

THE BROCKET . BOYN HILL AVENUE . MAIDENHEAD
FEASIBILITY STUDY



CSK CHARTERED ARCHITECTS
93A HIGH STREET . ETON . WINDSOR . BERKSHIRE . SL4 6AF
01753 840519 info@cskarchitects.co.uk www.cskarchitects.co.uk

Prepared for the Royal Borough of Windsor & Maidenhead: 27.6.16

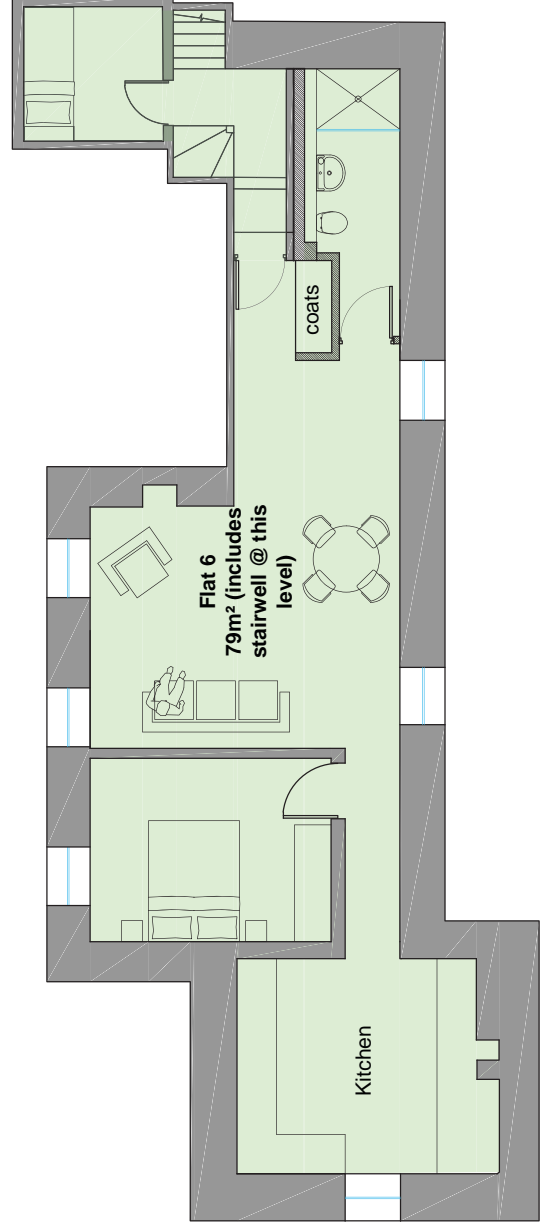
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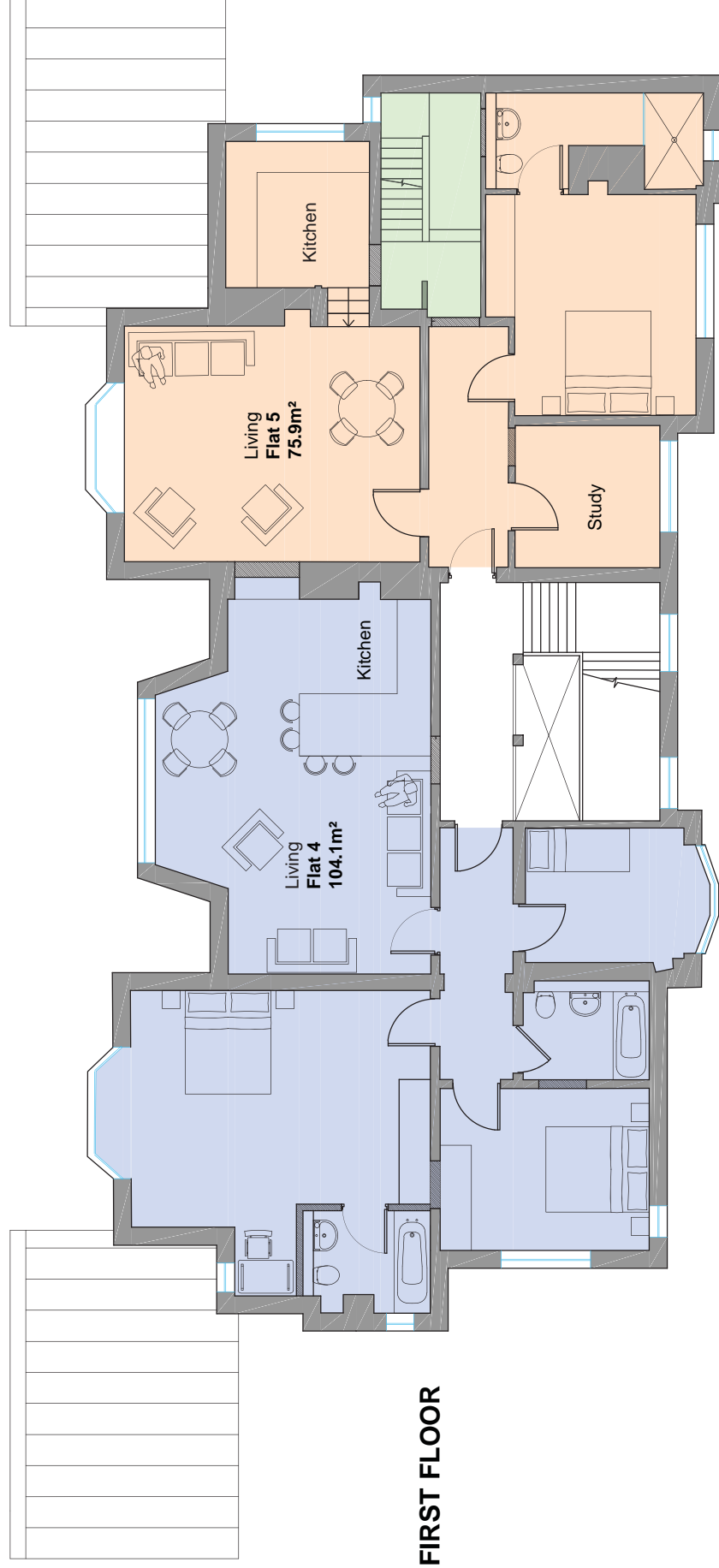
NOTES:

This feasibility study has been prepared on the following basis;

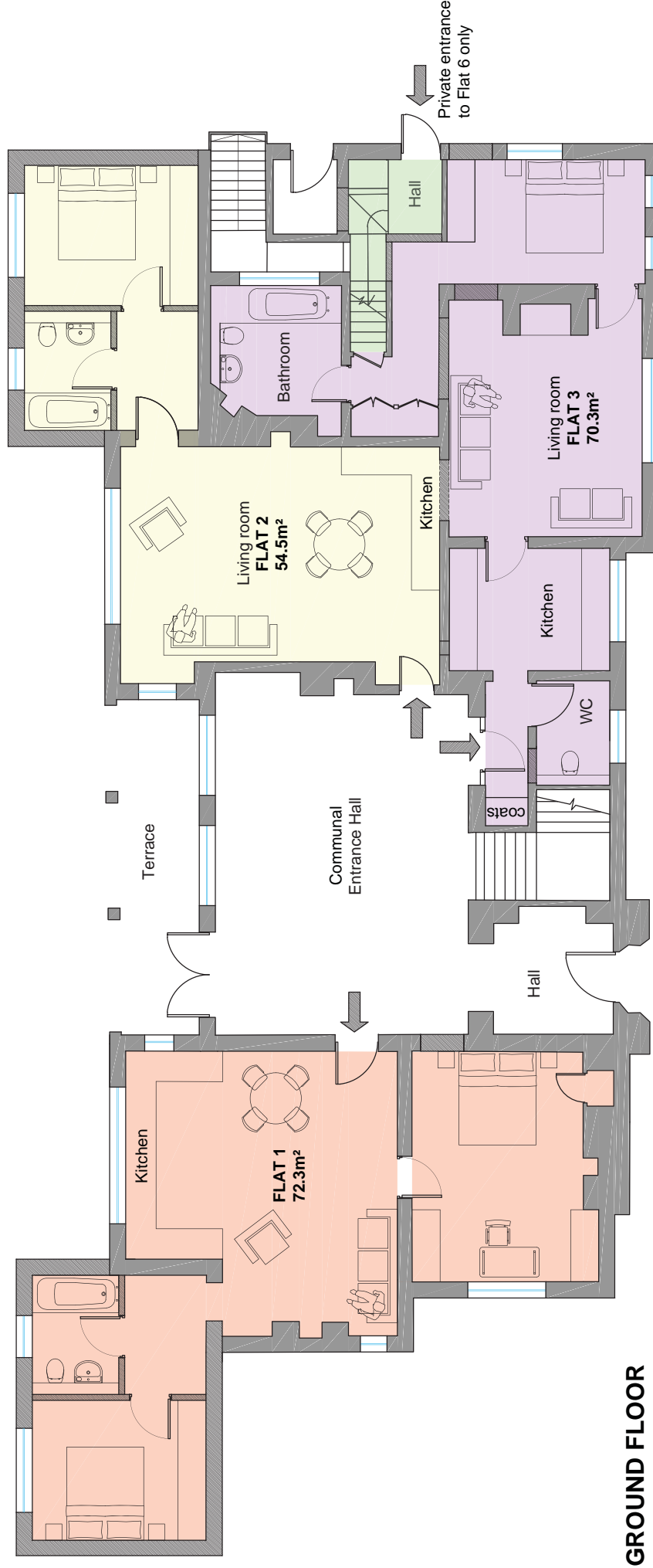
- No detailed survey information of the listed building fabric. Survey quotations have been requested. It is evident in the preparation of the feasibility drawings that there are certain inaccuracies with the current drawings.
- Level information is not known (no topographic survey) when looking at the parking layout. This includes no accurate information on positions of existing gates and dwarf walls in front courtyard.
- It is not known whether there are currently any TPOs which could affect the parking layout. This is specifically relevant to any additional parking along the boundary with Lower Boyndon road. Arboricultural survey required.
- The borough Conservation Officer is yet to be consulted on any of these proposals. She has confirmed that there would be a time charge for a meeting.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Existing

