



specialist independent advisers in the historic built environment

conservation & listed buildings | heritage planning matters | expert witness | audits | research

listed buildings | conservation management and advice | archaeology | historic interiors

HERITAGE ADDENDUM

In respect of

South Portal at Strowdes Estate, Culham

On behalf of

Imperium Trust Company

AHC REF: PM/10402

Date: May 2026

www.assetheritage.co.uk

Annexe Offices, Linton Road, Oxford, OX2 6UD T: 01865 310563

Registration No: 07502061

CONTENTS

1.0 INTRODUCTION..... 3

2.0 THE HERITAGE ISSUES..... 6

3.0 CONCLUSIONS..... 9

Appendix 1: Heritage Statement (July 2024)

© Asset Heritage Consulting Ltd.
No part of this report is to be copied in any way without prior written consent.
Every effort is made to provide detailed and accurate information. However, AHC Ltd. cannot be held responsible for errors or inaccuracies within this report.
OS Paper Map Copying Licence No. LAN1000031

1.0 INTRODUCTION

- 1.1 This Heritage Addendum has been prepared and written by Patrick C. Maguire, IHBC, Director at Asset Heritage Consulting Ltd. ('AHC'), on behalf of Imperium Trust Company. Its purpose is to provide an independent assessment of the heritage impacts of the revised proposals affecting the riverside area at Strowdes Estate.

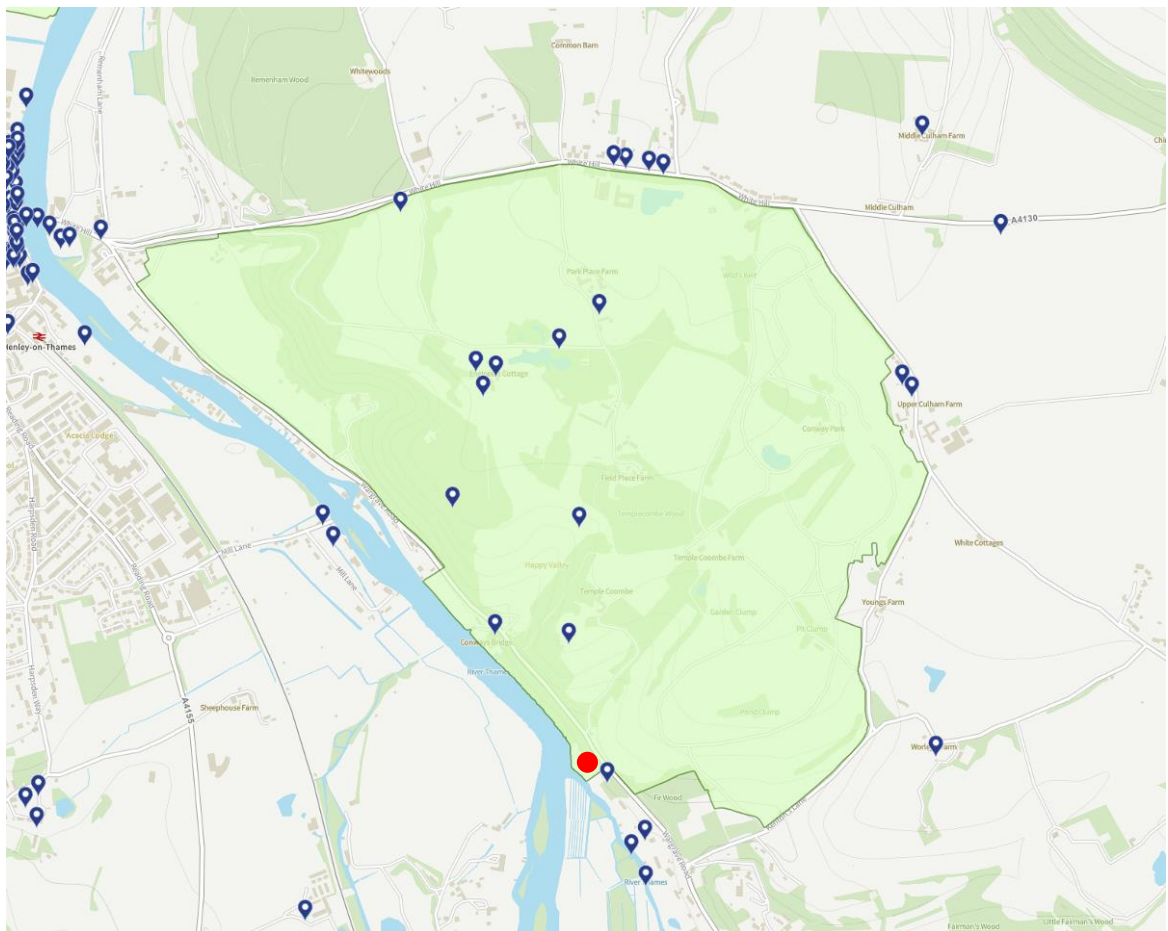


Fig.1. Historic England map showing the Park Place Registered Park & Garden (green shading) and listed buildings in the vicinity (blue pins). The approximate location of the South Portal has been identified with a red dot

- 1.2 The site is situated to the north-west of Ivy House (located atop the escarpment), which appears on the statutory list at Grade II (see statutory list entry reproduced within the 2024 Heritage Statement at **Appendix 1**).

-
- 1.3 In addition, the site is located within the boundaries of Park Place, a Grade II* Registered Park & Garden (see statutory list entry reproduced within the 2024 Heritage Statement at **Appendix 1**). Park Place is a substantial designated area, representing the former gardens and parklands associated with Park Place (house), a Grade II listed building located over a kilometre to the north-west. This large designated area contains several listed buildings and structures (**Fig.1**).
- 1.4 In the early 21st century, the ownership of the Park Place estate was broken up into several smaller estates and the southern part of it now comprises Strowdes Estate. This takes in the southern part of the parkland, as well as a riverside area to the west of Wargrave Road.
- 1.5 Indeed, outline planning permission was granted in 2008 (ref. O/2008/1353) for the division of the 220-hectare Park Place Estate into several smaller estates, of which Strowdes comprises 70 hectares. Full planning permission was granted in 2017 for the construction of a new main dwelling in the centre of Strowdes Estate, with associated landscaping (ref.173097). This planning permission was subsequently renewed in September 2023 (ref.213587).
- 1.6 Regarding the riverside area, planning permission was granted in December 2016 for a riverside summerhouse, walkways, and tunnel on this site under ref.152813. This consent was subsequently amended under ref.180351. The revised proposals, which were approved in April 2018, made changes to the North and South Portals. They also removed the previously-approved tunnel drop-off and lift shaft at the North Portal, replacing this with a revised tunnel approach, sloping down to the tunnel.
- 1.7 Planning permission ref.180351 lapsed in 2021 and a resubmission (with no changes to the proposals) was subsequently made in 2024 under ref.240832. This was granted planning permission in August 2024 and remains valid.
- 1.8 While those proposals were a direct replication of the 2018 consent, during the determination of the recent application the Berkshire Gardens Trust raised concerns that an up-to-date heritage assessment had not been included with the re-submission. On that basis, I was commissioned to prepare a Heritage Statement to consider the proposals (I had not been involved in the previous applications affecting this part of

the estate). My Heritage Statement (dated July 2024 and included as **Appendix 1** of this Heritage Addendum) concluded that the proposals would not result in harm to the Park Place Registered Park & Garden or Ivy Cottage as part of their settings. These findings were consistent with those of the Council's Built Heritage Officer in the determination of applications refs.152813 and 180351. Council officers again concurred with this view in the determination of application ref.240832.

