

- 19 **04/01162/LB**  
**ICE HOUSE, JULIUS HILL, WARFIELD (WARFIELD HARVEST RIDE WARD)**  
**Application for Listed Building Consent for works to ice house comprising repair of brick wall and wooden door, replacement of plaque and repositioning of steel gate in front of wooden door.**
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**This application is reported to Committee because the application is made on behalf of Bracknell Forest Borough Council.**

## **1 PROPOSAL AND BACKGROUND**

The Ice House is a Grade II Listed structure. The Ice House is half underground, covered by earth and grass, located within a residential area. The door to the Ice House has been vandalised and the brickwork and door is currently in disrepair.

## **2 CONSULTATIONS AND REPRESENTATIONS**

Warfield Parish Council

Comments not yet received.

Listed Building Consultant, Babtie Group Ltd.

The application proposes the repair of ice house brickwork and the existing wooden door, together with replacement of a plaque and the repositioning of the steel gate in front of the wooden door. The damage to the ice house entrance has been caused by repeated vandalism of the structure.

Due to this fact the application proposes the repair and reinforcement of the entrance by combining the existing oak door together with a steel grille, which had been previously used for the doorway. This will provide additional protection for the interior of the ice house and act as a deterrent for vandals.

The use of the combined oak door and steel grille would not have any additional detrimental impact on the fabric of the structure and the appearance would be returned to how it previously appeared prior to creation of the oak door. We do not, therefore, have any objection to this application.

Representations

None received.

## **3 CONSIDERATION OF PROPOSAL**

The main issues raised by this proposal are:

### **(1) Principle of Development**

The proposal to repair the door and brick work of the Ice House complies with BFBLP Policy EN17 as there will be no adverse effect on the setting of the listed building.

(2) Impact on Character and Appearance of the Area

As the proposed work consists of repair to the Ice House, the proposal will not have an adverse affect on the character and appearance of the area.

(3) Impact on Neighbours' Amenities.

As the proposal is for repair, and there will be no other changes to the Ice House, it is considered that there will not be an adverse impact on the surrounding properties.

#### 4 RECOMMENDATION

That the application be forwarded to GOSE for determination with a recommendation that the listed building consent be granted subject to the following conditions:-

- (1) Z1107 Time Limit to Start
- (2) Z201 Approved Plans  
Insert:- Drg No. 01 Received 30.11.2004
- (3) The existing bricks are to be re-used for the repair of the brickwork.  
REASON: To protect and preserve the character of the listed building.  
[Relevant Plans and Policies: BFBLP EN17]
- (4) All new brickwork shall be built using an approved mortar, agreed with the local authority to match the existing mortar.  
REASON: To protect and preserve the character of the listed building.  
[Relevant Plans and Policies: BFBLP EN17]
- (5) The fixings points for the steel grille should re-use, as far as possible, the previous fixing-points for the original grille.  
REASON: To protect and preserve the character of the listed building.  
[Relevant Plans and Policies: BFBLP EN17]

Summary of reason(s) for the decision

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: EN17, EN20

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with EN17, EN20. The proposal will not adversely affect the character or appearance of the listed building. Listed building consent is therefore granted.

Informative

- (1) Consideration should be given to maintaining the structure and the area around it clear of the shrubbery to make the ice house less prone to vandalism.