New infill walls

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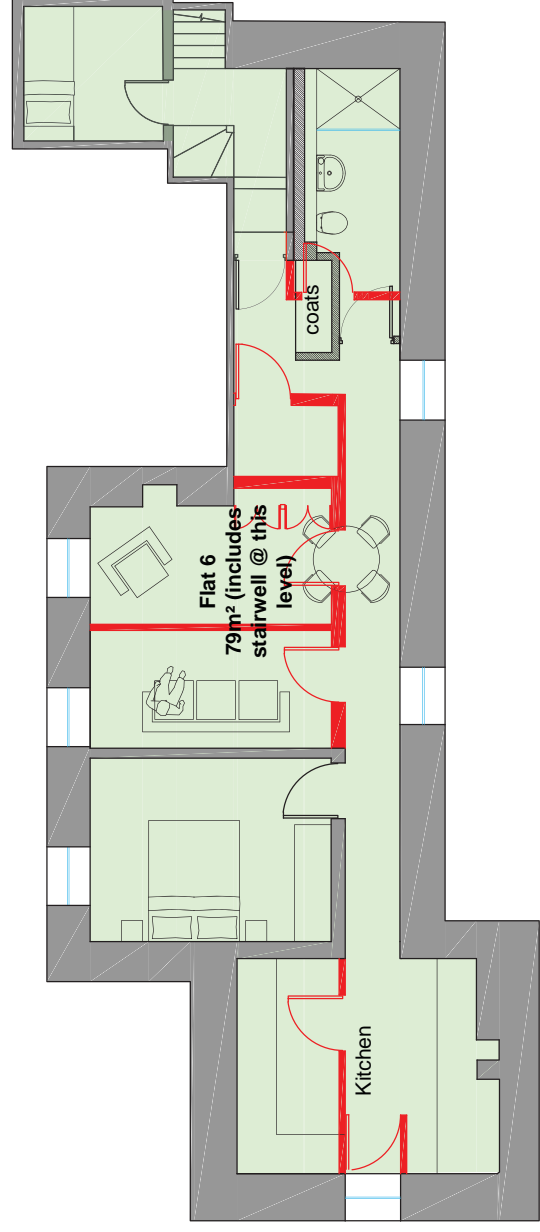
PRELIMINARY ISSUE

THE BROCKET . MAIDENHEAD 1:125 @ A3 06/2016 DM

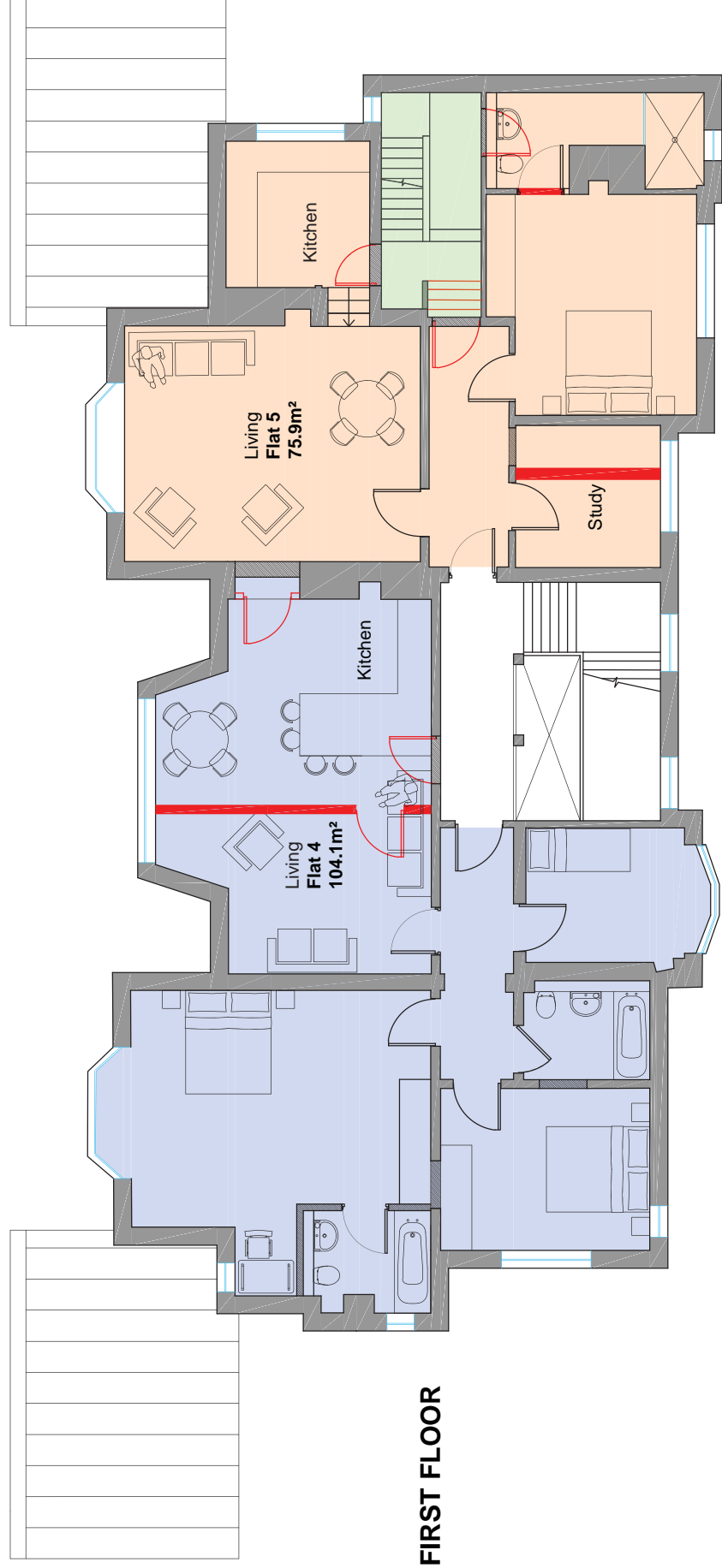
RESIDENTIAL PLANS OPTION A
GROUND & FIRST FLOORS

1592 / SK01

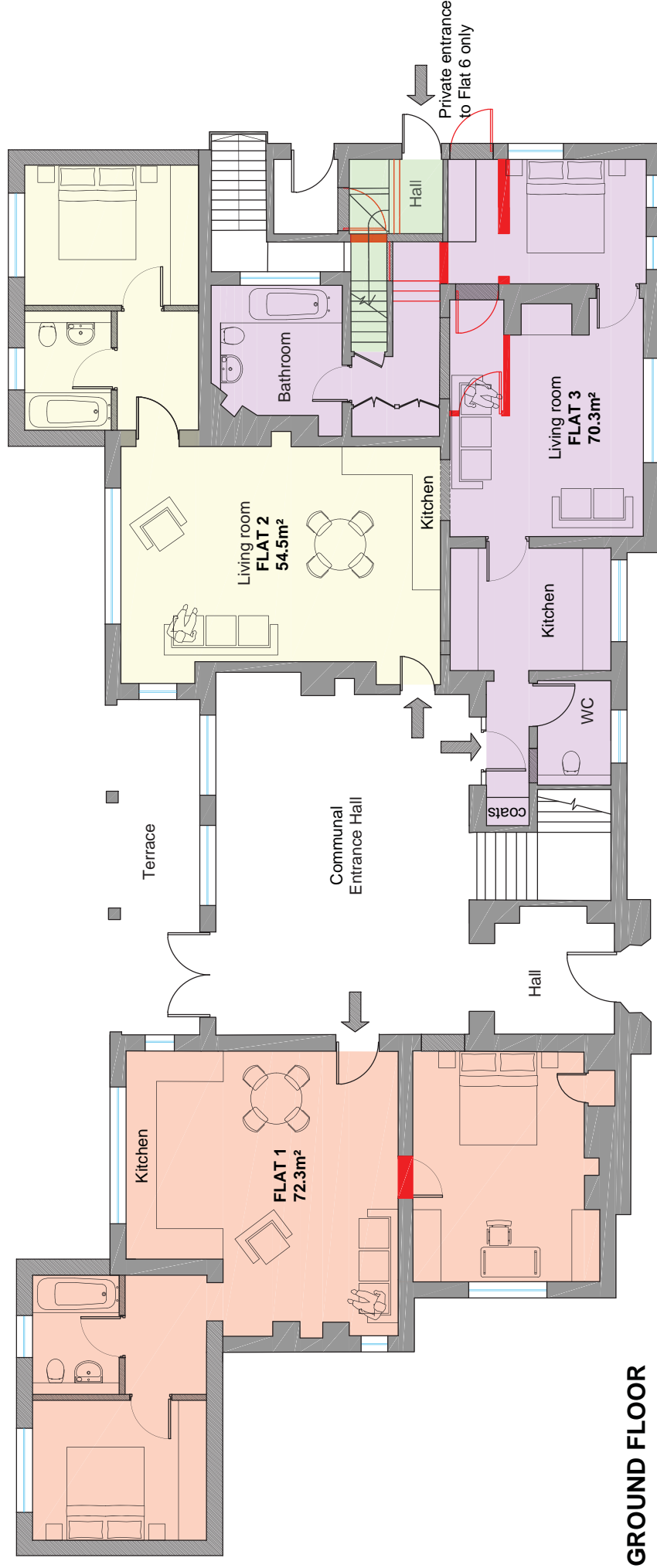
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

