

JOHN MOORE HERITAGE SERVICES

BUILDING ASSESSMENT

ON

10A CLARENCE ROAD,

WINDSOR, BERKSHIRE

NGR SU 96419 76579

On behalf of

NMB Planning Ltd

NOVEMBER 2014

REPORT FOR NMB Planning Ltd
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FIELD WORK 15th October 2014

REPORT ISSUED 12th November 2014

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10A Clarence Road, Windsor

Building Assessment

SUMMARY

John Moore Heritage Services was asked to carry out a building assessment of 10A Clarence Road (NGR SU 96419 76579) to help inform a planning application. The building is a listed structure and forms part of a group fronting onto the south side of Clarence Road.

The building is an addition to a development that essentially took place from 1828 to 1832 that saw the laying out of Clarence Road and Clarence Crescent in a project by the architect Bedborough. 10A Clarence Road was a later insertion of 1830-40 and 1912-25. The fact that it is a later insertion can be seen in the butt joints on the front elevation on the ground floor where the rows of bricks do not always line up. There has been some keying of the bricks on the first floor level to 10.

The building is a two storey structure which was constructed of yellow bricks with a slate roof. The bays of the ground floor and first floor do not line up. There is a rear lean-to.

The structure has two phases which can be demonstrated through map regression. The front rooms of the building are on maps of 1841, 1881, 1899 and 1912. The rear part of the building can be seen to be an addition of the period 1912 to 1925, and shows up on the maps of 1925 and 1932.

The listed building originated as a commercial property probably in conjunction with 10 Clarence Street, to which there is a blocked up entrance from passage G1 (see plan). The original commercial use is unknown.

The structure is now in a bad state of preservation and is deteriorating rapidly due to water penetration. The proposal is to retain the front façade because this is the reason it is listed and to replace the rear part of the building.

1 INTRODUCTION

1.1 Location (Fig. 1)

The site is located at 10A Clarence Road, Windsor (NGR SU 96419 76579).

The building at 10A Clarence Road was originally located in Clewer parish, and was only later transferred to parishes associated with New Windsor; although the development was essentially part of the expansion of New Windsor. The parish of Clewer was located in the historic Hundred of Ripplesmere (Gelling 1973, 19), and in the historic County of Berkshire. The site is now located in the Royal Borough of Windsor and Maidenhead.

The house is bounded on the north side by the Clarence Road. On the east side is 8 Clarence Road. To the rear is a yard backing onto residential properties. To the west is structure 10 with which it may have originally formed a unit.

The site is located on the flat area of the river valley at an Ordnance Datum between 20 and 25m.

The underlying geology is London Clay Formation formed of clay, silt and sand, which is a sedimentary bedrock formed 34 to 56 million years ago in the Palaeogene period (mapapps.bgs.ac.uk/geologyofbritain/home.html).

1.2 Commission

The report was commissioned by Nicki Broderick of NMB Planning Ltd to help inform two planning applications associated with 10A and 8.

1.3 Aim of Investigation

The aim of the investigation is to assess what of importance survives of the listed structure and the impact that the application proposals will have on that building.

2 BACKGROUND

2.1 Designations

The building is a designated heritage asset of national importance and is catalogued as a grade II listed structure. The English Heritage list entry number is 1117734 (NGR SU 96419 76579); and the designated description as followed:

“Circa 1830-40. 2 storey stock brick link or former rear wing of No 10. Low slate roof. One central 1st floor 3 x 4 pane sash window - 2 x 4 pane one to left and casement to right. Altered ground floor window and later large double doors to left hand. Included for group interest only. Nos 2,6to 10(even) and 10A form a group with No 2, St Leonard's Road.”

Besides this the structure is also located in the Trinity Place Conservation Area of Windsor.

