 (consec), Dairy Pavilion in the garden of No 7 and Mistress Pages House form a group.

Listing NGR: SU9677476836.



24 High Street, Windsor
Photographed 23rd November 2023

DESIGNATION DETAILS

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and lies within the district of Windsor and Maidenhead (Unitary Authority), details of which are shown below:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1281141

Date first listed: 04-Jan-1950

List Entry Name: 24, High Street

Statutory Address 1: 24, High Street



DESIGN APPROACH

Our approach to the refurbishment of this property carefully considers the historic fabric of the building. The proposed works to the property will improve the fire protection and safety of the building. New FR30 doors will be fitted in place of old doors. Where door surrounds are clearly original fabric, these will be retained, with only the door set being new. The partially external fire escape route, used by the adjacent two properties, will be reviewed and made clear and safe, as there are currently two external fire escape doors which can be used. It is felt that this is confusing and therefore any redundant fire escape doors or parts of a fire escape route will be carefully removed. A fire rated ceiling is required in the basement to provide sufficient fire compartmentation between basement and ground floor level.

The damaged plastic conservatory roof will be replaced with new slate tiles to match the rest of the building and its surrounding properties. This will not only improve the character of the building but will ensure that its energy efficiency is in line with current Building Regulations.

The shopfront and its glazing will be retained, made good and redecorated in line with Trailfinders branding – this being subject to a separate Consent to Advertise application.

We have meticulously noted and photographed all windows and doors, as well as elements of the building fabric we believe to be original, and compiled these pictures into schedules. Further to this, we have also documented all damage to the existing unit to ensure the building can be preserved as best as possible and made good where required. Any original features will be retained within reason and incorporated into our designs. Examples of how we have achieved this in the past can be seen in the photographs of our most recent listed building site in Exeter.

We will be including our photographic schedules with this listed building consent application for reference.



Proposed Shopfront

All original features, including glazing, to be retained

PROJECT SCOPE AND PROPOSAL

Our approach is to refurbish the property at all levels, as follows:

GROUND FLOOR

To house a customer-facing sales area, telesales office, storage areas (for brochures and other office stationery) and an ambulatory WC (with level access through the entire ground floor).

- The existing glazed entrance lobby will be retained
- All internal doors will be replaced to achieve FR30. Any existing door surrounds etc will be retained to preserve original features and character.
- New flooring will be laid, this will comprise of a mixture of carpet and vinyl.
- The means of escape from the upper floors will be retained as a totally separate fire compartment in order to allow for upper floors and the adjacent properties to safely escape in the event of an emergency.

FIRST FLOOR

A further customer-facing sales area will be situated at the front of the property, accessed via the main stair (Stair 2) and a fire lobby.

- This lobby will be protected from spread of fire from the ground floor with an existing fire shutter which will be retained and repainted to suit the colour scheme of the travel centre, thus permitting for Stair 3 to continue to be used as a fire escape route.
- A staff canteen and utility room will be situated at the back of the property, accessed through a secondary lobby with a lift and a WC.
- New flooring will be installed throughout, again comprising of carpet and vinyl finishes.
- A redundant fire escape door which is swelled and unfit for purpose will be removed and the opening blocked up.
- The external metal stairs will also be removed as part of the works to clarify the fire escape route for both 24 High Street and its two neighbouring buildings at 25 and 26 High Street.
- Existing windows, including the velux skylights, will be investigated and made good where necessary.
- The PVC conservatory roof, which is currently damaged and in extremely poor condition, will be replaced with a new slate tile roof designed to current Part L Building Regulations.

PROJECT SCOPE AND PROPOSAL (CONT.)

SECOND FLOOR

It is proposed that the second floor will house a meeting room and staff changing facilities at the front of the property, and a small comms room at the rear.

- New flooring will run throughout the entire floor.
- The door and opening which currently separates the two front rooms will be carefully removed and blocked in with fire rated partition.
- The French doors which form part of a fire exit route from the adjacent will be replaced with a new pair of external fire doors with a panic bar and the appropriate ironmongery to allow for the adjacent properties to gain internal access in and emergency evacuation event, while keeping the property secure under ordinary circumstances.
- Two openings to be made in the external wall above one of the rear windows to allow for new ductwork to pass through into the proposed comms room in order to sufficiently cool the space.

