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HERITAGE STATEMENT

Extension of Garden Room

Issue for Planning

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HERITAGE STATEMENT

In respect of

**Garden structures at Wargrave Manor, Wargrave Hill,
Wargrave, RG10 8JL**

On behalf of

The Royal Estates Affairs

AHC REF: PM/10176

May 2023

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1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 The purpose of this report, which has been prepared and written by Patrick Christopher Maguire, IHBC, Associate Director of Asset Heritage Consulting Ltd., on behalf of the Royal Estates Affairs, and which should be read in conjunction with the drawings and documentation prepared by David Salisbury Joinery Ltd., is two-fold.
- 1.2 The first is to provide an assessment of the application site's significance, principally in relation to the setting of the listed Wargrave Manor and its listed Stable Court but also as relates to the character and appearance of the Wargrave Conservation Area (first designated in 1971).
- 1.3 The second is to consider the implications in built heritage terms of the proposals for the erection of two free-standing garden structures within the grounds of Wargrave Manor.
- 1.4 The value of this two-stage approach (of assessing significance first and allowing this to inform an applicant's proposals) is that it complies with the requirements of paragraph 194 of the National Planning Policy Framework (NPPF).
- 1.5 This rightly places the onus on those planning changes to historic assets to begin this process with a clear description of the significance of the assets affected, albeit that the requirement in the NPPF is only such that, *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.
- 1.6 Indeed, the need to understand and evaluate 'significance' before moving on to assess the impact of potential change on that 'significance' has for some time been regarded as good conservation practice in the design and application process (see, for instance, English Heritage's 'Conservation Principles', 2008) and, following the introduction of the short-lived PPS5 in 2010 and then the first iteration of the NPPF in 2012, is now effectively a standard requirement for most applications affecting designated heritage assets.

- 1.7 Importantly, this approach also demonstrates to the Council (or to any other decision maker) that the relationship between the site and the nearby listed building, as well as the conservation area within which it sits has been fully analysed and understood as an integral part of the formulation of the application proposals.
- 1.8 For the reasons set out in full in the report below, it is my professional view that the proposals are compliant with both local and national policy and guidance on the conservation of the historic built environment, including the guidance set out in the NPPF and its accompanying PPG, and, most importantly of all in heritage planning terms, pass the statutory tests at Sections 66 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

2.0 DESCRIPTION AND ASSESSMENT OF HERITAGE SIGNIFICANCE

Introduction

- 2.1 The application site is located within the grounds of Wargrave Manor. Wargrave Manor is situated to the north of the village of Wargrave and to the east of the Thames. The grounds, which are included within the Wargrave Conservation Area, are enclosed to the east by Wargrave Hill.
- 2.2 Wargrave Manor is a sizable estate and its principal buildings are: the main house, listed at Grade II; the late 19th-century stable complex (which has a substantial late 20th-century extension to the rear), which is separately listed at Grade II; and two lodges, one to the south and another to the east. These principal buildings form a typical arrangement for a high-status house of this sort, with the stable court situated at the junction of the two drives, allowing passengers to be dropped at the house and then carriages parked at the court.
- 2.3 To the north of the house is a modern, terraced, formal garden, enclosed to the north by a swimming pool and associated changing facilities. This terraced garden, which is a modern feature of the site, takes advantage of views westwards over the Thames Valley and the proposed site of one of the garden structures is in the south-eastern corner of this area.
- 2.4 The other proposed garden structure is to be located on the western bank of a lake to the east of the house. This substantial lake was formed as part of landscaping works in the 1990s.

Brief historical background

- 2.5 Rocque's 1761 map of Berkshire (not reproduced) indicates that the site of the Wargrave Manor estate remained undeveloped fields by that stage but the existing house at Wargrave Manor was built in c.1780-90 as 'Wargrave Hill' by John Yenn for Joseph Hill. It was extended in 1805 (and likely refaced in stucco at that time - Tyack, G., Bradley, S., & Pevsner, N., *The Buildings of England: Berkshire* (London, 2010) 601). The 1818 inclosure map for Wargrave shows the house standing in isolation, at

the end of a drive and carriage sweep, accessed from Wargrave Hill (this entrance appearing to be directly opposite the house, some way to the south of the existing east gate) (http://ww2.berkshirenclosure.org.uk/CalmView/getimage.ashx?app=Archive&db=Catalog&fname=CPC145_20_1\Map-1.jpg, accessed 23rd May 2023). This map gives little indication of the any of the landscaping around the house (or the presence of any outbuildings) other than indicating that the roadside boundary to the east was heavily planted.

- 2.6 That said, by 1879 (1:2500 scale OS map at **Fig.1**), it would appear that the eastern access from Wargrave Hill had been replaced by the access from the south (the lodge here being a mid-19th-century addition). The drive ran northwards, looping around the southern approach to the stable court, which was then a three-sided court open to the south.

