



HERITAGE STATEMENT

Internal upgrades for fire safety purposes

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Prepared for: Lynden Hill Clinic

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Local Authority: Wokingham Borough Council

Conservation Area: None

Archaeological Notification Area: None

Building Use: Commercial

Listing Status: Grade II List entry no. 1303561

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N

Non Designated Heritage Asset	N
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Project Overview:

Internal upgrade works to meet fire risk assessment requirements following a recent assessment. This includes replacement and upgrade of existing doors, adding fire curtains to form lift lobbies, additional doors and fabric upgrade. No proposed extension. No external alterations.



Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Photo 1 – View of the front of the property



Photo 2-5 – View of the side and rear of the property

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Drawings and Documents:

List of documents provided:

2043 E100 Location and Site Plan Fire Upgrade Proposals

2043 E101 Ground Floor Plan

2043 E102 First Floor Plan

2043 E103 Second Floor Plan

2043 E104 Basement Plan

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- The splitting of each floor plan into 3 fire compartments.
- The replacement of doors serving protected staircases and within fire compartment divides
- The installation of fire dampeners where services penetrate compartment walls.
- The servicing and upgrade of existing doors along protected corridors.
- The removal of doors serving inner rooms.
- The installation of a fire shutter to the front of the lift on each level.
- The replacement of glazed partitions on the ground floor along protected corridors.

There is no proposed extension work. There is no impact upon the external envelope of the building.

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Setting Overview/ Context:

Linden Hill, previously known as Bear Hill, is located in woodland north of Kiln Green, a short distance from the old toll road linking Reading and Maidenhead and a short distance from Wargrave. It is a large country house which dates as late 18th Century/ early 19th Century, a smaller version of the nearby Bear Place.

The hall is surrounded by formal landscaped parkland and its approach is secluded in nature off a narrow wooded country lane. The house is classical in its proportions and is 3 storeys high with a stucco finish to the walls. There are 2 large bows to the front elevation either side of the front entrance.

The house has a clay tile roof hidden behind a rendered parapet. There is a flat roof beyond this. The windows are traditional Georgian timber sliding sash windows.

The house has been extended a number of times associated with its use as a clinic.

Large high status houses were common along the Bath Road as people would stop in the 18th/19th Century on their journey from London to Bath. John Jesse Bulkeley, a high sheriff of Berkshire, was recorded to have lived at Linden Hill (then known as Bear Hill) in 1841 during his appointment in that role. Appointed by Queen Victoria his duty would have been to maintain law and order within the shire or county and for the collection and return of taxes due to the Crown.

In 1982 Linden Hill became a masonic hall for Ashley Hill Lodge and remained as such until it closed in 1985.

The Lynden Clinic purchased it shortly after and it has been used for medical treatment purposes ever since.

Setting: Rural

Topography:



Map taken from Historic England Listing Database. Property shown with a red dot.

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Site Planning History:

App. No.: 240125

Application for submission of details to comply with the following condition of planning consent 232065 dated 31/10/2023. Condition 3. Balustrade Details.

Received Date: 16/01/2024 Decision Date: 07/03/2024 Decision: Approve

App. No.: 231957

Application for Listed Building consent for the proposed refurbishment and repair of existing windows in the original property; replacement of windows in the 1980s extension with timber slimline double-glazed units, and automation of the front door and inner lobby door.

Received Date: 10/08/2023 Decision Date: 16/10/2023 Decision: Approve

App. No.: 232065

Application for Listed Building consent for the proposed structural repair and replacement of the existing balustrading on the side/rear terrace, plus cleaning and re-laying / levelling of the existing slabs including the steps.

Received Date: 22/08/2023 Decision Date: 31/10/2023 Decision: Approve

App. No.: 212933

Full application for the Proposed Enclosed Link Between the Existing Main Clinic Building and the Hydrotherapy Treatment Unit at the Lynden Hill Clinic

Received Date: 27/08/2021 Decision Date: 03/12/2021 Decision: Approve

App. No.: 212934

Application for Listed Building consent for the proposed enclosed link between the existing main clinic building and the Hydrotherapy Treatment Unit at the Lynden Hill Clinic.

Received Date: 27/08/2021 Decision Date: 03/12/2021 Decision: Approve

App. No.: 122378 iLap Ref No.: LB/2012/0555

Listed Building application for proposed traditional underpinning to administration block situated next to main property.