-  Existing
-  Demolition
-  New infill walls

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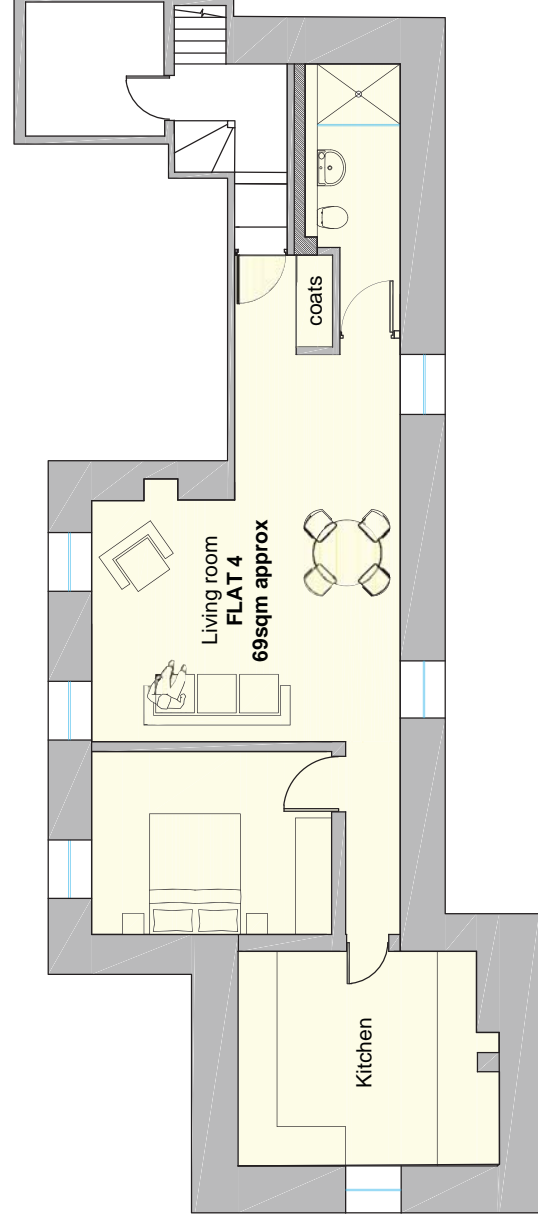
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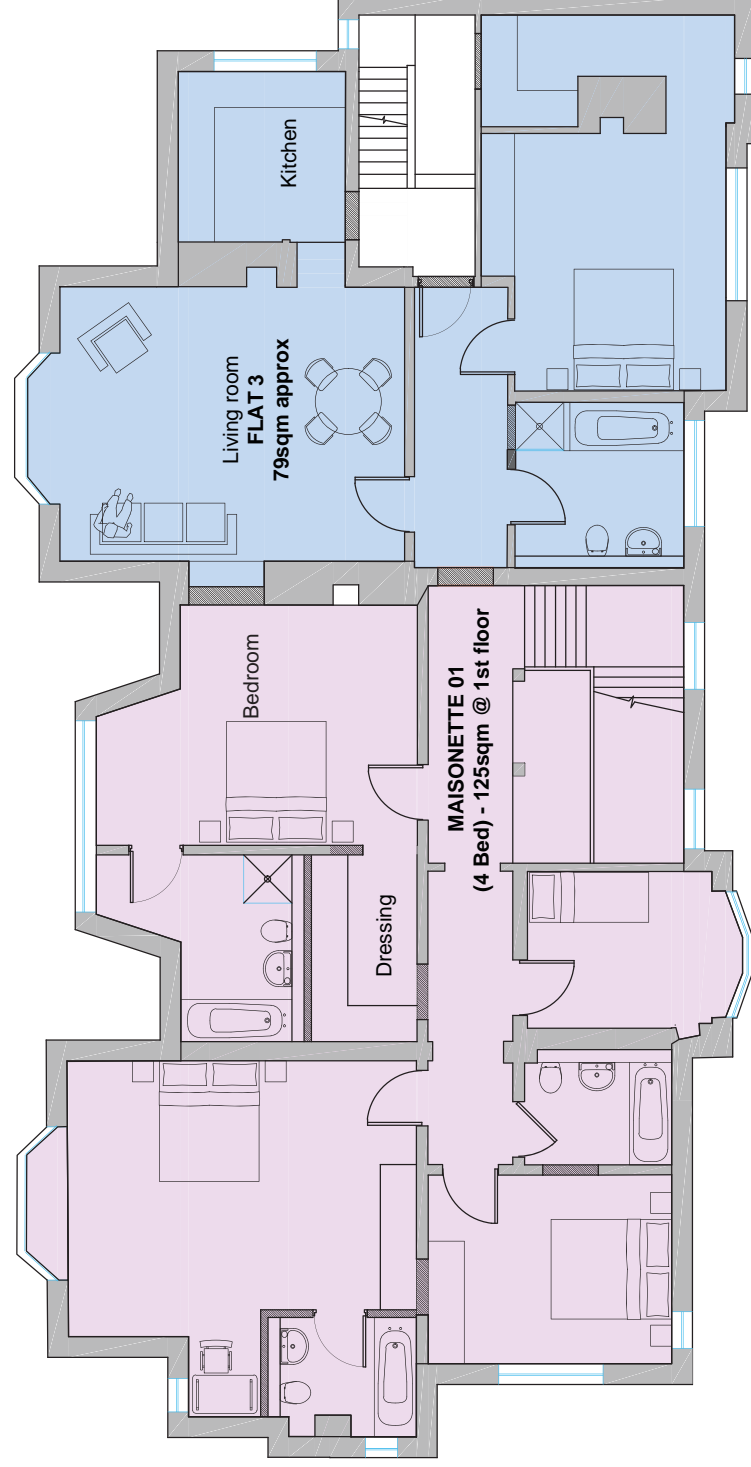
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GROUND & FIRST FLOORS

1592 / SK01DEM --

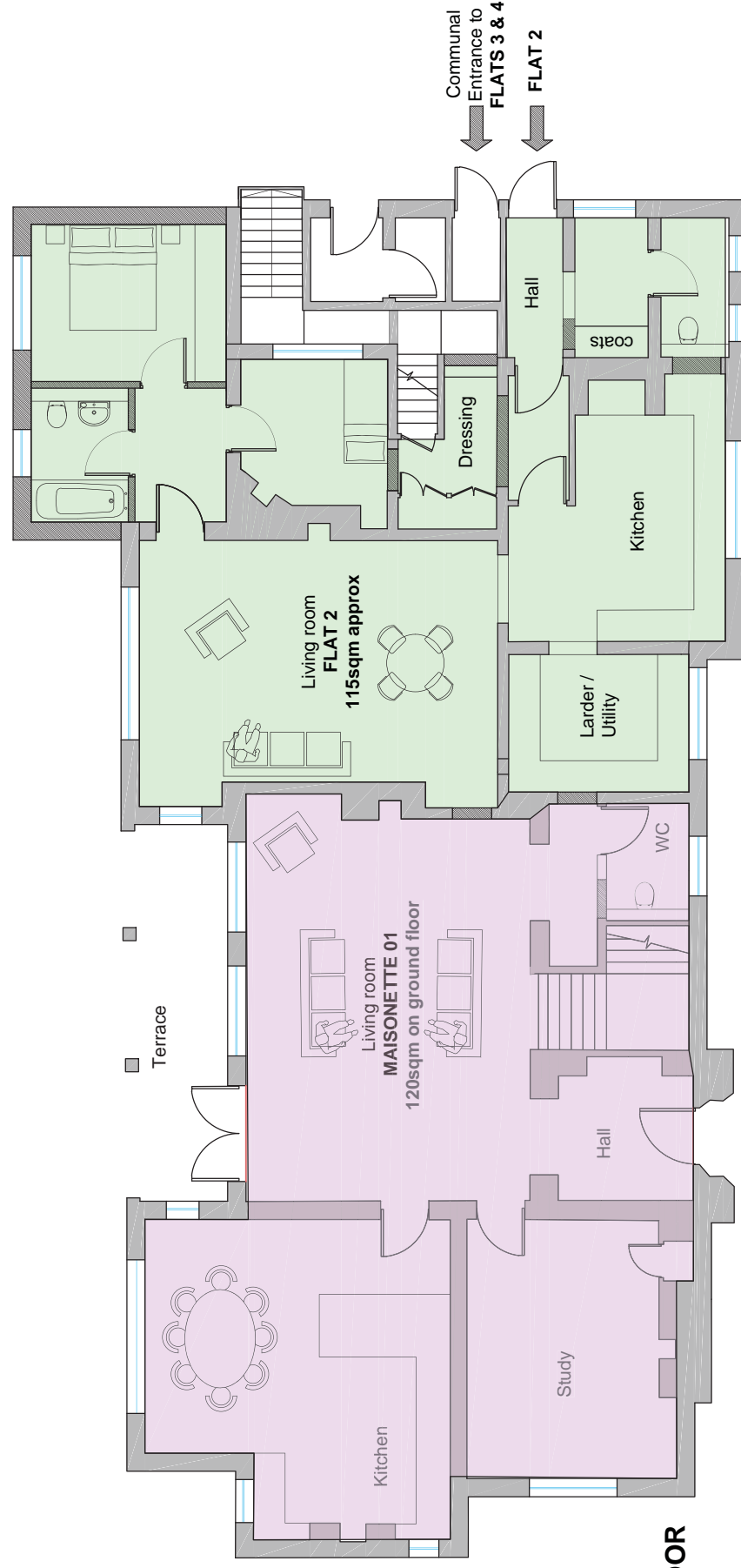
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

