

OUTBUILDING DESIGN, ACCESS & HERITAGE STATEMENT



RIBA 
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HOLME FARM,
ASTON,
HENLEY-ON-THAMES,
RG9 3DJ

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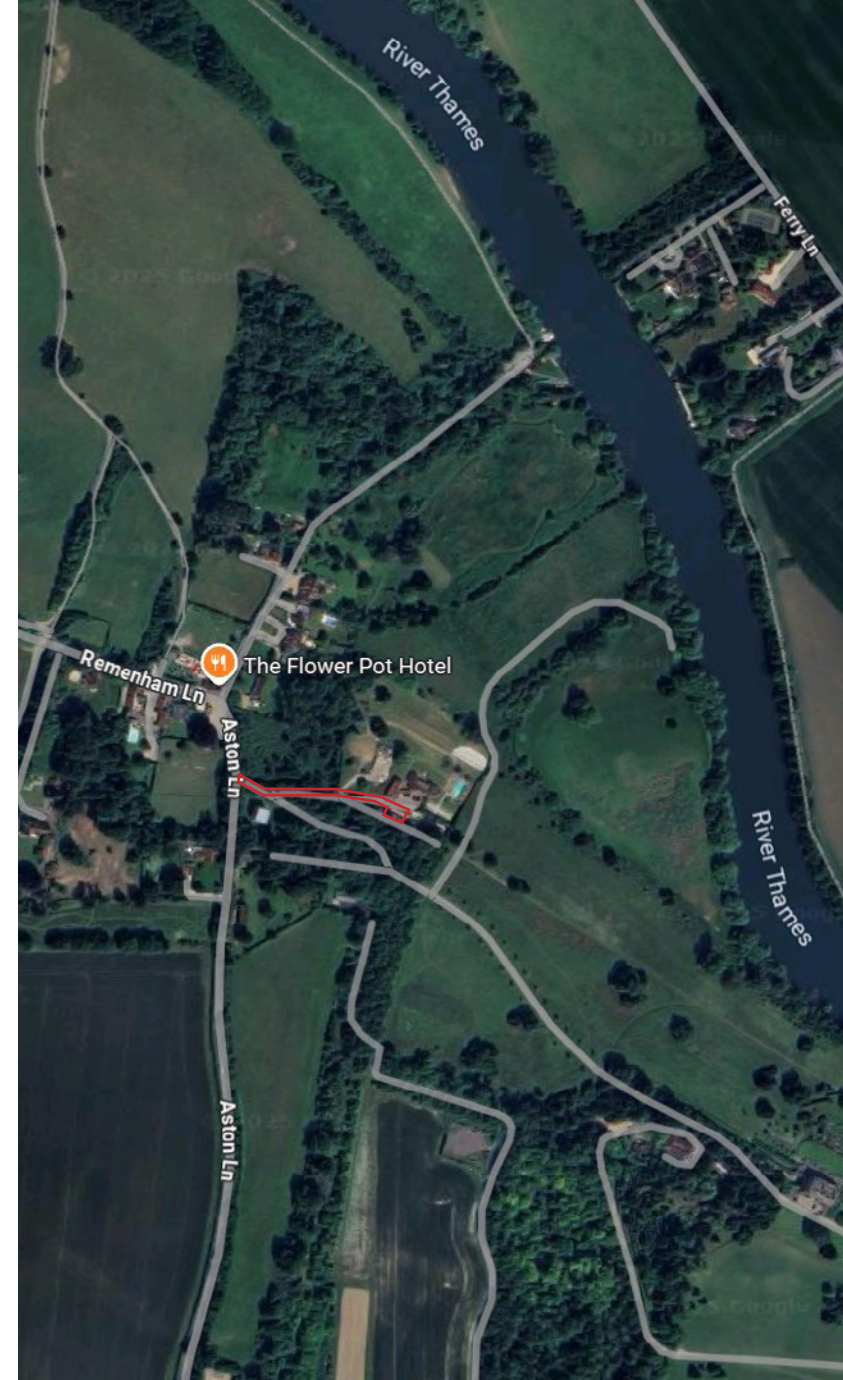
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1.0 INTRODUCTION

- On behalf of the applicant, DP Architects have been appointed to prepare and submit this householder planning application to seek planning consent to reinstate a historic outbuilding at Holme Farm in Aston. The outbuilding would provide the applicant with ancillary accommodation with a games room / bar and a small toilet and as such, is incidental to the enjoyment of the main house.
- To accompany this pre-application statement, we also submit the following drawings for consideration:
 - 25 HFNH SL02 (Site Location Plan)
 - 25 HFNH EX01A (Existing Site Plan)
 - 25 HFNH EX03 (Existing Plans & Elevations)
 - 25 HFNH SP05 (Proposed Site Plan)
 - 25 HFNH PE04 (Proposed Plans & Elevations)
 - A completed copy of CIL Form 1

2.0 EXISTING SITE & CONTEXT

- Holme Farm forms part of the hamlet of Aston, situated approximately 3km northeast of Henley-on-Thames.
- The site falls within an area of land covered by the Greenlands Restrictive Covenant which is controlled by the National Trust and as such, any proposals for development are subject to the National Trust Regional Covenants Board. The applicant has been actively engaged with the National Trust with their approval having been granted for the proposals which they are keen to see restored as part of the original cluster of farm buildings at the property.
- The site falls within the Metropolitan Green Belt (Policy CP12 of the Wokingham Borough Core Strategy) and the Aston Remenham Area of Special Character (Policy TB26).
- The site slopes down towards the North, with a historic brick and flint retaining wall retaining the level change along the Southern boundary of the site.



