

OLD TIMBERS, THE POUND, COOKHAM, BERKSHIRE

HERITAGE STATEMENT



JPHERITAGE

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PROJECT: Old Timbers, The Pound, Cookham, Berkshire

DOCUMENT TITLE: Heritage Statement

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BIBLIOGRAPHY

OLD TIMBERS, COOKHAM – HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Purpose

- 1.1.1 This Heritage Statement has been prepared by JP Heritage Ltd on behalf of Mr and Mrs Painter to inform proposals for alterations and an extension at Old Timbers, Cookham. Old Timbers is a Grade II listed building located within the Cookham High Street Conservation Area. There are no adjacent listed buildings that would be affected by the proposals.

1.2 Nature of the proposals

- 1.2.1 The proposals are for a rear extension and alterations to the listed building.

1.3 Heritage designations

- 1.3.1 Old Timbers was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 11th April 1972. The list description reads as follows:

Cottage and byre, now small house C17, extended and altered C18 and C20. Part timber frame encased in painted brick, part painted brick. Gabled old tile roof. Irregular plan. 2 gables to road. 2 storeys. Tall chimney on rear roof slope with clay pots, and centre chimney. Irregular C19 and C20 casement windows, some with leaded lights. Plain entrance door on south west front.



Figure 1: Front elevation of Old Timbers

- 1.3.2 Old Timbers is located on the western side of the Cookham High Street Conservation Area. The Cookham High Street Conservation Area Statement was adopted by the Council in November 2002. This document makes reference to the historic development of The Pound, as follows:

The settlement along the Pound was located on slightly higher ground and was connected to the original settlement (Cookham) by a causeway and bridge across the Fleet Ditch. The oldest buildings here are the Old Farmhouse and Old Oak Cottage which date from the 16th century. Its name is taken from the parish stray animal pound that is shown on the 1875 OS map, located on the site now occupied by the old fire station, and is believed to date from at least the 13th century.

- 1.3.3 There is no specific mention of Old Timbers, other than its inclusion in a summary of listed buildings in an appendix at the end of the document. The character of The Pound is however described as follows:

The Pound is a narrow road enclosed by a series of walls. The majority of the buildings along the road, whilst slightly set back, are still very close to its edge adding to this feeling of enclosure. There are some punctuated gaps in the street scene either leading towards the rear of individual gardens or to small groups of houses. On the northern side of the road the wider spacing of slightly smaller properties enables views of the countryside and the agricultural land behind the buildings. Towards the western edge of The Pound the space becomes less enclosed and some properties have small front gardens that are prominent in the street scene.

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

- 1.4.1 There are no entries for Old Timbers in the Berkshire Historic Environment Record.

1.5 Planning history

- 1.5.1 There is no planning history for Old Timbers.

- 1.5.2 A pre-application enquiry showing a very similar scheme to the current proposals was submitted in 2021 (ref. 21/90195/PREAPP). With regards to internal changes the pre-app response from RBWM was as follows:

In respect to the proposed alterations to the internal arrangement of the building and making changes to the plan form, following a site visit as to inspect the property, it clear the building has been altered a number of times. The extant plan form is not easy to understand, it does not 'conform' to any traditional plan forms of historic building types, this, however provides part of its special interest. There is a demonstration of different stages of development, from 17th century timbers, 18th century walls, 19th century (or 18th century) staircases, altered roof forms, altered chimneys, all these elements combine to make a really special building. Whilst care must be taken as to retain all elements of the plan form and historic fabric, there would be no overriding concerns for degrees of subdivision, such as to create bathrooms/WCs. However this must be done with great care and thought must be given to the installation of services/pipework etc.

- 1.5.3 With regards to the potential impacts of the pre-application extension, the Officer comments were as follows:

Turning to the proposed extension and removal of the element of the building to the north. This building has changed, mutated and altered numerous times and thus arguable, further alteration would be part of the engrained character. However, there must be a clear and full understanding to the significance of any element of the building to be lost or altered. The part of the building to the north is not fully understood. It is a curious stepped up form with a half level basement, it may be just elements 'cobbled together' but equally it may be of moderate or high significance which has been altered. Prior to any acceptance to the principle of extension here, there must be an understanding of this (and the rest of the building's) development and thus significance.

- 1.5.4 With regards to design, Officer comments were as follows:

The proposed design language to the extension, that of a relatively simple vernacular, timber framing, weatherboarding with contemporary fenestration proportions would be considered appropriate, and probably the best route to go down in terms of the form. It is important that any alteration be clearly read as a contemporary extension, however must respect and be sympathetic to the host. The form and massing are considered appropriate as is the slight cranking to follow the plot shape.

1.5.5 The pre-application response concluded as follows:

Overall the proposals would be considered acceptable, however this is caveated based upon further understanding of the significance of the building. It is recommended a full historic building assessment is undertaken by a suitably qualified heritage professional to provide a detailed report to guide and inform any future proposals. Design details and material specification will play an important part of any scheme. Sympathetic repair, undertaken by experienced contractors, is critically important. This is a highly sensitive and significant building and as such great care must be taken to ensure its conservation but also adaptation for future living.