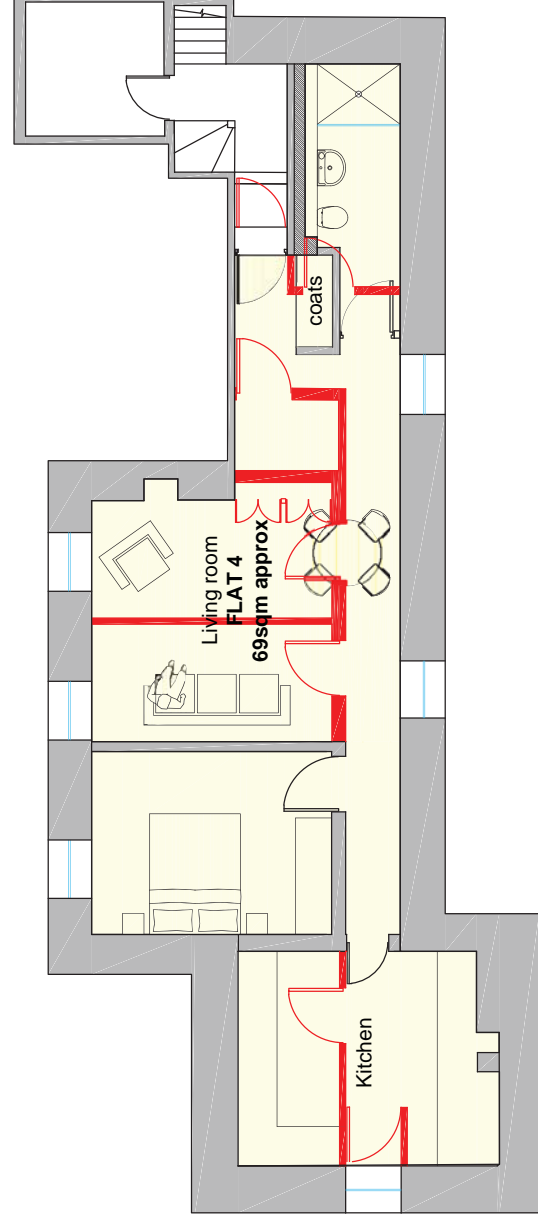
■ New infill walls

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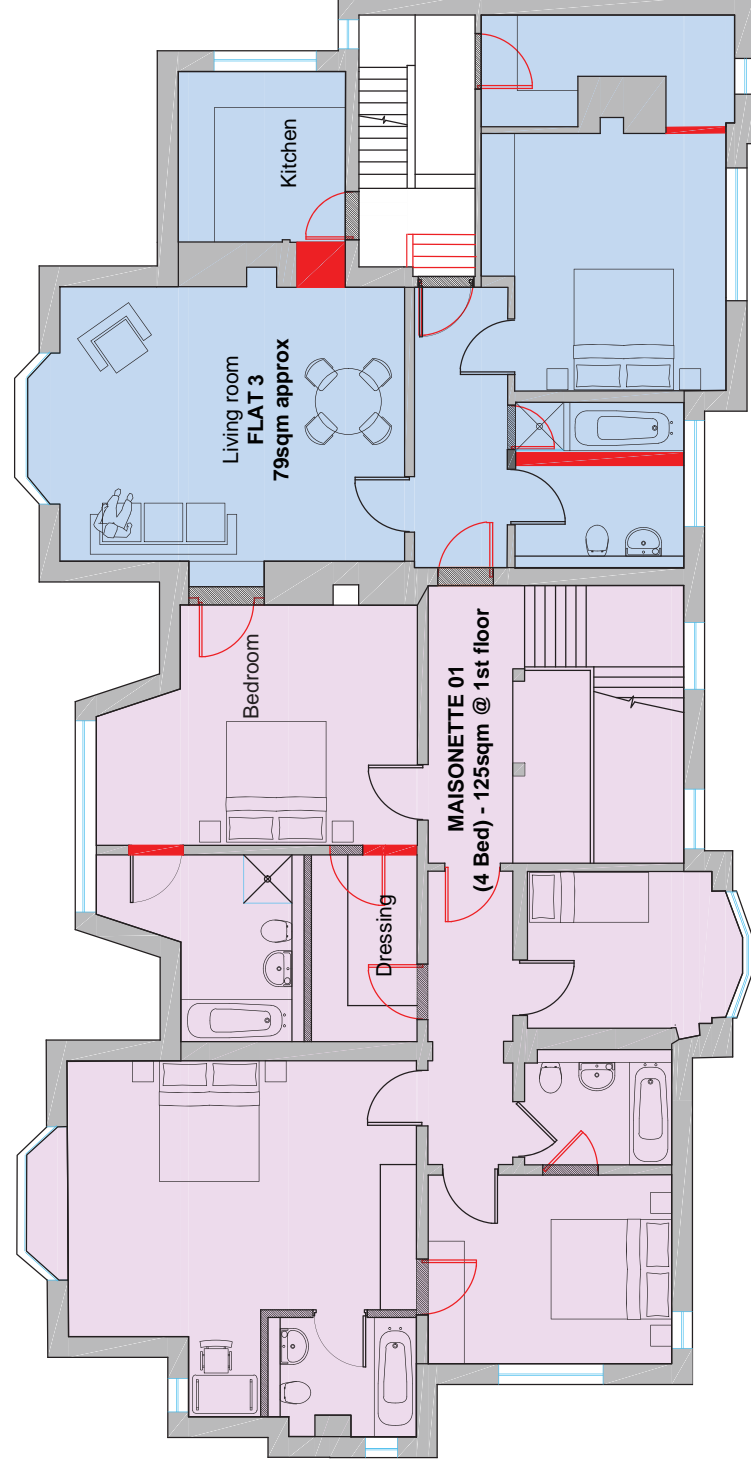
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RESIDENTIAL PLANS OPTION B
GROUND & FIRST FLOORS 1592 / SK02 --

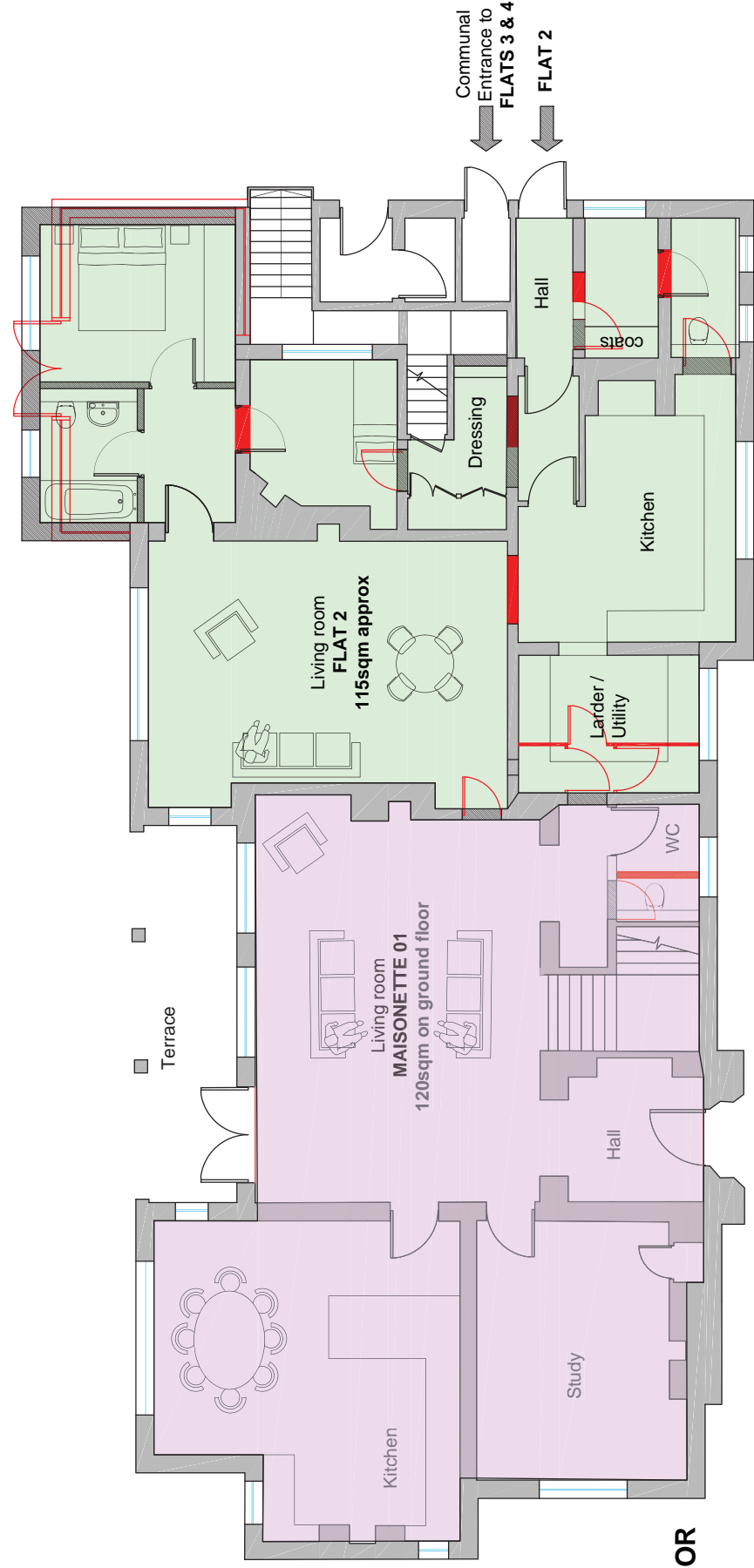
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

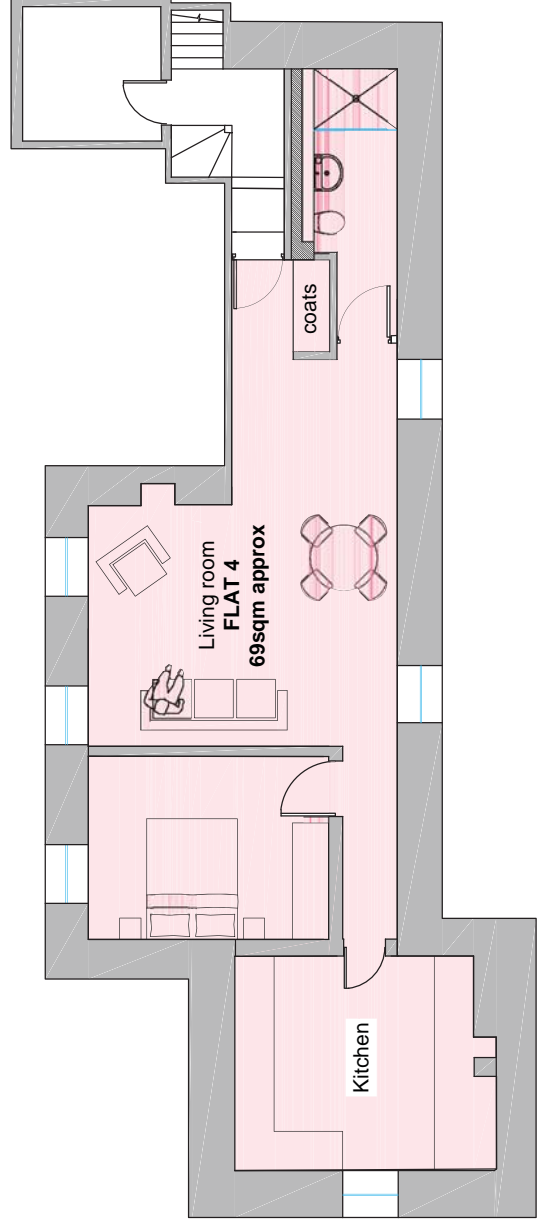


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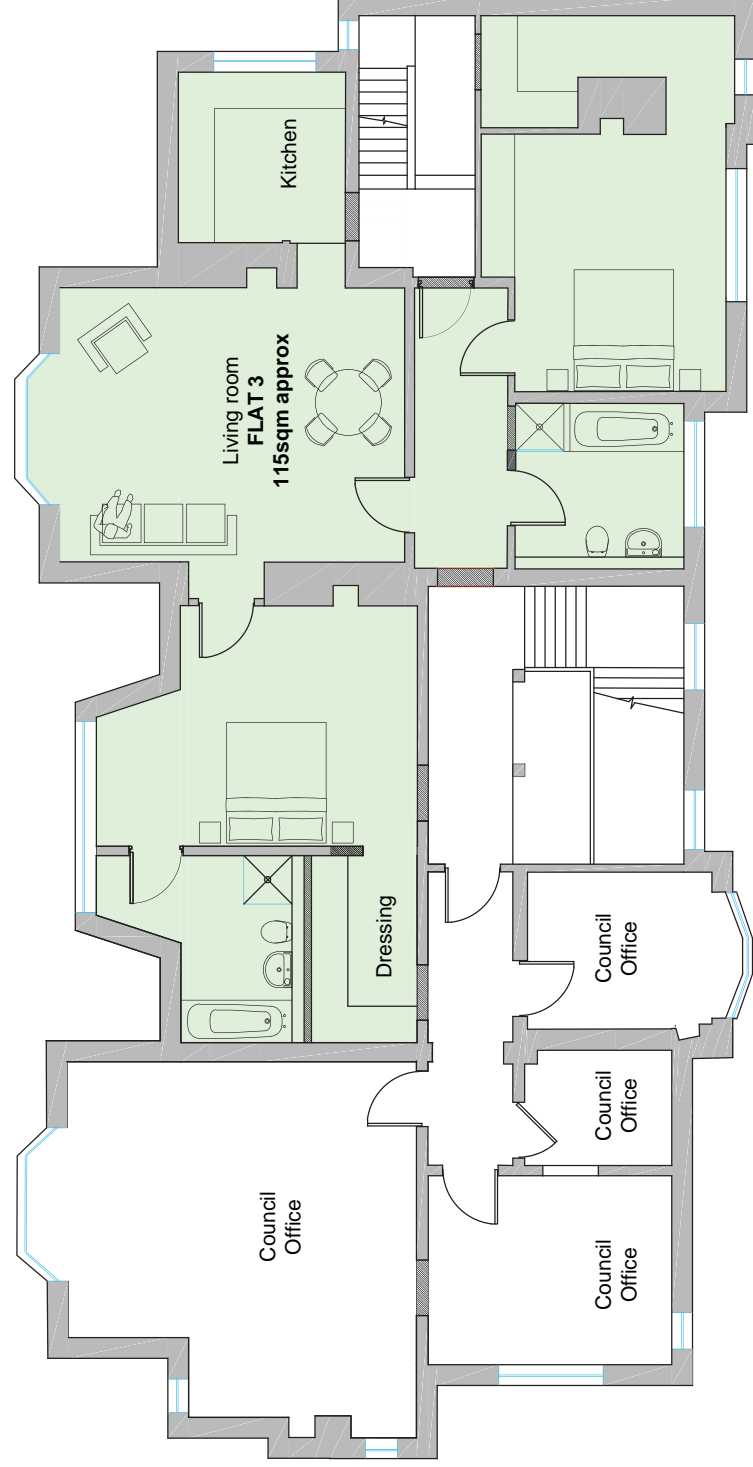
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RESIDENTIAL PLANS OPTION B
 GROUND & FIRST FLOORS 1592 / SK02DEM --

