

APPENDIX A - Responses to notification of proposed nomination

1. Church Hill House, Crowthorne Road Bracknell, RG12 7FR			Criteria
	Promotor	Bracknell Forest Society	
	Description	Community health facility, former hospital and workhouse	
	Age	1826	✓
	Architectural interest	Minimal significance	X
	Historic Interest	Minimal significance	X
	Additional criteria	Social importance	✓
	Additional criteria	Group value	✓
	Other considerations	No	X
	Nationally Listed	No	X
Conservation area	No	X	
<p>Response: Berkshire Healthcare NHS Foundation Trust (the 'Trust') objects to the proposed inclusion of Church Hill House on the Local List and has engaged a heritage consultant to advise on the appropriateness of the inclusion of the building on the list. A Heritage Statement has been submitted to support the objection. The heritage statement considers the history of the site and the significance of the building having regard to the Council's selection methodology for identifying buildings and structures for inclusion on the local list; Historic England guidance and national planning policy guidance as set out in the NPPF and NPPG. The key issues arising from the assessment are summarised as follows:</p> <ul style="list-style-type: none"> - Part of the site, to the south side of the quadrangle, comprises former Almshouses that date from the early 19th century which is reflected on two plaques to the north side of the former terrace (now internal courtyard). The analysis of map extracts through time i.e. from 1871 – 1991 shows how the complex of buildings, with a cruciform plan at the centre of the site, and the context has changed. The use of the building is referred to as the Union Workhouse in 1871 and by 1889 a large building, most likely an infirmary has been developed to the east of the site. By 1965, the cruciform plan of the building is less legible; the north wing has been removed; the southern wing rebuilt and new out buildings have been developed; by the mid 1960's the site is being referred to as Church Hill Hospital and in 1991 and 1999 the site was subject to further alterations and extensions. - The buildings within the site have been substantially altered and numerous buildings and subsidiary structures have been developed and subsequently demolished across the site to the extent that there is no unified plan or layout. The cruciform plan form of the building is no longer legible and the relationship with the later infirmary site fully erased by the development of the adjacent housing site. - There is no record that notable workhouse or almshouse architects worked on the site. - The poor architectural quality of the site means that it has a diminutive townscape role, lacking the prominence of a local institution of merit and the group value is exceptionally low. The setting has been lost due to the demolition of associated structures and the site is not judged to have a unified architectural or historical significance of local value. - The site has an association with welfare uses dating back to 1760 and has a social link with the Poor Law Amendment Act (1834) when the parish Union Workhouse was established. The use by the NHS is evidence of the link to the welfare function of the site but the site is no different to many hospital sites and today administrative uses have expanded to the upper floor. - The NPPG sets out that it is not enough for there to be some historic interest to warrant being deemed as heritage asset; there needs to be enough heritage interest. Church Hill House is not judged to have enough local historic importance or contain any group value – the criteria against which the site must be assessed to be in accordance with the selection methodology. 			

Church Hill House, Crowthorne Road Bracknell, RG12 7FR

Advice from the Council's Heritage Consultant:

Church Hill House has some limited architectural and historic interest. However, the surviving elements of architectural interest and historic are dispersed and the overall architectural or historic value including its original cruciform plan is no longer extant. The individual built elements that make up the group have all been altered to the extent that their relationship with the whole is no longer legible and the setting entirely altered. The building has a longstanding relationship with health and welfare reform. However, overall this is not considered to be enough to support local listing.

Recommendation:

Although elements of the historic plan and architectural elements, such as the clock tower, do survive, the building's overall form and architectural detailing has been eroded through demolition and extension and the setting substantially removed and is not recommended for local listing.