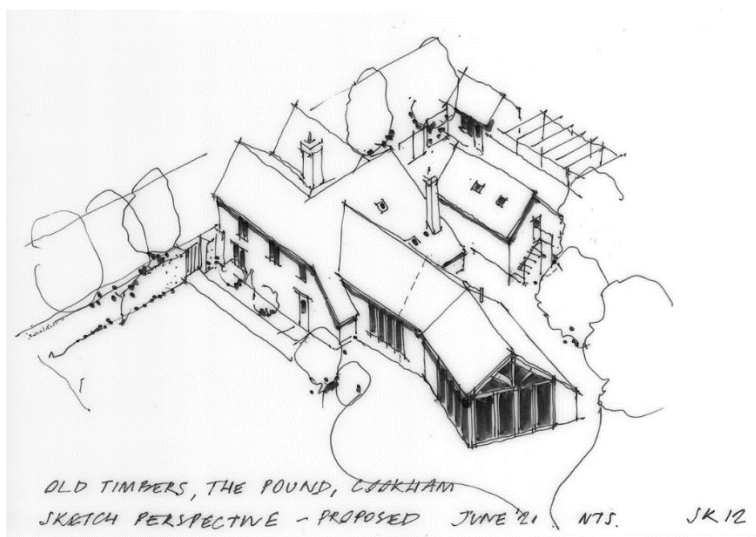


Figure 2: Perspective view of the pre-application scheme

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 John Rocque's map of Berkshire (1762) shows structures in the general location of Old Timbers but none can be defined as representing the footprint of the listed building.



Figure 3: Extract from John Rocque's map of Berkshire (1762)

- 3.1.2 The Cookham tithe map (1844) provides the earliest cartographic evidence for the footprint of Old Timbers. This is essentially shown as a square plan building with a shallow projecting element to the rear. The rear projection extends from the centre to the western corner of the rear. This rear element is shown as subdivided. The garden is roughly square in plan and includes a range of buildings along the rear boundary. These are coloured grey and red, the red suggests an inhabited building.



Figure 4: Extract from the Cookham tithe map (1844)

3.1.3 The Cookham enclosure map (1852) shows the footprint of Old Timbers as subdivided to include an L-plan layout to the south and a smaller L-plan to the north. This may represent the conversion of the house to cottages. The footprint suggests that part of the rear element had been demolished leaving a central section.



Figure 5: Extract from the Cookham enclosure map (1852)

3.1.4 The 1st edition of the Ordnance Survey map (1876) shows the square plan footprint of Old Timbers with a rear projecting element extending from the centre to the western corner of the rear aspect of the house. There is subdivision shown on the north-eastern side of the house which suggests a lean-to or a boundary. A range of outbuildings is shown along the rear boundary of the garden.

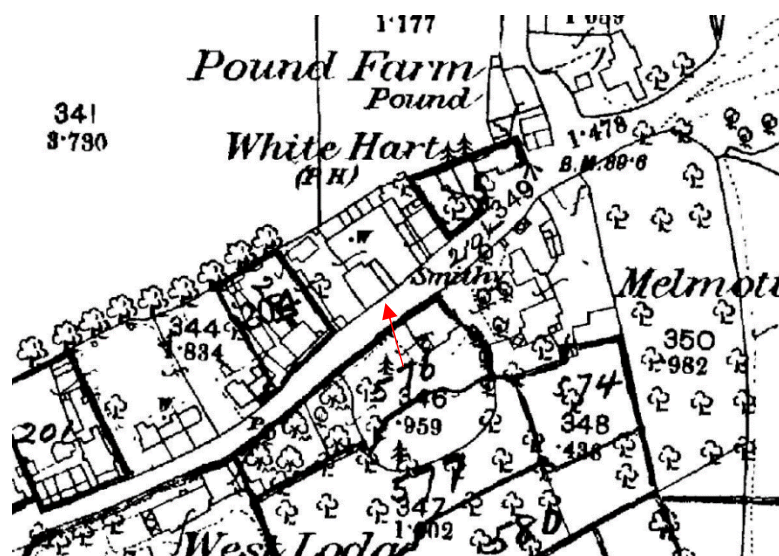


Figure 6: Extract from the 1st edition of the Ordnance Survey map (1876)

- 3.1.5 The 2nd edition of the Ordnance Survey map (1899) shows the footprint of Old Timbers with a central projecting element to the rear and a boundary along the north-eastern side of the house and another enclosure in the angle between the main part of the house and the rear projection. A range of outbuildings continues to be shown along the rear boundary.

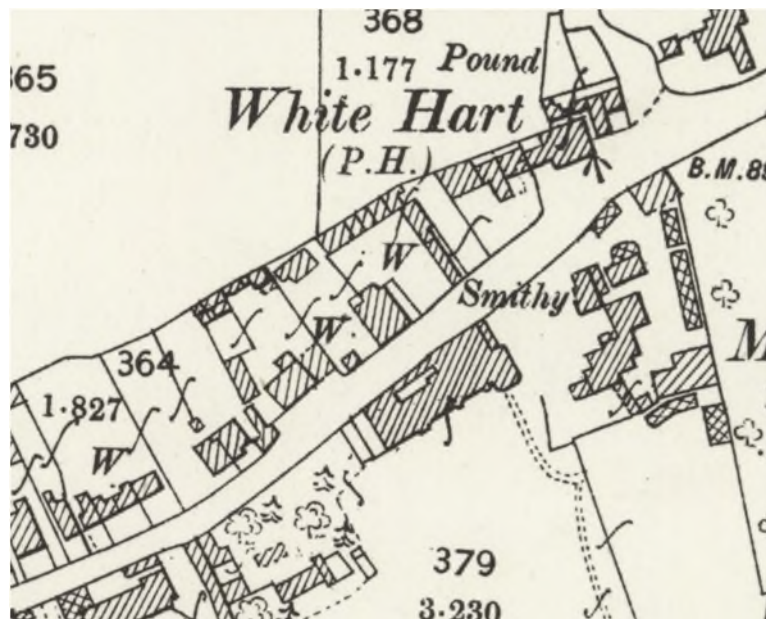


Figure 7: Extract from the 2nd edition of the Ordnance Survey map (1899)