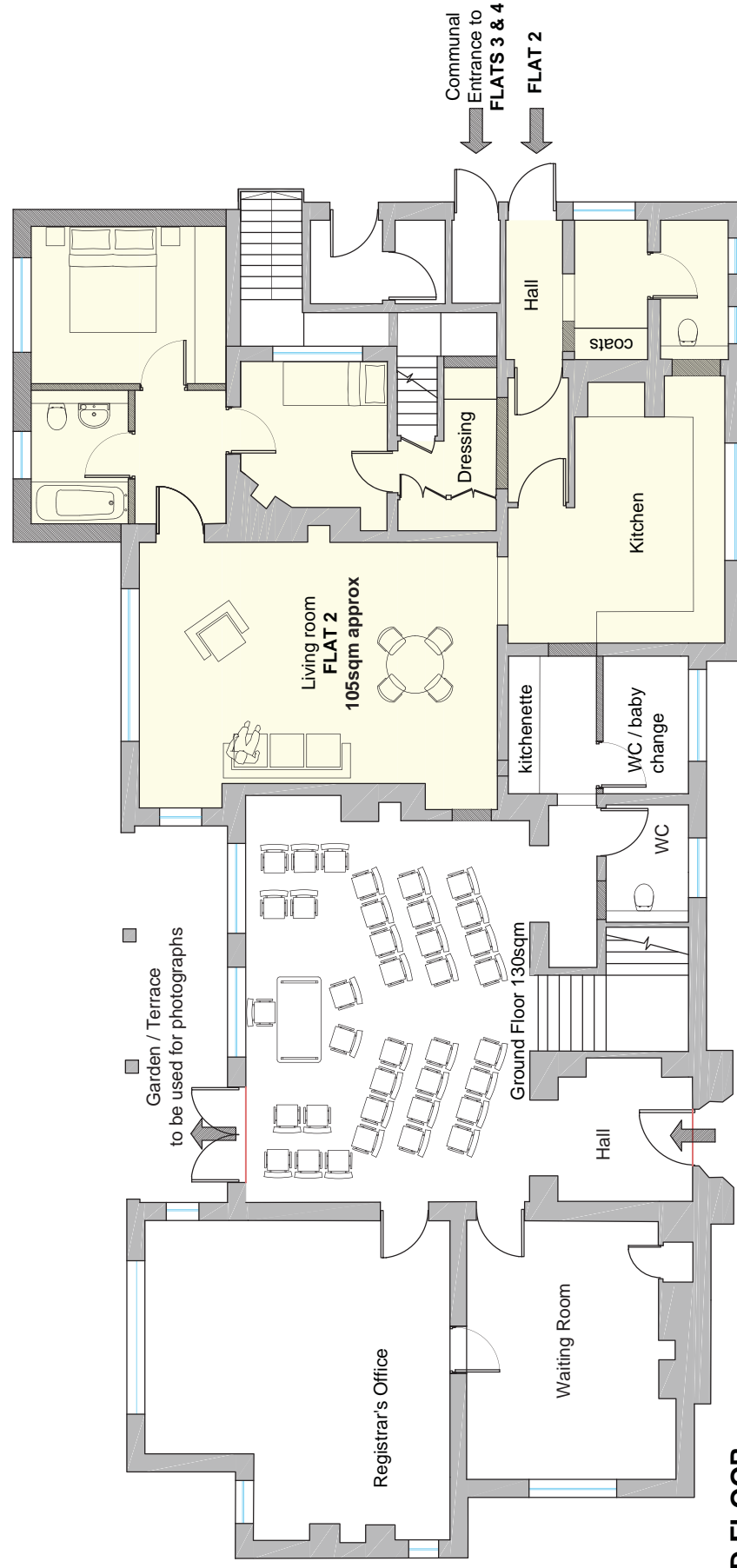
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

■ New infill walls

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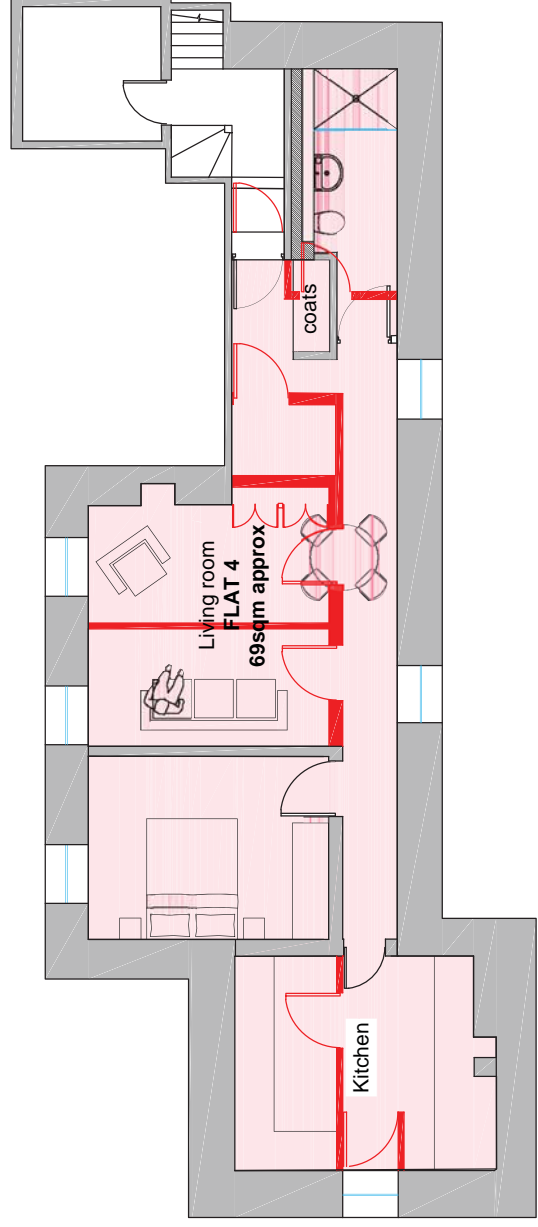
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MIXED USE SCHEME -
REGISTRY OFFICE + RESIDENTIAL