TOP FLOOR

The top floor will be rarely used and therefore the refurbishment will be fairly limited on this level. Works to include:

- New carpeted flooring to be installed throughout the corridors and front rooms
- Two WC facilities will be situated on this level, these will receive new vinyl safety floor coverings.
- The existing kitchenette will be stripped back but all services will be retained for a future kitchen if required. Vinyl flooring to be installed in this section.
- The current fire escape door located in the kitchenette is not required in the new proposed emergency escape route. The space is currently completely dark due to there being no windows. It is therefore proposed that this door be removed and a new window installed in its place, to allow natural daylight into the space.
- It is proposed that the balcony/metal walkway immediately outside the kitchenette is removed and reduced to allow for the adjacent property's emergency escape route to function as practically and clearly as possible, as demonstrated on the demo/removals and proposed plan drawings.

ROOF/EXTERNAL AREAS

The proposed work and repairs to the external area at the rear of the property, including the roofs to lower levels, are as follows:

- Install new HVAC plant equipment as indicated on the M&E consultant's drawings – notably condensing units installed on the flat roof on a new metal checker plate which will be fitted following the removal of the redundant external stairs.
- Install new fully functioning bird netting to replace existing. It was noted during visits that the current bird netting is not fit for purpose on account of bird carcasses and guano found inside the netting.
- Replace damaged PVC conservatory roof with solid slate roof in line with current Part L Building Regulations.
- Remove any redundant metal stairs/walkways as indicated on the demo/removals and proposed plan drawings.
- Remove the redundant fire escape door at first floor level as shown on the demo/removals and proposed plan drawings.

DRAWINGS

The Heritage Statement should be read in conjunction with the following drawings, which form part of this planning application submission:

LUSTEDGREEN (Design Consultant)

LG22/158_100 – Existing/Strip Out Roof and Basement
LG22/158_101 – Existing/Strip Out Ground and First Floor
LG22/158_102 – Existing/Strip Out Second and Third Floor
LG22/158_103 – Proposed Roof and Basement General Arrangement Plan
LG22/158_104 – Proposed Ground and First Floor General Arrangement Plan
LG22/158_105 – Proposed Second and Third Floor General Arrangement Plan
LG22/158_106 – Proposed Roof & Basement Floor Enabling works & BWIC Plan
LG22/158_107 – Proposed Ground and First Floor Enabling works & BWIC Plan
LG22/158_108 – Proposed Second and Third Floor Enabling works & BWIC Plan
LG22/158_109 – Proposed Ground and First Floor Fit Out Plan
LG22/158_110 – Proposed Second and Third Floor Fit Out Plan
LG22/158_113 – Proposed Basement RCP
LG22/158_114 – Proposed Ground and First Floor RCP
LG22/158_115 – Proposed Second and Third Floor RCP
LG22/158_120 – Existing Ground Floor Door & Window Photographic Schedule
LG22/158_121 – Existing First Floor Door & Window Photographic Schedule
LG22/158_122 – Existing Second Floor Door & Window Photographic Schedule
LG22/158_123 – Existing Third Floor Door & Window Photographic Schedule
LG22/158_130 – Existing Ground Floor Damages and Original Features Photographic Schedule
LG22/158_131 – Existing First Floor Damages and Original Features Photographic Schedule
LG22/158_132 – Existing Second Floor Damages and Original Features Photographic Schedule
LG22/158_133 – Existing Third Floor Damages and Original Features Photographic Schedule
LG22/158_200 – Existing shopfront elevation
LG22/158_201 – Proposed shopfront elevation
LG22/158_202 – Existing Rear elevation
LG22/158_203 – Proposed Rear elevation
LG22/158_305 – Existing Shopfront Section A-A
LG22/158_306 – Proposed Shopfront Section A-A
LG22/158_500 – Signage Details

NEXTGEN AIR (M&E Consultant)

NG365M01RevA HVAC