- 1.9 The current submission represents an amendment to the recent consent, relating principally to the design of the South Portal of the consented tunnel, as it emerges from the escarpment on the western side of Wargrave Road. The proposed summerhouse is to remain as consented but set c.0.5m higher, alongside the addition of a balustrade and some changes to layout of the consented timber boardwalk. This report therefore comprises an addendum to my July 2024 Heritage Statement, updating the assessment therein to address the amended proposals and any relevant changes to heritage policy considerations.
- 1.10 Following consideration of the revised scheme, it remains my view that the proposals as a whole would not result in harm to the Park Place Registered Park & Garden or Ivy Cottage as part of their settings and are therefore acceptable in heritage terms.
- 1.11 As such, it remains my professional opinion that the proposals are compatible with both local and national policy and guidance on the conservation and enhancement 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 test at Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

2.0 THE HERITAGE ISSUES

- 2.1 As set out in the Introduction above, the purpose of this section of the report is to update the assessment in my July 2024 Heritage Statement (**Appendix 1**) to reflect the amended proposals.
- 2.2 That report considers in detail the historical development of the site and its surroundings (Section 2.0), while providing a reasoned assessment of its heritage significance (Section 3.0). This description and analysis remain valid. Equally, the assessment in that report of elements of the scheme that remain unchanged in this submission remains valid (Section 4.0).
- 2.3 The amendments to the proposals relate principally to the design of the South Portal. Under the existing consent, the riverside tunnel entrance comprises a re-grading of the slope down from Wargrave Road, in effect creating a mound with an arched opening set within. I note that the Berkshire Gardens Trust raised some concern with 'mounding' as part of the proposals, noting in their comments on ref.240832 that, *'Some of the existing mounding is already out of keeping with the gentle chalk slopes so it is important that this artificial landform is not repeated elsewhere'*.
- 2.4 The revised proposals for the South Portal retain the existing grade of the natural slope up to Wargrave Road. Instead of forming a new mound over the entrance, it is now proposed to incorporate the entrance within a structure set into and extending partly out from the natural slope. This will be articulated externally as a simple knapped flint wall with a smaller arched entrance. The projecting element of the portal will have a green roof, with a round rooflight. The slope to the north will be cut into only to provide a small terrace area directly in front of the entrance.
- 2.5 This design approach is intended to offer a more honest and naturalistic relationship between the natural form of the slope and the proposed built form.
- 2.6 As set out in the Heritage Statement (**Appendix 1**), the creation of a tunnel under Wargrave Road is consistent with the long history of Park Place as an estate incorporating formal gardens/leisure grounds, parkland, and Thameside leisure gardens. The next phase of the history of this Registered Park & Garden, as

established by consents over the last two decades, is as a series of sub-estates, which themselves incorporate some or all of these elements of the wider estate.

- 2.7 For Stowdes, this means pleasure grounds immediately around the mansion house to the north-east, surrounding parkland, and Thameside gardens to the south-west of Wargrave Road. In this context, the formation of a linking tunnel is simply a modern incarnation of the parkland structures found throughout Park Place, including grottos, temples, and bridges.
- 2.8 In this context, the revised proposals are if anything closer to the historic character of the wider estate than the consented scheme, presenting a small stone structure set partly into the natural slope. While its closest parallel must remain Conways Bridge, which forms a tunnel linking Happy Valley with the Thames, it is also akin to the sort of rustic grotto commonly incorporated into 18th-century landscape schemes, such as James Wyatt's c.1795 grotto beside the lake at the 'Capability' Brown-designed Croome Park, Worcestershire. The use of flint, a common traditional building material in Berkshire and South Oxfordshire, with the upper chalk around Henley being abundant in flints, is clearly appropriate for the structure (Tyack, G., Bradley, S., & Pevsner, N., *The Buildings of England: Berkshire* (London, 2010) p.7 and Bradley, S., Pevsner, N., & Sherwood, J., *The Buildings of England: Oxfordshire: Oxford and the South-East* (London, 2023) p.525-6, 528).
- 2.9 The other elements of this submission relate only to the height of the consented summerhouse and its associated decking (this to be raised c.0.5m higher off the ground than under the existing consent), the provision of a balustrade to the summerhouse decking, and the layout of the timber boardwalk between the South Portal and the summerhouse. These minor changes to the existing consent will clearly have no heritage impacts compared to the permitted scheme.
- 2.10 Indeed, more generally the use and character of the revised scheme remain consistent with the long-standing character of Park Place as an estate incorporating pleasure grounds, gardens, and parkland including parkland structures. The riverside proposals' visual impact will be limited by their location and surrounding planting (including proposed planting) but again, where seen (including views of the summerhouse and glimpses of the South Portal from the Thames and its western bank), the proposed

development will not be inconsistent with the character and appearance of the Registered Park & Garden, forming part of the Thameside leisure gardens associated with the estate.

- 2.11 The finding is also consistent with the detailed analysis set out in the Landscape & Visual Impact Assessment prepared by the qualified landscape architects of Marcus Barnett Studio. That assessment concludes that the proposals will not have a material impact on the visual or landscape qualities of this part of the Park Place Registered Park & Garden: *'The proposed development would not result in any landscape impacts on the Registered Parks and Gardens of Park Place and Temple Combe'* (paragraph 5.3).
- 2.12 As such, it remains my view that the proposals would not result in harm to the significance of the Park Place Registered Park & Garden.
- 2.13 Similarly, as the proposals remain consistent with the long-standing use of the riverside garden as a leisure space associated with the enjoyment of the Thames, in as much as this element of its setting contributes to the significance of Ivy Cottage, I am not of the view that the proposals would result in any harm to the significance of that listed building.

3.0 CONCLUSIONS

- 3.1 For the reasons set out above, which draw directly on the findings of my July 2024 Heritage Statement (**Appendix 1**), it remains my view that the revised proposals would not result in any harm to designated assets, including through changes to their settings.
- 3.2 As such, it remains my firm opinion that the proposals are compliant with both local and national policy 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 test set by Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Appendix 1
Heritage Statement (July 2024)



specialist independent advisers in the historic built environment

conservation & listed buildings | heritage planning matters | expert witness | audits | research
listed buildings | conservation management and advice | archaeology | historic interiors

HERITAGE STATEMENT

In respect of

**Summerhouse and tunnel, Strowdes Estates, Upper
Culham Lane, Remenham, Berkshire, RG10 8NU**

On behalf of

Abelo Estates Ltd.

AHC REF: PM/10309

Date: July 2024

www.assetheritage.co.uk

Annexe Offices, Linton Road, Oxford, OX2 6UD T: 01865 310563

CONTENTS

1.0 INTRODUCTION & SCOPE OF REPORT	4
Heritage designations & considerations	4
Recent planning history	4
Methodology	5
Assessment	6
2.0 HISTORICAL BACKGROUND & DESCRIPTION	7
3.0 ASSESSMENT OF SIGNIFICANCE	13
Park Place Registered Park & Garden	13
The setting of nearby heritage assets	15
4.0 THE APPLICATION PROPOSALS & THE HERITAGE ISSUES.....	17
The application proposals	17
The heritage issues	18
5.0 CONCLUSION	20
PLATES	21
APPENDIX 1	31

FIGURES (integrated into the text)

- Fig.1: Rocque's 1761 map of Berkshire. The approximate location of the North Portal has been identified with a red dot and of the South Portal with a blue dot
- Fig.2: 1898 (revised 1897) 1:2500 scale OS map. The approximate location of the North Portal has been identified with a red dot and of the South Portal with a blue dot
- Fig.3: Detail of the 1898 (revised 1897) 1:2500 scale OS map, concentrating on the area around Ivy Lodge and the proposed South Portal, the approximate location of which has been highlighted with a blue dot
- Fig.4: Left, June 2009 Google Earth image showing the Lower Field. Right, June 2013 Google Earth image showing the Lower Field, with its eastern boundary shifted slightly to the west of its previous position

PLATES (collated at the end)

- Plate 1: Looking northwards from the path along the northern boundary of Strowdes Estate across the valley separating it from Temple Combe
- Plate 2: The parkland to the north-east of Lower Field
- Plate 3: The parkland to the north-east of Lower Field
- Plate 4: The parkland to the north-east of Lower Field
- Plate 5: The parkland to the north-east of Lower Field
- Plate 6: The parkland to the north-east of Lower Field
- Plate 7: The ground slopes downwards from the parkland towards Kenton's Lane
- Plate 8: Looking towards the boundary hedge to Lower Field from the parkland to the north-east
- Plate 9: Looking into Lower Field from the parkland to the north-east
- Plate 10: Lower Field
- Plate 11: Lower Field
- Plate 12: Lower Field
- Plate 13: Lower Field
- Plate 14: Ivy Cottage seen from riverside garden to the west; the visible elements of the listed building are 20th- and early 21st-century extensions while

the stair to the left has been present in some form since at least the late 19th century

- Plate 15: General view of the riverside garden
Plate 16: General view of the riverside garden
Plate 17: General view of the riverside garden
Plate 18: General view of the riverside garden
Plate 19: General view of the riverside garden
Plate 20: General view of the riverside garden

Appendix 1: Relevant statutory list entries

© Asset Heritage Consulting Ltd.