- 3.1.5 The 3rd edition of the Ordnance Survey map (1925) shows that the small enclosures or boundaries on the north-east and north-west sides of the house had been removed. The garden had also been extended on the south-west side and a small rectangular structure added, possibly a garage. Also of note is that most of the structures along the rear boundary had been demolished by this time.

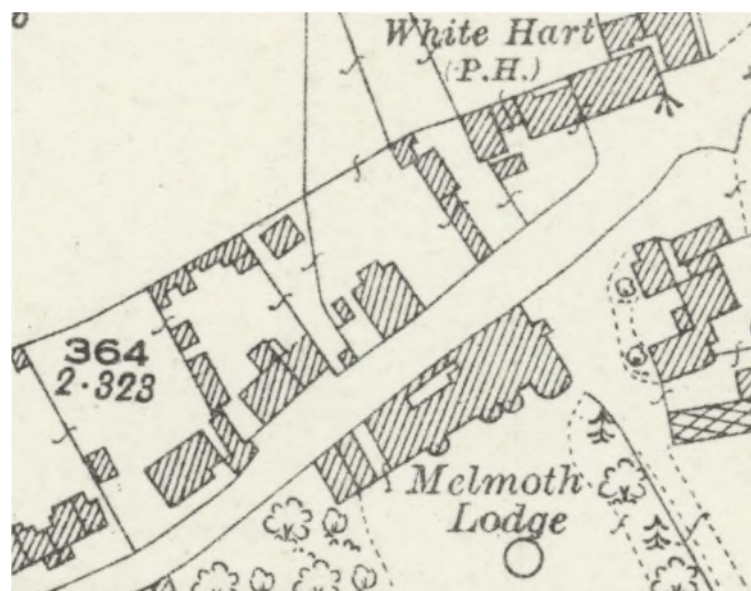


Figure 8: Extract from the 3rd edition of the Ordnance Survey map (1925)

- 3.1.6 A postcard dating from the c. turn of the century shows part of the north-east elevation of Old Timbers. This shows the unpainted brick appearance of the exterior as originally built.



Figure 9: View looking south-west along The Pound in the late 19th to early 20th centuries

- 3.1.7 The 1934 edition of the Ordnance Survey map suggests that the projecting element to the rear had been rebuilt with a narrower footprint. The freestanding structure on the south-western of the house had been rebuilt with a larger footprint. The garden had been extended to the north and new outbuildings constructed along the eastern side of the former rear boundary.

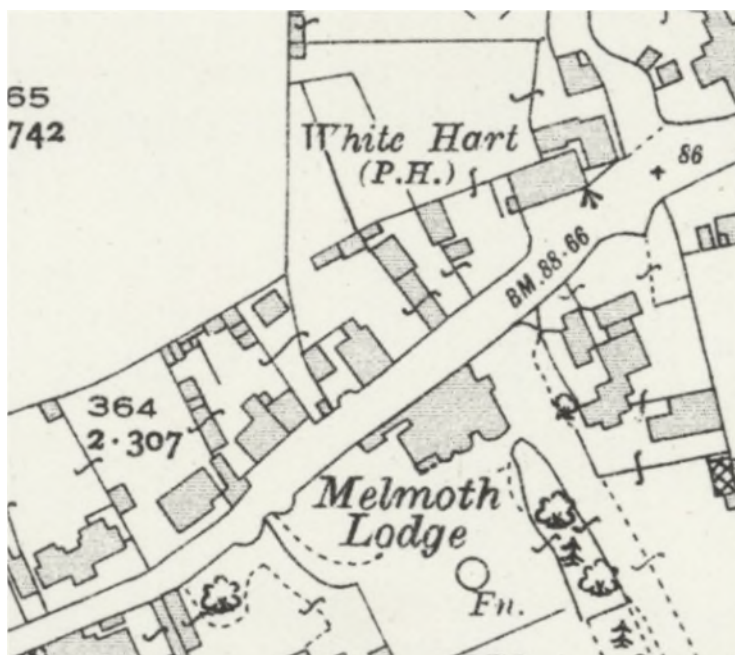


Figure 10: Extract from the 1934 edition of the Ordnance Survey map

3.2 Understanding the form of the heritage asset

Phase 1

- 3.2.1 The Phase 1 house is a 2-bay timber framed structure that lies to the rear of the two brick phases of development and is aligned parallel to the road. The roof structure includes what appear to be clapsed purlins. The two gable end trusses have been altered, including cut tie

beams and the central truss is largely obscured by finishes. Both bays include curved windbraces. Part of the wall frame is visible and includes a curved head brace associated with the southern principal post. The curved windbraces and head brace are indicative of a 16th century date. There is a later chimney with what appears to be a blocked fireplace located on the south-west side of bedroom 3. The date of insertion of the chimney is currently unclear. If there was originally a chimney stack in this position you would expect there to be a chimney bay, i.e. a truss on each side. The partition between bedroom 3 and the landing is a later insertion.



