

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252281
Address:	Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ		
Proposal:	Householder application for the proposed erection of a greenhouse.		
Heritage Asset:	Holme Farm – Non-designated heritage asset (NDHA) Aston Area of Special Character (AoSC) - (NDHA) <i>Wider setting of:</i> Culham Court – Grade II* listed building Stables and Coach House at Culham Court – Grade II listed building Culham Riverside Group AoSC		
Site Visit Made:	No		

Summary Of Recommendations

No objection

Comments On Proposal

Thank you for consulting Built Heritage on the above application.

The proposed greenhouse at Holme Farm impacts upon the significance of Holme Farm and the Aston Area of Special Character (AoSC) both identified as non-designated heritage assets. The proposals also impact upon the wider setting of the Culham Court estate, of which Holme Farm was once part.

Historically known as Culham Farm, the complex is comprised of interesting collection of structures, primarily 19th century in origin. The main house – Holme Farm – is predominantly a building of the 1950s but formed of 19th century worker's cottage, effectively forming wings to the main building. These 19th century elements are of decorative clunch and flint in a chequered pattern to the south and western elevations, with further rendering to the other flanks. A well-preserved early 19th century threshing barn sits perpendicular to the main house with further ancillary structures to the south. Whilst in a private setting, the complex is well-preserved and positively contributes the hamlet and indeed wider area.

It is proposed to erect a greenhouse to the eastern end of – what is effectively – an elongated farmyard, which now forms part of a formal landscaped garden. The proposed structure is of a high architectural standard, traditional in appearance and well detailed. Whilst the appearance edges slightly more towards the ornate domestic as opposed to a more utilitarian farmstead in form, it is not inappropriate for the context, particularly given the shift from operating farm to dwelling house in the 20th century.

Given this, no concerns are raised to the proposals as they are considered appropriate for the context and would not seek to adversely impact the setting and thus significance of the identified heritage assets.

No specific material or architectural details conditions are suggested as from a heritage perspective the application contains sufficient details.

Conditions			
N/A			
Date:	15/10/2025	Signed:	Roderick McDonald Built Heritage Officer