No part of this report is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information. However, AHC Ltd. cannot be held responsible for errors or inaccuracies within this report.

OS Paper Map Copying Licence No. LAN1000031

1.0 INTRODUCTION & SCOPE OF REPORT

- 1.1 This report has been prepared and written by Patrick Christopher Maguire, IHBC, Associate Director at Asset Heritage Consulting Ltd., on behalf of Abelo Estates Ltd. in order to provide an independent assessment of the impact in built heritage terms of the proposals affecting Strowdes Estate, Remenham.

Heritage designations & considerations

- 1.2 The application site is located Strowdes Estate, comprising areas on both sides of , with the proposed tunnel running under the road. Both elements of the site are located within the boundaries of Park Place, a Grade II* Registered Park & Garden (see statutory entry at **Appendix 1**). Park Place is a substantial designated area, representing the former gardens and parklands associated with Park Place (house), a Grade II listed building located some distance to the north. This large designated area contains several listed buildings and structures. The ownership of the parkland has been broken up into several smaller estates and the southern part of it (which does not contain any listed structures) falls within Strowdes Estate.
- 1.3 In addition, Ivy Cottage, which is located to the south-east of the proposed South Portal and summerhouse (at the top of the adjacent escarpment) appears on the statutory list at Grade II (see statutory list entry at **Appendix 1**).

Recent planning history

- 1.4 Planning permission was granted in December 2016 for a riverside summerhouse and tunnel on this site under ref.152813. This consent was amended under ref.180351. The revised proposals, which were approved in April 2018, made amendments to the north and south portals. They also removed the previously-approved tunnel drop-off and lift shaft at the north portal, replacing this with a revised tunnel approach, sloping down to the tunnel.
- 1.5 The revised approval lapsed in 2021. The current application represents an exact resubmission of the revised scheme approved under ref.180351.

- 1.6 In this context, it is worth emphasising that there have been no material changes in relevant heritage planning policy since these proposals were previously found to be acceptable. While there have been updates to the NPPF since 2018, there have been no major changes to national heritage policy (i.e. the relevant tests in the Heritage chapter of the December 2023 iteration of the Framework remain essentially the same as those in the March 2012 version used during the determination of ref.180351) and the relevant statutory tests remain those in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 1.7 Similarly, the most relevant Historic England guidance (GPA3: ('The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2nd Edition; December 2017)') remains unchanged since these proposals were previously granted consent.

Methodology

- 1.8 This report falls into two distinct parts: the first sets out the historical background to the site and its surroundings and focuses on assessing the significance of the site in its current form, principally in terms of the contribution it makes to the significance of the adjacent Registered Park & Garden and listed building as part of their settings.
- 1.9 As such, this report complies with the requirements of paragraph 200 of the National Planning Policy Framework (NPPF) and the onus it places on those planning changes to historic assets to include 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'*.
- 1.10 This second part of the report, which should be read in conjunction with the drawings prepared by Lavendo Developments and the documentation prepared by Avison Young, focuses on an assessment of the application scheme and the impact of the proposals in heritage terms.
- 1.11 This two-stage approach of understanding '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, now Historic England's, 'Conservation Principles', 2008) and, following the introduction of the short-lived PPS5 in 2010 and the NPPF in 2012 (and its more recent iterations), is now effectively a standard requirement for most applications affecting heritage assets.

Assessment

- 1.12 For the reasons set out in full in the main body of this report, I am of the view that the application proposals would not result in harm to the Park Place Registered Park & Garden or Ivy Cottage as part of their settings.
- 1.13 As such, I concur with the views previously expressed by officers of Wokingham Borough Council in their determination of applications ref. 152813 and ref.180351 that these proposals are acceptable in heritage terms
- 1.14 It is therefore my professional opinion that the proposals are compatible with both local and national policy and guidance on the conservation and enhancement 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 test at Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

2.0 HISTORICAL BACKGROUND & DESCRIPTION

2.1 The application site comprises two principal elements: the North Portal of the tunnel is to be located within the Lower Field, a planted paddock at the western end of the southern parkland of the Park Place Registered Park & Garden; and the South Portal and summerhouse are to be located on low ground on the banks of the Thames to the west of Wargrave Road, although this too falls within the Park Place Registered Park & Garden.

2.2 The history and wider character of Park Place is summarised well in the statutory Registered Park & Garden entry (**Appendix 1**). In terms of historic development, this states that:

'In 1719 Mrs Elizabeth Baker sold land called Park's Place, also known as Stowdes, to Lord Archibald Hamilton, who at some time after this erected a Palladian mansion called Park Place on a new site (VCH 1923). In 1738 Park Place was sold to Frederick, Prince of Wales (1707-51) (ibid). Following Frederick's death in 1751 the estate was bought by General the Hon Henry Seymour Conway (1720-95), cousin of Horace Walpole, who enlarged the parkland during the 1760s-80s, embellishing it with various ornamental structures and buildings and developing the area known as Temple Combe. Following Conway's death in 1795, the estate was sold in 1797 to Lord Malmesbury who further expanded the park to the east, and entertained Pitt, Canning and other notable men of the day there. Following its sale in 1816 the estate passed through several hands during the C19. The house was rebuilt c 1871, following a fire, for John Noble of Noble's Paints and Varnishes (who had bought the estate in 1867), together with a new stable block. The grounds were subject to extensive 'landscape gardening' carried out under Robert Marnock (1800-89) c 1869, who planted thousands of specimen trees and shrubs, 'as far as possible every known variety!' (Noble 1905). In 1949 the estate was sold out of the Noble family into divided ownership, the house becoming a school during the later C20, and being now (1998) in private ownership. A golf course has been constructed in the north-east corner of the park, with a second, smaller one in Happy Valley, and the estate remains in divided ownership'.

2.3 The entry goes on to describe the house and the grounds immediately around it, as well describing how, to the south of the house, lies Happy Valley (since

converted to use as a golf course) and to the south of this, 'lie the grounds of the former Temple Combe, a house erected during the later C18 at the top of the scarp, enjoying panoramic views of the Thames Valley. The original house, lying 700m south-east of Park Place house, was demolished in the C20, to be replaced in 1963-4 by a low, curvaceous modern house on the same site (Pevsner 1966), known as Happy Valley. This small estate, enclosed within the Park Place estate, is largely composed of woodland surrounding open lawns and paddocks, its principal feature being the Druidic Temple (erected 1787, listed grade II). The Temple stands at the top of the hillside 100m south-west of Happy Valley house, comprising a circular collection of forty-five granite megalithic stones set vertically into the ground with other stones as lintels... From the Temple views extend south-west across the river to the water meadows and the distant hillside' (statutory list entry at **Appendix 1**).



Fig.1. Rocque's 1761 map of Berkshire. The approximate location of the North Portal has been identified with a red dot and of the South Portal with a blue dot

- 2.4 Strowdes Estate is set still to the south of Temple Combe, the two separated on the western side by a further valley (**plate 1**). Indeed, the western part of Strowdes Estate forms part of the extensive parkland first laid out in the later

18th century that lies around the core of the gardens and pleasure grounds around Park Place and Temple Combe (these continue, outside of Strowdes Estate, to the east of Park Place).