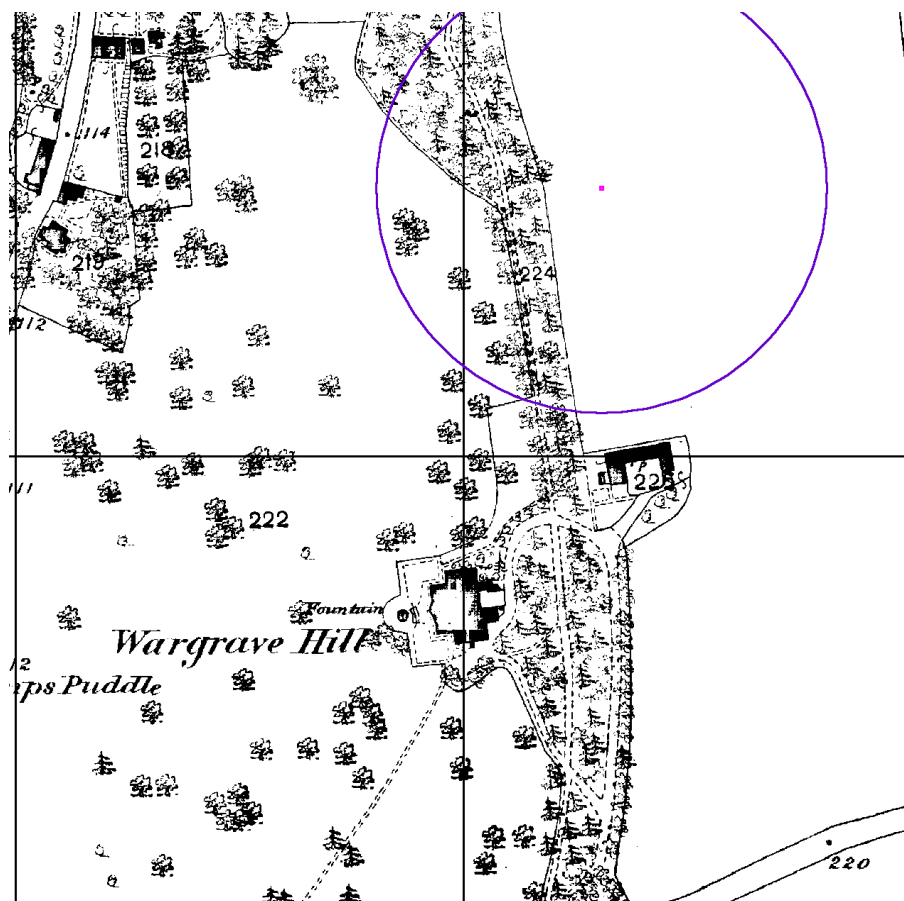


Fig.1. 1879 1:2500 scale OS map

- 2.7 This map shows the house and grounds enclosed to the east by a line of thick planting (with no features depicted to the east of the stable block). To the west of this line of planting and the house is shown parkland, with occasional tree planting. The house is depicted on a raised terrace, with a fountain set immediately to the west and, as now, would have enjoyed expansive views westwards over the Thames Valley. The site of the existing terraced garden to the north-east of the house fell within the broader area of parkland on the western side of the grounds.
- 2.8 It is understood that the famous garden designer, Gertrude Jekyll (1843-1932), lived at Wargrave Manor from 1868 and it has been suggested that she may have redesigned the gardens during her time there (Wokingham Borough Council's March 1993 'Wargrave Conservation Area' pamphlet).
- 2.9 However, research carried out by Janet Fuller of the Gardens Trust in response to a recent planning application (ref.230284) suggests that, while she would have planted flowers at Wargrave, Jekyll's time there predated the development of her horticultural practice, when her principal interest was painting, and so she would not have been responsible for the garden design:

'...it appears that Gertrude Jekyll did not design Wargrave Manor/Hill. During the eight years she lived there with her family, she concentrated on her painting and also travelled a great deal. However, it is clear that she would have planted flowers in great profusion, and started to develop her signature style of mixing colours through the selection and placement of plants. Unfortunately, as she did not grow to like Wargrave Hill, she waited until moving back to Surrey before developing her horticultural practice'.

- 2.10 While Gertrude Jekyll does not appear to have been involved, it is clear that work was carried out to the grounds and buildings at Wargrave Manor during the Jekyll family's tenure. Indeed, 1896 sales particular for the estate (held by the current owners) note that it had been passed to Mr Edward Jekyll, the father of Gertrude Jekyll, who '*greatly improved the property*' and '*died about 1875*'.

- 2.11 Edward Jekyll's son (also Edward) sold the estate in 1888 to Mr F. Walters Bond, '*who since then has expended vast sums in adding to and the rebuilding the house and stables*' (*Ibid.*).