Figure 11: South-west gable end frame with curved windbrace to left of photo



Figure 12: Curved head brace in the south corner of Phase 1



Figure 13: Central truss



Figure 14: Cut tie beam associated with the Phase 3 extension



Figure 15: Curved windbrace in the northern corner of Phase 1



Figure 16: South-west side of bedroom 3 showing the position of the chimney breast (left) and later partition (right)

3.2.2 The evidence for the early origins of the house is more ephemeral on the ground floor. There is an axial beam with no chamfers in the south-west bay. To the rear of this bay there is a sole plate over a plinth and a post and to the front (behind the stairs) there is a timber sole plate over a plinth. There is evidence for a door opening in this location as suggested by the curved finish on the truncated section of sole plate. This may be a Phase 1 door opening rather than later. An axial partition wall marks the line of a corresponding beam in the north-eastern bay. A beam on the north-west side of the sitting room marks the position of the original south-east wall frame of the Phase 1 building.



Figure 17: Axial beam in the south-west ground floor bay of Phase 1



Figure 18: Sole plate and post in the opening between the front and rear kitchen



Figure 19: Position of a former door opening on the south-east side of Phase 1 (under the stairs in the kitchen)



Figure 20: Partition wall on the south-east side of the entrance hall from the garden marks the probable position of an axial beam



Figure 21: Beam in the living room that defines the south-east side of the north-east bay of Phase 1



Figure 22: Brick refronting of the south-west gable end of Phase 1

Phase 2

- 3.2.3 The next phases of development included the construction of two brick wings to the front of the house which, combined, created a double pile plan with an M-profile roof. Dating the sequence of construction of the two brick extensions is problematic due to the limited in-situ internal details and the white painted exterior. However, a number of features suggest that the extension to the left was constructed first.
- 3.2.4 Externally, the brickwork is obscured by paint finishes. There are two platband features with a smooth finish on the front elevation (**figure 1**). These don't appear to be brick. The insertion of 20th century windows on the ground floor of the front elevation appears to have included a slight enlargement of the original window openings. The original window opening on the ground floor has a segmental arched brick head. The side elevation appears to be generally Flemish bond and abuts the brick refronting of Phase 1 where there is a straight joint (see **figure 19**).



Figure 23: Side elevation of Phase 2

- 3.2.5 On the ground floor there is limited evidence for a construction date for Phase 2. The axial beam in the dining room is boxed in and the plank and batten door with trapezoidal battens and beads along the edge of regularly sized planks is of late 19th to early 20th century date. The window and frame on the front elevation is a relatively modern 20th century replacement. The window on the side elevation is a later insertion, probably early 20th century, which incorporates a late 19th century iron casement with a catch and back plate and a tulip handle. There is a brick hearth which has been preserved within the concrete floor. This indicates a fireplace in this room in the past.



Figure 24: Boxed in beam in the dining room



Figure 25: Late 19th to early 20th century plank and batten door to the dining room from the kitchen



Figure 26: Modern window on the south-east side of the dining room



Figure 27: Evidence for a brick hearth in front of the chimney breast in the dining room

- 3.2.6 The first floor is accessed by a staircase within the footprint of the Phase 1 house. This is a straight flight with winder stair that has a thick coating of multiple layers of paint on the underside of the treads and risers. The partition for the winder section at the top of the stairs is characterised by studs painted black. None of these elements are particularly diagnostic for dating purposes but the stair is of some age, possibly 19th century.



Figure 28: Stair enclosure in the kitchen

- 3.2.7 The door into the first floor room is of a design, including door furniture, that is consistent with a 19th century date. The room includes a chimney breast with fireplace. There is no evidence for a main stack, although the later rafters in Phase 3 are suggestive of a main stack being removed. The current stack is narrow and appear to have only one flue. The flue for the first floor fireplace in bedroom 1 is assumed to traverse across to the brick flue in the northern corner of the room. The exposed rafters are irregular and roughly square in section. There is a diagonal rafter visible below the later ceiling level which is a form of windbrace and is indicative of an 18th century date. The windows on the front and side elevations are 20th century.



Figure 29: Fireplace in bedroom 1



Figure 30: Exposed rafters above the chimney breast in bedroom 1

Phase 3

3.2.8 The exterior of Phase 3 is characterised by white painted brick (**figure 1**). The brickwork appears to be generally Flemish bond. There is a plain projecting brick band along the eaves on the side elevation. Phase 3 includes the extension of the north-east side of the Phase 1 timber framed structure. This may have been to create additional space but also to balance the front elevation with a smaller but similarly proportioned gable end elevation to Phase 2. The brickwork on the north-east elevation appears to extend to include the outshut with catslide roof to the rear. There is no apparent straight joint in the brickwork on the north-east elevation.



Figure 31: North-east side elevation of Phase 3



Figure 32: Parapeted outshut to the rear of Phase 3

3.2.9 The living room on the ground floor includes a fairly narrow section transverse beam towards the centre of the room. The fireplace on the south-western side of the room includes a timber lintel and brick piers. The hearth is a fairly shallow depth and includes a brick back. The character of the bricks which have lime mortar joints are typical of the 18th to early 19th centuries. The 2-panel door and architrave between the sitting room and dining room is of late 19th to early 20th century date.