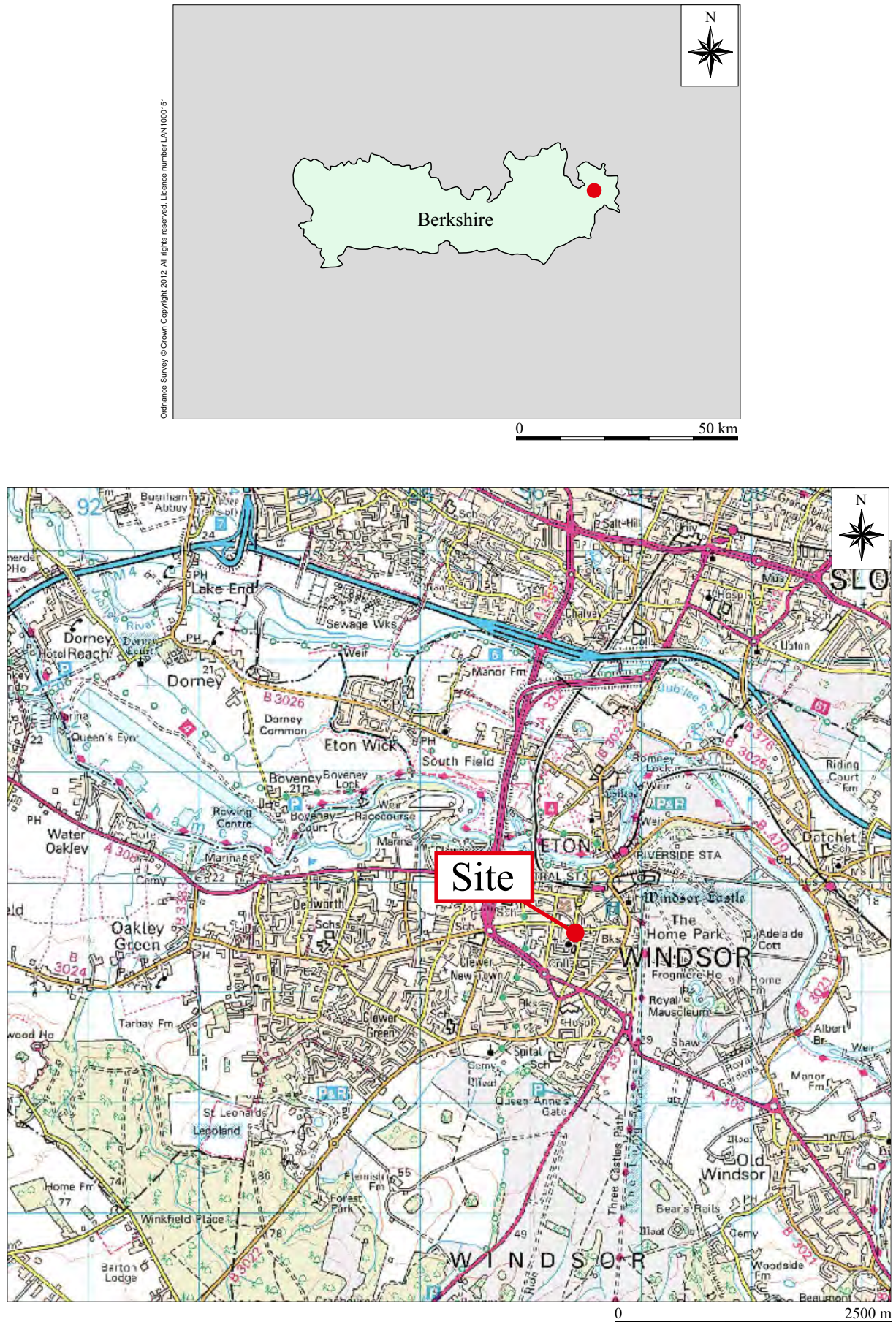


Figure 1: Site location

2.2 History of Development

The manor of Clewer was held by Ralph son of Siegfried from the king and contained 5 hides (Morgan 1979, 49.1). The manor had previously been held by Harold II. The manor mentions Windsor Castle, thus implying that New Windsor was removed from the parish and estate of Clewer. The estate contained 9 villagers, 6 smallholders, a mill, meadow, and woodland.

The name of the manor and parish of Clewer is first recorded in 1086 as *Clivore* and in later forms as *Cluiewara* and thus has been given the cliff-ware, the dwellers on the river-bank (Gelling 1973, 19-20).

