

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE

Maidenhead Panel

Application No.:	<b>16/01667/FULL</b>
Location:	<b>Hard Edge 100 - 102 High Street Maidenhead SL6 1PT</b>
Proposal:	<b>Construction of building with retail at ground floor and 1 x 1 bed and 4 x 2 bed flats following demolition of existing building.</b>
Applicant:	<b>Shenley Estates</b>
Agent:	<b>Mr Stephen Harrington - Boyes Rees Architects</b>
Parish/Ward:	<b>Oldfield Ward</b>
If you have a question about this report, please contact: <b>Victoria Gibson on 01628 685693 or at <a href="mailto:victoria.gibson@rbwm.gov.uk">victoria.gibson@rbwm.gov.uk</a></b>	

**1. SUMMARY**

- 1.1** Comments have now been received from Berkshire Archaeology raising no objection subject to a condition to secure the implementation of a programme of archaeological works. A condition to secure this work is recommended. (See condition 9 in section 3 of this report).

**There is no change to the recommendation in the main report.**

**2. ADDITIONAL INFORMATION**

**2.1 Comments from Consultees**

<b>Comment</b>	<b>Officer response</b>	<b>Change to recommendation?</b>
<u>Berkshire Archaeology</u>  Hard Edge lies within the historic medieval settlement of Maidenhead on the High Street, the principal thoroughfare through the town. Prior to the 13th century, the settlement may have been no more than a village but the construction of a bridge over the River Thames in the 13th century was the impetus for the growth and development of the town, primarily as a source of accommodation and servicing for travellers passing from London to the west country. The medieval town straddled the High Street and therefore the application site lies on the frontage of the main medieval street in the town. Historic boundaries are fossilized within some of the property boundaries extending from High Street to West Street. Little	Condition 9 is recommended in accordance with Paragraph 141 of the NPPF which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the	None.

<p>is known of the archaeology of the town as large parts were developed in the 20th century without any archaeological investigations. However, recently medieval deposits have been recorded in some parts of the town, such as to the rear of 1-3 High Street.</p> <p>As the site lies within an area of archaeological potential; a condition is recommended that will ensure the satisfactory mitigation of any impacts upon buried archaeological remains and advance understanding of their significance in accordance with national planning policy.</p> <p>The scope of any archaeological investigation will depend on details of the demolition and foundation design. It is not clear from the application the scale of any proposed ground works for the scheme and this will influence the scope of any archaeological investigation. This may include exploratory test pits or trenches after demolition but prior to construction and/or a watching brief during ground works.</p>	<p>impact, and to make this evidence (and any archive generated) publicly accessible'.</p>	
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**3. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

- 9.** No development shall take place within the area of archaeological interest until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure the continued preservation in situ or by record of any finds made in this area of archaeological interest. Relevant Policies - Local Plan ARCH2, ARCH4.