Figure 33: Various phases of beam in the sitting room



Figure 34: Brick fireplace with timber lintel

3.2.10 The first floor (bedroom 2) is accessed through a re-used 18th century door from bedroom 1 and a 20th century door from bedroom 3 (Phase 1). There is a cupboard with a late 18th to early 19th century cupboard door in the northern corner of bedroom 2. The common rafters exposed on the south-west side of the room are regularly sawn but could still be of 18th to 19th century date. The central rafters appear to be later replacements but continue to have a lath and plaster finish (as evidenced by nail fixings).



Figure 35: Exposed common rafters in bedroom 2



Figure 36: 18th to early 19th century cupboard door in the northern corner of bedroom 2

3.2.11 The ground floor part of the extended north-east bay of Phase 1 has been much altered in the 20th century and includes boxed in beams which project through to the rear outshut extension where there is pier of masonry, perhaps a chimney breast. The floor is concrete and painted red. The straight flight with winder staircase includes 20th century posts at the foot of the stairs. It is possible that the lower section (the straight flight section) is a remodelling of an

earlier stair of which the upper winder section remains. The character of the stairs (following removal of the carpet) suggests an 18th century date and may be associated with Phase 2 or Phase 3. There are 19th century doors to an understairs cupboard. The south-west side of the outshut element to the rear can be observed in the kitchen. This side of the outshut is clad with weatherboard with a door frame that is concealed behind an early 20th century cupboard.



Figure 37: 20th century beams and posts in the entrance hall



Figure 38: Staircase in the entrance hall



Figure 39: Weatherboard finish on the south-west side of the Phase 3 outshut

Phase 4

3.2.12 Phase 4 is interpreted as the brick outshut with a catslide roof to the south-west of the Phase 3 outshut. The interior includes a relatively large corner fireplace with 20th century (modern) finishes, an early 20th century cupboard and a first half of the 20th century casement window. Intriguingly, there is a section of sole plate below the south-west window. This is visually dislocated by the corner fireplace but perhaps relates to the Phase 1 building (?).



Figure 40: Brick outshut with a catslide roof to the rear of Old Timbers



Figure 41: Sole plate on the south-western side of Phase 4

Phase 5

3.2.13 Phase 5 is a single storey rear extension over a cellar. The exterior is characterised by an irregular square panel; frame of slender scantling and a gable end truss with principal posts and a queen strut type roof truss with clasped purlins. The timber panels are infilled with brick painted white.



Figure 42: North-west gable end elevation of Phase 5

3.2.14 The cellar is accessed from the kitchen through a 19th century (possibly early 20th century) plank and batten door. There is an apparently blocked door opening with steps on the Phase 3 outshut side of the cellar. The floor structure over includes a number of reused timbers such as a jowled post, a door frame with iron pintles and sections of wall plate. There is a central longitudinal beam that includes morticed along the soffit which suggests that the cellar may have been subdivided into two small spaces. The joists have a range of joints including soffit tenon and birdsmouth type joints.



Figure 43: Reused timbers in the cellar



Figure 44: The cellar

3.2.15 The floor above the cellar is accessed by stairs from the entrance hall. At the head of the stairs is an 18th century plank and batten door. The first floor room is currently a bathroom but does include what is possibly a late 18th or 19th century cupboard with H-hinges. The roof structure over includes a central truss with a collar and clasped purlins. There is a weatherboard and a lath and plaster finish on the north-west side of the truss. The sides of the roof structure, or skelting, are finished with lath and plaster. On the south-east side of the roof void there is evidence for rafters associated with the Phase 3 outshut and for diagonal rafters used in the Phase 5 roof structure.



Figure 45: Plank and batten door to the room over the cellar



Figure 46: H-hinge to a late 18th to early 19th century cupboard in the bathroom



Figure 47: Weatherboard and plaster finishes to the central truss and skelting over the bathroom

