

Heritage Statement

Proposed Garden Room

2 Spring Cottages, Charvil Lane, Sonning, RG4 6TL

Applicant: Dominic de Vere

Date: 20 August 2025

1. Site Context and Heritage Significance

2 Spring Cottages is a Grade II listed residential property located within the Parish of Sonning, in the Borough of Wokingham. The property is part of a historic group of cottages along Charvil Lane and contributes positively to the character of the area. It features traditional materials, including red brick, exposed timber framing, and a clay tiled roof, typical of vernacular architecture in this part of Berkshire.

The site lies within a domestic garden setting that includes several outbuildings of no architectural or historical merit. The garden contributes to the property's setting but does not contain any heritage assets in itself.

2. Proposed Development

The proposal involves the demolition of three small timber sheds located toward the rear of the garden and the construction of a single garden room to replace them. The garden room will provide ancillary domestic use, including storage and potential office use.

Key features:

- The new structure will remain **subservient in scale** to the main dwelling.
 - It will be constructed using **matching materials**, including red brickwork, exposed timber, and a clay tiled roof, in keeping with the host building.
 - It will be positioned at the far end of the garden, ensuring no interruption to principal views of the listed building.
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3. Assessment of Impact on Heritage Significance

The proposed development is designed to preserve and enhance the setting of the listed building by:

- Removing unsightly or deteriorated outbuildings
- Introducing a well-detailed structure that is sympathetic in form, material, and scale
- Maintaining the open garden character and setting of the main house

There will be **no physical alterations** to the listed building itself. The proposed garden room will be clearly detached and visually subservient. The use of high-quality, traditional materials ensures that the development will harmonise with the architectural language of the principal building.

There is **no harm** to the listed building or its setting. In fact, the removal of the mismatched sheds is expected to have a **slightly positive effect** on the overall aesthetic of the curtilage.

4. Conclusion

The proposed garden room has been carefully designed to respect the character, appearance, and setting of the listed property at 2 Spring Cottages. It meets the requirements of the National Planning Policy Framework (NPPF) paragraph 200, which requires that any harm to heritage significance be avoided, and aligns with Wokingham Borough Council's policies on heritage assets and curtilage development.

It is respectfully submitted that the proposal represents a **low-impact, well-considered** enhancement to the site that is fully compatible with the heritage context.