

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242352
Address:	5 Remenham Terrace, White Hill, Remenham Hill, Wokingham, RG9 3EN		
Proposal:	Application for Listed Building consent for the proposed erection of a single storey rear extension.		
Heritage Asset:	Remenham Hill Terrace – Grade II listed building Setting of Park Place and Temple Combe – Grade II* Registered Park and Garden Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes, external only		

Summary Of Recommendations

Acceptable subject to amendments

Comments On Proposal

The application proposes a single storey extension to no.5 Remenham Terrace, the end and most easterly property of the five-dwelling terrace. Dating from c1820, the terrace is a fine example of Regency building, well known in the area having 'landmark' quality as travelling into and out of Henley. No. 5 is a well-preserved example, having been altered with a two-storey extension to the eastern elevation in 2004. This extension is well detailed and executed, sympathetic to the host in design and form.

The current application proposes a further extension to the building, in the form of a single storey, flat roofed addition with matching details and materials used by the host. The addition would predominantly attach to the aforementioned 2004 extension, albeit with a small amount attaching to the original east flank. The proposed addition is modest and well-considered in form, and given this – as noted in the pre-application comments – acceptable in principle from a heritage perspective. Whilst there would be a dilution to the significance of the plan form of the individual dwelling and terrace as a whole, the addition is relatively small – as taken from an overall perspective – and not unsympathetic in form and plan.

Whilst the overall principle of the proposed addition is acceptable, a few amendments are required as to ensure the details of the extension are entirely appropriate to the host:

- The submitted elevation drawings show the side (2004) and rear (c1820) windows as having eight-over-eight sashes, whereas in reality they are six-over-sixes. Only the front elevation has the larger eight-over-eight windows. This would need to be amended as to accurately depict the existing and proposed elevations.
- Directly related to this, is the proposed windows to the east elevation, these should be amended to be six-over-six sashes and accurately reflect, and thus replicate, the extant windows.
- The proposed roof lantern is acceptable in principle, however, presents as too tall and thus overly prominent. Due to the topography of Aston Lane, this would be highly notable and recognisable as non-authentic detail. A differently specified/amended design as to be of a lower profile (still of the traditional lantern design) as to be more discreetly hidden below the parapet would be acceptable.
- The larger French windows to the rear of the extension are acceptable, although (as with all the fenestration) will be subject to conditional detail.

Provided the above amendments are forthcoming, there would be no objection to the application from a heritage perspective.

Conditions

Will be advised upon once amendments are received.

Date:	04/10/2024	Signed:	Roderick McDonald Built Heritage Officer
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