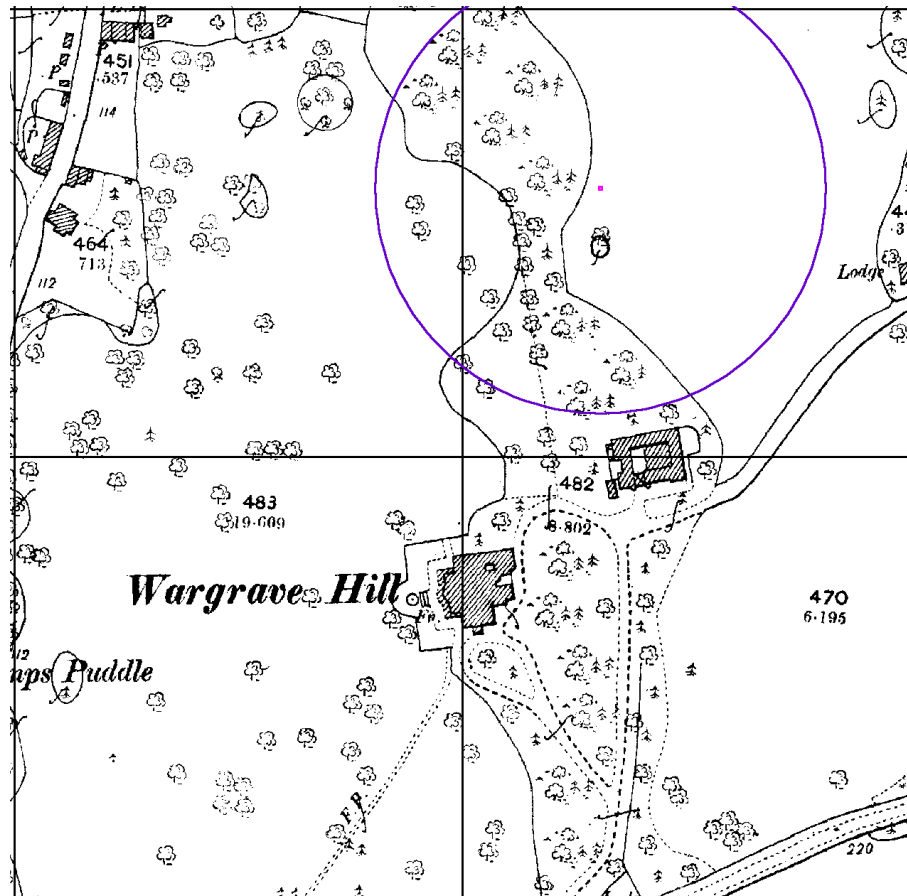


Fig.2. 1898 1:2500 scale OS map

- 2.12 The changes carried out under Bond can be seen on the 1898 1:2500 scale OS map (**Fig.2**). This shows that the eastern entrance and lodge had been formed in their current positions, with a second drive here sweeping south-eastwards to approach the stable court.
- 2.13 This map shows that the stable court had been either rebuilt or heavily extended since 1879 (it seems more likely that it was extended than rebuilt, as the rear ranges seem to be those shown on the 1879 map and are constructed in monk bond, while the front range and tower are in English bond; these appear to be two distinct phases of construction), incorporating its existing south front and water tower. The court itself had been largely glazed, to provide a covered exercise area.

- 2.14 As concerns the areas affected by the application proposals, the changes to the grounds in the late 19th century had little effect, other than extending the central tree belt into the future site of the north-eastern terrace and enclosing the south-eastern part of the grounds through the formation of the east drive. The house remained well separated from this part of the site by extensive planting running north-south along the central part of the grounds.
- 2.15 By the 1930s, the south-eastern part of the grounds was beginning to take on a character more consistent with a leisure use (1932 1:2500 scale OS map at **Fig.3**). A pitch (cricket?) had been laid out on the north-western part of this area, immediately to the south of the eastern drive, with a small pavilion (which is extant – **plate 1**) erected to the west of this. Small-scale OS maps (1914 1:10,560 scale OS map – not reproduced) confirm that this was laid out at some point after the First World War.

