

HERITAGE STATEMENT. Date: 24.07.2025

11 HEADLEY ROAD, WOODLEY, BERKSHIRE. RG5 4JB



11 Headley Road Front Elevation

1. 11 Headley Road, Woodley (also known as Lone Pine Cottage) is a grade II listed building.
2. The official listing is dated 29 April 1987 under Historic England's ref: 1136280
3. The official listing states
"Cottage. Mid-18th Century altered 20th Century. Chequer brick, half hipped old tile roof. Two storey. First floor brick string, brick dentil eaves, chimney to left of centre on ridge and to left hand gable. South front :- two bays of three light, wooden casement windows and ledged door in gabled porch to right. Small 20th Century tiled lean to extension set back on right hand gable end." Listing NGR SU7617573341.
4. There are no records on WBC web site concerning previous planning or listed building applications.
5. The building appears to have been the subject of three rear extensions over time as well as the noted side single storey side extension. Windows in these rear extensions and the side extension do not match the front elevation windows (mentioned in the Listing) and are of several different styles.
6. Two windows facing south (front elevation) are in a very poor state of repair and beyond economic or feasible repair. These windows are numbered C to D on the

accompanying drawing. Two Windows numbered A and B on the accompanying drawings have fixed and openable lights that are beyond economical or feasible repair, but the window frames are sound enough to be retained although a new planted cill nose will be required.

7. Like wise the porch is decayed beyond economic or feasible repair, although the roof can be salvaged.
8. It is intended to carefully remove the two original front windows (C to D) and replace them with like for like single glazed soft wood windows detailed to match the existing 100%, including the beading detail to the opening light frame uprights. Windows C and D will have a matching spandrel infill panel to the head. The windows will be painted white.
9. It is intended to carefully remove the fixed and openable light casements to windows A and B. The existing frames will be retained, the old decayed planted cill nose removed and replaced a new planted cill. The fixed light and openable light casement will be replaced with new single glazed soft wood lights to match existing 100%, including the beading detail. The windows will be painted white.



Window D showing typical decay to cill, casement bottom rails, swollen shut casements etc. All windows (A to D) are similar although A and B have sound frames.

10. The porch is decayed beyond economic or feasible repair and will be replaced with a like for like construction from the wall plate down. The existing tiled roof will be retained with a new eaves undercloak inserted. The front door and frame as well as the two glazed side panels and panelling below will be replaced with like for like single glazed fixed lights in pairs. Chamfered detailing to window posts and frame head will be repeated. The double front door will be replaced like for like with single glazed soft wood leaves.



Porch