

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242506
Address:	Aston Rise, Remenham Lane, Remenham, Wokingham, RG9 3DE		
Proposal:	Householder application for a proposed two storey side/front extension (with loft accommodation) and part single storey/part two storey rear extension following demolition of existing single storey side projection and rear extensions together with associated changes to fenestration and provision of 3 x additional triangular roof dormers. Demolition and replacement of existing porch and demolition of existing detached ancillary cottage and garage with associated hard and soft landscaping works.		
Heritage Assets:	Aston Rise – NDHA Setting of Aston Area of Special Character		
Site Visit Made:	No		

Summary Of Recommendations

No Objection

Comments On Proposal

Thank you for consulting Built Heritage on the above application.

Aston Rise is a late 19th century dwellinghouse built in the Domestic Revival style. Given its age, architectural and historic interest as well as the positive contribution to the area, Aston Rise is identified as a non-designated heritage asset (NDHA). Whilst originally the building (as can be seen in the photographs of 1948) was of some merit albeit fairly restrained in form, the intervening years were somewhat unkind with numerous unsympathetic alterations enacted. The building now presents as rather a sad and melancholy structure more on the suburban side as opposed to worthy of any great architectural interest. Indeed, perhaps one of the most interesting elements of the site, was the original garage ‘the cottage’, somewhat reminiscent of Lord Nuffield’s garage at Nuffield Place. Much like the house, this has been subject to numerous changes and now barely resembles its historic appearance. If this building was in its original form with historic fabric etc.

there would have been a strong preference for retention, however given the pre-occurring harm, no objection can be made to its loss from a heritage perspective.

With respect to the proposed extension and alterations to the house, whilst relatively large in form, the new wing would seek to balance the host and introduce an improved, almost 16th century E-plan, form. The proposed extensions and alterations are well considered in form and detail, and would seek to remove – or correct – the numerous unsympathetic changes of the past. Compounding on this, the proposals introduce certain nuances of detail not seen previously, such as detailing (e.g. fenestration, catslide roof) is welcomed. Whilst not in detail or scale, there is almost something of Philip Webb's work here, reminiscent of the Red House or Standen albeit without the rambling prolix nature.

Materials will be important here, but from the submitted documents it would appear there is a strong emphasis on ensuring high-quality and matching/appropriate materials and construction to be used.

With this in mind, no objection to the application is raised from a heritage perspective. The proposals are considered of a high design standard and would seek to reinvigorate this neglected historic building. If minded to approve, the following Conditions are recommended:

Conditions

Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

- 1. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;*
- 2. the material, size, texture, colour, profile, and source of roofing materials;*
- 3. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
- 4. the proposed rainwater goods*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

CN2 Matching finishes All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour,

texture, and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows and external doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Date:	30/10/2024	Signed:	Roderick McDonald Built Heritage Officer
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