The settlement of New Windsor is considered to have been created out of the parish of Clewer (VCH 1923, 1-5). The church of Saint John the Baptist at New Windsor was first documented in 1189-90 (VCH 1923, 66-70), when the church at Windsor had a chapel at Old Windsor. At this time the church was granted to Waltham Abbey. The church of Saint Andrew at Clewer descended with the manor held by Reading Abbey (VCH 1923, 72-77). There was a chapel of Saint Leonard at Losfield. The apparent integrated relationship between the church and parishes of Clewer and Old Windsor may indicate that they were previously part of one parochiae, an early medieval parish.

There is an Arthurian tradition that the site of Windsor Castle was fortified before the 11th century (VCH 1923, 1-29), however, no firm indication exists for this. William I exchanged land at Windsor for that at Battersea, and it is this transaction that is considered to initiate the construction of the castle. From the reign of Henry I the castle became a principle residence, but subsequent occupation for each later monarch varied and was often seasonal and in some cases minimal. George I (1714-27) was seldom at Windsor. George II (1727-60) visited the castle only in the summer. George III (1760-1820) was constantly at Windsor.

The town at New Windsor owes its origins to the castle (VCH 1923, 56-66). It is not known exactly when the borough was first created, but it is initially mentioned in 1130-1. The old town of Windsor is an irregular shape, which grew up between the west front of the castle and the river (VCH 1923, 1-5). The town spread towards the west in the 19th century. Thames Street was constructed over the former location of the Castle Ditch. The High Street continued as Park Street, a street formerly called Pound Street, which has seen little alteration from the 18th century. The High Street survives in documented form as *Altus Vicus* in 1398 (Gelling 1973, 26-7). The street may originally have been in name an extension of the High Street.



Fig. 2: 18th or early 19th century map



Fig. 3: 1761 Rocque's Map



Fig. 4: 1817 Inclosure map



Fig. 5: 1823 Windsor Forest map

The Manor House of New Windsor was located at the foot of the Hundred Steps on the west side of the castle (VCH 1923, 66-70). This was held by Reading Abbey.

No early spellings have been found for Clarence Crescent and Road (Gelling 1973, 28). This is because Clarence Road is recognised as being a development by Bedborough in

1828-32 (Tyack, Bradley et al. 2010, 712). The only house in this account that is described is house no 9 in which the architect lived. The twin is mentioned to the south as preserving the original bay arrangement (no 10).



Fig. 6: 1829 Greenwood's map



Fig. 7: 1841 Tithe map

A number of maps exist of Clewer and New Windsor dating from the 18th century at the earliest.

An 18th century or early 19th century map (PM84) shows the Clarence Road area as not developed (Fig. 2). The subsequent map also show this to be the case; the Rocque map of 1761 (T/M 128), (Fig. 3). There are a number of very early 19th century maps that show the area of Clarence Road as not being developed, which include an Inclosure Map of 1817 (Q/RDC/52B) (Fig. 4), and the Windsor Forest map of 1823 (TM/157), (Fig. 5). Finally Greenwood's map of 1829 (D/ERu P5) shows most of the area void of features, but there is one structure perhaps indicative of work on one of the buildings being finished or at least commenced (Fig. 6). The Clarence Road area was constructed in 1828-9, so it is evident that this ma was surveyed just before this development was carried out.

The Tithe Map of Clewer is dated 1841 (D/D1 39/1) shows Clarence Road and Clarence Crescent for the first time (Fig. 7). The infill building 10A is shown for the first time.

The First Edition Ordnance Survey map of 1881 (Berks 32.9) shows the structure as being built (Fig. 8). This draws the structure as if it is attached or part of the structure 10 and it could possibly have been designed as a commercial outlet for that structure. The structure shown only indicates that the front rooms were constructed at this time. There is a yard indicated to the rear of the structure.



Fig. 8: 1881 First Edition Ordnance Survey Map



Fig. 9: 1899 Second Edition Ordnance Survey Map



Fig. 10: 1925 Fourth Edition Ordnance Survey Map

The Second Edition Ordnance Survey map of 1899 (Berks 32.9) shows the main part of the building with the yard (Fig. 9). The Third Edition map of 1912 (Berks 32.9) shows the same arrangement. The Fourth Edition of 1925 (Berks 32.9) shows that there was a rear extension to the building, which presumably is the part with the sloping lean-to roof (Fig. 10). The Fifth Edition of 1932 (Berks 32.9) shows exactly the same arrangement.