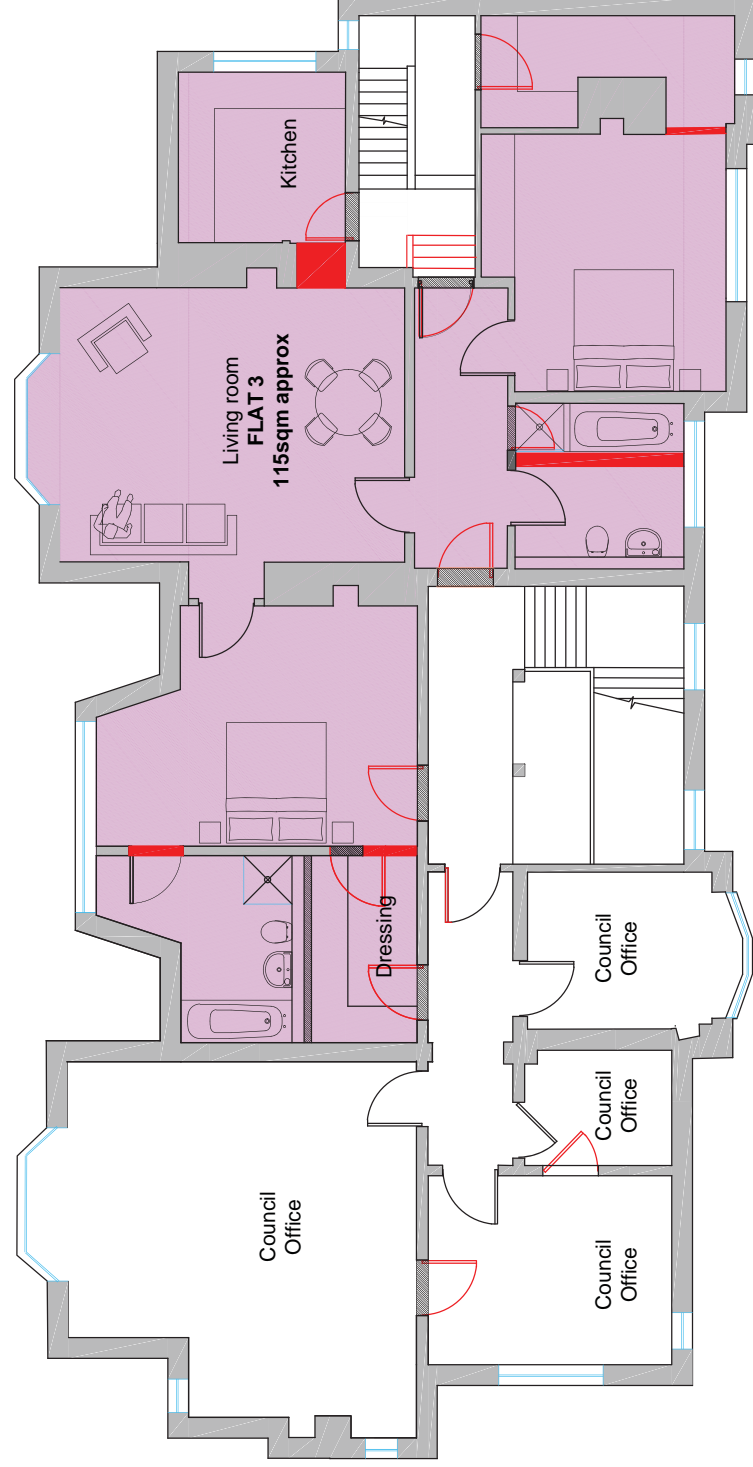
1592 / SK03

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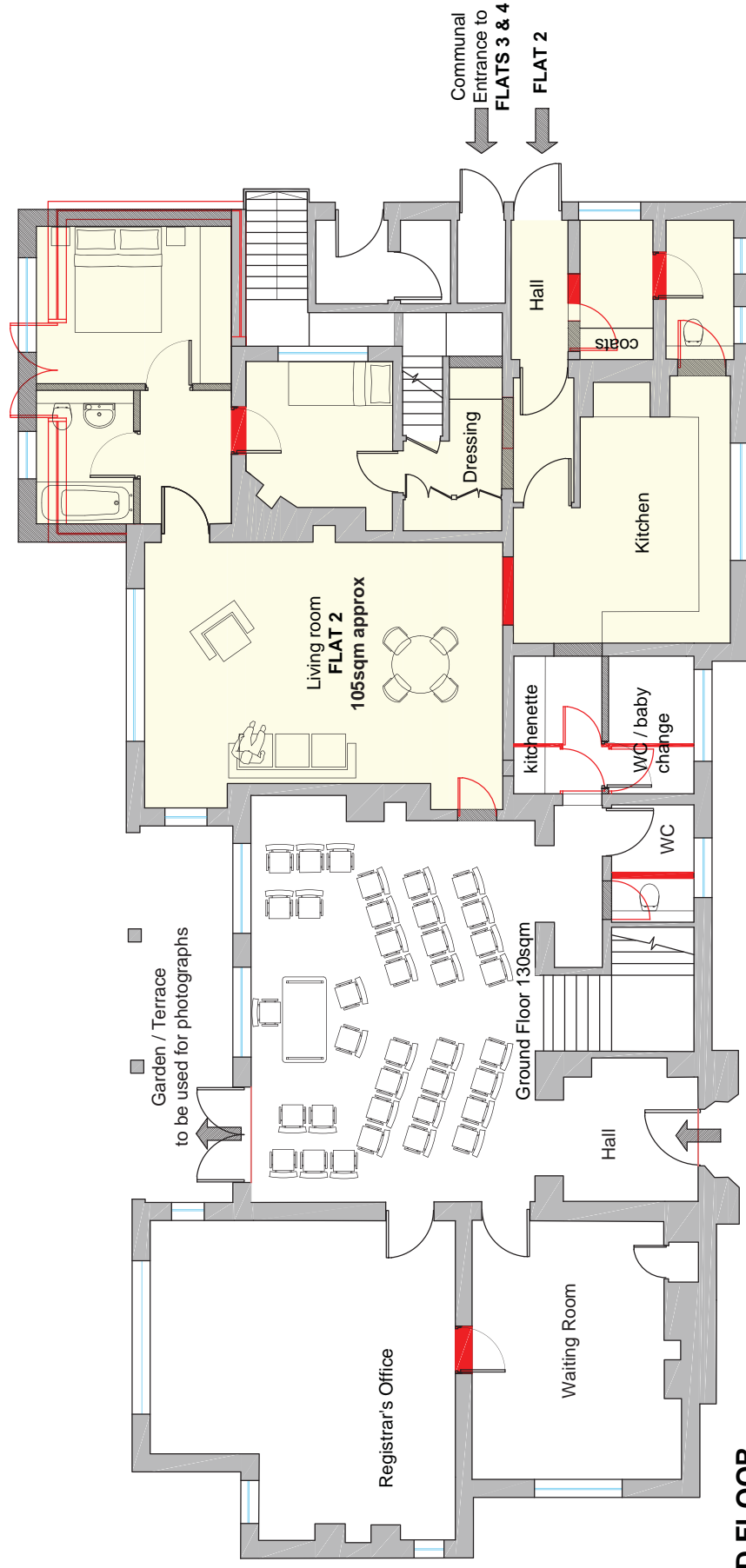
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



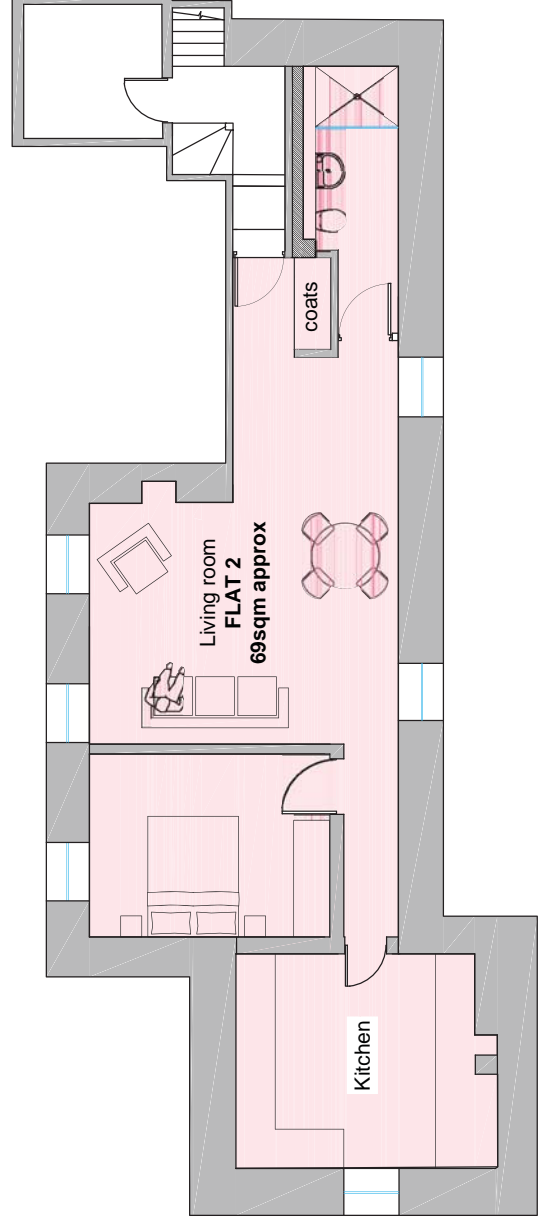
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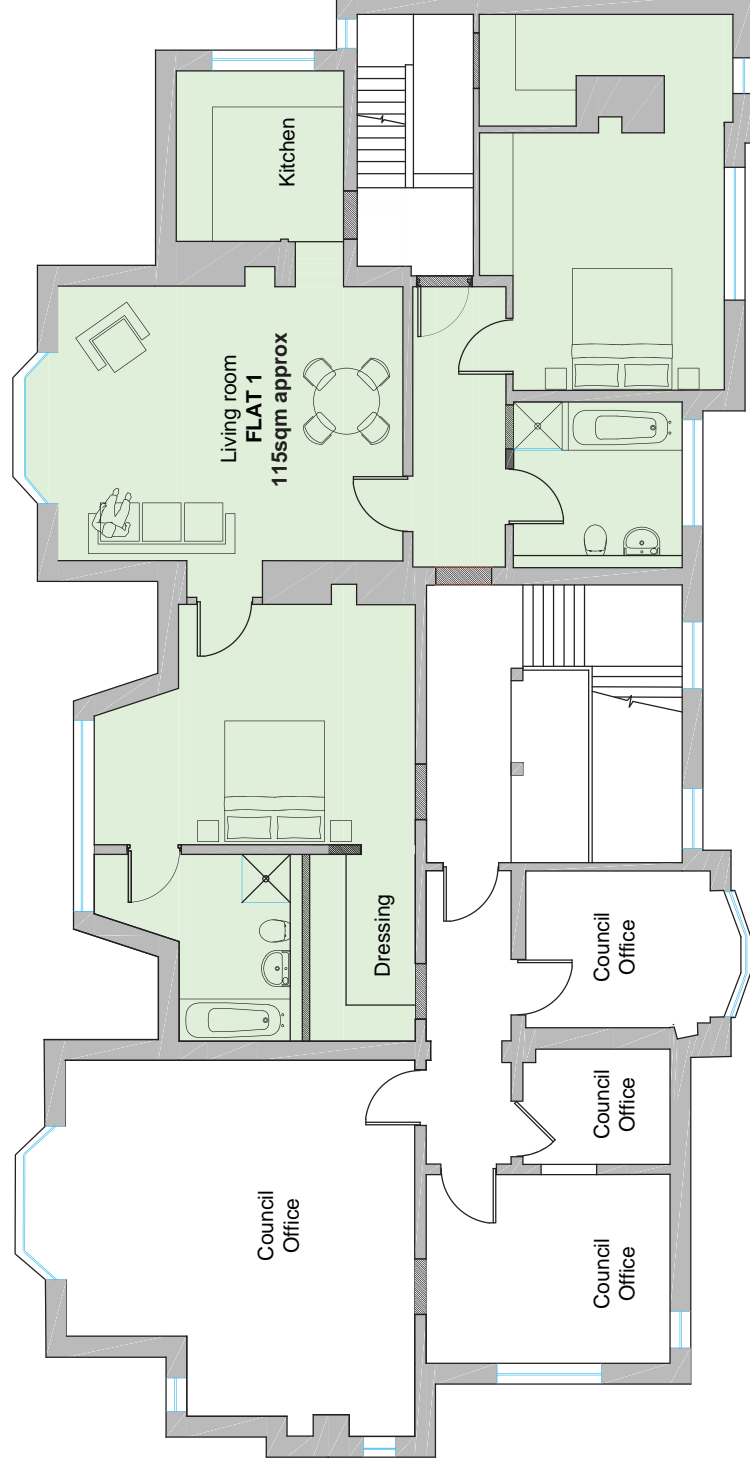
**MIXED USE SCHEME -
REGISTRY OFFICE + RESIDENTIAL**
1592 / SK03DEM --