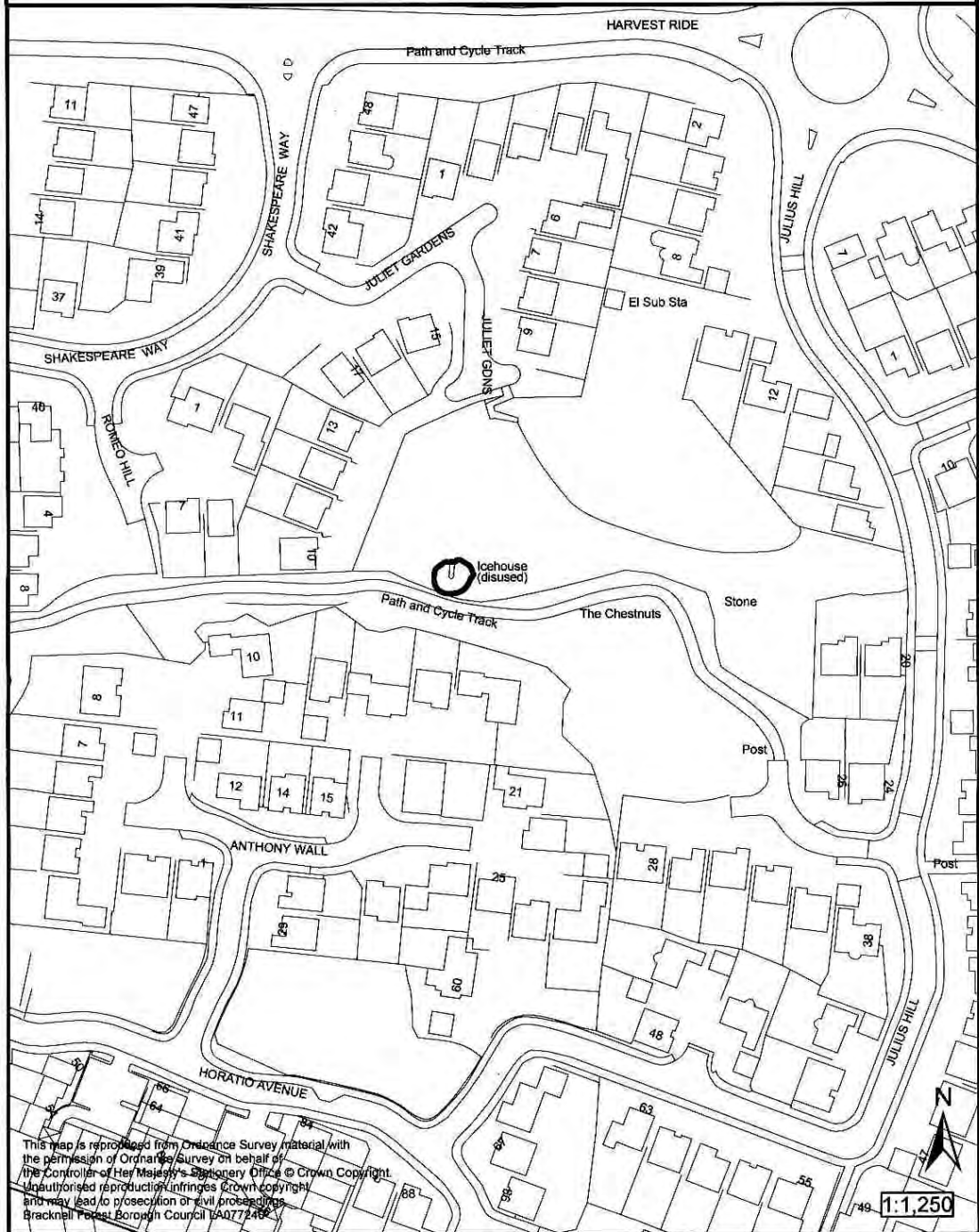
Contact for further information

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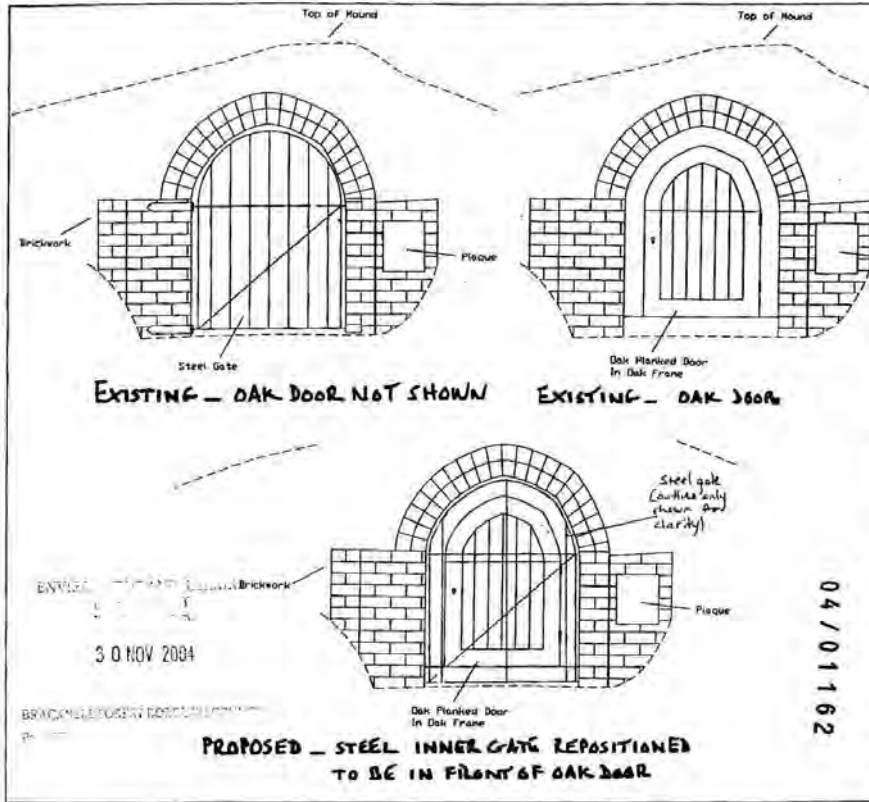
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G:/Committee/PlanDept/2005/27Jan/0401162lb Ice House, Julius Hill

04/01162/LB : Ice House, Julius Hill, Warfield



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- NOTES**
1. REPAIR DAMAGED BRICKWORK IN MATCHING MATERIALS
  2. REINSTATE MISSING BRICKS
  3. REPAIR DAMAGED OAK DOOR IN MATCHING MATERIALS
  4. REMOVE INNER STEEL GATE AND REPOSITION IN FRONT OF OAK DOOR TO GIVE ADDITIONAL PROTECTION FROM DAMAGE

AMENDMENTS	Date	Initial

CORPORATE SERVICES AND RESOURCES DEPT

BUILDING SURVEYORS & BUILDING SERVICES

Project Title: Ice House Julius Hill Bracknell

Drawing Title: Ice House Repairs

Prepared by: \_\_\_\_\_ Checked by: \_\_\_\_\_

Scale: NTS Date: November 2004

Drawing No: 01 Amend Letter: \_\_\_\_\_

04/01162

30 NOV 2004