Aerial image showing the location of the site.

3.0 HERITAGE ASSESSMENT

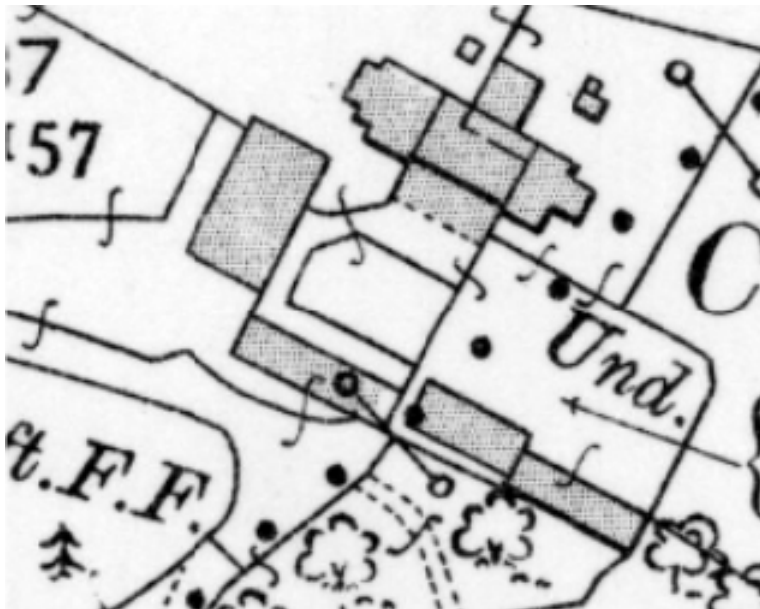
- The site contains no Listed Buildings however, the main house at Holme Farm and the adjacent threshing barn are listed as non-designated heritage assets in Wokingham Borough Councils Areas of Special Character pro-forma assessment. Both the main house and the threshing barn are not within the application site boundary.
- Neither of the above two buildings can be said to be adversely affected by the proposals as this application is for the reinstatement of a historic building which formed part of a group of farmyard buildings on the site. The proposals seek to restore the property to be more in line with its historic enclosed courtyard style appearance and arrangement of structures.

4.0 THE PROPOSALS

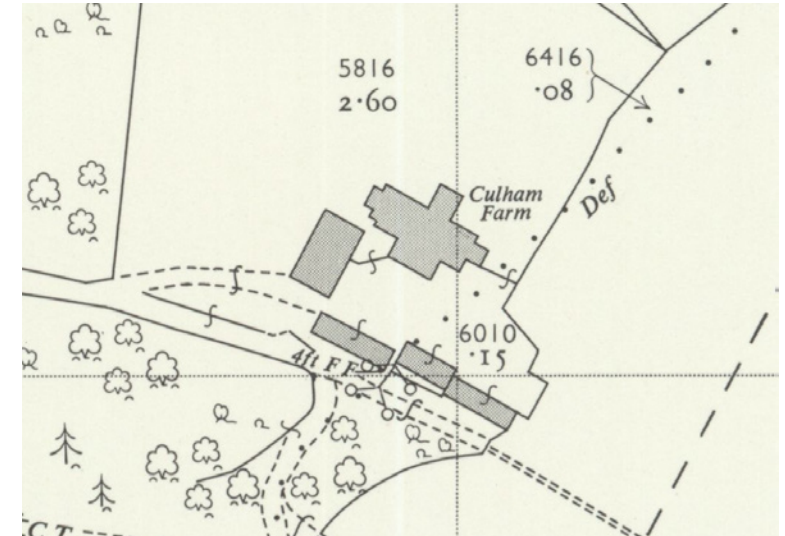
- The proposals are to reinstate a former outbuilding which was constructed between 1898 and 1911 (from historic OS maps) and demolished between 1948 and 1980 (from historic images and OS maps). The outbuilding would provide games room / bar facilities and a small toilet and as such are incidental to the enjoyment of the main dwelling.
- The footprint size, location, ridge height and slab level of the replacement outbuilding have been carefully considered to match that of the previously demolished outbuilding.
- The replacement outbuilding is of a traditional farmyard barn style to both compliment the adjacent farmyard style structures and as an appropriate representation of the previously demolished building.
- The walls of the proposed outbuilding will feature red facing brick (to match the other outbuildings) and horizontal black stained weatherboarding to match the other outbuildings on the site. The roof of the outbuilding is finished with plain clay tiles (red/brown colour to match adjacent buildings on the site) and the windows and doors would be timber finished white.



Historic OS map from 1897 showing the historic outbuilding having not been built.



