

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252795
Address:	Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ		
Proposal:	Householder application for the redevelopment/reinstatement of outbuilding forming recreational space.		
Heritage Asset:	Holme Farm – Non-designated heritage asset (NDHA) Aston Area of Special Character (AoSC) - (NDHA) <i>Wider setting of:</i> Culham Court – Grade II* listed building Stables and Coach House at Culham Court – Grade II listed building Culham Riverside Group AoSC		
Site Visit Made:	No		

Summary Of Recommendations

No objection subject to condition

Comments On Proposal

Thank you for consulting Built Heritage on the above application.

The proposed ancillary outbuilding at Holme Farm impacts upon the significance of Holme Farm and the Aston Area of Special Character (AoSC) both identified as non-designated heritage assets. The proposals also impact upon the wider setting of the Culham Court estate, of which Holme Farm was once part.

Historically known as Culham Farm, the complex is comprised of interesting collection of structures, primarily 19th century in origin. The main house – Holme Farm – is predominantly a building of the 1950s but formed of 19th century worker's cottage, effectively forming wings to the main building. These 19th century elements are of decorative clunch and flint in a chequered pattern to the south and western elevations, with further rendering to the other flanks. A well-preserved early 19th century threshing barn sits perpendicular to the main house with further ancillary structures to the south. Whilst in a private setting, the complex is well-preserved and positively contributes the hamlet and indeed wider area.

It is proposed to erect an ancillary outbuilding to the south of the main house, effectively 'infilling' a gap between existing stabling/barn buildings. The proposed building would take the place of a previously demolished structure, understood to be late 19th century in date, subsequently demolished post-war. It is uncertain what the building's appearance would have been, however the proposed design would be considered to be a fair approximation of what the structure may have looked like – that of a simple brick and weather board, under clay tile single storey range. And whilst this is not an academic recreation, the proposed design – on the same footprint – would be considered not only appropriate in design terms, but seek to 'restore' the farmstead to a more historic appearance.

Given this, no concerns are raised to the proposals as they are considered appropriate for the context and would not seek to adversely impact the setting and thus significance of the identified heritage assets.

Materials are important, however, and should be conditioned as such – the bricks should seek to match the other plinths on site, in either a lime-rich or pure lime mortar (using a course aggregate) – the photographs I have access to are not of high resolution enough to identify the bond of the neighbouring buildings – if in Flemish bond, the new building should seek to match this. Similarly, the new waterboarding should seek to match the planks of the neighbouring structures. The roof tiles of the outbuilding adjacent to the proposed structure appears to have a barrel/Roman type of tile – slightly unusual, originally this building is likely to have a simple plain tile, as per the other buildings in the site/area. Either a well-matched reclaimed clay plain tile should be specified, or a high quality new tile (such as from Tudor, Keymer, Heritage etc.).

Conditions

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

- 1. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar, including bond;*
- 2. the material, size, texture, colour, profile, and source of weatherboarding;*
- 3. the material, size, texture, colour, profile, and source of roofing materials;*
- 4. materials and finishes to be used in the detailing of gables, eaves and verges;*
- 5. the proposed rainwater goods;*
- 6. the proposed external windows and doors.*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16

(Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Date:	15/12/2025	Signed:	Roderick McDonald Built Heritage Officer
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