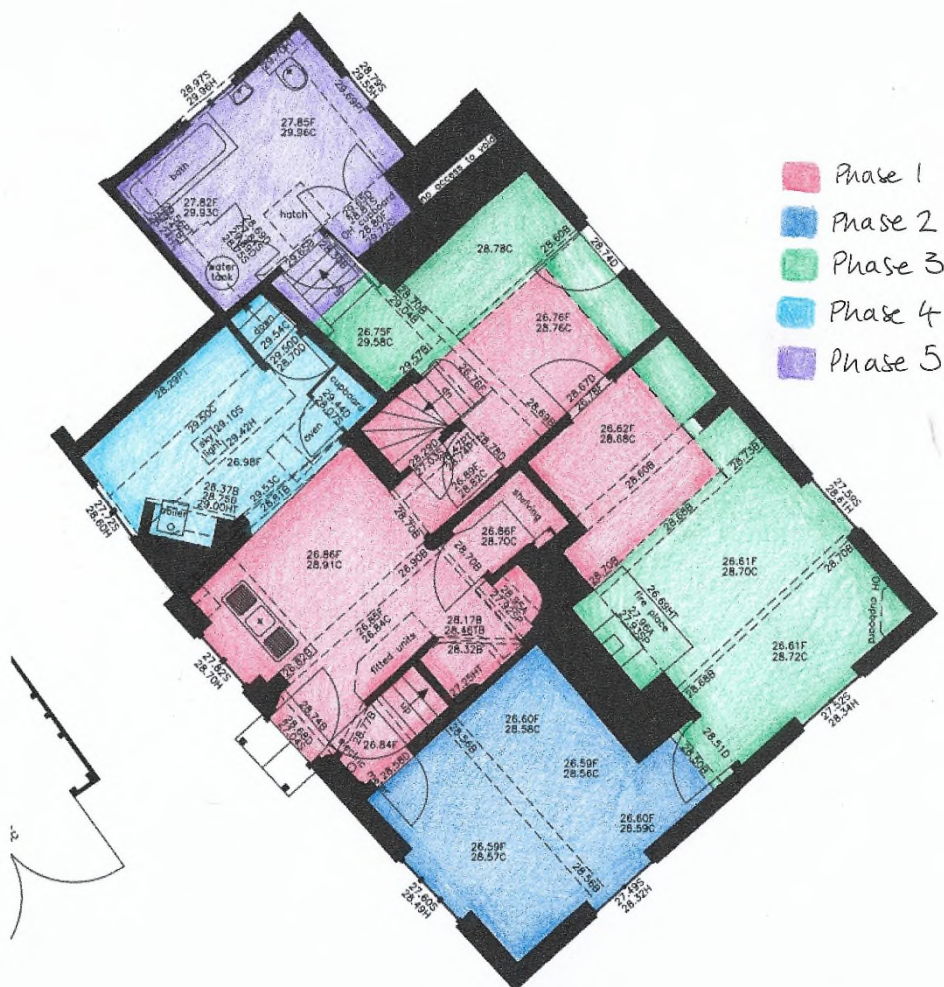


Figure 48: Suggested ground floor phase plan

3.3 Assessment of the significance of the heritage asset

Phase 1

3.3.1 Phase 1 is two bays of a 2-storey timber framed structure. Diagnostic features include curved windbraces and a curved head brace, or arch brace. There is also a straight head brace in the north-east bay. Both types of curved brace suggest a pre-1600 date for construction, i.e. 16th century. The roof structure also appears to include clasped purlins. The wall frames on the north-west and south-east sides of Phase survive to a degree with an apparently good survival of wattle and daub infill panels on the north-west side. Apart from the roof structure, the original interior has been much altered or is masked by later changes. There is no clear evidence for an original stair, for floors or for a source of heat. The early date appears to group Old Timbers with other 16th century houses at the Pound, including the Old Farmhouse and Old Oak Cottage. In terms of fixtures and fittings, the first floor does contain a late 17th century plank and batten door which contributes to the interest of the Phase 1 element of the house.

Phases 2 and 3

3.3.2 Phases 2 and 3 are more difficult to interpret in terms of the chronology of the evolution of the listed building. It is the opinion of this report that both Phase 2 and 3 date from the 18th century and this would be consistent with the listing description. For the purposes of this

report, Phase 2 is identified as the gabled brick wing on the left hand side of the house. Other than the overall form of the house and the character of the building materials, diagnostic evidence is limited due to later alterations, e.g. replacement windows and doors. The beam on the ground floor is boxed in and the fireplace infilled. The fire surround on the first floor is later and does not help with dating. The absence of a stack is odd but may be explained by the change in the character of the rafters on the Phase 3 side of the chimney breast. It is assumed that there would have originally been a fireplace on the ground and first floors. A bread oven (part of an earlier chimney inserted into Phase 1) is positioned within Phase 1 on the north-west side of the chimney breast.

- 3.3.3 Phase 3 appears to be a wrap around extension that includes a front wing that breaks forward of Phase 1 on the north-east side and includes an outshut to the rear. On the ground floor there is a fireplace with brick jambs and a timber lintel the character of which is consistent with an 18th century date. The ground floor of Phase 3 is much altered as a result of 20th century alterations which appear to have created a classic reception hall with staircase typical of the early 20th century. The definition between the Phase 1 structure and Phase 3 is very blurred. There is a late 18th to early 19th century cupboard door on the first floor and the definition between Phase 1 and 3 is better defined.

Phase 4

- 3.3.4 Phase 4 is tentatively interpreted as the outshut on the south-west side of the rear of the house. The definition between the Phase 3 and Phase 4 outshut is defined by a timber framed wall with weatherboard cladding which can be viewed from within the kitchen. This phase includes a relatively large corner fireplace which demonstrates the use of this part of the house as a kitchen historically. This, however, is much altered by 20th century finishes.

Phase 5

- 3.3.5 Historic map regression suggests that the footprint of Phase 5 was altered in the first half of the 20th century. Phase 5 is clearly built off the rear wall of at least the Phase 3 outshut. The floor structure for the bathroom includes a high proportion of reused timbers. However, the form of the roof structure and the slender scantling character of the timber frame with raking struts is consistent with an early 19th century date. The 1852 enclosure map hints at the northern part of Old Timbers being separate from the main part of the house, perhaps a pair of cottages. This would explain the two staircases. Phase 5 is shown as forming part of the cottage on the northern side. It is possible that the cellar of Phase 5 was subdivided and this would also explain the two door openings, one blocked.

Byre

- 3.3.6 The listing description mentions a byre. A byre is a structure for housing livestock. It is not clear if the Phase 5 structure to the rear was mistakenly identified as a byre at the time of listing. The Phase 5 structure has no means of access from the exterior and has a raised floor over a cellar (incompatible with a livestock use).