2. Spring Lanes House, 10 Holly Spring Lane, Bracknell, RG12 2JL

Criteria



Promotor	Bracknell Forest Society	
Description	House	
Age	Approximately 18th Century	✓
Architectural Interest	Artistic Distinction	✓
Historic Interest	Minimal significance	X
Additional criteria	No	X
Additional criteria	No	X
Other considerations	No	X
Nationally Listed	No	X
Conservation area	No	X

Response: The owners have advised that the correct address of the property is Spring Lanes House, Holly Spring Lane. Two houses were planned for the site in the late 1960's and this would have been 10 Holly Spring Lane and 1 Spring Meadow. However, the site was not demolished, and it was modernised into a spacious family house, with amongst other features an unusually ornate cast – iron spiral staircase leading upstairs from the kitchen area to what was then the 'staff wing'. The local historian, Ruth Timbrell dates the house as being pre-1750. There is a concern that including the property on the Local List will affect the future sale value of the house.

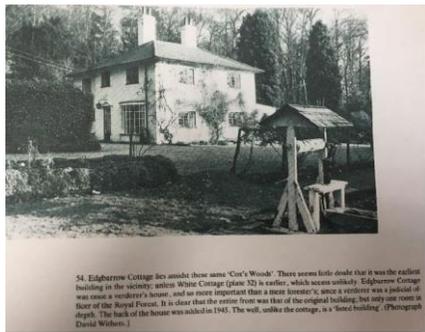
Advice from the Council's Heritage Consultant:

As a substantial house dating from early 1700s it has a substantial presence in the townscape along Holly Spring Lane; local listing is recommended.

Recommendation: Include on the Local List

3. Edgbarrow Cottage, Sandhurst Road, Crowthorne, RG45 7PP

Criteria



54. Edgbarrow Cottage lies amidst these same 'Cot's Woods'. There seems little doubt that it was the earliest building in the vicinity unless White Cottage (para 32) is earlier, which seems unlikely. Edgbarrow Cottage was once a verderer's house, and no more important than a mere house, since a verderer was a parcel officer of the Royal Forest. It is clear that the entire front was that of the original building, but only one room in depth. The back of the house was added in 1945. The well, within the cottage, is a 'house' building. (Photograph David Wilson.)

Promotor	Crowthorne Parish Council
Description	House
Age	1823, 1945 additions to rear
Architectural Interest	Minimal significance
Historic Interest	Historical Association
Additional criteria	No
Additional criteria	No
Other considerations	Original frontage, good condition
Nationally Listed	No
Conservation area	No

✓
X
✓
X
X
X
X
X

Response: The owners of the property have concerns that the inclusion of the property of the Local List would impact upon the ability to be able to undertake internal changes to the property or impact on a future sale. They are also concerned that the designation would increase the likelihood to uninvited visitors to the property impacting on their privacy and security

Comment: Given concerns expressed by the owners, the Head of Planning wrote to the owners of Edgbarrow Cottage to give them more details of the history of the property, the impact of a local listing on the assessment of future planning applications and to explain the scope of planning control (i.e. internal alterations would not be affected by the inclusion of the property on a local list). The owners have since advised that the response from the Head of Planning was informative, reassuring and greatly appreciated.

Advice from the Council's Heritage Consultant:

Originally a verderer's house it is one of the earliest houses in the Crowthorne with the front elevation dating to c.1823; local listing is recommended.

Recommendation: Include on the Local List

4. Far End Residential Home, Sandhurst Lodge, Wokingham Road, Crowthorne, RG45 7QD

Criteria

	Promotor	Sandhurst Town Council	
	Description	Care Home/ Private Residence	
	Age	1860	✓
	Architectural Interest	Artistic Distinction	✓
	Historic Interest	Historical Association	✓
	Additional criteria	No	X
	Additional criteria	No	X
	Other considerations	No	X
	Nationally Listed	No	X
Conservation area	No	X	

Response: The owners of Far End Residential Care Home do not have an objection in principle to the inclusion of their property on the Local List but have advised that the ownership does not extend to Sandhurst Lodge. Sandhurst Lodge is a separate entity and consists of the main building in the centre of the photo. The bungalow at the far left in the photo is Little Lodge and is not owned by Sandhurst Lodge or Far End.



Comment: In the light of the information regarding ownership additional notification letters were sent to the occupiers of Sandhurst Lodge which is divided into 11 flats. No response has been received from the occupiers of the flats.