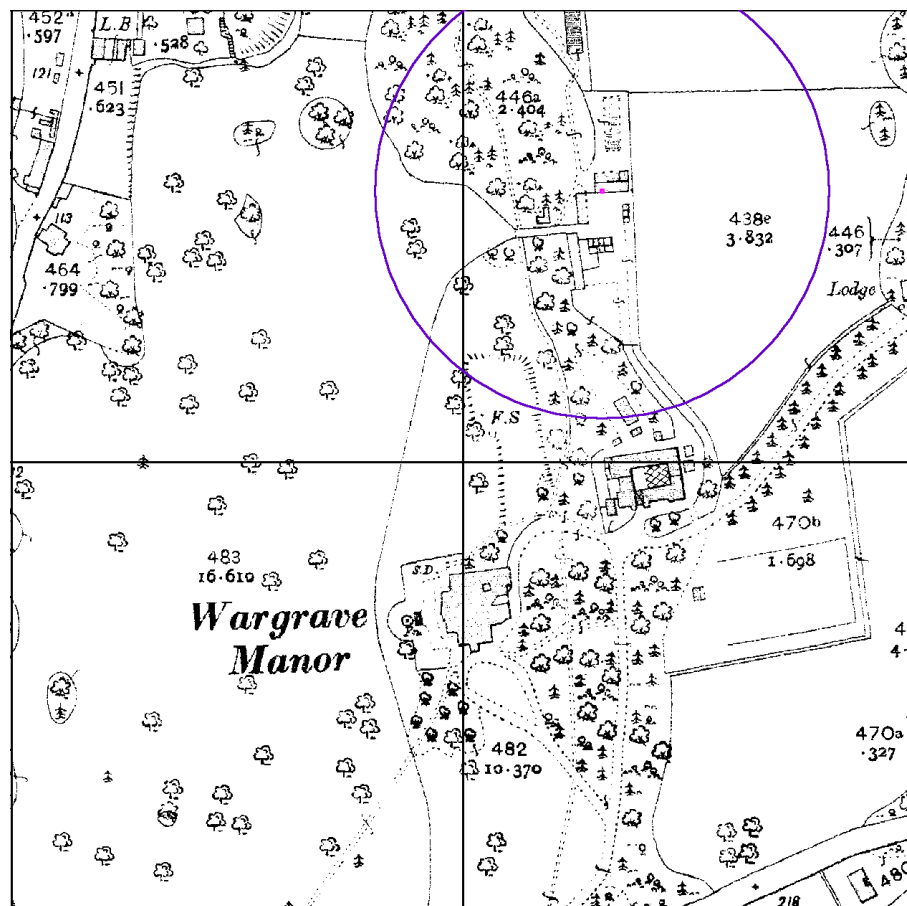


Fig.3. 1932 1:2500 scale OS map

- 2.16 The 1932 map (**Fig.3**) also shows for the first time the beginnings of the area of terracing to the north-east of the house, with the late 19th-century tree planting cut back here. The northern part of this terraced area (where the swimming pool is now located) bears the notation 'FS' indicating that it was the site of a flagstaff/flagpole.



Fig.4. 1949 1:10,560 scale OS aerial image

- 2.17 Substantive changes occurred to the grounds in the period between 1967 and 1984 (1:2500 scale OS maps at **Fig.5**). The terraced area to the north-east of the house had been developed with the swimming pool at its northern end (the form of which appears to closely match the existing pool and associated buildings). To the east of the house, the wilderness planting that separated the main building from the eastern approach (and which had been in place since at least the late 19th century and the thickness of which is emphasised by the 1949 OS aerial image at **Fig.4**) appears to have been largely removed and replaced with the existing arrangement of glasshouses (the 'winter garden') set between the listed building and the grounds to the east.

2.18 To the east of these, the 1920/30s' pavilion remained but the associated pitch had been replaced with a smaller tennis court.