- 2.5 What is now Strowdes Estate can be seen on Rocque's 1761 map of Berkshire (**Fig.1**) as a series of field parcels, enclosed by rural lanes. Compare this with the 1898 1:2500 scale OS map at **Fig.2**, which shows the area between Wargrave Road and Kenton's Farm laid out as parkland, with tree avenues leading into the interior from lodges to the south and west.

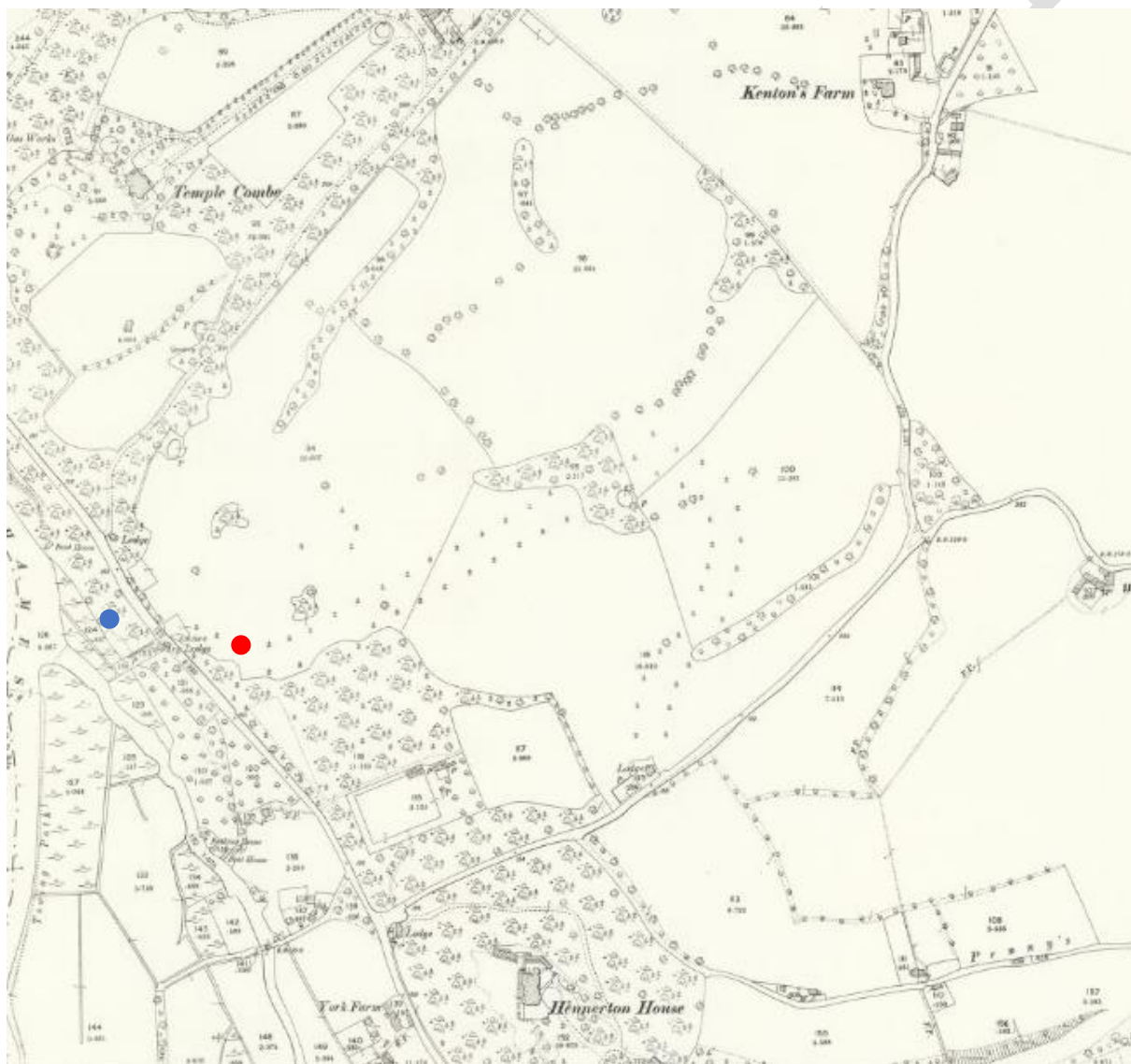


Fig.2. 1898 (revised 1897) 1:2500 scale OS map. The approximate location of the North Portal has been identified with a red dot and of the South Portal with a blue dot

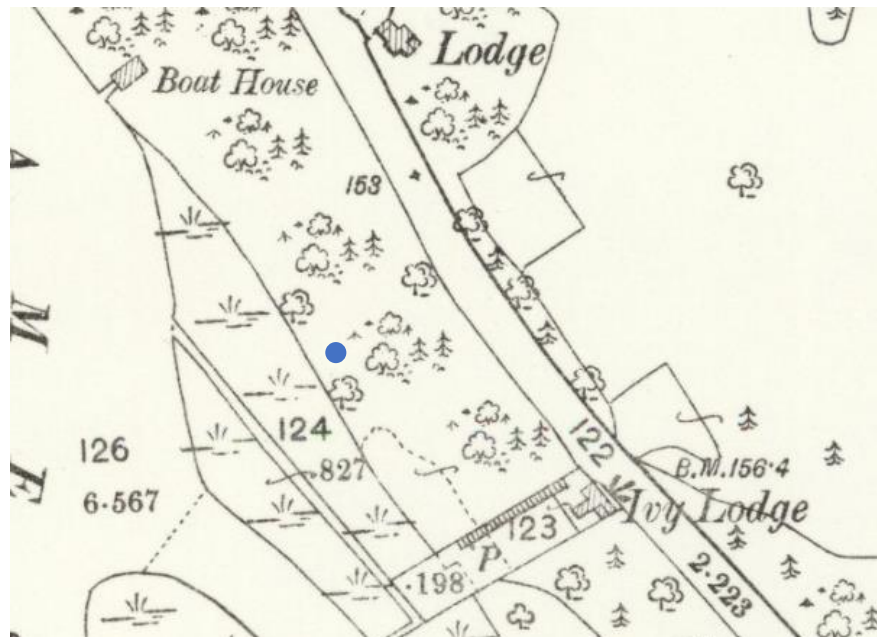


Fig.3. Detail of the 1898 (revised 1897) 1:2500 scale OS map, concentrating on the area around Ivy Lodge and the proposed South Portal, the approximate location of which has been highlighted with a blue dot

- 2.6 The 1898 OS map shows Ivy Cottage (identified as 'Ivy Lodge') on the western side of , set on higher ground adjacent to the road, before ground levels drop sharply towards the Thames. The banks of the Thames here were the setting for numerous boathouses, no doubt serving the estates on the eastern side of the road. A stair is shown from Ivy Cottage, leading down to the riverbanks, with a boathouse set to the north.
- 2.7 Indeed, Tyack *et al.* describe Ivy Cottage as, '*C18, a sham ruin of brick and flint which seems to have served as an entrance lodge to the gardens along the river bank*' (Tyack, G., Bradley, S., & Pevsner, N., *The Buildings of England: Berkshire* (London, 2010) 428).
- 2.8 The area immediately around Ivy Cottage and the adjacent riverbank garden has not changed notably in terms of built form since the late 19th century, except for the addition in the post-war period of properties to the south. These rendered Ivy Cottage as one of a series of dispersed cottages along the western side of Wargrave Road, as opposed to an isolated lodge. Other changes have related to the formation of outbuildings and vehicle access to Ivy Cottage, which is now accessed from the west via a long driveway running parallel to Wargrave Road.



