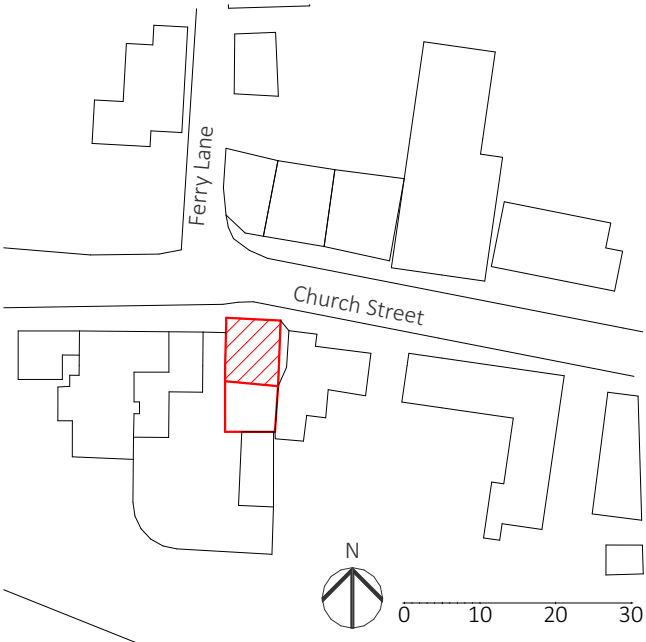




Location plan

River Cottage  
Church Street  
Wargrave  
RG10 8EP

**Site Description:**

The site is a Grade 2 late C18 two storey detached dwelling with a two-storey rear extension that was added in the late C20.

The two-storey late 20C addition has a flat roof covered with felt and includes two bathrooms on the upper floor and a garden room below. There is a single-story porch-style extension, which includes a small WC and serves as the entry point to the garden room. The external finish is consistent with the rest of the house, featuring a roughcast finish. There is a variety of glazing types at the rear. Two larger sash windows are located on the left, a small sash window is positioned in the far-right bathroom, a timber double-glazed casement window is found in the left bathroom, and sash windows are used in the garden room.

The property faces directly onto Church Street in Wargrave and does not benefit from off street parking. The external facing walls are finished in painted roughcast and the hipped roof is slate. The principal elevation comprises bays with sash windows and faux Venetian style shutters either side of the 6-panelled central entrance door. At the rear there is a small courtyard garden.