Advice from the Council's Heritage Consultant: Advises that the local listing should cover the main central building (Sandhurst Lodge and the attached buildings) The single storey extensions to the left of the main building above are of lesser quality and should be excluded.

Recommendation: Include Far End Residential Home and Sandhurst Lodge on the Local List

5. Liberta House, Scotland Hill, Sandhurst, GU47 8JR

Criteria



Promotor	Sandhurst Town Council	
Description	Industrial (engineering) building, former cinema	
Age	1895, modern extension	✓
Architectural Interest	Artistic Distinction	✓
Historic Interest	Minimal significance	X
Additional criteria	No	X
Additional criteria	No	X
Other considerations	No	X
Nationally Listed	No	X
Conservation area	No	X

Response: Concerns have been expressed by the owner of the property to its inclusion on the local list on the grounds that although it is 'of late Victorian vintage', the property has been subject to alterations and, apart from the frontage, is of little architectural interest. If the building is to be included on the local list, the designation should apply to the front of the building only.

Comment: Given the concerns expressed, the Head of Planning responded in writing to the owner of the property to express thanks for additional information relating to the extent of the alterations to the property and explained that the local listing would apply to the whole of the property since it is the historical significance of the building as a whole that will be taken to account in decision making. Additionally, notwithstanding the concerns, the building is considered worthy of inclusion on a local list.

Advice from the Council's Heritage Consultant:

The building is of architectural interest with a significant townscape value; front elevation recommend for local listing including flat roofed section and front gable end.

Recommendation: Include on the Local List

6. Rosemary Cottage, 141 High Street, Sandhurst, GU47 8HR

Criteria



Promotor	Sandhurst Town Council	
Description	House, former school and servants' quarters	
Age	Current building unknown, history since 1670	✓
Architectural Interest	Minimal significance	X
Historic Interest	Historic Association	✓
Additional criteria	Social Importance	✓
Additional criteria	No	X
Other considerations	Unusual steep pitched roof	✓
Nationally Listed	No	X
Conservation area	No	X

Response: The owner has advised that the site was allegedly an old school for the now demolished Rectory. The house currently standing was built in the 1960's and extended in 2000 and has no original or redeeming features that would be of any historic interest.

Rosemary Cottage, 141 High Street, Sandhurst, GU47 8HR

Comment: Given the concerns expressed, the Head of Planning responded in writing to provide some background information regarding the history of the property and advised that there is no evidence to suggest that the building has been demolished or rebuilt, and although there have been alterations to the property (including a two storey extension in 2000), there are remaining design features, most strikingly the unusual steep pitched roof, that adds to the character of the area. Notwithstanding this response the owner still had concerns regarding the proposed designation and the Council's Heritage Consultant undertook a site visit.

Advice from the Council's Heritage Consultant:

Having regard to the history of the building and a site visit, the extensions and alterations to the building, whilst in character, have diminished the building's overall interest and local listing is not recommended.

Recommendation: Exclude from the Local List

7. Slate House, 26 Wellington Road, Sandhurst, GU47 9AN

Criteria



Promotor	Sandhurst Town Council		
Description	House		
Age	Approximately 1900		✓
Architectural Interest	Artistic Distinction		✓
Historic Interest	Minimal significance		X
Additional criteria	Townscape Value		✓
Additional criteria	No		X
Other considerations	No		X
Nationally Listed	No		X
Conservation area	No		X

Response: The owner of the property is supportive in principle to the adoption of a local list but does not feel that the property merits inclusion on the list given the internal and external alterations that have been undertaken to the building in connection with its former use as a care home and its change to a single dwelling house. Additionally, the owner is concerned that the designation will impact on the ability to undertake changes to the property and specifically refers to a proposal to erect a detached garage which, following officer advice, was omitted from a planning application for external alterations to the property (application reference 16/00654/FUL refers).

Comment: Given the concerns expressed, the Head of Planning responded in writing to explain the role of a local list and what it means in terms of decision making. Additionally, reference was made to the improvements to the property as part of the change of use from a care home to dwelling house, but even if unimproved the property is considered worthy of local listing given the hipped roof form, double fronted bay windows and the importance of the building as a local landmark.