Fig.4. Left, June 2009 Google Earth image showing the Lower Field. Right, June 2013 Google Earth image showing the Lower Field, with its eastern boundary shifted slightly to the west of its previous position

- 2.9 In relation to the area around the proposed North Portal, the main change worth noting between the late 19th century and the present day is the separation of this area off from the nearby parkland as the Lower Field. The existing boundary between the Lower Field and the adjacent parkland appears to date from the period 2010-12 (based on Google Earth satellite images) but there was an earlier boundary on the same alignment but somewhat to the east (the line of this remains indicated by two trees on the earlier boundary line just to the east of the eastern bend in the modern circular estate path). This boundary appears to relate to the arable use of the parkland in the late 20th century (it does not appear on OS maps as late as the 1970s) but has persisted with the return of a parkland character to Strowdes Estate in the early 21st century.
- 2.10 Moving now onto the existing form and character of the application site, the proposed site of the North Portal, the Lower Field is an overgrown paddock to the south-west of the reinstated parkland on the plateau to the south-west of Kenton's Farm and the site of the consented new mansion at Strowdes. The parkland (**plates 2-6**). incorporates a circular estate path and occasional tree planting, as well as distinctive clumps and copses and the remains of part of the south-west to north-east tree avenue visible on the 1898 map (**Fig.2**).
- 2.11 The parkland is enclosed by boundary hedges, which separate it from the valley to the north (which separates it from the Combe Valley estate - **plate 1**) and to the south from the sloping ground running towards Kenton's Lane (**plate 7**).

- 2.12 The Lower Field falls within the historic parkland but is now separated from the central portion by a modern boundary hedge (**plates 8 & 9**). Enclosed by Fir Wood to the south and west, the Lower Field now has a discrete character. It is a paddock incorporating occasional tree planting and, at the time of my site visit in late June, covered in long grass (**plates 10-13**).
- 2.13 Moving onto the site of the proposed summerhouse and South Portal, this is located within the gardens along the eastern bank of the Thames. Ivy Cottage is located at the top of a steep, tree-covered escarpment, with the gardens forming flat ground at the base (**plates 14-20**).
- 2.14 This garden forms the southern end of the riverside section of the Registered Park & Garden, which continues northwards along the eastern bank of the Thames past Conways Bridge, at the western mouth of Happy Valley. As the riverside views and panoramic image prepared by Spink Property and submitted with this application (ref.240832) demonstrate, this part of the Registered Park & Garden is experienced from the river and the public right of way on the western bank of the Thames as a series of formal lawns set against the backdrop of the tree-covered escarpment. In line with their historic leisure use, the gardens incorporate boathouses and pavilions.

3.0 ASSESSMENT OF SIGNIFICANCE

- 3.1 The purpose of this section of the report is to assess the significance of the application site in built heritage terms. This will provide a 'baseline' against which the application proposals can be assessed at Section 4.0.

Park Place Registered Park & Garden

- 3.2 Both elements of the application site are located within the Park Place Registered Park & Garden (Grade II*). The Registered Park & Garden is a large designated area that comprises several distinct elements. As set out in the statutory list entry (**Appendix 1**) this includes gardens and pleasure-grounds around Park Place (house) and Happy Valley (house, on the site of the earlier Temple Combe), as well as wider parkland laid out around the gardens and the predecessors to these houses in the late 18th century.
- 3.3 The Lower Field and the site of the North Portal historically fell within this wider parkland, although as set out at Section 2.0 above, it now has a more discrete character, having been separated by modern boundary planting from the parkland to the east.
- 3.4 While it has, in the last half-century, been separated from the surrounding parkland, reducing its legibility as part of the landscape garden laid out in the 18th century, it clearly still forms part of the wider parkland that girdles the estates to the north (Temple Combe and Park Place).
- 3.5 The relationship between this area of parkland and the wider Registered Park & Garden is, however, currently in a state of change under existing consents. With the development of the Hamilton Estate to the north and the Strowdes Estate on the application site, the parkland that once encircled the immediate grounds of Temple Combe and Park Place has been divided into sub-estates, with their own mix of formal gardens/pleasure grounds, estate offices/outbuildings, and more naturalistic parkland.
- 3.6 With this in mind, the Lower Field must now also be considered as part of the sub-estate of Strowdes, which is how the strip of parkland on the southern edge

of the Park Place Registered Park & Garden is experienced under existing consents. In some ways, this is an unchanged relationship, with the Lower Field and the adjacent plateau to the north-east forming part of a parkland estate associated with a substantial house, albeit this relationship is clearly more immediate than that once enjoyed between this area of parkland and Park Place some distance to the north.

- 3.7 Moving onto the riverside site of the proposed South Portal and summerhouse, the consultee comments from Berkshire Gardens Trust on application ref.240832 state that, *'The Planning Statement also concludes that "the proposals are hidden from the wider Park Place registered park and garden due to the steep embankment down towards the river and a dense tree belt, maintaining the setting of the historic park and garden". This statement fails to recognise that the site forms a key part of the visually exposed riverside section of the Grade II* Park Place which is as significant as the reminder of the Park, forming an important aspect of the Park, and setting to the River Thames'.*
- 3.8 I agree with both statements. It is correct that this area is hidden and not experienced from the wider Registered Park & Garden on the eastern side of Wargrave Road. It is also true that the gardens along the eastern bank of the Thames have been consciously included within the Registered Park & Garden (indeed, Wargrave Road provides a very easy, 'natural' barrier that could have been used as the western boundary of the designated area if that had been Historic England's intention).
- 3.9 This riverside strip of gardens, peppered with boathouses and other leisure buildings, and seen from the Thames/west bank against the steep, tree-covered escarpment to the east forms a distinct character area to the 'main' portions of the Registered Park & Garden on the eastern side of the road.
- 3.10 That said, historically efforts have been made to link the two. These include the presence of Ivy Cottage and its stairs down to the garden, providing access from Wargrave Road, and, to the north, Conways Bridge (constructed 1763, listed at Grade II), which crosses the base of Happy Valley and provides a tunnel directly linking the estate there to the riverside gardens. Indeed, Fuller-Maitland's 1840 boathouse (later converted into a private museum) sits close to the riverside access from Happy Valley.

- 3.11 As this suggests, these riverside gardens, with their constituent boathouses and pavilions, emphasise the importance of this part of the Thames as a resort and focus for leisure activity and how this was enjoyed by the inhabitants of the riverside estates, being a central element of the layout and design of the Park Place Registered Park & Garden over successive periods.

The setting of nearby heritage assets

- 3.12 Having carried out a thorough site visit, following the guidance set out in Historic England's GPA3 ('The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2nd Edition; December 2017)'), I have given consideration to heritage assets in the vicinity that much have the potential to be affected by development on the application site. In doing so, I have examined relevant HER entries and National Heritage List Entries. I have also examined Wokingham Borough Council's Planning Policies and Constraints Map, which identifies structures that have been identified as Buildings of Traditional Local Character (i.e. non-designated heritage assets in the parlance of the NPPF).
- 3.13 Following this exercise, I am firmly of the view that the only heritage asset with the potential to be affected through the change to its setting resulting from development of the nature currently under consideration is Ivy Cottage. In reaching this view, I have given consideration to the listed buildings within the Park Place Registered Park & Garden but these are sufficiently separated from the application site by distance, topography, and various layers of planting that they clearly do not have the potential to be affected by development on the site.
- 3.14 Ivy Cottage is located just outside the boundaries of the Park Place Registered Park & Garden but, as noted by Tyack *et al.*, '*...seems to have served as an entrance lodge to the gardens along the river bank*' (*op.cit.*). The most significant element of this building is its north-eastern front, facing onto Wargrave Road, which forms a sham-ruin of archways infilled with flint, with the left-hand return forming a crow-stepped gable intended to be seen and admired from the road.
- 3.15 The rear (south-western) part of the building has been extended in two principal phases (1977 and 2008 – see documentation accompanying planning ref.

082220) and the rear elevation is therefore wholly modern and of no heritage interest. Its simple rendered form faces out onto a timber-clad terrace above the Thames (**plate 14**).