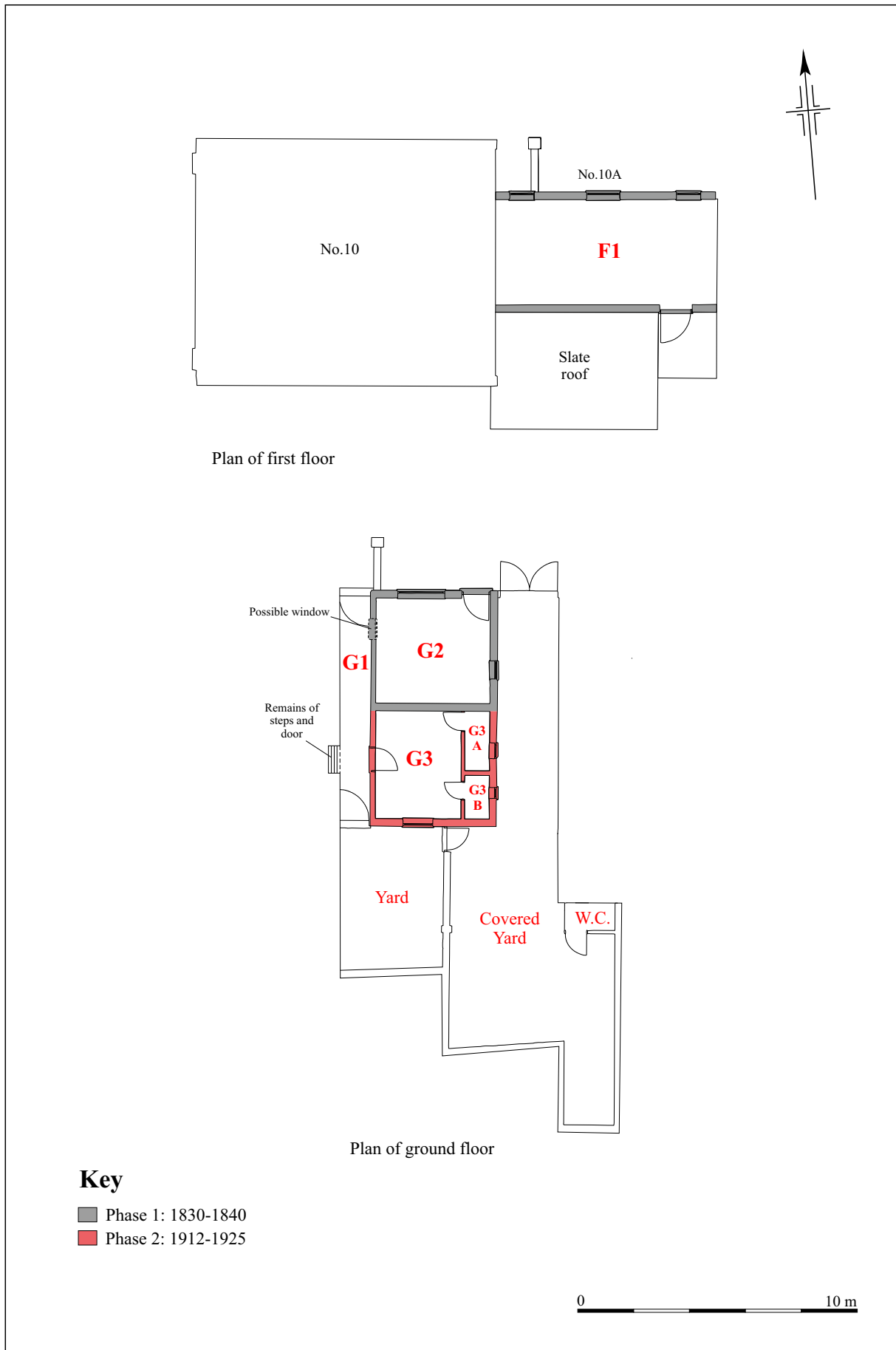


Figure 11: Ground floor and first floor plans



Figure 12: Front and rear external elevations

3 DESCRIPTION OF 10A CLARENCE ROAD

3.1 Introduction and General Description

Building 10 A is a small two storey structure at the front and a lean-to structure at the rear of the property. The building is made of yellow brick in the same material as the rest of Clarence Road. The roof is made of slate and in keeping with the other materials in the row. On the east side of the structure there is a cart entrance. The building is generally in a bad state of repair.