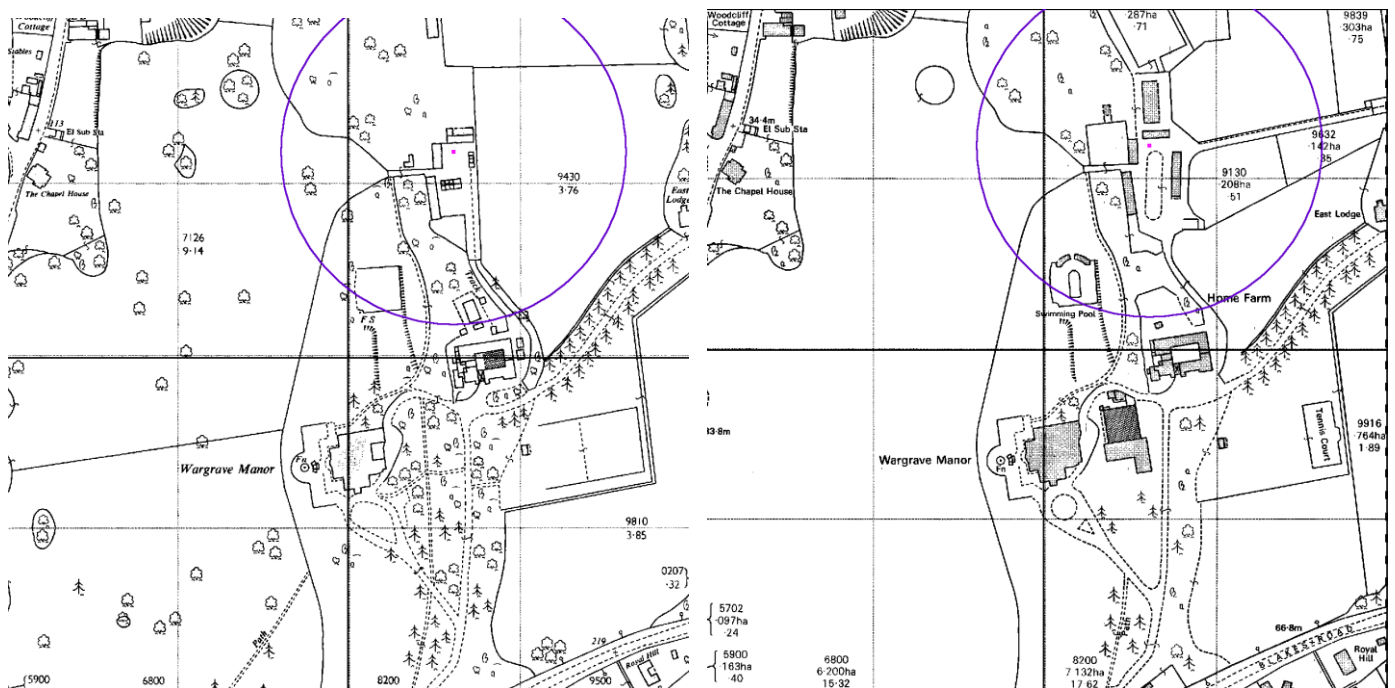


Fig.5. Left, 1967 1:2500 scale OS map. Right, 1984 1:2500 scale OS map



Fig.6. 1999 aerial image

- 2.19 As it is relevant for the application proposals, the next major change to the grounds occurred between 1993 and 1999, when the south-eastern part of the grounds, immediately to the south of the eastern driveway was fundamentally changed through the formation of a large ornamental lake and island (see 1999 aerial image at **Fig.6**).
- 2.20 As this indicates the landscape character to the east and south-east of the house now bears little relationship to its form before the late 20th century, with a naturalistic band of trees separating the house from this part of the grounds replaced by substantial glass houses (with a footprint comparable to the main house) and deliberate pleasure grounds.

The site as existing

- 2.21 The application proposals affect two areas of the site: the area around the 1990s' lake to the south-east of the house; and the terraced garden around the 1970/80s' swimming pool to the north-east of the house.
- 2.22 As such, it is useful for assessing the application proposals to consider these areas and their place within the setting of the listed house. The analysis of the development of the site and grounds above (paragraphs 2.5-20) provides crucial context to the following description.
- 2.23 The principal access to the site and grounds is via the eastern gate. While there was an entrance to the site from this side in the 18th century, the existing access and associated lodge date from the 1880/90s (**plate 2**). The earlier driveway from the south does survive but is now a private drive for the use of the owners only and does not serve the wider grounds.
- 2.24 The main drive has a formal character, being metalled and kerbed and enclosed by an avenue of mature trees set within well-maintained lawns. Importantly, the house is not readily visible from the driveway, which instead approaches the stable complex (**plates 3 & 4**). This must have been part of the original design intention, as the area to the east of the house was enclosed with a heavy band of wilderness planting when the drive was laid out.

- 2.25 Indeed, only the top element of the house is now visible from the western end of the drive and even this level of visibility would not have been achieved until at least the 1970/80s, when the wilderness was cut back to form the 'winter garden' (**plate 5**) (Pevsner *et al.*, *op. cit.*, refer to a late 18th-century orangery in the grounds but this cannot be the 'winter garden' – unless it is an earlier structure that has been relocated from another site – as cartographic evidence quite clearly indicates this was not in place until after 1967).
- 2.26 The area to the south of the driveway has a distinct character, being now defined by a modern lake (excavated in the 1990s) and associated planting (**plates 6 & 7**).
- 2.27 A perimeter path follows the western edge of the lake and the 1920/30s' pavilion survives here, bereft of the pitch to which it historically related (**plates 1 & 8**). This is a simple structure in dark-stained weather-boarding, with white-painted, flush-fitting timber casements and doors. It has a thatched roof with an ornamental block ridge detail and over-hanging eaves that form a small, covered terrace. It is built on a platform edged in engineering bricks.
- 2.28 This part of the site generally has an informal but not naturalistic character (**plates 9 & 10**). The stable complex can be seen from the western bank of the lake but this area is well separated from the house, although the 'winter garden' glasshouses can just be seen on the far side of the area of hedges and tree planting that encloses the western side of the lake (**plate 11**). Somewhat to the south of the pavilion, a deliberate gap in planting channels a view across the Thames Valley to the west (**plate 12**). It is proposed to locate the proposed open dining shelter on an axial alignment to this path and the jetty to the east (**plate 9**).
- 2.29 As noted in the historical background above, the main house is set on a terrace towards the centre of the grounds and well separated from the gardens and yard to the east. The grounds open up substantially on the western side of the house, affording views across parkland (within the grounds) and over the Thames Valley beyond (**plate 13 & 14**).
- 2.30 Immediately to the north of the house is now open lawn, replacing what was parkland with occasional tree planting in the 19th and early 20th century (**plate 15**). To the east

of this is a terrace, which can first be made out on the 1932 1:2500 scale OS map (**Fig.3** above). The 1999 aerial image (**Fig.6**) indicates that this previously had a hard surface although it is now finished in artificial grass.