- 3.16 The setting of the building therefore comprises three main components: its relationship with Wargrave Road; its immediate yard (including modern outbuildings) and driveway; and the Thames riverside, accessed by a long-standing stairway (depicted on late 19th-century OS maps, e.g. **Fig.3**). As only the front part of the building is significant, the relationship between the sham ruin frontage and Wargrave Road is clearly the most important element of the listed building's setting and that which contributes most strongly to its significance.
- 3.17 The rebuilding/extension of the rear part of the building means that any direct link between the listed building and the application site is very weak. That said, there is a less tangible but still important relationship between the two: the presence of a riverside leisure garden to the south-west of Ivy Cottage, which is consistent with its historic status as a lodge to these gardens. This remains articulated by the presence of the stair down to the riverbank.
- 3.18 As such, the presence of leisure gardens along the Thames bank close to Ivy Cottage does in principle contribute to its significance as a listed building (principally to its historic rather than architectural interest), albeit that the precise form and character of those gardens is of less importance.

4.0 THE APPLICATION PROPOSALS & THE HERITAGE ISSUES

- 4.1 Section 3.0 established the significance of the site in built heritage terms. Having considered this, the purpose of this section of the report is to analyse the application scheme against that significance in order to establish the potential effects of the proposals in built heritage terms.

The application proposals

- 4.2 The application description reads as follows:

Full application for the proposed erection of a Summerhouse, walkways and private tunnel from Strowdes Estate. Following demolition of the existing summerhouse.(Re-submission of ref 180351, amendment to ref 152813)

- 4.3 As this indicates, the proposals are an exact resubmission of those granted consent under ref.180351 in April 2018. They include two principal elements:

- A private tunnel leading from the Lower Field, under Wargrave Road, to the Thames riverside west of Ivy Cottage, directly linking the two elements of Strowdes Estate; and
- The formation of a summerhouse and walkways/terraces within the Thameside garden, ancillary to the use of Strowdes.

- 4.4 The South Portal of the tunnel is to be formed within the escarpment adjacent to the Thameside gardens. It will read externally as arched opening, while incorporating a kitchen, buggy store, and WCs within vaults set into the slope. The North Portal, within the Lower Field, will require the formation of cuttings to form a sloped approach to the tunnel entrance, which will again read as a simple arched opening. The approach route will run through Fir Wood (to the south of the Lower Field) and into Lower Field, where the access archway will be located.

The heritage issues

- 4.5 The principal heritage issues in this case are the effects of the application proposals on the significance of the Park Place Registered Park & Garden and, where relevant, the contribution that its setting makes to the significance of Ivy Cottage as a listed building.
- 4.6 As these proposals match precisely those considered acceptable in 2018 and there have been no major changes to heritage policy, guidance, or legislation in the intervening period, it is difficult to see how they might now not be considered acceptable.
- 4.7 In principle, the formation of a tunnel linking the two elements of Strowdes Estate is clearly reasonable, being consistent with the history of Park Place as an estate incorporating formal gardens/leisure grounds, parkland, and Thameside leisure gardens. The next phase of the history of this Registered Park & Garden, as established by consents over the last decade or so, is as a series of sub-estates, which themselves incorporate some or all of these elements of the wider estate.
- 4.8 For Strowdes (as shown on the Landscape Masterplan included with this submission), this means formal gardens around the mansion house to the north-east, parkland to the south-west, and Thameside gardens to the south-west of Wargrave Road. In this context, the formation of a linking tunnel is simply a modern incarnation of the parkland structures found throughout Park Place, including grottos, temples, and bridges. Indeed, its closest parallel must be Conways Bridge, which forms a tunnel linking Happy Valley with the Thames.
- 4.9 As such, the formation of a tunnel linking these two elements of Strowdes is consistent with the character of this element (i.e. the Strowdes sub-estate) of the Registered Park & Garden as established by recent consents.
- 4.10 In terms of detail, the location of the tunnel and entrance is a reasonable one, with cuttings for the entrance to the North Portal running through Fir Wood, which largely falls outside the Registered Park & Garden and is heavily screened from it by both topography and existing tree planting. The tunnel approach will not be widely perceived within the designated area. The portal itself is located

within the Lower Field, part of the parkland that is currently distinguished by the wider parkland around it by field boundary and, again, by topography as its slopes downwards towards Wargrave Road and the Thames.

- 4.11 Again, it will not be widely perceived within the Registered Park & Garden but where it is experienced, the presence of a tunnel will not be inconsistent with the long-standing presence of parkland structures within the Registered Park & Garden.
- 4.12 Similarly, the South Portal, which forms an archway in the escarpment close to the Thames, will form something of a grotto, with vaults incorporating ancillary uses. Its use and character is consistent with the long-standing character of Park Place as an estate incorporating pleasure grounds, gardens, and parkland including parkland structures. Its visual impact will be limited by its location within the escarpment but again, where seen, it will not be inconsistent with the character and appearance of the Registered Park & Garden.
- 4.13 Similarly, the proposed summerhouse and walkways are wholly consistent with the history and character of the Thameside gardens as leisure areas assorted with the adjacent estates and used for the enjoyment of the river. Where seen from the Thames or its western bank, the summerhouse will be legible as a modern ancillary building, articulating the later history of this part of the estate (i.e. the formation of Strowdes as a sub-estate) in an attractive form.
- 4.14 Taking this all into account, I am not of the view the proposals would result in harm to the significance of the Park Place Registered Park & Garden.
- 4.15 Similarly, the proposals are consistent with the long-standing use of the riverside garden as a leisure space associated with the enjoyment of the Thames. In as much as this element of its setting contributes to the significance of Ivy Cottage, I am not of the view that the proposals would result in any harm to the significance of that listed building.
- 4.16 As such, I agree with the findings of the Council's officers in April 2018 that these proposals are acceptable in heritage terms and consider those conclusions to remain valid.

5.0 CONCLUSION

- 5.1 This report has assessed the significance of the application site in heritage terms, notably in the context of the significance of the Park Place Registered Park & Garden and the contribution that its setting makes to the significance of Ivy Cottage as a listed building.
- 5.2 It has then assessed the effects in heritage terms of the proposed development.
- 5.3 For the reasons set out in full in the main body of this report, I am of the view that the application proposals would not result in any harm to the identified heritage assets.
- 5.4 As such, I concur with the views previously expressed by officers of Wokingham Borough Council in their determination of applications ref. 152813 and ref.180351 that these proposals are acceptable in heritage terms
- 5.5 As such, it is my professional opinion that the proposals are compatible with both local and national policy and guidance on the conservation and enhancement 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 test at Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

PLATES



Plate 1. Looking northwards from the path along the northern boundary of Strowdes Estate across the valley separating it from Temple Combe



Plate 2. The parkland to the north-east of Lower Field



Plate 3. The parkland to the north-east of Lower Field



Plate 4. The parkland to the north-east of Lower Field



Plate 5. The parkland to the north-east of Lower Field



Plate 6. The parkland to the north-east of Lower Field



Plate 7. The ground slopes downwards from the parkland towards Kenton's Lane



Plate 8. Looking towards the boundary hedge to Lower Field from the parkland to the north-east



Plate 9. Looking into Lower Field from the parkland to the north-east



Plate 10. Lower Field



Plate 11. Lower Field



Plate 12. Lower Field



Plate 13. Lower Field



Plate 14. Ivy Cottage seen from riverside garden to the west; the visible elements of the listed building are 20th- and early 21st-century extensions while the stair to the left has been present in some form since at least the late 19th century



Plate 15. General view of the riverside garden



Plate 16. General view of the riverside garden



Plate 17. General view of the riverside garden



Plate 18. General view of the riverside garden



Plate 19. General view of the riverside garden



Plate 20. General view of the riverside garden

APPENDIX 1

Relevant statutory list entries

Official list entry

Heritage Category:

Park and Garden

Grade:

II*

List Entry Number:

1000588

Date first listed:

29-Sep-1987

The scope of legal protection for listed buildings

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

[Understanding registered parks and gardens](#)

[Corrections and minor amendments](#)

Location

The building or site itself may lie within the boundary of more than one authority.

District:

Wokingham (Unitary Authority)

Parish:

Remenham

District:

Wokingham (Unitary Authority)

Parish:

Wargrave

National Grid Reference:

SU 77850 81998

Details

Park Place, a C19 country house on the site of an earlier house, surrounded by C18 and C19 gardens and pleasure grounds and landscape park, with work in the mid to late C19 by Robert Marnock. A second, smaller estate, Temple Combe, developed during the late C18, lies enclosed within the Park Place estate.

