



COMBINED HERITAGE, DESIGN AND ACCESS STATEMENT

For the erection of a timber extension to the eastern elevation to replace existing 1972 extension

At

South Scarletts

Scarletts Lane

Reading

Berkshire

RG10 9XD

On behalf of

Ms Twelves

David Salisbury is an award-winning designer and manufacturer of bespoke orangeries, conservatories, garden rooms and kitchen extensions. Built from the finest materials, our glazed extensions have helped to transform beautiful homes all around the country for over 40 years now, by ensuring we put quality and enjoyment first.

Having worked on in excess of 800 successful orangery and conservatory projects for a wide variety of Listed Buildings all around the country, since the beginning of the century alone, we consider ourselves market leading experts in gaining approval and working with these historically important properties.

We are delighted that the applicant, Ms Twelves, has instructed David Salisbury to erect a timber extension at South Scarletts, Scarletts Lane, Reading.

Timber orangeries, conservatories or garden rooms can be designed to suit any style property, with the charm and beauty of timber something to be admired whatever the context. Whether we design a timber orangery, timber conservatory or timber garden room or mansard style roof, each of these timber framed extensions differ only in terms of roof structure but all share the same beautiful characteristics that can only be found with natural timber.

Overview

The Heritage, Design and Access Statement supports the application for a Planning and Listed Building Consent for a single storey front extension and the demolition of the existing extension on the eastern that is in a state of disrepair.

Our proposal strongly recognises and respects the heritage and historical importance of South Scarletts, within the 'Scarletts' Grade II Listing, ensuring that the plans recognise its historic fabric and architectural significance.

The plans in no way compromise the original design of the property seeking to respect and preserve its historic lineage for the future, whilst creating a sustainable and contemporary home.

The Site

The application site lies off Scarletts Lane just South of the A4 in Kiln Green. South Scarletts is a single occupancy dwelling constituting a third section of a larger Georgian country house, developed in 1765.

South Scarletts is the southern end of a larger Georgian country house that was subdivided into 3 dwellings in 1955:

- Scarletts (the main house to the North)
- Scarletts Close (the middle adjoining house)
- South Scarletts (highlighted in red in Figure 2)

South Scarletts lies in 0.98 acres of land that shelter it from the road and neighbouring properties. This distance means that the proposal has no impact on the neighbouring properties and the green belt.

Also, the dwelling is in the Green Belt, countryside and Bat and Great Crested Newt consultation zone.

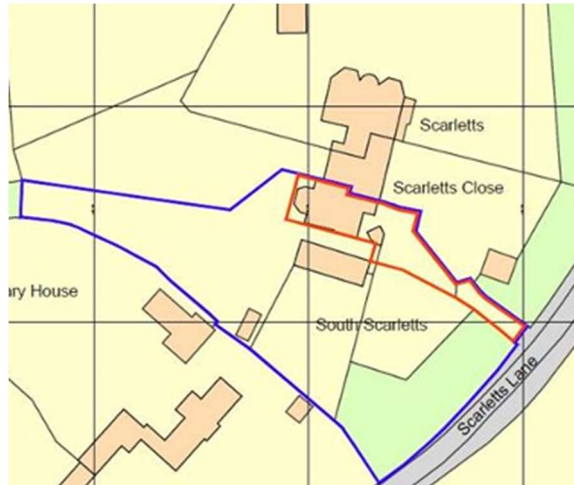
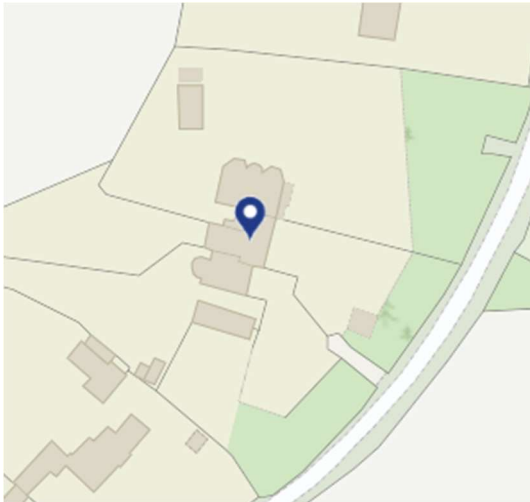