- 2.31 This is enclosed by planted beds to the west and the 1970/80s' swimming pool complex to the north (**plate 16**). Beyond the beds to the west, it drops away to the lawn to north of the house (**plate 17**). A series of steps (without any associated path) set centrally within the terrace lead down to a bandstand to the west (**plate 18**).
- 2.32 On its eastern side, the terrace is enclosed by planting and the 1990s' northern extensions to the stable complex. To the south is further modern garden planting, separating the terrace from the 1970/80s' glasshouses (**plates 19 & 20**). The south-eastern corner of this terrace is the proposed site of the summerhouse.

Assessment of heritage significance

- 2.33 Wargrave Manor is a significant listed building set within a sizable estate. The stable complex is also listed in its own right and several of the constituent outbuildings can reasonably be considered listed by virtue of curtilage, notably the lodges, the 1920/30s' pavilion by the lake, and elements of the stable blocks to the north of the stable complex.
- 2.34 Wargrave Manor is principally of architectural interest as a larger, late 18th-century country house, altered and expanded in the 19th century. 19th-century remodelling, such as the formation of the terrace to the west front in the late 19th century contributes to its architectural and historic interest.
- 2.35 The stable complex is of architectural interest in its own right as a large stable, coach house, and water tower of the late 19th century. Its picturesque character makes more sense in the context of the substantial planting that existed around this and to the east of the house until the later part of the 20th century. It has group value with the house and was designed to form part of an entrance experience that saw the house obscured from the main drive and revealed only as one moved through the central area of tree planting.

- 2.36 The setting of the listed house is defined by several elements. The most significant is the open parkland to the west, which largely retains the character it possessed in the late 19th century, with expansive views out from the house over the Thames Valley. Indeed, it is clear that the position and orientation of the house was deliberately chosen with this element of its setting in mind.
- 2.37 The area to the north of the house was historically parkland and then formed part of an area of heavy planting by the end of the 19th century but now has a more formal character as a result of 20th-century alterations, including early 20th-century terracing and later landscaping and the formation of the swimming pool in the 1970/80s. This area clearly makes less contribution to the architectural interest of the listed house, its character having changed substantially during the course of the 20th century.
- 2.38 The area to the east of the house has also changed substantially in the late 20th century. One of the biggest changes has been the loss of much of the heavy planting to the east of the house, with the 'winter garden' formed here. The substantial degree of modern change to the area to the south-east of this (with a large lake formed here in the 1990s) means that this area makes little contribution to the significance of the listed house, albeit that it remains an attractive area.
- 2.39 Indeed, the attractive lake with its well-tended planting clearly does not detract from the significance of the listed buildings within the estate as part of their setting, even if it does not contribute to their architectural or historic interest. The 1920/30s' pavilion is an unattractive, curtilage-listed structure of some limited significance in its own right as a smaller pavilion of the period. It also makes a small contribution to the significance of the listed house, despite their lack of direct visual relationship, by illustrating the sort of outbuildings historically found within pleasure grounds to houses of this sort.
- 2.40 Indeed, one certainly expects to find ancillary buildings within an estate of this sort and the clear character of the south-eastern part of the site around the lake as part of the pleasure grounds means that one expects to find ancillary buildings related to leisure, rather than the working of the estate, in this area.

- 2.41 The driveway approach from the east forms a key element of the setting of the listed stable complex, as well as an important part of the setting of the house, being its planned late 19th-century entrance experience. Again, the area to the south of the driveway is attractive but its form has changed so much as a result of the 1990s' landscaping scheme that it does not contribute materially to the architectural or historic interest of the listed buildings as part of their setting.
- 2.42 In terms of the Wargrave Conservation Area, the grounds of Wargrave Manor make up a large part of the conservation area, albeit one with far fewer buildings than the main village streets. Wargrave Manor and its grounds have a distinct character to the village to the south and are not the site of the medieval manor house, which was probably at Wargrave Court (which has a conventional spatial relationship with the village church).
- 2.43 No adopted conservation area appraisal exists for Wargrave, with (as far as it has been possible to determine from their website) the only documentation prepared by the Council being a short leaflet dating from 1993. This has little to say about the character of Wargrave Manor and its grounds (although it does say a little more about its history) but notes that, *'The unique character of Wargrave is made up of various distinct elements...Although the river is a major factor in the history of the village, it has little public access and is hardly visible to those passing through, yet it still makes an important contribution to the conservation area. The wooded slopes of the valley characterise the northern end of the conservation area. The grounds of Wargrave Manor extend through this area'* (unpaginated but p.6 in the .pdf version).
- 2.44 In my view, Wargrave Manor contributes to the character and appearance of the conservation area as a distinct, sizable, self-contained, and well-maintained estate. The relationship between the grounds and the river articulates the importance of the village, previously an isolated rural settlement, as a fashionable boating resort in the late 18th century and again in the late 19th and early 20th century. It is therefore an important element of the later development of the village.

3.0 THE APPLICATION PROPOSALS AND THE HERITAGE ISSUES

3.1 Section 2.0 of this report considered the historical development and character of the application site and its surroundings before considering the significance of the sites for the proposed development and the contribution that they make to the significance of nearby listed buildings as part of their setting and to the character and appearance of the Wargrave Conservation Area.

