

1 Bears Rails Park Old Windsor, Windsor. SL4 2HN.  
Heritage Statement for part of the former King Edward VII Hospital. 23 09 2016.



2013 Google earth. Location of the former hospital



2013 Google earth. Detail of the site showing the building under study.

**Location**

1 Bears Rails Park Old Windsor Windsor SL4 2HN. The property is part of the former King Edward VII Hospital placed in grounds west of Old Windsor. 1325m west of the River Thames. NGR. SU 97770 73680.

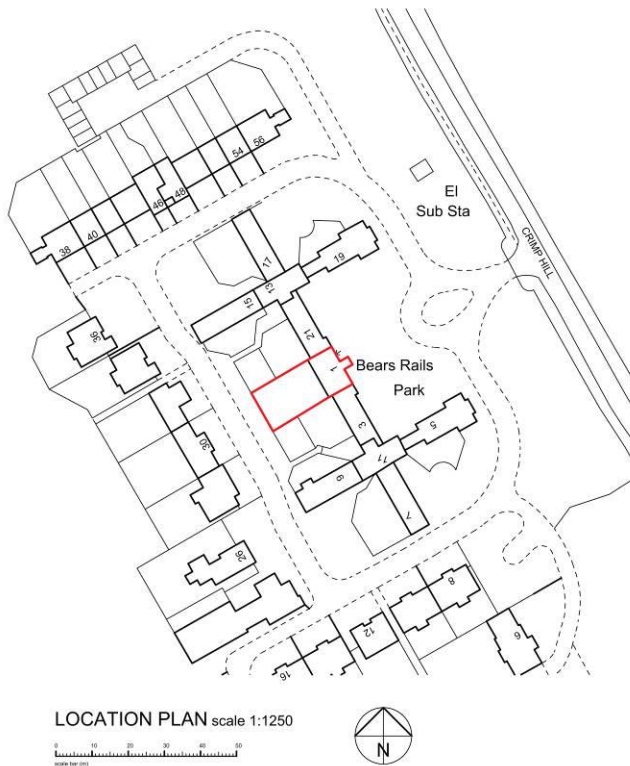
## Listing



© Mr Derek Reay ARPS

IoE Number: 469363. Location: KING EDWARD VII HOSPITAL OLD WINDSOR UNIT, CRIMP HILL (west side) OLD WINDSOR, WINDSOR AND MAIDENHEAD, BERKSHIRE  
Photographer: Mr Derek Reay ARPS. Date Photographed: 13 October 1999  
Date listed: 03 March 1972. Date of last amendment: 03 March 1972  
Grade II

Formerly known as: Windsor Union Workhouse CRIMP HILL. Workhouse, later hospital for elderly people, vacant at time of inspection. 1835 by Scott and Moffatt. Red brick with diamond patterns of blue headers; yellow brick quoins and window dressings. Slate high pitched roof. Tudor style. Symmetrical U-plan linked by one-storey section to higher one-storey wings. 6 chimneys in main section, 2 chimneys in left hand wing, 4 chimneys in right hand wing; all with diamond shafts on square bases. Stone coped, red brick plinth. 2-and 3-light leaded, mullioned and transomed windows with square heads in canted reveals. Centrepiece has 2-storey canted bays with stone-coped, embattled parapets on either side of central door with Tudor arch and square hoodmould; similar parapet and stone cornice to projecting porch. Tall cupola in centre with lead ogee cap, weather vane and clock in base. 2-storey, one-bay embattled sections flank the porch on either side, projecting in a slightly lower plane. INTERIOR: not inspected.  
Listing NGR: SU9777173678



**Background** (reproduced from a statement by Keith Frost, Planning Officer)

1 Bears Rails Park is a residential dwelling converted from the middle three storey 'entrance' block of a long central range, built in red brick with diamond pattern formed in blue headers, with forward projecting cross wings inset from each end. Originally built in 1835, as the Windsor Union Workhouse, the buildings later became the King Edward VII Hospital Crimp Hill and in 1972 were included on the statutory list of buildings of special architectural or historic interest, as grade II. The hospital closed in 1991 and principal buildings have since been converted into residential dwellings, with additional new housing built in the grounds.

Whilst Bears Rails Park is designated heritage asset it is believed that today, following the alterations undertaken internally when it was converted to residential dwellings, that its significance lies essentially in its external architectural form and detailing and to a far lesser extent with the interior spaces of the building, which have been greatly altered to the point that it is not believed any historic interior features remain save perhaps the original room plan forms in some parts.

**Scope of this Report**

This report forms a Heritage Statement to express the historic value of the building. The proposed works to the basement have already been accepted in principal.



