

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252055
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE		
Proposal:	Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.		
Heritage Asset:	<i>Setting of:</i> Ivy Cottage – Grade II since 1983 Ford House – Grade II since 1967 Former Boathouse/Bathing House of Hennerton House – Grade II since 1967 Park Place and Temple Combe Registered Park and Garden – Grade II* since 1987		
Site Visit Made:	No, but familiar with area and neighbouring buildings		

Summary Of Recommendations

Objection – Further amendments required

Comments On Proposal

The application proposes the demolition of Lindisfarne, a dwelling house of the late 1940s set on the bank of the Hennerton backwater of the Thames, with the subsequent erection of a replacement dwelling.

The site lies with the setting of the Grade II listed Ivy Cottage, a Romantic Georgian sham ruin, Ford House (also known as Old Ford House) which is understood to be formed from the Tea House for Hennerton House along the separately listed associated boathouse/bathing house. The site also lies within the setting of the Grade II* Registered Park & Garden of Park Place and Temple Combe – however, more specifically, the site, whilst outside the boundary of the RPG likely had associated with Temple Combe due to the proximity of Ivy Cottage (Lodge) which formed an eye-catcher for the estate.

Lindisfarne's original design, whilst relatively plain and simple, is – or more specifically was – uncontentious, a fairly typical post-war villa, modest in proportion and appearance. It had a relatively recessive character resulting in a pococurante

contribution to the setting of the neighbouring heritage assets and the overall area's character.

The below commentary is made following an amended scheme:

Fairly considered, the amended proposals represent an improvement on the initial scheme, however concerns remain over the 'institutional' appearance as opposed to a dwellinghouse. Whilst the overall traditional design ethos, being vaguely Victorian in style is not objected to, the design would benefit considerably from refinement. In terms of size, - purely from a design perspective – as this is a large site, it can accommodate a building of this scale. It might benefit from a slight reduction; however, it is the nuance of design which is more of the issue.

In terms of materiality, the overall 'monochrome' – being white and grey, raises considerable concern. It can work, but fundamentally is a trend, and like all trends the fashion will pass and thus be considerably 'of its time' in years to come. Good design, particularly on sensitive sites like this, will have a greater degree of 'timelessness' (no matter the architectural style) which avoids this 'on trend' appearance. Whilst precise materials would be conditioned, there is concerns over the proposed use of a self-colouring render as this can look flat and lifeless and raises maintenance issues – particularly given the riverside climate. There would be a strong preference for facing brick finish, ideally a Berkshire red to tone with the vernacular of the vicinity, but equally a London stock (buff) brick may work. However, a render, and even timber (either in a weatherboard or contemporary planking) may also work. Similarly, there would be concerned over the wholesale use of anthracite grey fenestration, again it compounds the monochromatic appearance, although no concerns over a natural slate roof covering, as this is appropriate in the setting.

The rear (river) elevation is superior to the front, with the increased glazing proportion, the large apertures present almost like 'boat house' openings – a style which is entirely appropriate in this context. The front elevation is more problematic, being more a generic 'McMansion' in appearance. It lacks interest being too repetitive in character. Below is a house by Des Ewing which may provide helpful inspiration. It is a large dwelling, but due to the breaking up on the main elements, combined with the variated fenestration proportions and material pallets (and importantly, chimneys) it presents as a refined and successful design. This example uses – effectively – a 'monochrome' pallet (albeit with some additional materials) but it does so in a well-executed manner. This house, whilst in the countryside, presents well as a 'riverside' home, with the 'boathouse' type aesthetic.



This is a new build 'boathouse' style house up the river at Goring-on-Thames by Anderson Orr, again in a sensitive location, this new dwelling successfully blends a contemporary aesthetic with traditional form and materiality:



In conclusion, the design requires further refinement, and given the sensitive nature of the site there is a requirement for a high standard of design. Materiality and architectural details are important to achieve a successful scheme. The immediate, and wider Thames area, are rich in architectural interest – strong inspiration should be taken from the 'golden age of the Thames' – the late Victorian/Edwardian era

which forms the recognised character of the area. Until such a time which an acceptable design is forthcoming an objection is maintained to the application.

Conditions			
N/A			
Date:	03/11/2025	Signed:	Roderick McDonald Built Heritage Officer