PRELIMINARY ISSUE

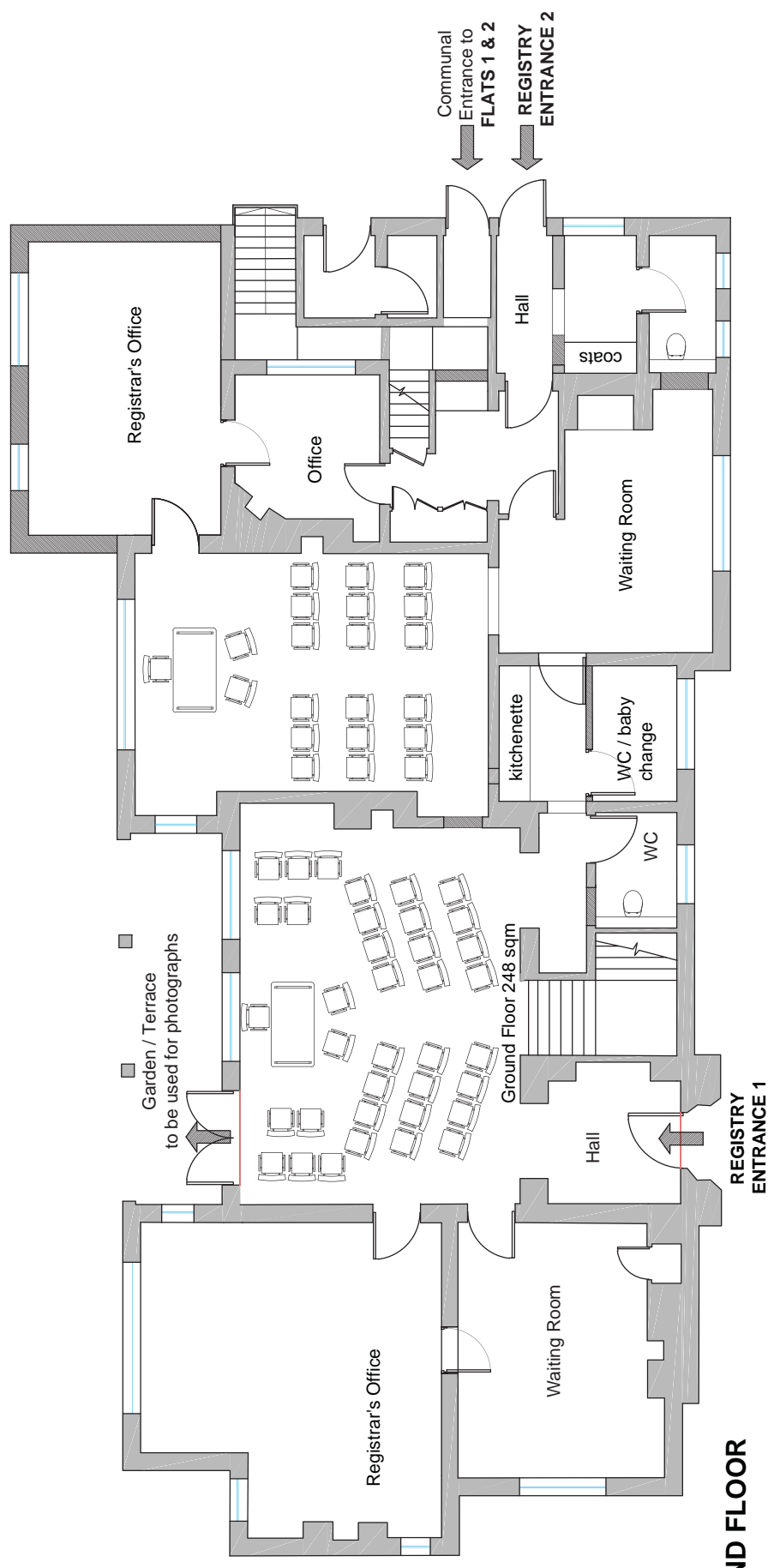
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

New infill walls

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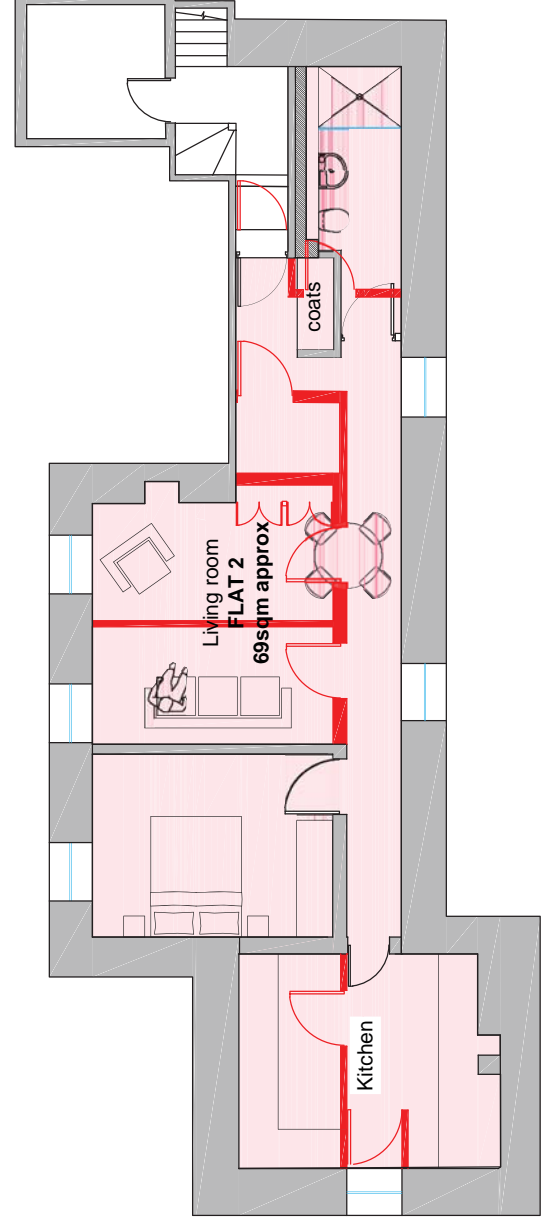
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MIXED USE SCHEME -
REGISTRY OFFICE + RESIDENTIAL