## Description – External



1 Bear Rails, Old Windsor.

The property has been built into the eastern entrance of the former Work House and Hospital. The building has three storeys above vaulted brick cellars executed in polychromatic brickwork with diaper work with red and purple panels and yellow quoins. There is a pair of two storey canted bay windows with gabled windows above. The house is bracketed by two huge multi shaft chimney stacks.

The basement sits under the plan of the house and there are two light wells in front of the canted bays. Here the brickwork has the letter W picked out in diaper work. (See following photographs).

The building was constructed in 1835 and all these features appear original and unchanged. The Ordnance Survey series of maps suggests the castellated porch was added between 1899 and 1925.





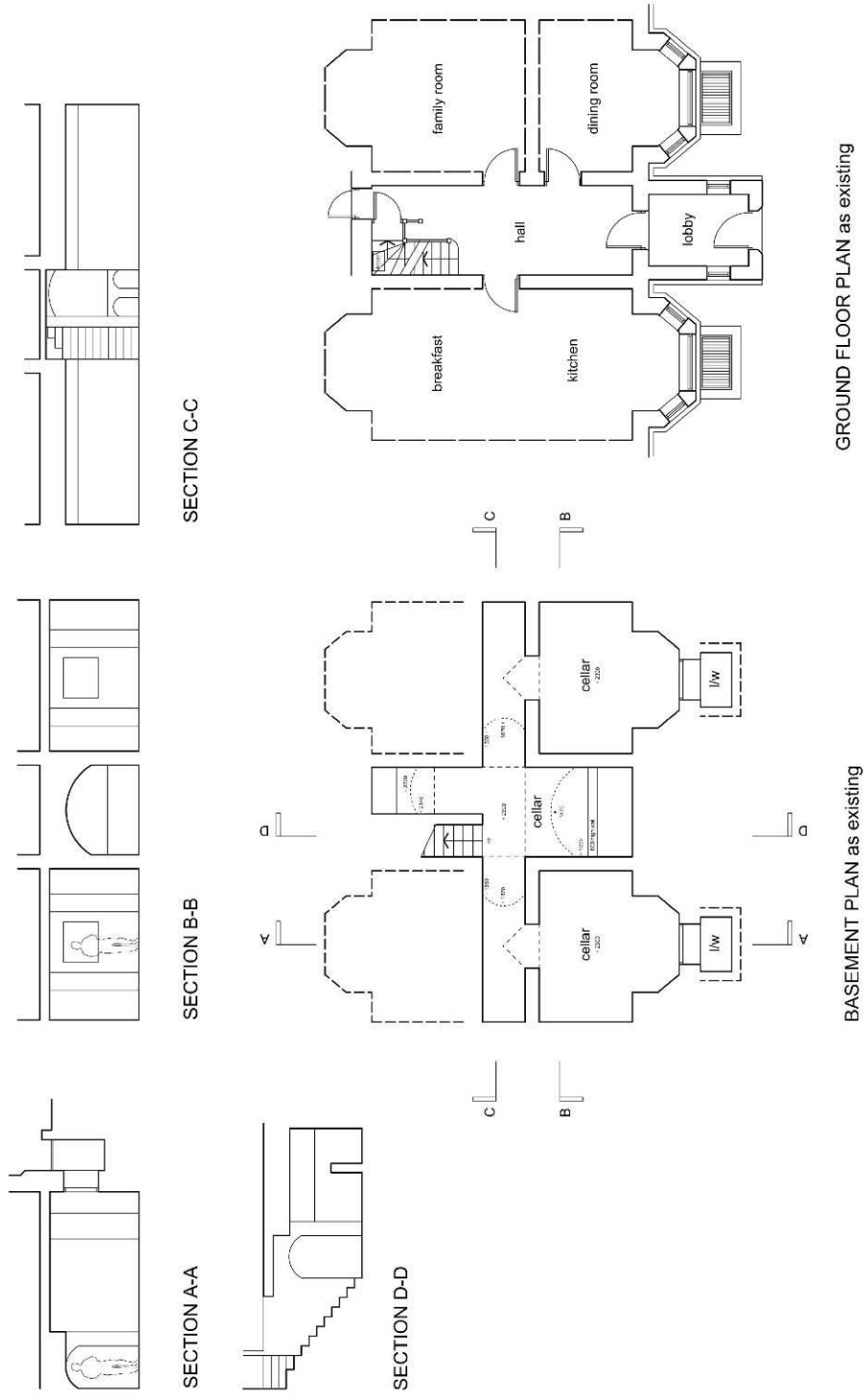
Light well to the south of the doorway.