Received Date: 13/03/2012 Decision Date: 27/04/2012 Decision: Approve

App. No.: 090329 iLap Ref No.: F/2009/2599

Proposed erection of single storey rear extension.

Received Date: 11/12/2009 Decision Date: 03/02/2010 Decision: Approve

App. No.: 090330 iLap Ref No.: LB/2009/2600

Description: Listed Building application for the proposed erection of a single storey rear extension.

Received Date: 11/12/2009 Decision Date: 03/02/2010 Decision: Approve

App. No.: 092332 iLap Ref No.: F/2009/2041

Proposed erection of single storey extension to form link between existing clinic and hydrotherapy treatment unit.

Received Date: 02/10/2009 Decision Date: 18/11/2009 Decision: Approve

App. No.: 092333 iLap Ref No.: LB/2009/2042

Listed Building application for the proposed erection of a single storey extension to form link between existing clinic and hydrotherapy unit.

Received Date: 02/10/2009 Decision Date: 18/11/2009 Decision: Approve

App. No.: 090452 iLap Ref No.: LB/2009/1498

Listed Building Application for the proposed erection of a single storey extension to form link between existing clinic and hydrotherapy unit.

Received Date: 16/07/2009 Decision Date: 30/07/2009 Decision: Application Withdrawn

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

App. No.: 091602 iLap Ref No.: F/2009/1495

Proposed erection of single storey extension to form link between existing clinic and hydrotherapy treatment unit.

Received Date: 16/07/2009 Decision Date: 30/07/2009 Decision: Application Withdrawn

App. No.: 092130 iLap Ref No.: F/2009/0167

Installation of power generator in clinic grounds, to provide emergency back up power.

Received Date: 28/01/2009 Decision Date: 01/04/2009 Decision: Refused

App. No.: 971696 iLap Ref No.: LA/1997/66687

Proposed Single Storey Extension To Clinic To Form Hydrotherapy Pool

Received Date: 29/10/1997 Decision Date: 24/02/1998 Decision: Approve

App. No.: 971590 iLap Ref No.: LA/1997/66688

Renewal Of Listed Building Approval For Hydrotherapy Pool/Rehabilitation Area

Received Date: 29/10/1997 Decision Date: 24/02/1998 Decision: Approve

App. No.: 971588 iLap Ref No.: F/1997/66686

Proposed Single Storey Extension To Clinic To Form Hydrotherapy Pool

Received Date: 29/10/1997 Decision Date: 24/02/1998 Decision: Approve

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Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Impacted Heritage Assets:

The building sits neither within nor just outside a Conservation Area.

The building is Grade II Listed.

Official list entry:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303561

Date first listed: 26-Jan-1967

List Entry Name: LINDEN HALL

Statutory Address 1: LINDEN HALL

Location

Statutory Address: LINDEN HALL

District: Wokingham (Unitary Authority)

Parish: Wargrave

National Grid Reference: SU 81309 78812

Details

WARGRAVE KILN GREEN SU 87 NW Linden Hall 3/24 26.1.67 II Large country house now Masonic Lodge.

Early C19. Stucco, string course at eaves level, parapet to hipped old tile roof, central chimneys. 3 storeys.

West front: 2 semi-circular bows the whole height with 3 sash windows with glazing bars flanking a central bay with enclosed rectangular porch, arched opening with 2 engaged columns and entablature, 6-panelled door, radiating and wreathed fanlight, in rusticated arched surround; sash window over porch has glazing bars and pediment, window on second floor similar but with moulded surround. East front: 7 bays sash windows with glazing bars, garden door in simple projecting surround with moulded cornice in third bay from left which is recessed the whole height. C19 tower on north east corner with hipped slate roof. The house stands on a terrace. V.C.H. Vol.III. p.192. B.O.E. (Berkshire) p.258.

Listing NGR: SU8130978812

The building is not within the context of a Listed Building.



Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

There are no proposed below ground works so this has not been evaluated as part of this reporting.

The local area was historically forest and it is believed that the grounds are of low archaeological significance. There are, however, records of former residences on the site prior to the building of the house.

Historic: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The local area was originally part of Windsor Forest and was land originally known for agriculture specifically the raising of pigs and grazing of livestock. The large high status houses in that area have a historical connection with the frequent travelers that used the toll/ turnpike road between London and Bath and became a popular location in Georgian and Victorian times for overnight stops away from London. The road was formerly known as Bear Hill which is likely to be associated with the De La Bere family name, a prominent family name in the local area.