4.0 HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT

4.1 Proposals

4.1.1 The proposals are for the following:

Exterior

- **Front elevation** – Replace the ground floor windows, replace the first floor windows retaining the window frames and mullion on the RHS.
- **South-west elevation** – Replacement porch.
- **Rear elevation** – Replacement rooflight and insertion of a new rooflight.
- **Existing rear extension** – Apply weatherboard to the elevations, form new opening on the south-west elevation.
- **Extension** – new extension to the rear;
- **Flat hood porch** – Add a flat hood over the door on the north-east elevation;
- **Windows** – Refurbish/repair windows throughout the house as appropriate and insert secondary glazing.

Interior

- **Ground floor** – Stairs in the hall to be floored over and retained in-situ, wood burning stove inserted in the dining room, open up doorway to the cellar on the northern side of the entrance hall, insertion of partitions to form a W.C. in the current kitchen, open up a sealed door between the existing kitchen and entrance hall, insertion of a stud wall and dry lining in the rear bathroom, create an opening in the north-west wall of the rear bathroom for access to the proposed extension.
- **First floor** – Sub-divide the south-west bedroom to create two bathrooms, remove the partitions relating to the stairs on the south-west side of bedroom 2.

4.2 Window replacements on the front elevation

4.2.1 The two ground floor windows are modern and include replacement frames and central mullions. The existing windows are of no heritage interest. The window in bedroom 1 includes a central mullion with mouldings which relates to an earlier window, possibly late 19th to early 20th century. It is proposed to retain the mullion and frame but to replace the modern leaded lights. The window in the proposed en-suite includes a frame with mouldings but the mullion is plain and is considered to be a modern replacement. The leaded lights are modern replacements. The approach here is to retain the frame but to replace the modern elements. The proposed windows will be conservation metal casements that will preserve the character of the front elevation of the listed building.



Figure 49: Modern window and frame in the dining room



Figure 50: Modern leaded lights within an earlier frame in the bedroom



Figure 51: Window in the proposed en-suite on the first floor

4.3 Replacement porch on the south-west elevation

- 4.3.1 The porch on the south-west elevation is of machine sawn timber construction of slender section with a shallow pitched roof finished with clay tiles (the latter being inappropriate for the pitch). The ridge tiles are bedded in cement mortar. The existing porch is a poor quality 20th century feature that does not contribute positively to the significance or character of the listed building. The proposed flat hood on brackets is more in keeping with the character of the listed building which is substantially influenced by the 18th century changes.



Figure 52: Existing porch on the south-west elevation

4.4 Rooflights on the rear elevation

4.4.1 There are two existing rooflights on the rear elevation: within the Phase 1 roof and in the catslide roof of Phase 4. The proposed rooflights would be conservation rooflights and would be positioned between the rafters where practicable, this will be particularly the case for the Phase 1 roof. In terms of visual impacts, the area of roof proposed for the new rooflights is relatively discreet and the level of any potential prominence on the rear aspect is mitigated by the flush design of the rooflights. The existing rooflights are fairly low key and do not overwhelm the character of the rear elevation. These will be replaced with more appropriate conservation rooflights.



Figure 53: Rear elevation of the listed building showing the position of existing rooflights



Figure 54: Existing rooflights to be replaced with more appropriate conservation rooflights

4.5 Alterations to the existing rear extension

- 4.5.1 The existing rear extension is identified as Phase 5 and is likely to date from the first half of the 19th century. The pre-application submission included the demolition of this structure. However, investigation of the structure has demonstrated that it is older than previously thought (19th century) and incorporated into the proposed extension. The internal floor is raised over a cellar and some structural works will be required. It is anticipated that much, if not all, of the existing floor structure will be retained and new elements inserted. In this manner, the existing character and fabric of the floor will be retained.
- 4.5.2 It is proposed to remove the central section of the gable end frame for access to the proposed extension. This will require the removal of a post and rails of slender section and some brick panels. The window, which is a later insertion, as demonstrated by the off-centre position and the truncated raking struts will be removed and retained on site to be displayed within the house. The remaining timber frame of the gable end elevation will be retained as an expressed feature. It is proposed to insert a small window within one of the panels on the side elevation. This window would be of appropriate size and would impact a small area of relatively late brickwork.



Figure 55: Gable end elevation of the Phase 5 extension



Figure 56: Late 19th to early 20th century leaded lights to be removed and retained on display within the building

- 4.5.3 It is proposed to dry line the interior to enhance the thermal performance of this part of the building. This could be undertaken with breathable boards such as wood wool boards so that the traditional performance of the fabric is maintained. Externally, weatherboards are proposed to provide a level of protection to the slender frame of the Phase 5 extension and to provide a coherent appearance with the proposed extension.

4.6 Extension

- 4.6.1 The proposed extension would have a similar width as it extends from the Phase 5 structure but would then have a wider footprint for the main part which would be cranked to follow the contours of the garden. The proposed extension would have the same ridge height as the Phase 5 extension and would therefore be subservient to the host building. The double pitched roof with a gable end and a catslide roof to the rear would respect the existing forms to the rear of the listed building. The size and form of window and door openings are considered to be sympathetic to the character of the host building. The proposed materials include clay tiles and weatherboard cladding which both blend with the existing character of the building as well as providing some contrast in a subservient manner, like an outbuilding. The design of the proposed extension is very similar to the pre-application scheme which was supported.