HISTORIC DEVELOPMENT

In 1719 Mrs Elizabeth Baker sold land called Park's Place, also known as Strowdes, to Lord Archibald Hamilton, who at some time after this erected a Palladian mansion called Park Place on a new site (VCH 1923). In 1738 Park Place was sold to Frederick, Prince of Wales (1707-51) (ibid). Following Frederick's death in 1751 the estate was bought by General the Hon Henry Seymour Conway (1720-95), cousin of Horace Walpole, who enlarged the parkland during the 1760s-80s, embellishing it with various ornamental structures and buildings and developing the area known as Temple Combe. Following Conway's death in 1795, the estate was sold in 1797 to Lord Malmesbury who further expanded the park to the east, and entertained Pitt, Canning and other notable men of the day there. Following its sale in 1816 the estate passed through several hands during the C19. The house was rebuilt c 1871, following a fire, for John Noble of Noble's Paints and Varnishes (who had bought the estate in 1867), together with a new stable block. The grounds were subject to extensive 'landscape gardening' carried out under Robert Marnock (1800-89) c 1869, who planted thousands of specimen trees and shrubs, 'as far as possible every known variety!' (Noble 1905). In 1949 the estate was sold out of the Noble family into divided ownership, the house becoming a school during the later C20, and being now (1998) in private ownership. A golf course has been constructed in the north-east corner of the park, with a second, smaller one in Happy Valley, and the estate remains in divided ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The Park Place estate lies adjacent to the north bank of the River Thames, east of Henley-on-Thames. The 240ha site is bounded to the south-west partly by the river and partly by the A321 Henley to Wargrave road, to the east by a lane linking the A4130 Henley to London road with the A321, and to the north by the A4130 itself. The site occupies a plateau above the Thames valley lying towards the southern end of the Chiltern Hills, including, to the south-west, the undulating hillside leading down to the adjacent river. The setting is largely rural, with views from the western edge of the site over the river towards Henley to the west, and towards the countryside to the south and west.

ENTRANCES AND APPROACHES The main entrance, standing 800m north-west of the house, is approached off the A4130 half-way up White Hill, and is flanked by two white-painted gate piers. From here the drive curves up the steep hillside through woodland, with views west across the river towards Henley, opening out at the top, 400m north-west of the house, into parkland lying on the plateau. Some 100m from the north front the drive turns south, passing between two pairs of stone obelisks (C18, listed grade II, erected mid C19 having been moved from Stanstead Hall) standing 60m from the house, and beyond this entering a tarmac forecourt leading to a porte-cochère on the north front. A spur leads off the east side of the forecourt to the stable yard entrance, marked by an archway set in the wall.

Several further drives give access to the house, crossing the parkland from the east, south-east and north-east, entering off the A4130 and the lane to the east of the park. Several of these entrances are marked by C18 and C19 lodges at the edge of the park. The drives converge 350m east of Park Place house, continuing west as one east drive to join the west drive where it turns south 100m from the house.

In the mid to late C18 (Rocque, 1761; Pride, 1790) a straight drive flanked by a double avenue of trees gave access to the house directly from the Henley to London road to the north. The entrance off the road was set back in a curved sweep; the present flint and stone Tower Lodge (C18, listed grade II) standing 550m north of the house was possibly associated with that entrance.

PRINCIPAL BUILDING Park Place (Thomas Cundy 1870, listed grade II), built of rendered brick in French Renaissance style, stands on the site of an C18 building which was badly damaged by fire c 1870, possibly incorporating parts of the C18 work. It is entered via a porte-cochère on the north front, with the west front giving access to the gardens via an iron staircase down from the ground floor, and, standing on the east front, the foundations of a former conservatory (demolished mid-late C20).

The stables (c 1871, listed grade II), standing 30m north-east of the house, are also of rendered brick, arranged in three ranges around a yard, with the fourth, west side formed of a closing wall with an entrance archway giving access from the forecourt.

GARDEN AND PLEASURE GROUNDS The gardens surround the house to the west, south and east, with pleasure grounds leading away to the south towards the river.

Below the west front of the house, and reached by steps down from the garden door, lies a formal, rectangular terraced garden, separated from the house by an upper terrace running along the west front bounded at the west edge by stone balustrading. From the upper terrace a double flight of stone steps leads down a stone retaining wall to the centre of the garden terrace below, the steps being flanked by two alcoves set into the retaining wall. A perimeter path encircles the terrace, with two circular panels of lawn at the north and south ends flanking a central panel in which has been placed a tennis court enclosed by chain-link fencing. Formerly (OS 1913; 1938) a ride extended south-east

from the south end of the terrace garden through woodland. The terraces overlook a lawn to the west, bounded to the west by mature trees, originally (OS 1913; 1938) with open views west towards Henley and the hillsides beyond (OS 1883; Harris 1979).

Adjacent to the south front lies a large tarmac rectangle, formerly (OS 1913) laid to lawn and surrounded by a perimeter path. South and east of this feature lie open lawns planted with many specimen trees, including large cedars of Lebanon (reputed to have been planted by Frederick, Prince of Wales) and enclosed by woodland. A path leads east from the tarmac area to the west entrance to the walled kitchen gardens. The lawn east of the house merges into an area of open woodland and shrubbery enclosing an informal pond with two islands, largely surrounded by a grass path. Beyond this to the north, separated by the east drive, lie the remains of further ponds set in woodland.

In the mid C18 the house, set in a garden enclosure, overlooked the scarp edge to the west, with views across the River Thames to the countryside beyond, as shown on a view of the early 1740s, which also shows several formal garden terraces below the west front. At this time the south front of the house led directly into an enclosed wilderness crossed by two intersecting straight paths, one set on an axis with the house (Rocque, 1761; Harris 1979).

The informal and partly wooded pleasure grounds extend south from the lawns around the house. The remains of a sunken feature including dry waterways and a terrace to the east (probably C19) extend south alongside the west wall of the kitchen garden, leading to an overgrown area 300m south-east of the house in which lie several entrances to a network of ruinous C18 caves and tunnels cut into the chalk. Some of these entrances retain their flint archways, but most have lost their architectural features. From here a tunnel leads c 170m south to the Happy Valley hillside, emerging near the top of the valley in the dilapidated Grotto (C18, listed grade II), a long, vaulted gallery with niches for statues cut into and built of chalk beneath the slope at the head of the valley, the outer face having a series of six arches facing down the valley to the river. At each side of the Grotto stand ruinous flanking brick and flint structures originally representing Grecian ruins, reputed to be designed by James Stuart (listed building description). Formerly a gothic or rustic cottage (now gone) stood 400m south-east of Park Place house, above the Grotto at the head of Happy Valley.

The view down the grassy Happy Valley (now, 1998, a golf course) is flanked by mature trees, mostly beeches, with Conway Bridge (architect Thomas Pitt, first Lord Camelford, engineer Rev Humphrey Gainsborough, brother of Thomas Gainsborough, 1763, listed grade II) standing c 375m south of the Grotto, framing a view of the river beyond. This road bridge, carrying the Henley to Wargrave road, is built of cyclopiian blocks in imitation of rockwork, and frames the river such that from the Grotto the river appears to lie immediately beyond the bridge, whereas in reality the river bank separates the bridge from the river by 50m. The bridge gives access to an open riverside lawn to the south, flanked to the north-east by the road, from which it is screened by mature trees, sloping down to the river to the south-west, with an early C19 boathouse by the waterside. From here views extend south-east across the river to water meadows and the hills beyond. Walpole wrote in 1763 'the works at Park Place go on bravely; ... the bridge [will be] sublime, composed of loose rocks that appear to have been tumbled together there, the very wreck of a deluge' (quoted in Jacques 1983).