Advice from the Council's Heritage Consultant:

The building appears largely intact and has many architectural features of interest as well as townscape presence; recommend for local listing.

Recommendation: Include on the Local List

8. The White House, High Street, Little Sandhurst, GU47 8LX			Criteria
	Promotor	Sandhurst Town Council	
	Description	House	
	Age	1860	✓
	Architectural Interest	Artistic Distinction	✓
	Historic Interest	Minimal significance	X
	Additional criteria	Townscape Value	✓
	Additional criteria	No	X
	Other considerations	No	X
	Nationally Listed	No	X
Conservation area	No	X	
<p>Response: The owners appreciate the interest in the property which they recognise as being positive, but they are concerned that the designation will mean that they will not be able to undertake improvements to their property without planning permission. They are also concerned about the impact on the potential re-sale of the property in the future should they decide to sell.</p> <p>Comment: The owners have been referred to the report to the Executive dated 12th February 2019 which explains that:</p> <p>i) <i>Listed building consent would not be required for works to a locally listed building.</i></p> <p>ii) <i>Locally listed buildings are subject to normal planning controls – works for repair; alteration or an extension may not, subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, require planning permission.</i></p> <p>iii) <i>Local listing does not afford any formal legal protection – buildings could still be altered or even demolished. If a building is under threat, a Building Preservation Notice (BPN) can be used to prevent a locally listed building of special or architectural or historic interest from being demolished or altered in a way that might affect its special character. A BPN must be served on the building owner (or in urgent cases it may be fixed to a building) if the Local Planning Authority considers the building is in danger of demolition or alteration in a way that would affect its special character. BPNs take effect immediately protecting the building for up to 6 months as if it were listed. At the same time, the LPA must make an application to Historic England to list the building. Historic England will then make a recommendation to the Secretary of State. If the SoS decides that the building should not be listed then another BPN cannot be served.</i></p> <p>Nothing further has been received since this reply.</p> <p>Advice from the Council's Heritage Consultant:</p> <p>The building is a relatively plain and simple cottage with some townscape value; however local listing is not recommended.</p> <p>Recommendation: Exclude from the Local List</p>			

9. Hawthorndale House, Syngenta, Jealott's Hill, RG42 6EY			Criteria
	Promotor	Warfield	
	Description	Offices/laboratories, former country house.	
	Age	c.1890s	✓
	Architectural interest	High value	✓
	Historic Interest	Minor value	X
	Additional criteria	Social importance	✓
	Additional criteria	No	X
	Other considerations	Importance as part of IC now Syngenta	✓
	Nationally Listed	No	X
	Conservation area	No	X

Response: Syngenta has engaged a heritage consultant to provide an independent assessment of the heritage significance of Hawthorndale (circa. 1890) and this concluded that the property does merit inclusion on the Local List. Key matters of interest, arising from the assessment are:

- The building is an example of late Victorian Gothic architecture.
- It appears that it was constructed as a country house, but the architect is unknown.
- It is noted in *A History of the County of Berkshire (VCH, 1923) amongst the 'houses' of importance in the parish of Warfield.*
- The building was converted to research and office use when the Hawthorndale estate was purchased for the research facility in the late 1920's.
- A large extension was added in the mid – twentieth century (shown on OS mapping from 1977). Although the extension is considered to respond to the design of the original building in terms of brick detailing and fenestration, the extension detracts from the integrity of the original design and its construction resulted in the loss of original historic fabric.
- The internal layout of the building has undergone significant alterations to accommodate the research use and the immediate and wider setting has been heavily impacted by the development of the Syngenta site.
- The building is considered to possess low, local significance primarily derived from its architectural interest as an example of late nineteenth century Gothic Revival architecture albeit that it has been remodelled internally.

Comment:

Advice from the Council's Heritage Consultant:

As a well-built and impressive neo-Gothic building from the 19th century the building is recommend for local listing.

Recommendation: Include on the Local List