4.7 Flat hood porch

- 4.7.1 It is proposed to add a flat hood over the existing door to the garden on the north-east elevation. This door opening has a pegged frame, a slender timber lintel that is in poor condition and a 20th century part-glazed door. The proposed flat hood would be visually unobtrusive and would reflect the style of porch proposed for the south-west elevation. This style is in keeping with the character of the listed building which is substantially influenced by the 18th century changes.



Figure 57: Existing door on the garden elevation

4.8 Refurbishment of windows and secondary glazing

- 4.8.1 It is proposed to refurbish/repair the windows on the side and rear elevations. This will be undertaken in a sympathetic manner using materials to match where repairs are required. The proposed secondary glazing would be fitted to improve the energy efficiency of the building as well as to provide a level of sound-proofing. The proposed secondary glazing will not impact adversely on historic fabric and will preserve the character of the windows and the elevations as a whole.

4.9 Ground floor alterations

- 4.9.1 **Alterations to the staircase in the hall** – The stairs in the hall appear to be of 19th century date and possibly relate to the use of the building as a pair of cottages in the first half of the 19th century. As part of the works to the first floor (see below) to better reveal the Phase 1 part of the house, it is proposed to retain the stairs in-situ but to floor them over. Apart from the heritage benefits to the first floor of Phase 1, this element of the internal alterations is reversible.
- 4.9.2 **Insertion of a wood burning stove in the dining room** – The depth of the fireplace is relatively shallow which suggests a later alteration. The flue has been checked and it would be possible to insert a liner for a wood burning stove in a manner that would not adversely impact on the fabric of the building, including allowing ventilation of the flue.
- 4.9.3 **Opening up an infilled door to the cellar** – There is clear evidence for a blocked opening to the cellar, including steps. This arrangement may relate to early 19th century changes relating to the use of the building as cottages. The opening up of the infill will reinstate a historic circulation route and represents a heritage benefit.



Figure 57: Steps leading to a blocked opening to the cellar from the entrance hall

4.9.4 **Insertion of partitions to form a W.C. in the kitchen** – The kitchen is a much altered space. The corner fireplace is characterised by 20th century finishes that obscure its original appearance. The corner fireplace is positioned awkwardly against the side of the window opening on the south-west side of the kitchen. The historic integrity of this space is considered to be relatively low. The proposed partitions would be reversible. The pre-application comments on the proposed insertion of partitions stated that there were *no overriding concerns for degrees of subdivision*.

4.9.5 **Open up an infilled door in the kitchen** – There is clear evidence for a blocked door on the north-east side of the kitchen. The opening up of this door would reinstate a historic circulation route and would better reveal the historic floor plan of the listed building.

4.10 First floor alterations

4.10.1 **Sub-divide the south-west bedroom to create two bathrooms** – The proposed subdivision of the first floor bedroom was included on the pre-application drawings and did not raise any concerns. Existing doors would be utilised for access and the partitions would be reversible.

4.10.2 **Remove the partitions relating to the stairs on the south-west side of bedroom 2** – The partition in bedroom 2 encloses the stairs proposed to be floored over. This partition projects into the Phase 1 southwestern bay and blurs the definition and proportions of this original space. The partition relates to alter alteration and its removal would better reveal the earliest phase of the listed building. This proposed alteration did not raise any concerns at pre-app.

5.0 CONCLUSIONS

5.1.1 This report provides a description of the historic development and significance Old Timbers and assesses the impacts of the proposed development 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 With reference to the above, the proposed scheme has responded positively to the pre-application advice through assessment of the fabric of the building and finding that the Phase 5 extension to the rear is of some heritage value. As a result, the proposed scheme retains this late addition to the listed building and incorporates it into the proposed extension.
- 5.1.3 The proposed alterations to the Phase 5 structure include some removal of fabric for access but the overall form and historic integrity of the structure will be preserved. There is a requirement for some repair works, including structural works to the floor, which will contribute towards the long-term preservation of the Phase 5 extension.
- 5.1.4 The proposed extension is similar to the pre-application scheme that was considered to be appropriate. The scale, form and use of materials are subservient to the host building and provide an element of contrast so that the definition of the host building remains highly legible.
- 5.1.5 Proposed external alterations relate to the replacement modern windows on the front elevation with appropriate conservation style windows that will include retaining historic frames and a mullion where practicable, the replacement of a poor quality 20th century with an appropriately designed flat hood with brackets and the insertion of two conservation rooflights discreetly positioned on the rear roof slope of the listed building. Two existing rooflights of poor design would be replaced with conservation rooflights. These alterations would preserve and enhance the external character of the listed building.
- 5.1.6 Internal alterations have due regard for the historic floor plan and fabric of the listed building. There would be some opening up of historic circulation routes that represent an enhancement. The flooring over of the stairs would retain the existing 19th century staircase but would include the restoration of the proportions of the first floor bay in the Phase 1 part of the house. This represents an enhancement. The proposed subdivision of spaces on the ground and first floor are reversible changes. These alterations were shown on the pre-application scheme and were responded to in a positive manner.
- 5.1.7 As such, it is considered that the proposed scheme of alterations and extension at Old Timbers has regard for the established character and significance of the listed building and is, therefore, also sympathetic to the character and appearance of the Cookham High Street Conservation Area. 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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