Light well to the north of the doorway.



**Description – Internal**

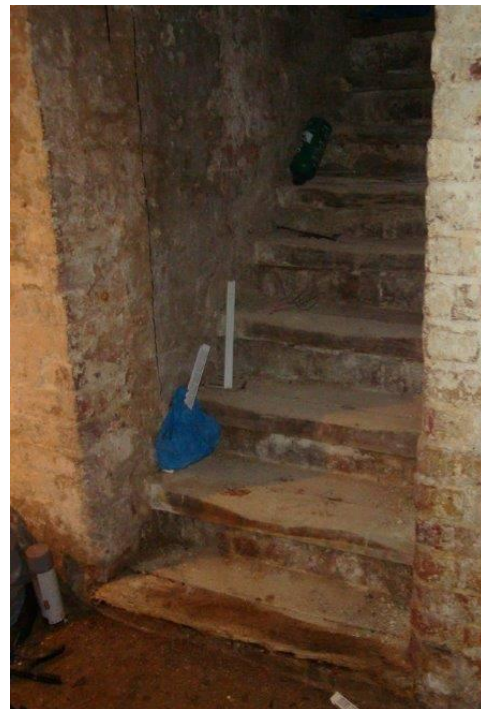


 <p>the basement design studio Stoke T. Manor Court, Grove Park, Vale, Wiltshire, SL3 3JY Tel: 01252 628595 www.basementdesignstudio.co.uk</p>	<p>Project No: 16-018-01 (sheet 2 of 2)</p>	<p>Scale: 1:100 @ A3 Date: June 16 Drawn: MW</p>	<p>Client: Mr. &amp; Mrs. Andrew Young Address: 1 Bears Rails Park, Priest Hill, Old Windsor, SL4 2HN</p>
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**2016. Plans of the basement and the ground floor. The Basement Design Studio.**



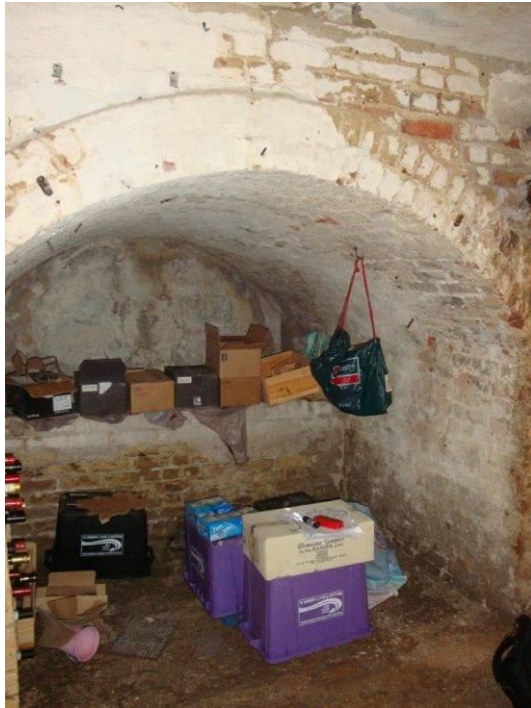
The cellar stairs are beneath the hall stairs and have limited head height.



The stairs down from the hall.

The Cellar stairs are beneath the hall stairs as is very common. They are constructed of bricks with wooden tread plates that have seen a lot of wear. Photographs show the upper staircase is supported on steel joists with new timber inserts. The upper staircase appears modern and would date to the conversion of the house in 1972/3.





Vaulted brickwork opposite the stairs.



Brick bottle racks in the access corridors.



Looking E at the light well

Opposite the stairs is a vaulted store. The brickwork is taking the weight of the building. The two cellars are reached by corridors equipped with brick bottle stores under vaulted brickwork. The floors above are entirely modern with steel inserts and tanalised joists. The brickwork has been repaired with catnic lintels.