3.2 Having considered these issues, the purpose of this section of the report is to consider the impact in heritage terms of the application proposals.

The application proposals

3.3 The application scheme seeks the provision of two ancillary structures within the grounds of Wargrave Manor.

3.4 The first is an open-fronted garden shelter to be set to adjacent to the modern lake in the south-eastern part of the grounds.

3.5 This is to be a simple, open structure with an oak frame. The oak truss will remain exposed within the structure.

3.6 The roof is to be clad in slate. Various roofing materials are found within the grounds of Wargrave Manor, including: slate on the main house (**plate 15**), 'winter garden' (**plate 20**), and outbuildings to the north of the stable complex (**plate 21**); plain clay tiles on the stable complex (**plate 4**); and thatch on other outbuildings, including the pavilion (**plate 1**). As such, slate is an appropriate cladding material that is consistent with the established palette and character of the estate.

3.7 It is to be located to the south of the existing pavilion, with its base following the form of that to the existing pavilion, which is attractively edged in engineering bricks. It is also to be located axially to the jetty and the framed view through the gardens to the Thames Valley to the west.

- 3.8 The other element of the application proposals is an orangery located on the modern terrace to the north-east of the house. This is also to be a timber-framed structure, albeit glazed to provide an enclosed interior. Again, there will be a slate roof, with a central flat area incorporating two glazed lanterns.
- 3.9 The orangery is to be located in the south-eastern corner of the terraced area, which is enclosed on two sides by thick planting. This separates the site from the listed stable complex to the east, which is also set at a higher ground level. Consequently, there will be no intervisibility between the two.

The heritage issues

- 3.10 The principal heritage issues in this case are the impacts of the proposals on: the significance of the listed Wargrave Manor and stable court through the effects on their settings; and the character and appearance of the Wargrave Conservation Area.
- 3.11 The proposed structures are both simple, ancillary, garden buildings to be located within a substantial estate. One expects to see small, ancillary, leisure structures of this sort within a substantial estate like Wargrave Manor and, as such, in principle I can see no reason why such development should be considered inappropriate in heritage terms.
- 3.12 The proposed structures will be read as modern interventions, but care has been taken with their design to ensure that these honest additions are not discordant in form. Notably, the use of materials is appropriate, including slate, oak frames, and glazing (glazed elevations and lanterns can be particularly appropriate on garden structures, due to the historic presence of orangeries or glasshouses within country estates).
- 3.13 The dining shelter is to be located within a part of the site that has been the subject of transformative changes within the last 30 years, so in some ways is not sensitive to change. That said, it does form a wider part of the important entrance experience to the estate, so it is clear that an 'anything goes' approach is not appropriate.

- 3.14 The location is a logical one and the simple structure will fit comfortably within the estate, being located sufficiently distant from the existing 1920/30's pavilion so as not to create a 'cluttered' character. The open nature of the structure will facilitate views through it, onto the route westwards to the house.
- 3.15 It will be visible as one approaches the main house along the driveway, where it will be read as a proportionate and appropriate garden structure.
- 3.16 As such, I do not identify any harm in heritage terms from this element of the application proposals.
- 3.17 Moving onto the proposed orangery. Again, this is to be located in a part of the grounds that has seen substantial change in the second half of the 20th century and, while located relatively close to the house, does not make a substantial contribution to its significance as part of its setting.
- 3.18 The proposed orangery is to be located within the corner of this area, enclosed on two sides by planting, emphasising its status as an ancillary structure. The simple design chosen for this structure is appropriate to its location and, in my view, it would not cause harm to the listed buildings of the estate as part of their setting. For the same reasons, it would not result in harm to the character and appearance of the Wargrave Conservation Area.
- 3.19 In preparing this assessment I have visited the Thames path at Shiplake to consider views back towards Wargrave Manor here. While Wargrave Manor can be seen from the public right of way running between Mill Lane, Shiplake, and the Thames path, I did not observe any views of the building from the Thames path itself.
- 3.20 Where the building was visible from the public right of way, views of the proposed orangery location were blocked by intervening planting (**plates 22 & 23**). This site visit was carried out while trees were in leaf, so it is feasible that there may be limited, filtered visibility of the proposed orangery in winter (only) from here.

- 3.21 Where built form is seen from the Thames path, this tends to be related to leisure or residential uses, consistent with the later history of Wargrave (and Shiplake) as a boating resort. As such, visibility of the proposed orangery would be consistent with this established character.
- 3.22 As such, if there is any filtered, winter visibility of the proposed orangery from the approach to the Thames path at Shiplake, I am not of the view that such visibility of a modest, ancillary structure, seen alongside the listed house (and the water tower of the stable complex) would be harmful in terms of either the setting of these listed buildings or the setting of the conservation area.