The building use was originally a residential country house, commissioned by Captain the Hon John Hamilton, a British Naval officer in 1751. There are records of older properties having stood on the site. In 1755 Captain Hamilton drowned and the estate was sold before the house was completed.

It was sold to Captain Ximenes Esq who was a captain in the British Army and appointed High Sherriff of Kent and Berkshire (1806). The Fonnereau family then owned it for a number of years before being purchased by John Jesse Bulkeley in 1871. He was also a High Sherriff of Berkshire. It stayed within the family generations until just after WWI when it was sold to Sir Henry Holder Bart in 1925. It was sold again in 1926 to Mr FWJ Firkins and again in 1928 to Mr Guy Argles. Mr Argles was known to be a wealthy stockbroker and used the residents to host large parties. Below is a photo believed to be from this time:

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP



In the 1950s it was purchased by two sisters Helen and Edna to run their lingerie business from 'Helen Stuart Lingerie' who supplied luxury goods to stores such as Harrods. In 1979 the workshop closed and the house was again put up for sale. It was during this time that the building was Listed.

It was purchased in January 1980 for use as a masonic hall and was used as such until 1984 when it was converted again.

It is now a rehabilitation centre, rumored to have been built on a Leyline. Its current use does not reflect its original designed purpose. The property underwent a major refurbishment as part of this change and all of the doors were replaced, new partitions introduced and a lift installed. It has since undergone a series of further extensions and alterations in association with its current use. There is a modern link between the main building and physio/ pool area that has been added in recent years.

Architectural or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The original portion of the building is a country house with classical early 19th Century detailing. The northern 3 / 4 storey projection appears to be much later in its construction (presumed 1985) with later window detailing. The photo earlier in this report illustrates the building before these extensions. The windows have recently been refurbished on the original part of the building and replaced on the modern extension which has enhanced the architectural visuals of the site.

The single storey pool building is a modern extension and of low significance. Overall although the building is of architectural significance it is externally deteriorating and in need of external repair.

The terrace has recently been restored enhancing the overall heritage setting.

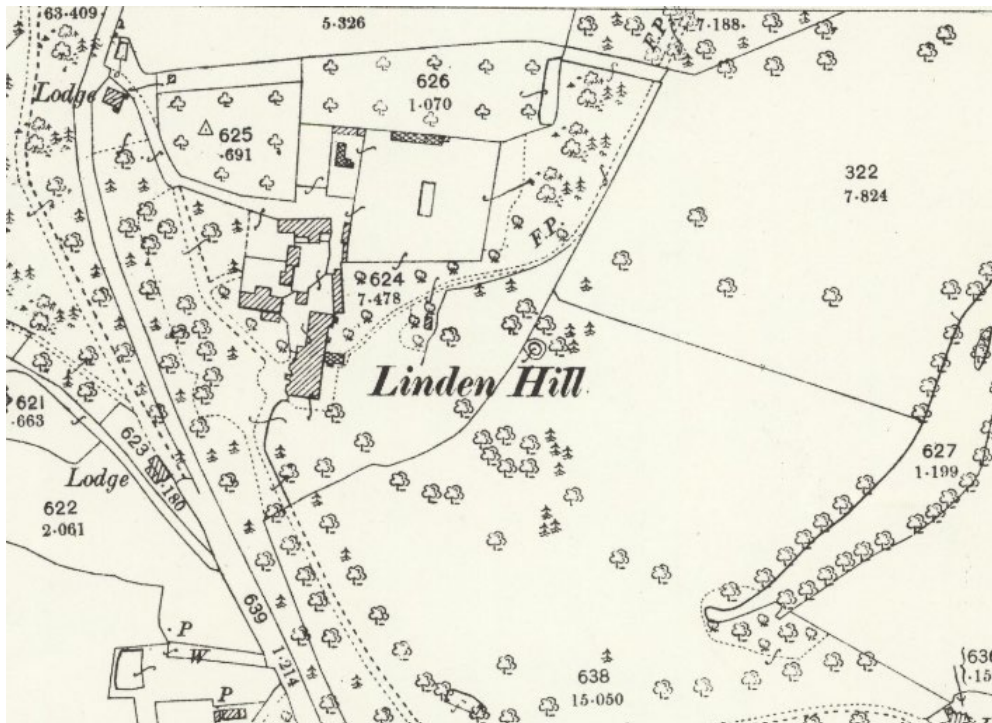
Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Historic Mapping – For reference dating only, not for reproduction