Plate 1: Front façade



Plate 2: Front façade

3.2 Exterior elevations

The building essentially has two façades, the front or north and the rear or south.

The north or front façade has two storeys with a staggered window and door arrangement (plates 1-2). On the left hand side of the ground floor nestling up to the wall of 8 Clarence Road is a double door of a cart access. Alongside this to the right is a single panelled door with a segmental arch with soldiers. There is a similar door and lintel with a similar design located on the right hand side of the ground floor nestling up to 10 Clarence Road. Between these two single doors there is a large window. The upper floor has a series of three bays but the windows all appear to be of different sizes. There is a parapet above with a simple band. It is evident that this wall is butted up to the buildings 8 and 10 and that this structure represents infill along the line of the street.



Plate 3: Rear door and cart way

The rear elevation of the historical part of the building shows a ground floor with a door on the left or west side with a sash window alongside it. There is a lean-to slate roof above, which does not run the whole length of the building. In the first floor elevation there is a door set adjacent and to the right of the roof (plate 3). In the wall between the first floor lean-to roof and the upper roof there is a small window (plate 5).

In the cart way there is a double door and in the side wall two small windows and a large opening, possibly originally a window (plates 3-4).



Plate 4: Part of rear wall and cart way



Plate 5: Rear façade

3.3 Interior

Entering the building via the single door on the left hand side of the north façade, one enters a long narrow passage that runs the length of the building (plates 6-7). There is a door at the far end of the passage, which opens up into a yard, and a door located in the west wall that would lead directly into 10 Clarence Road. On the east side of the passage there is a door and a further opening. The opening enters into room G2 and the door into room G3.



Plate 6: Passage G1 looking north



Plate 7: Passage G1 looking south

Room G2 was viewed from an opening in its west wall from the passage. In the north wall there was a large window with bars and an adjacent door. There is a further opening in the

east wall. The ceiling timbers and first floor have subsequently collapsed into this front room.



Plate 8: Room G2 north wall



Plate 9: Sash window room G3

The other east door (plate 11) from the passage G1 leads into room G3. There is a sash window in the south wall (plate 9) and formerly there were two doors in the east wall both plank doors (plate 10) that lead into two small cupboards (G3a and G3b). Part of G3b cupboard had been removed at the time of viewing.

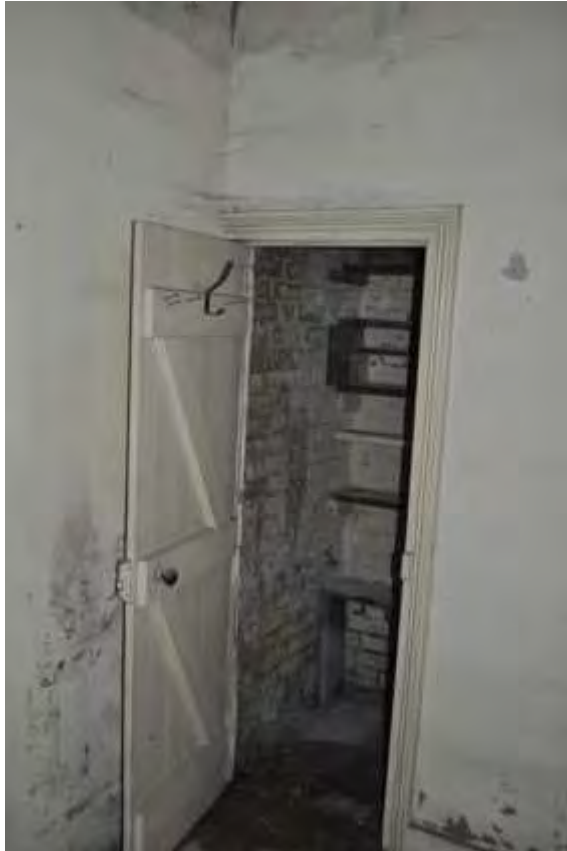


Plate 10: Room G3 plank door



Plate 11: Room G3 west door

The door at the far or south end of the passage (G1) leads into a yard. The walled yard has a further door in its east wall which leads into a larger covered yard area of irregular shape

(Plate 4). This provides access to the cart access and a small WC in an area which formerly lay in outbuildings attached to 8 Clarence Road. The yard had previously been used as some type of storage for building supplies and various forms of coving and roundels were displayed.