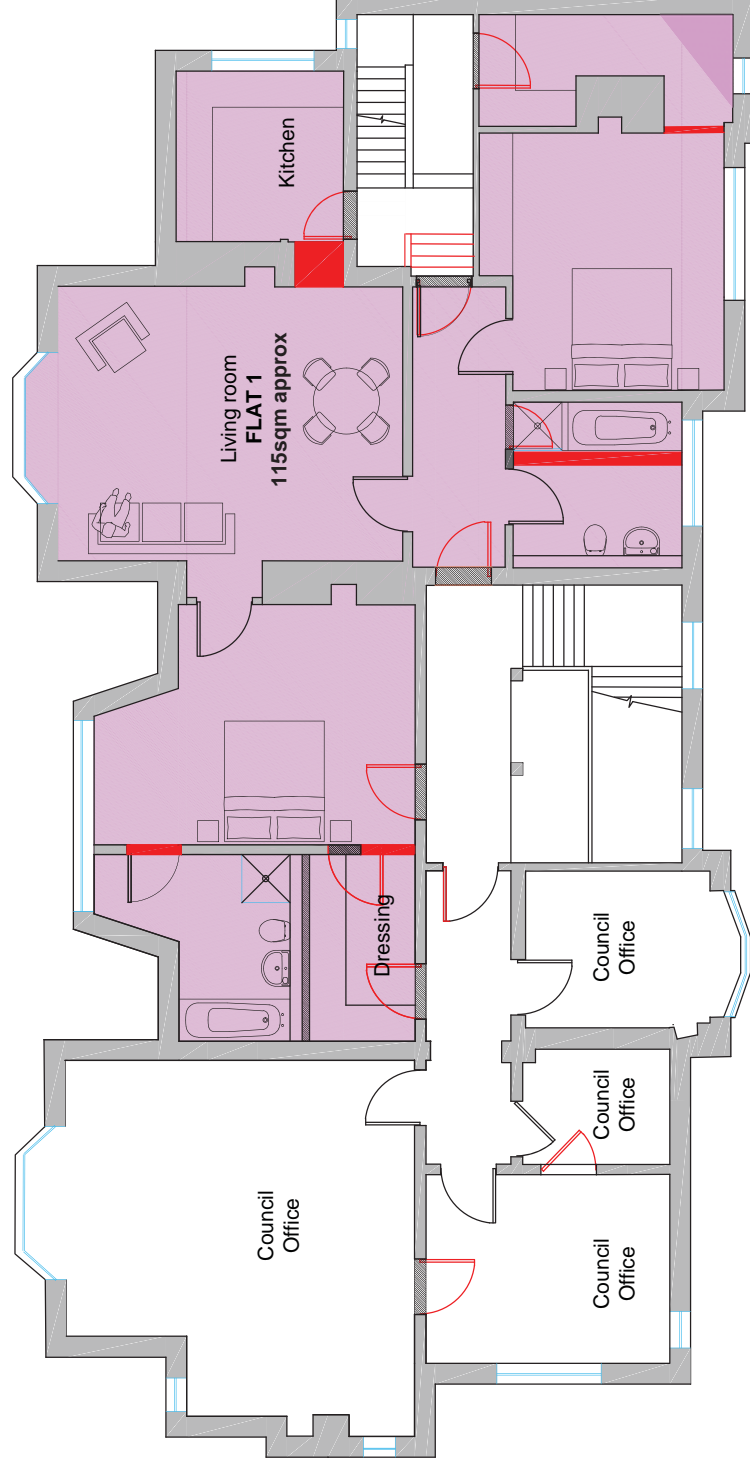
1592 / SK04

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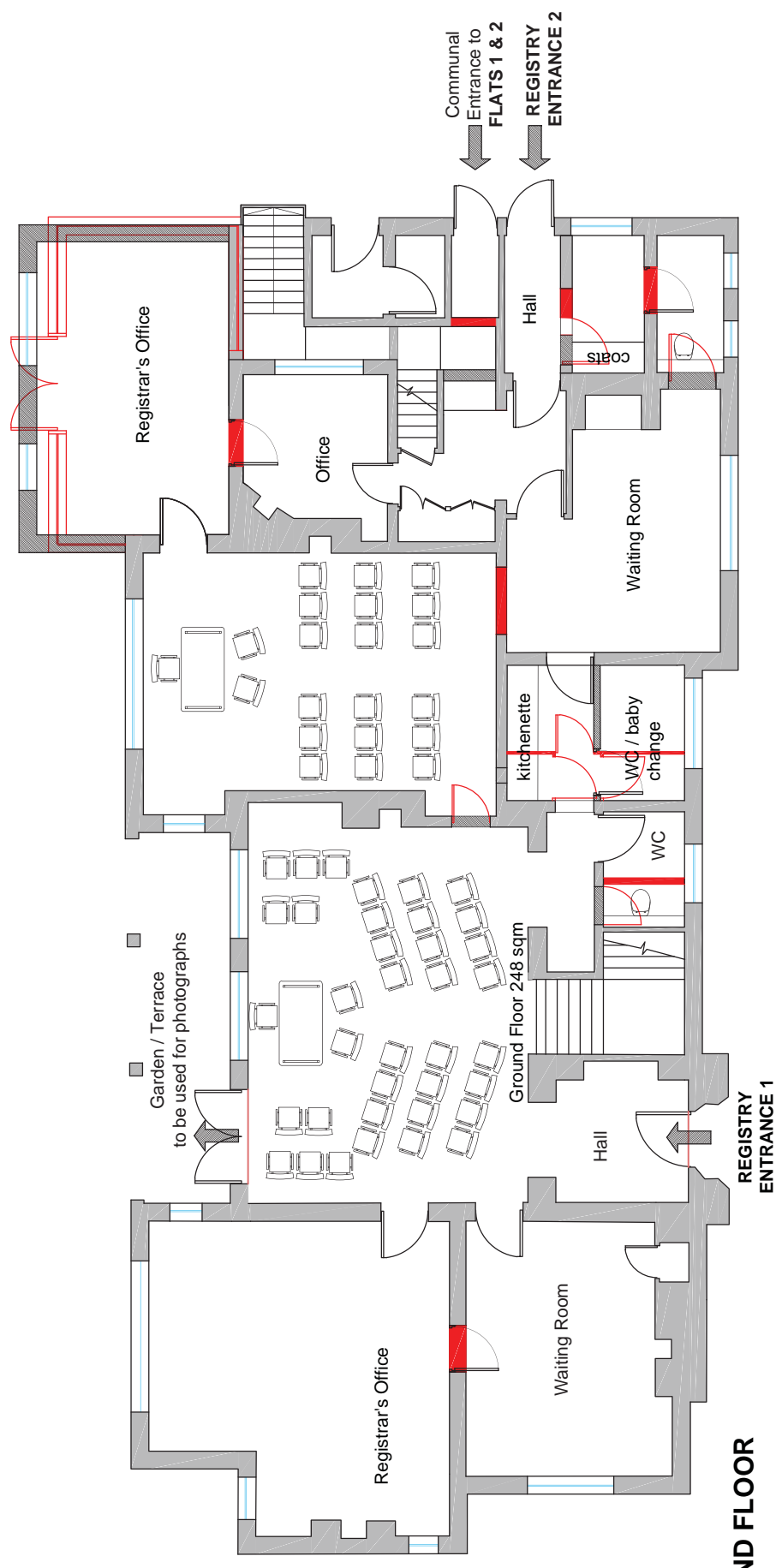
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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**MIXED USE SCHEME -
 REGISTRY OFFICE + RESIDENTIAL** **1592 / SK04DEM** --

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SITE PLAN OPTION 1 - AS EXISTING APPROX 6 CAR PARKING SPACES



SITE PLAN OPTION 2 - APPROX 10 CAR PARKING SPACES

- confirmation required from the Conservation Officer about re-positioning a dwarf wall and gate posts which frame and enclose the front courtyard
- confirmation required from the tree officer about parking in proximity to retained tree. Tree survey required.

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06/2016

SITE PLAN - options 1 & 2

1592 / SK05

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SITE PLAN OPTION 3 - 12 CAR PARKING SPACES - subject to dwarf wall and associated gate post being re-positioned + subject to tree survey and confirmation of parking beneath retained tree. (Copper Beech?)



SITE PLAN OPTION 4 - 12 CAR PARKING SPACES - as per option 3. Notional bar/catering facility shown (140sqm) with pedestrian access at rear of garden. Single storey building with glazed facade to garden to allow functions within the garden - associated with marriages at the registry office.



Existing pedestrian access to garden to rear which could be replicated

ACCOMMODATION SCHEDULE

RESIDENTIAL OPTION 1 – Based on drawing 1592/SK01		
APARTMENT NUMBER	NUMBER OF BEDS	AREA – GROSS INTERNAL APPROXIMATE M²
1	2	72.3
2	1	54.5
3	1	70.3
4	3	104.1
5	1	75.9
6	1	79.0
		456.1 m ²

RESIDENTIAL OPTION 2 – Based on drawing 1592/SK02		
TYPE	NUMBER OF BEDS	AREA – GROSS INTERNAL APPROXIMATE M²
Maisonette 1	4	245
Apartment 2	2	115
Apartment 3	1	79
Apartment 4	1	69
		508 m ²

MIXED USE OPTION 3 – Based on drawing 1592/SK03		
TYPE	Location	AREA – GROSS INTERNAL APPROXIMATE M²
Registry office, plus ancillary facilities	Ground floor	130
Council offices	First floor	77
Apartment 2	2 bed, ground floor	105
Apartment 3	2 bed, first floor	115
Apartment 4	1 bed, second floor	69
		496 m ²

MIXED USE OPTION 4 – Based on drawing 1592/SK04		
TYPE	Location	AREA – GROSS INTERNAL APPROXIMATE M²
2 no. Registry offices, to accommodate 18 & 36 guests respectively	Ground floor	248
Apartment 1	2 bed, first floor	115
Apartment 2	1 bed, second floor	69
		432 m ²

THE BROCKET . SUMMARY CSK ARCHITECTS

Residential Scheme option 1: (SK01)

Summary of Accommodation: 6 apartments – mix of 1, 2 & 3 bed units.

Advantages: This layout makes maximum use of the existing main entrance and panelled reception at ground floor. It allows 5 out of the 6 units to be accessed off this central space which could also be the main access for residents into the rear garden. It allows both first floor flats to use the main staircase for access. This approach is likely to be welcomed by the listed building officer as it retains the use of the principal entrance and principal stair.

The front courtyard can re-landscaped to provide 12 car parking spaces, 2 per flat.

The integrity of the existing rooms are retained with minimal demolition.

The size / mix of units are suitable for key workers.

Disadvantages: There will need to be robust acoustic and fire separation between each flat – at first floor where there are listed features and this will be less straight forward than on the upper floor.

Residential Scheme option 2: (SK02)

Summary of accommodation: 1 x 4 bed maisonette and 3 flats

Advantages: The principal reception room becomes useable floor space as opposed to communal circulation space.

The acoustic / fire separation is slightly easier as it is not needed between ground and first floor where there is a maisonette.

The integrity of the existing rooms are retained with minimal demolition.

Disadvantages: The maisonette is very large and not best suited for keyworker housing. Only the single unit has the benefit of the grand panelled reception room and staircase. This large unit is still blighted in part by a flat at second floor sitting above it.

The first floor flat is now accessed around the side, via very much a secondary stair.

Mixed Use Scheme option 3: (SK03)

Summary of accommodation: Ground floor part commercial / part residential. First floor part commercial / part residential / 2nd floor residential.

Advantages: This layout makes use of the principal reception room as a public space. The panelled room is a handsome room and taken at face value it would appear to suit the function of a registry office.

The integrity of the existing rooms are largely retained with minimal demolition.

Disadvantages: The main room isn't that big – it can't accommodate the 48 visitors usually needed for a large marriage. Because it is a listed building it is not a simple case of knocking two rooms together to create a larger room. The integrity of each of the main rooms with their associated cornice/panelling/skirting etc must be respected.

There is limited options to increase the parking on the site, beyond 12 spaces. Depending on the status of the Copper Beech on site, even this number of spaces may not be possible. For a large marriage with say 30 guests, parking will not be sufficient.

New parking to the rear of the site accessed off Lower Boyn Road is unlikely to be acceptable in planning terms. It would blight the outlook from the properties to the rear.

The existing principal stair must be retained and it must lead somewhere. This necessitates commercial space at first floor.

There is both a vertical and horizontal overlap between commercial space and residential accommodation with complicates both the acoustic and the fire separation.

It is difficult to see how marriages could be run back to back. Access to the main waiting area involves entering the main room where the service would be in progress.

Mixed Use Scheme option 4: (SK04)

Summary of accommodation: Ground floor commercial throughout. (2 no. registry offices able to accommodate different size parties). First floor part commercial / part residential / 2nd floor residential.

Advantages: This layout makes use of the principal reception room as a public space. The panelled room is a handsome room and taken at face value it would appear to suit the function of a registry office.

The integrity of the existing rooms are retained with minimal demolition.

It is possible to accommodate two different size wedding parties. They have their separate waiting areas.

Disadvantages: The main room isn't that big – it can't accommodate the 48 visitors usually needed for a large marriage. Because it is a listed building it is not a simple case of knocking two rooms together to create a larger room. The integrity of each of the main rooms with their associated cornice/panelling/skirting etc must be respected.

There is limited options to increase the parking on the site, beyond 12 spaces. Depending on the status of the Copper Beech on site, even this number of spaces may not be possible. If two wedding services were being conducted simultaneously, as the plan suggests, parking problems will be even more problematic than option 3.

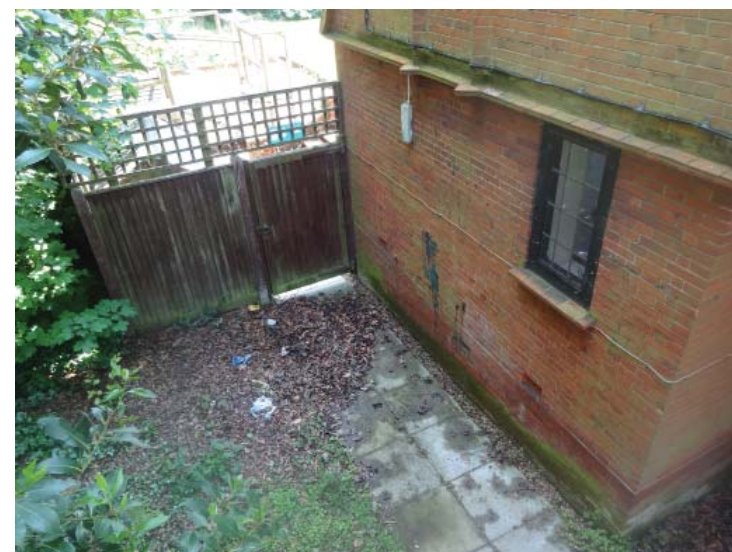
New parking to the rear of the site accessed off Lower Boyn Road is unlikely to be acceptable in planning terms. It would blight the outlook from the properties to the rear.

The existing principal stair must be retained and it must lead somewhere. This necessitates commercial space at first floor.

There is a vertical overlap between commercial space and residential accommodation which complicates acoustic / fire separation.

Conclusion

Due to parking restrictions and the layout of the listed building, in particular the principal reception room and principal stair, we consider this building is best suited to a wholly residential conversion as opposed to a mixed use scheme for the reasons noted above. We also consider residential option 1 as opposed to option 2 to have more benefits to all the users of the building and adheres more to the spirit of the origin design.



APPENDIX: EXTERNAL PHOTOS OF EXISTING . THE BROCKET



APPENDIX: INTERNAL PHOTOS OF EXISTING . THE BROCKET