

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	253035
Address:	Arlington, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AE		
Proposal:	Householder application for the proposed erection of single storey rear extension, addition of 2no. dormers to the front and rear elevation.		
Heritage Asset:	<i>The Square, Spencers Wood</i>: Area of Special Character (ASC) – identified by the Council and is classed as a non-designated heritage asset, one which holds a degree of historic and architectural merit in the traditional buildings within it and the character of the area. <i>Arlington and Tidewell</i> – Non-Designated Heritage Assets (NDHAs) Setting of <i>Library and School House</i> – Grade II listed		
Site Visit Made:	Yes – highway only		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes the alteration to *Arlington*, one half of a pair of 19th century villas located within The Square, Spencers Wood Area of Special Character (ASC). *Arlington* and the attached *Tidewell* are fine examples of a late 19th century semi-detached villas, in the domestic style. Of grey and red stock brick with detailing and ornamentation of significant quality, notably the decorative barge boards and ridge tiles. By virtue of the age, architectural and historic interest, as well as the positive contribution to the character and appearance of the area, including the setting of the directly opposite Grade II listed School, *Arlington* and *Tidewell* are identified as non-designated heritage assets (NDHA).

The below comments are made following the submission of amended plans (drawing reference 101 Rev P1 and 102 Rev P1):

- The amended scheme as to omit the previously proposed dormer windows to the front and rear is welcomed. As previously noted, the design and scale of the dormers would have resulted in bulk and imbalance to the roofscape.
- The proposed rooflights are considered acceptable, which, ideally, should be specified as 'conservation' type.
- As previously noted, no concerns are raised to the proposed single storey extension with a matching materials condition suggested.

With this in mind, no objection is raised from a heritage perspective.

Conditions

N/A

Date:	24/02/2026	Signed:	Roderick McDonald Built Heritage Officer
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