Access to the first floor room (F1) was presumably via the panelled door over the cart way. This had an upper glass area with some stained glass decoration. The room was not viewed due to health and safety reasons. This can be deduced from the plans to have been an east to west orientated room with three windows in the north wall, all of differing sizes and a door and small window in the south wall.

4 ASSESSMENT

4.1 Phases

From map, physical and historical evidence it is possible to determine that the historical part of the structure is of two main phases. The front part of the building was butted in to the space located between 10 and 8 Clarence Road. The date suggested for this part of the structure is 1830-40. This is thus considered to be Phase 1.

Phase 2 saw the back part of the structure built. It is apparent that on the early Ordnance Survey Maps of 1881, 1899 and 1912 that the structure is stepped in at the front and the rear of the two neighbouring properties. On the map of 1925 it is evident that there has been an extension to the rear adjoining property 10, and it is also evident on this that there is a step evident against 8 Clarence Road that would conform to the current staggered rear wall line that takes account of the location of the cart way.

4.2 Listed Status

The building is a listed structure that was constructed initially in the late Regency or early Victorian period. The rear part of the structure appears to have been constructed at some time from 1912 to 1925.

4.3 Historic and Architectural Assessment

The building is a late Regency or early Victorian property that is evidently inserted later due to butt joints and lack of aligned bricks on the front elevation ground floor. The significance of the structure is undoubtedly its façade that fits into a wider historic development of Windsor and the contemporary surrounding structures along Clarence Road, Clarence Crescent and Saint Leonard's Road. This is highlighted in the listing designation.

The rear of the building is architecturally poor compared to the surrounding structures. This is probably due to its piecemeal insertion and use for industrial activity.

5 THE CURRENT PROPOSAL

5.1 Proposed alterations

The proposed alterations have been worked through with advice from English Heritage and the conservation officer for the Royal Borough of Windsor and Maidenhead. They have been reached due to the degraded state of the current building.

The whole structure is at present unsound, but it is proposed that the front façade of the building be maintained. It is believed that the wall can be stabilised and made structurally sound.

The rear of the building is however, due to its state to be demolished and a new building created to support the front wall.

5.2 Impact on a designated heritage asset

The building is a designated heritage asset, which has reached a point in its state of deterioration where it would require significant amounts of work to maintain it. The key feature of this building is the front façade as indicated by the listing. This is thus being treated as the most important part of the listed structure and is to be maintained and repaired.

6 CONCLUSIONS

Proposals are being made for alterations to 10A Clarence Road, Windsor in the historic County of Berkshire. The building is a listed structure and as such is regarded as a designated heritage asset. The reason for this listing is not necessarily for its individual merit but rather that it forms part of a large street frontage of a specific planned stage in the expansion of New Windsor.

The building can be recognised as a structure of two phases, and that from the butt joints that it was inserted between the neighbouring properties 8 and 10 Clarence Road. The phasing of the building is as followed. Phase 1 saw the construction of the front part of the building from 1830 to 1840. The rear part of the building, a lean-to containing room G3, was added at some date from 1912 to 1925.

Assessments of the building have shown that the current building is unsound and urgently requires attention.

After discussions with English Heritage and the local conservation officer it was determined that the front façade that forms part of the street frontage should be retained and that the rear part of the building should be taken down and replaced with a new sound structure.

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VCH 1923 *A history of the County of Berkshire: volume 3*, London: Saint Catherine Press

Historic Maps

PM84 C18 Map of Windsor

Rocque's Map 1761

Q/RDC/52B 1817 Inclosure Map of Clewer

TM/157 1823 Map of the Windsor Forest

D/ERu P5 1829 Greenwood's Map of Berkshire

D/D1 39/1 Tithe Map of Clewer

Berks 32.9 1881 First Edition Ordnance Survey

Berks 32.9 1899 Second Edition Ordnance Survey

Berks 32.9 1912 Third Edition Ordnance Survey

Berks 32.9 1925 Fourth Edition Ordnance Survey

Berks 32.9 1932 Fifth Edition Ordnance Survey

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12th November 2014