**Topographical Survey from Maps**



1876 First Edition Ordnance Survey.



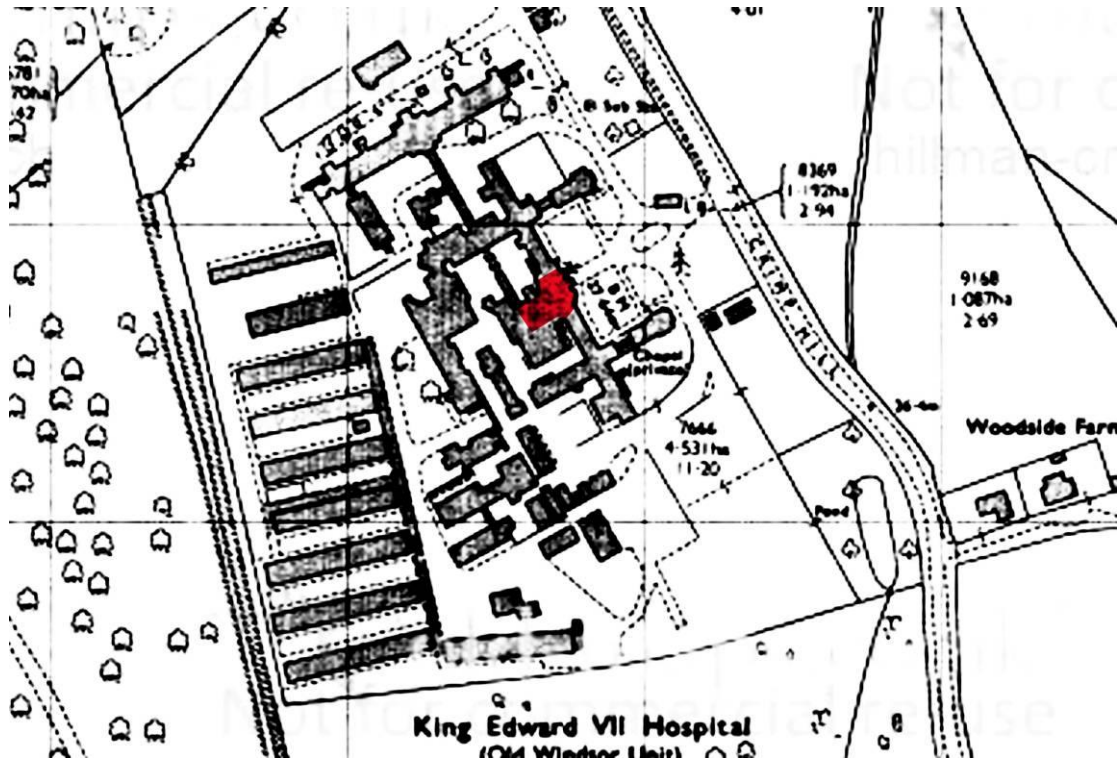
1899 Ordnance Survey.



1925 Ordnance Survey.



Barry Hillman-Crouch  
Design & Recording Services



1971 Ordnance Survey.

Historical Images.



1841. The Old Windsor Workhouse.





## Written History

A well researched article is published by <http://www.workhouses.org.uk/Windsor/>.

## Phasing and Discussion

The building was designed by George Gilbert Scott and William Bonython Moffatt in 1835 and built 1839-40. All the design details and fabric indicate the Cellars and facade were built then. The castellated porch was added between 1899 and 1922.