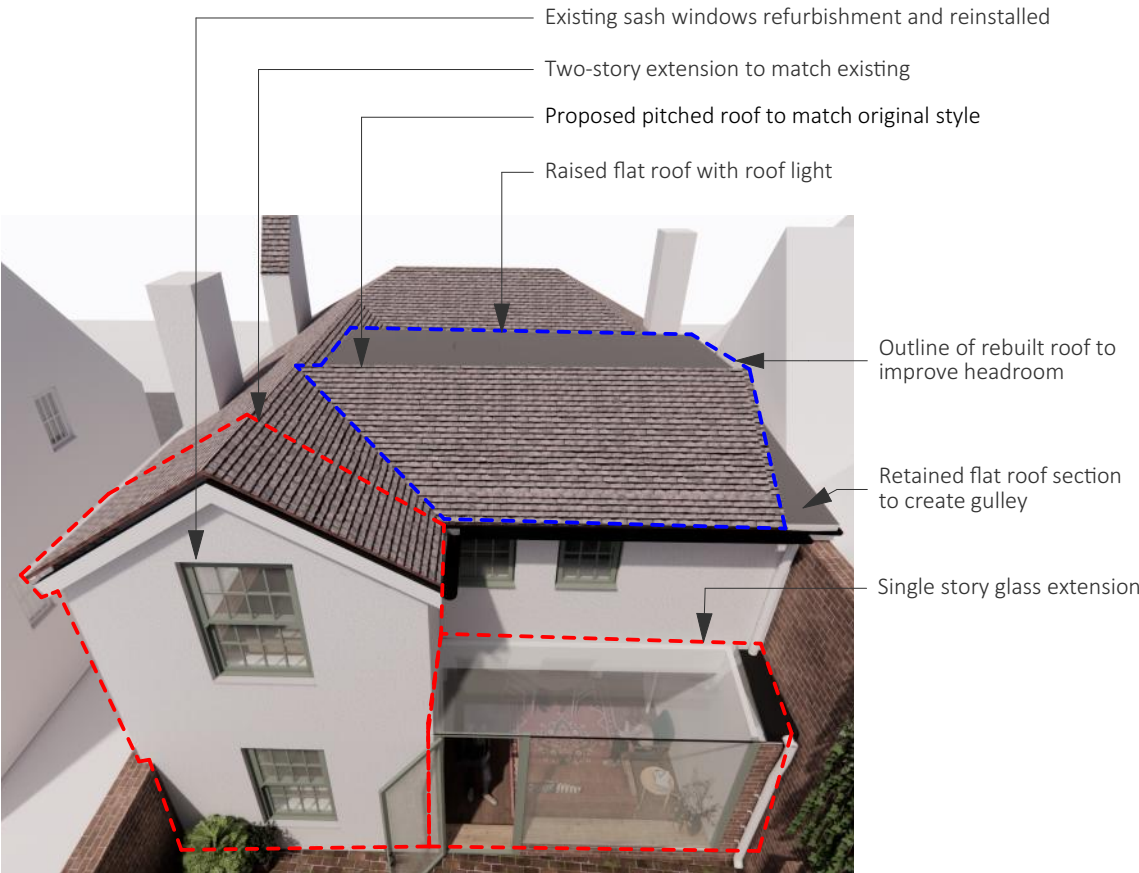
**Description of Proposal:**

Proposed erection of a part single part two storey rear extension, plus refurbishment of the listed building and internal alterations

The proposed refurbishment aims to make the property suitable for the current owner, an elderly individual, while enhancing it cosmetically and bringing it up to modern standards. Due to the building's current layout and condition, it is not suitable for the owner's needs, and the building has had previous low quality alterations that need to be addressed. The works will adapt the property in a manner that respects its historical significance, while providing necessary modifications to improve accessibility and safety. Most of the proposed works are concentrated in the rear of the building, which was a late 20th-century addition and not part of the original house.

**Proposal Breakdown:**

1. Roof repairs to original roof structure to include ceiling joists, removal of metal straps which are exerting pressure on the already bowing rafters, and roof timbers which show signs of wood-boring insects.
2. New insulating lime-based external render, to improve thermal performance and address existing mold and damp issues
3. Restoration of existing windows and removal of faux Venetian style shutters.
4. To the rear of the property, form a two-story extension (extending out 1.5m) to the gable-end, providing additional space for the kitchen and rear bedroom. The extension will match the existing building and is designed to respect the existing character.
5. The new gable end extension will retain the existing gable end windows which will be refurbished and reinstalled in the new extension
6. The existing rear bathroom extension will be rebuilt
7. A small glass extension to the ground floor garden room is proposed to replace the existing one (which is of substandard construction), allowing natural light into the garden room. The style of the extension will be a more contemporary structural glass box.
8. New glazing to the bathroom extension and will match the colour palette of the front of the house. The new glazing will feature traditional side-hung windows with glazing bars.
9. Additionally, the existing flat roof, a late 20th-century addition, will be replaced with a new roof to improve headroom on the first floor, increasing the existing headroom of 1.9m to a minimum of 2.3m. To achieve this, the rear exposed portion will maintain the existing roof style, reinforcing the character of the original building. A small portion of the flat roof will be retained, forming a gully for drainage and ensuring that the amenity of the neighbouring property is not compromised. A central flat roof is proposed to maximize internal headroom and avoid low eaves. This portion of the roof will remain unseen from the ground floor level.
10. The addition of a stairlift to the existing stairs
11. A new WC under the stairs
12. Merge existing bathrooms at first to create one large bathroom and rebuild external wall of the bathroom
13. Raise the ceiling height in the garden room which will provide a raised floor level in the bathroom above, this way address level issues
14. Raise the internal head room to the rear shower room area, currently too low to allow for an appropriate shower height



Proposed



Existing