North-west of Happy Valley lie the remains of a further area of C18/early C19 pleasure grounds, covering an area towards the top, north-east side of Mill Bank. Within this area, 300m south-south-west of the house, lies a south-west-facing, rustic, semicircular flint alcove (mid-late C18, listed grade II) set into the hillside within woodland. It stands at the edge of a terraced path running north-west to south-east along the contour of the hillside. Close to the south-east end of the hillside path, 350m south of the house, stands a Chinese-style wooden summerhouse (rebuilt C20). The summerhouse stands on an

artificial, south-facing promontory overlooking Happy Valley to the south and east, located at the south end of a path running along the top of a substantial raised bank which emerges from the woodland to the north.

South of Happy Valley lie the grounds of the former Temple Combe, a house erected during the later C18 at the top of the scarp, enjoying panoramic views of the Thames Valley. The original house, lying 700m south-east of Park Place house, was demolished in the C20, to be replaced in 1963-4 by a low, curvaceous modern house on the same site (Pevsner 1966), known as Happy Valley. This small estate, enclosed within the Park Place estate, is largely composed of woodland surrounding open lawns and paddocks, its principal feature being the Druidic Temple (erected 1787, listed grade II). The Temple stands at the top of the hillside 100m south-west of Happy Valley house, comprising a circular collection of forty-five granite megalithic stones set vertically into the ground with other stones as lintels. The Temple, found near St Helier, was presented to General Conway by the inhabitants of Jersey during his period as their Governor. Horace Walpole described the temple as 'very high priestly' (Pevsner 1966) and named it 'Little Master Stonehenge'. From the Temple views extend south-west across the river to the water meadows and the distant hillside.

PARK The extensive park, largely laid out during the later C18 by General Conway, surrounds the inner core of the gardens and pleasure grounds. Areas of open parkland, many containing clumps and specimen trees, are enclosed by belts of trees and woodland, the latter particularly found to the west of the site. The north-east section, incorporated in the C19, has been overlaid by a golf course (late C20), the remainder being a mixture of arable and pasture. An obelisk (late C17, erected 1837, listed grade II) stands 250m north-east of the house, part of the spire of St Bride's, Fleet Street (London) designed by Sir Christopher Wren, re-erected here by Mr Fuller-Maitland to commemorate Queen Victoria's accession.

KITCHEN GARDEN The 1ha brick-walled kitchen garden, probably dating from the mid C18 (Pride, 1790) lies 300m south-east of the house, on the plateau above Happy Valley, bounded to the west by the northern arm of the pleasure grounds.

REFERENCES

P Noble, Park Place Berkshire (1905) Victoria History of the County of Berkshire 3, (1923), pp 160-2 Country Life, 127 (24 March 1960), pp 640-2; 144 (24 October 1968), p 1074 N Pevsner, The Buildings of England: Berkshire (1966), pp 192-3 B Jones, Follies & Grottoes (1974), p 289 J Harris, The Artist and the Country House (1979), p 229 D Jacques, Georgian Gardens (1983), pp 92-3, 120, 192 In Search of English Gardens: The Travels of John Claudius Loudon and his wife Jane, (National Trust Classics 1990), pp 109-10

Maps J Rocque, Map of Berkshire, 1761 T Pride, A topographical map of the Town of Reading and the County adjacent to an extent of 10 miles, 1790 Sale plan of Park Place, Remenham, Berkshire, nd (C19), (D1245/FF.39), (Gloucestershire Record Office)

OS 6" to 1 mile: 1st edition published 1883 2nd edition published 1900 3rd edition published 1938 OS 25" to 1 mile: 2nd edition published 1913

Description written: November 1998 Amended: September 1999 Register Inspector: SR Edited: April 2000

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

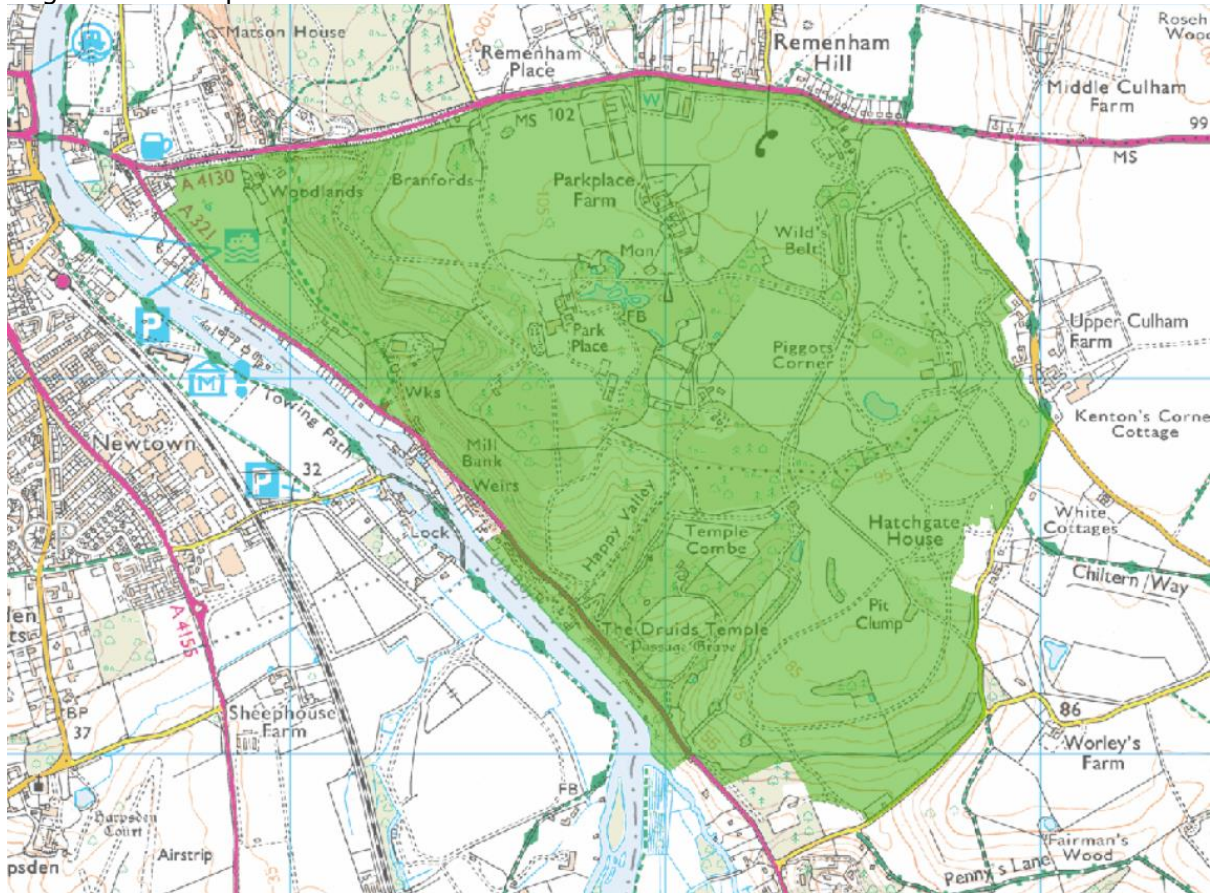
1578

Legacy System:

Parks and Gardens

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 26-Jun-2024 at 14:01:53.

© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions Limited 2024. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#).

End of official list entry

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1303656

Date first listed:

23-Dec-1983

List Entry Name:

IVY COTTAGE

Statutory Address 1:

IVY COTTAGE, HENLEY ROAD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address:

IVY COTTAGE, HENLEY ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Wokingham (Unitary Authority)

Parish:

Wargrave

National Grid Reference:

SU 78074 80986

Details

WARGRAVE HENLEY ROAD SU 78 SE (west side) 1/25 Ivy Cottage II House in form of sham ruin. C1800. Brick and large flints, parapet to slate roof. 2 storeys. North east front: 2 brick arches with springers, flint infilling, 2-light casement window with glazing bars on first floor on right hand, 2 similar windows on ground floor. South west front: has crow stepped gable with one bay a similar casement on first floor and half glazed door in Tudor arched opening on ground floor.

Listing NGR: SU7807480986

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

41336

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 04-Jul-2024 at 09:29:00.

© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions Limited 2024. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#).

End of official list entry