Extract from Berkshire Sheet XXX 1883



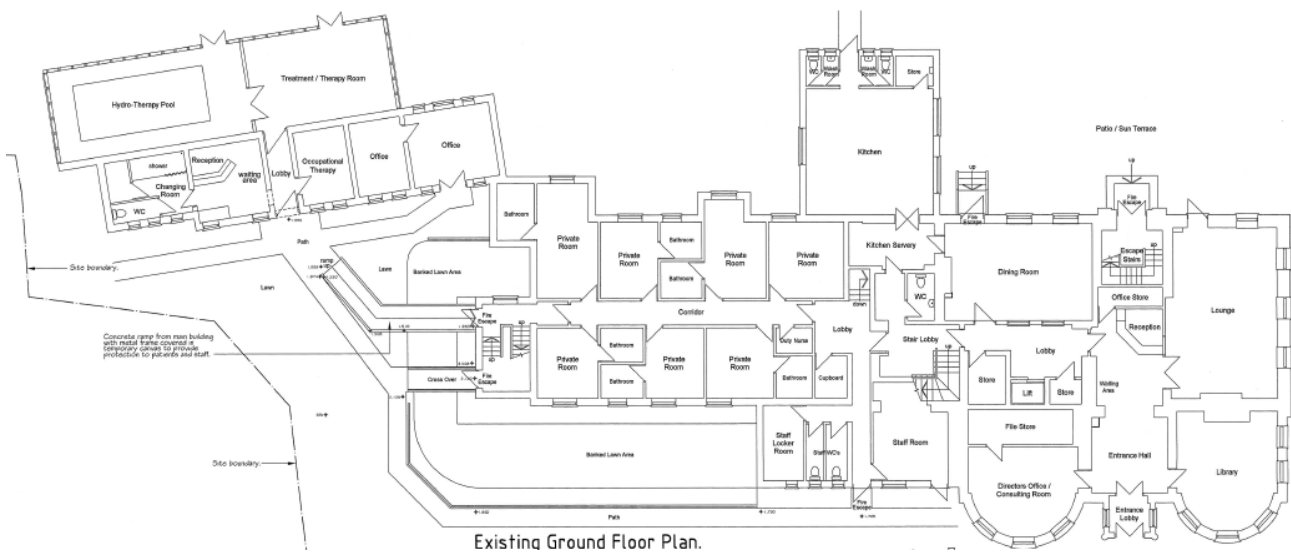
Extract from Berkshire XXX.7 1899

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP



Extract from Berkshire XXX.7 1934



Existing Ground Floor Plan.

Existing Floor plan – Extract from previous planning consent

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

There are no proposed changes to the externals of the building and therefore no impact upon building elevations or the wider setting.

There are no proposed extensions or other landscape works.

Internally:

The proposals internal only and are in response to a fire risk assessment produced by a professional assessor. They are essential in order to ensure the safety of the residents and the continuation of the property in its current role. Its current usage as a rehab centre is important for the long term conservation of the property.

The proposals replace or alter doors and adjust partitions that were installed in the 1980s as part of the original conversion works. They do not negatively impact upon the architectural character of the property internally. The fire shutters to the lifts do not require the removal of historic fabric and involve alteration to modern interiors only.

There is no harm to the visuals of interior as a result of the works and the works support the functional purpose of the property as well as enhancing its fire safety.

Scale and Massing:

There is no change to the scale and massing of the existing property as a result of the proposals.

Archeaology:

There are no proposed below ground works as a result of these proposals so there is no harm to below ground archaeology.

Use:

There is no change of use proposed as part of the application. The proposals are essential for the fire safety of the existing building occupants and enhance the level of fire protection to the historic asset.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023 and 2024.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

Job number: 2043

Lynden Hill Clinic, Linden Hill Lane, Kiln Green, Berkshire, RG10 9XP

Conclusion:

The proposals are the result of requirements highlighted by a recent fire risk assessment of the property and are essential for both the safety of the occupants and offer a higher level of protection for the heritage asset itself.

There are no proposed external changes and no impact upon heritage setting. The internal changes alter modern fabric installed as part of the 1980s conversion only and do not result in the loss of historic fabric.

There are no loss of historic features as a result of the proposals.

The proposals promote high quality investment in the fabric of the building for its long term benefit and support its long term conservation.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 15/09/25 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):