4.0 CONCLUSION

- 4.1 For the reasons set out in full in the body of this report, I am firmly of the view that these modest application proposals would result in no 'harm' to the listed buildings of Wargrave Manor through the effect on their settings or to the character and appearance of the Wargrave Conservation Area.
- 4.2 As such, it is my considered opinion that the application proposals comply with both local and national policy on the conservation and enhancement of the historic built environment, including the advice contained in the NPPF and its accompanying PPG, and most importantly of all in heritage planning terms, pass the statutory tests set by Sections 66 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

PLATES



Plate 1. The 1920/30s' pavilion



Plate 2. View north-eastwards along the main drive towards the East Lodge



Plate 3. View south-westwards along the main drive, with the stable complex visible through the trees to the right



Plate 4. The listed stable complex



Plate 5. View from the western end of the main drive. Modern clearance of wilderness planting means that the house is now visible (over the modern glasshouses) towards the centre of this image. The stable complex can be seen to the right and the 1920/30s' pavilion to the left



Plate 6. The modern lake and associated landscaping to the south of the main drive



Plate 7. The modern lake and associated landscaping to the south of the main drive; the proposed site of the dining shelter is to the right of the jetty towards the centre of this image



Plate 8. The perimeter path around the modern lake (northern stretch), with 1920/30s' pavilion



Plate 9. The modern lake, jetty, and surrounding landscape planting



Plate 10. Landscape planting and perimeter walk (western stretch) around the lake



Plate 11. Heavily-filtered glimpses of the house and modern glasshouses are visible from the perimeter walk on the western side of the lake due to modern clearance of wilderness planting



Plate 12. The modern landscape planting that runs through the central part of the estate incorporates a 'ride' that provides channelled views from the area around the 1990s' lake onto the Thames Valley to the west



Plate 13. Views west from the house look out over parkland and the Thames Valley beyond



Plate 14. Views west from the house look out over parkland and the Thames Valley beyond



Plate 15. Open lawn to the north of the house replaced parkland in the late 20th century



Plate 16. View from the terrace to the north-east of the house towards the swimming pool



Plate 17. View from the terrace to the north-east of the house towards the house and the Thames Valley beyond



Plate 18. View from the terrace to the north-east of the house across the raised lawn and towards the bandstand



Plate 19. The raised terrace to the north-east of the house, with the 1990s' extensions to the listed stable complex visible in a raised position beyond



Plate 20. The raised terrace to the north-east of the house, looking southwards with the roofs of the glasshouses to the east of the listed house visible over planting towards the centre of the image; the proposed location of the orangery is in the corner of this terrace, enclosed by the existing planting on two sides



Plate 21. Extensions to the rear of the listed stable complex



Plate 22. Distant view of Wargrave Manor (on the horizon just to the right of the telegraph pole) from the public footpath leading to the Thames path from Mill Lane, Shiplake



Plate 23. Zoomed image taken from a similar position to plate 22; the position of the proposed orangery is behind the tree visible to the left of the red-tiled roof of the water tower

September 2025

Heritage Statement

APPENDIX 1

Extension of garden room

At Wargrave Manor, Wargrave Hill, Wargrave, Wokingham, RG10 8JL.
Prepared by Neil Tomlinson Architects.

This appendix outlines the proposal of the extension of the existing garden room.

The findings and recommendations from the previous assessment remain applicable and relevant.

Review of previous report considering the new proposal:

2.32.1 The site as existing

The existing garden room, surrounded by grassland, is situated to the northeast of the main house, in accordance with the design from the previous application. As defined in items 3.8 and 3.9 of the original report.

3.11 Heritage issues

The existing garden room, designed in accordance with the previous application, was deemed an appropriate addition to the gardens of the Manor. This proposal seeks to extend the building while maintaining the same character and features (outlined in items 3.12, 3.17 and 3.18), and therefore, it is not expected to have any adverse impact on the heritage of the surrounding area.

4.0 Conclusion

- 4.1 The extension of the garden room will employ the same modest design principles and architectural language as the existing structure. Consequently, it is expected to receive the same positive assessment and recommendations outlined in the original report. Furthermore, as detailed in item 4.2, the proposal complies with relevant local and national policies.

New proposal:

5.0 Proposal of extension of the existing garden room

- 5.1 This proposal involves the extension of the existing garden room. Given its leisure function within a grand estate, and the use of high-quality, appropriate materials—such as a slate roof and oak-framed glazed panels - it is designed to complement and enhance the character of the property.

Below is an extract from the Delegated Officer Report following the site visit on 09/01/2024.

Number: 240166

Awarded Permitted Development

Date of decision: 26/04/2024

"The WBC Built Heritage officer was consulted and provided the following comments: 'The application is for 2o. new structures within the grounds of Wargrave Manor. In their form, size, and location these structures are not considered to harm the setting of the listed buildings of Wargrave Manor or have any detrimental impact to the conservation area in which it lies.'"

"The WBC Built Heritage officer has no objection to the proposed outbuildings. As per the comments from the Hertiage officer, a condition will be added to ensure that the materials used for the proposed outbuildings would be as stated in the application form."

"Overall, the proposed outbuildings would not result in harm to the listed building or the Conservation area. Thus, there would be no conflict with Policy TB24 of the MDD Local Plan."