

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251397
Address:	Fox And Hounds House, Church Road, Farley Hill, Wokingham, RG7 1UB		
Proposal:	Householder application for the proposed erection of single-storey rear extension, pitched roofs, front porch, sunken terrace and changes to fenestration.		
Heritage Asset:	Fox and Hounds House (previously the Fox and Hounds Public House) – Non-designated heritage asset (NHDA) Farley Hill, Swallowfield Area of Special Character (AoSC) - NDHA		
Site Visit Made:	No		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposed extension and alteration to Fox and Hounds House – a former public house of the same name, converted to residential use around 15 years ago. The 19th century building is located within the Farley Hill Area of Special Character (AoSC), a non-designated heritage asset. The building itself, by virtue of its age, architectural and historic interest as well as the positive contribution to the character and appearance of the area, is also identified as a non-designated heritage asset (NDHA).

It is proposed to create a new single storey element, effectively infilling between the (partially) historic boundary wall and the extant two-storey extension – this extension replaced an original 19th century outrigger. The extant two-storey element, whilst not inappropriate in form and massing, contains unsympathetic large open glazed ‘picture’ windows on the rear – it is proposed to remove these large apertures and replace with more sympathetic and proportional six-over-six style windows to reflect the original building. The application also proposes changes to the cellar with a new access to be created to the garden, as well as a new porch and pitched roof to the side single storey – currently with a flat roof – element. All of which are considered appropriate and raise no concern.

It is noted that as part of the proposed works there will be internal re-configuration. Following the conversion to residential, the building has lost much of its internal character. From photographs, it appears there is little, if any, historic fabric left internally. What does remain – to a degree – is the planform, and thus it is regrettable for further erosion of the historic interest to take place. However, the application proposes significant external enhancements to the NDHA, which in turn benefit the character and appearance of the AoSC. These proposals are well considered and appropriate for the heritage assets and as such are commended.

Given the above, no objection is raised to the application from a heritage perspective.

Conditions			
N/A			
Date:	24/06/2025	Signed:	Roderick McDonald Built Heritage Officer