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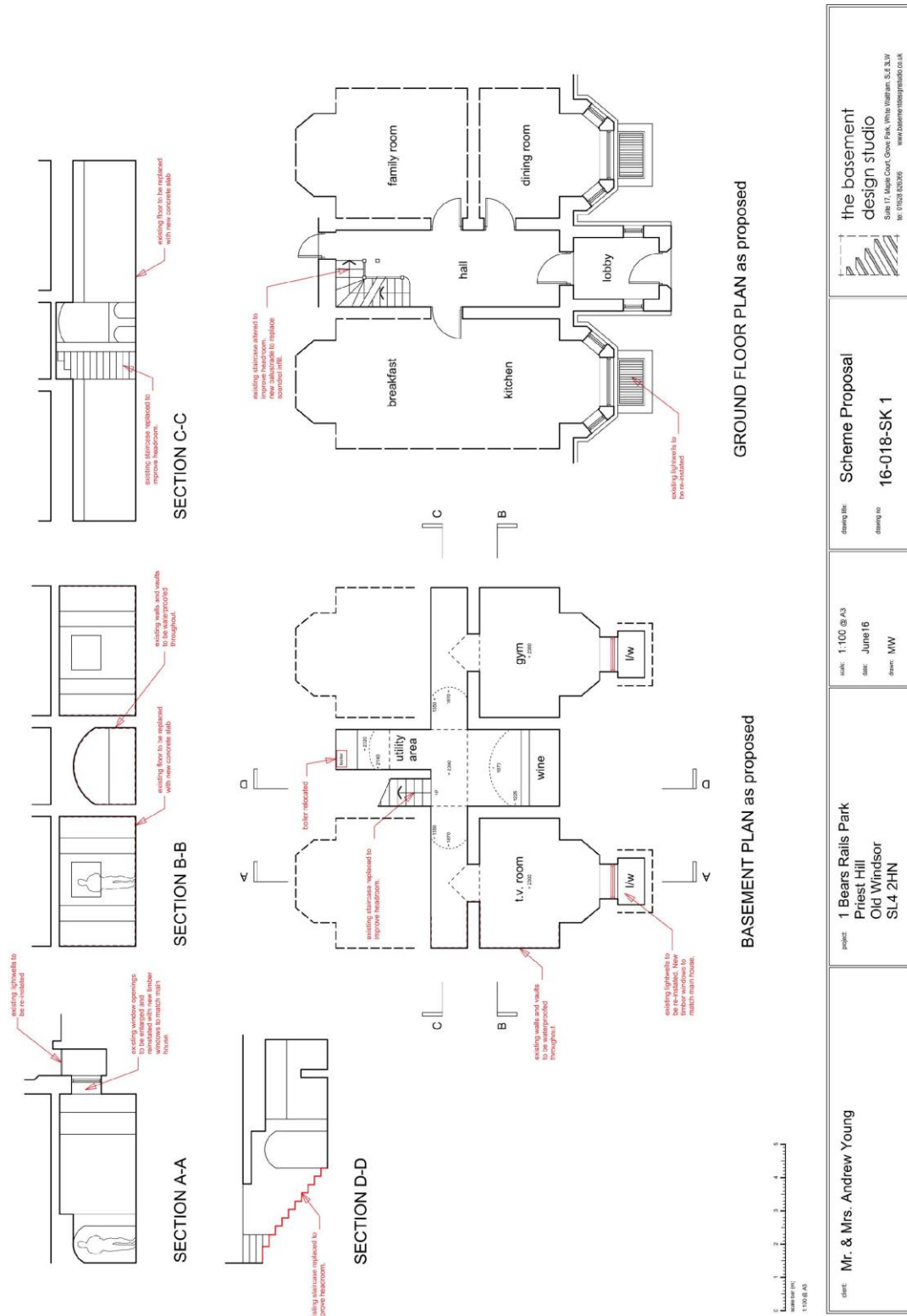
While the interior of the upper rooms have been gutted of their historic finishes and the floors and staircase replaced, the Cellars are largely unchanged. There have been repairs to the brickwork and the insertion of steel lintels as part of the 1972 conversion and subsequent repairs. The floor joists appear tanalised which would suggest repairs in the last 20 years.

## Significance

The significance of the building now lies with its exterior appearance and its connection to the architect's Scott and Moffat who designed over 40 work houses. The planning authority states:

*Whilst Bears Rails Park is designated heritage asset it is believed that today, following the alterations undertaken internally when it was converted to residential dwellings, that its significance lies essentially in its external architectural form and detailing and to a far lesser extent with the interior spaces of the building, which have been greatly altered to the point that it is not believed any historic interior features remain save perhaps the original room plan forms in some parts.*

**Impact Analysis of the Proposed Scheme.**



**2016. Proposed conversion scheme for the Basement.**



**1.0. It is proposed to remove the staircase and replace it with one conforming to building regulations giving adequate head height.** The present staircase is made of brick with worn timber treads. There is poor head height because the original upper staircase has been removed. The stairs are very steep. It is recognised the original stairs are of little historic value. The Planning Officer notes: *Whilst the removal of the stairs would result in the loss of potentially historic fabric they are however not considered to be of any architectural note in themselves and the new staircase would not be dissimilar but would ensure safer access into the basement.*

**2.0. It is proposed to line the walls with a damp proofing system called Delta System 500.** This is specifically designed for use in heritage environments from domestic projects up to major water proofing schemes such as the London Underground. Its major benefit is that it does not materially damage the substrate (i.e the Cellar walls) and an air gap is maintained between the membrane and the substrate such that it is not abraded.

The appearance of the brickwork will be altered by being masked rather than rendered over. The Planning Officer notes: *Consequentially, whilst it is recognised the proposed damp proofing system would alter the appearance of the basement space through the need to cover over the brick walls and the floor, in the case of the walling it would essentially remain physically unaltered.*

**3.0 It is proposed to reinstate the light wells and insert new windows to complement the existing.** It is desirable to reinstate the use of the light wells as this will encourage their proper maintenance and original use as ventilation for the Cellars. The replacement of the lost windows would be a positive contribution to the exterior appearance of the building.

**4.0. It is proposed to remove the existing brick floor and replace it with a slab and waterproofing membrane.** The brick floors are designed to be porous and this is not conducive to a healthy environment. The bricks become worn down and friable over use and crack and cannot be reused. It will be necessary to waterproof the floor to create a habitable space.