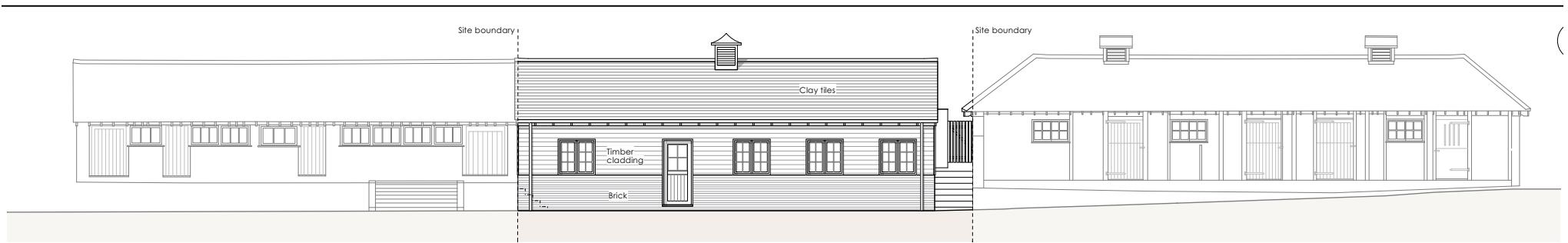
Historic OS map from 1910 showing the historic outbuilding having been built.



Historic OS map from 1961 showing the historic outbuilding still in existence.

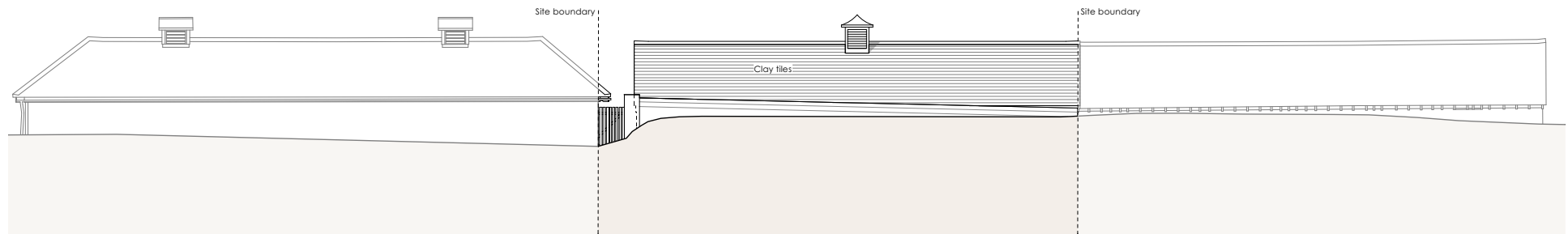


Archive image from 1980 showing the outbuilding having been demolished. Copyright NT.



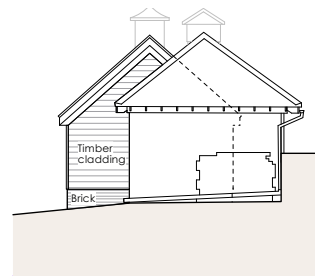
PROPOSED FRONT ELEVATION

Scale: 1:100



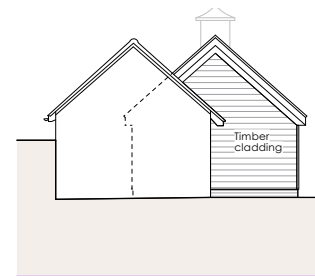
PROPOSED REAR ELEVATION

Scale: 1:100



PROPOSED RHS ELEVATION

Scale: 1:100



PROPOSED LHS ELEVATION

Scale: 1:100

Proposed elevations (not to scale).

5.0 MISCELLANEOUS

- Pedestrian access remains unaltered, as does vehicular access to and from the highway.
- Parking arrangements remain unaltered.
- The application is for householder planning consent and so BNG requirements do not apply.
- As is evident from the proposed drawings, due to the siting of the building between two other outbuildings and the retaining wall to the South, the replacement outbuilding is very discrete and barely visible from outside the property boundary.
- There are no trees located within the site, nor are there any surrounding which would be affected by or which could impact the proposals.
- The site is located within flood zone 1 and so is at low risk of flooding.
- There is a public footpath situated approximately 10 meters to the south of the outbuilding as per the image to the right. Due to the topography of the site and the historic brick and flint wall, only a small amount of the outbuilding will be visible from the footpath. The reinstatement of this outbuilding will help bring the view of the site and cluster of farmyard beings back in line with what it would have historically been.

6.0 CONCLUSION

- We believe that the proposals provide a positive contribution to both the property and the local area as they seek to restore the historic appearance of the group of farmyard style buildings surrounding Holme Farm. The appearance is sympathetic to its surroundings and the previously demolished historic structure it seeks to reinstate. High quality materials to match the existing buildings on the site are proposed to ensure it appears harmonious with both the site and the wider Area of Special Character.
- We trust that you have everything you require to successfully determine this application however, should you require any additional information please do not hesitate to contact us.

Kind regards,

Calum Bluck
CALUM BLUCK – Associate | Architect (RIBA)
For DP Architects



Map extract showing the nearby public footpath.