

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250792
Address:	11 Headley Road, Woodley, Wokingham, RG5 4JB		
Proposal:	Application for Listed Building consent for the proposed windows and front porch replacement.		
Heritage Asset:	Lone Pine Cottage, 11 Headley Road – Grade II listed since 1987 Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes		

Summary Of Recommendations

Acceptable subject to amendment and conditions

Comments On Proposal

The application proposes the replacement of 5no. windows and the front porch with associated doors at Lone Pine Cottage, 11 Headley Road in Woodley, a mid-18th century, Grade II listed former domestic cottage, now in commercial use. Historically, Woodley was a collection of farmsteads and sporadic dwellings built within the woods and moors of the Loddon valley. The settlement expanded greatly in the 20th century, particularly post war with the development of the old airfield. Lone Pine Cottage – much as the name suggests – was a fairly isolated dwelling, which in a sense it remains as, set alone within the expanse of 20th century development.

It is proposed to replace 4no. windows and porch with associated doors to the front elevation, and 1no. window to the front facing elevation of a side addition. The ground floor windows are tripartites with a middle glazing bar, very typical in the 'cottage' form. This style of window came about in the early to mid-19th century and thus unlikely to the original form of windows in these openings. The design of the first-floor windows is later still, more akin to late 19th century/early 20th century with the 'inverse T' subdivision. The lower windows are tricky to date, as they are perfectly appropriate for a 19th century window – in material, detail, fitment etc. There are, however, a number of tell-tales. Some of the sills contain drip grooves – a contemporary detail, which tells us at the very least these sills are modern – there is (highly inappropriate) cement re-pointing and sealing around some of the

windows, again suggesting something has gone on to alter them. The porch is much easier to date as the form and appearance is typical of the late 1950s to mid-1960s. I would surmise the windows are actually broadly concurrent (although likely the ground floor and first floor ones were done at different times to as explain the difference in design) with the entrance porch. The detailing of the windows is good – such as the beading (which will be important to replicate), and being at least 60 years old, combined with the traditional joinery techniques. From inspection, the windows and porch are evidently in poor condition. I do not consider they are ‘beyond repair’, however, given previous alteration and repair, a Trigger’s broom situation may occur. Condition too, is not necessarily a deciding factor as to allow for replacement, as if, for example, these were the original windows, and thus of high significance, the retention and repair would be required as to preserve the special interest of the building. However, as they are not the originals, and likely mid-20th in date, thus of moderate significance, the principle of loss and replica replacement is accepted (subject to conditions detailed below).

In terms of the final window – ‘Window E’ in the application, this is quite different, not only in appearance and form but also significance. This is located in a turn-of-the-century ‘lean-to’ side addition of c1900-1905. ‘Window E’ is original to the construction, it has never moved, never been replaced. It is therefore of high significance – being original fabric – to the Edwardian element and thus contributes to the overall significance of the listed building. From inspection the window is in good order, save for the bottom rail of the casement which has evidently been repaired before (which a charmingly naive L bracket fixing). It is therefore important to retain this window and repair (new bottom rail, new putty etc.) as preserve the historic fabric and contribution to the architectural and historic interest of the building. Given this, the proposed removal and replacement of ‘Window E’ should be omitted from the application.

Given the above, there is no objection to the replacement of ‘Windows A-D’ and the front porch and doors. Omission of Window E is required prior to the grant of listed building consent. As noted above, the windows contain certain detail which is important to accurately replicate (such as the beading), as such a measured drawing survey is required by condition and to inform the replica construction of the windows and porch. For an application of this type, a set of ‘existing’ and ‘proposed’ drawings are required, these should be annotated with the type of construction, detailing, window furniture, finish etc.

With this in mind, and provided the above is agreed, no objection is raised from a heritage perspective. If minded to approve, the following conditions are advised:

Conditions

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows, porch, doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. These shall include, and be informed by, a measured survey of the existing fabric. Details shall include annotated elevations, sections and plans which are

referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 and 1:1 as appropriate. The works shall then proceed in strict accordance with the approved details.

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.

Where repair and making good is required as a consequence of removal and fitting of the windows and porch, all such works shall be undertaken using a NHL3.5 lime mortar or equivalent as to best match the historic mortar. Any replacement bricks shall be handmade red stock either new or reclaimed as to best match the host walling.

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:	17/04/2025	Signed:	Roderick McDonald Built Heritage Officer
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