Figure 1 Location Plan
Plot outlined in Blue, Relevant area for planning shaded in Red



Figure 2 Aerial View
Main building and driveway highlighted

English Heritage List Entry Summary



First Listed 23 December 1983

WARGRAVE HARE HATCH SU 87 NW 3/17 Scarletts II Country house and service wing now sub divided into 3. C18 altered C20. Painted brick with painted wood cornice, brick parapet, old tile hipped roof and irregular chimneys. L-plan. 2 storeys, cellars and attics. East front: 6 bays sash windows with glazing bars, arched entrance porch roughly in centre with later porch on right hand: Lower service extension of 2 bays on left. North front: 2 angular bays the whole height, 3 sash windows in each, those on first floor with glazing bars, and centre bay with C20 small sash window on ground floor. West front: one bay projecting part on left hand with sash window with glazing bars on first floor on right with arched porch below with dentil cornice: recessed brick wing on right hand with Venetian window, remaining windows sashes irregular. Interior: good C18 fireplace surrounds and cornices in drawing room and dining room, and some C17 panelling in entrance hall, brought in from elsewhere. V.C.H. Vol.III p.192.

Historical Context

The overall building is characterised by an organic development over time incorporating different architectural styles and scales appropriate to their time and use. It is a building with a complex history of addition and adaption with numerous changes to the building as a whole and to South Scarletts in particular. This new addition is proposed to enable an updated living space for South Scarletts, similar that already undertaken with larger extensions in neighbouring Scarletts Close and Scarletts. At the same time balancing the needs of the whole and preserving this for future custodians.

The Georgian house, Scarletts was developed in 1765, was formed by James Leigh-Perrot, Jane Austen's maternal uncle. The house's historic relevance appears driven more by the fame of his family connection, than the grandeur or architectural merit of the house.

"The house at Scarletts in its then existing shape was the work of Mr. Leigh Perrot, and was of a suitable size for a childless couple in easy circumstances."

(Source <https://www.mollands.net/etexts/lifeandletters/lal 9.html>)

South Scarletts was the original 'cottage' dwelling, dating from c12th Century. This cottage was probably extended several times before becoming the service quarter to the larger Stucco House when it was built and formed into Scarletts.

What is now Scarletts Close was the infill between the main living and service quarters. With sections added as required leading to an organic development of the property to support the living requirements of the time.

Many of the additions during the past 200 years have followed a similar constructional approach often to a significantly lower standard than the original resulting in a confusion of space as well as an ambiguity of the building's historic development.



*Figure 4 Aerial View of 3 Houses
Image taken from North West, South
Scarletts farside away from camera*



Figure 5 - Historic Map (circa 1897)



Figure 6 - Historic Map (circa 1932)

Historical Context 1955

In the 1950's the building was lying derelict, and permission was granted in 1955 (planning document 762/55) to divide the building into three separate homes.

The division of Scarletts into 3 properties is significant. It also forces the balance between designing what is right for each single property, as well as the listed whole. A significant change as part of this process was to reorientate the house.

As can be seen in the historic maps (Figure 5&6) the West side was originally the front of the house, with access via drives that ran Westwards from the property. When the house was divided into 3 separate plots, the Eastern aspect was made the front of the house for Scarletts Close, with access via driveways that ran to the East and Scarletts Lane. Scarletts Close was given more central prominence, with its front door created to appear like the original doorway to 'Scarletts'. Whilst South Scarletts had new main entrances created, to the South and North respectively with the southern elevation being the front of the house. Georgian architectural practices followed in the 18th Century, means that the Eastern aspect, as the traditional rear of the house, was not adorned or highly decorated. This can be seen by the patchwork of new and old brickwork visible along the east aspect of South Scarletts.

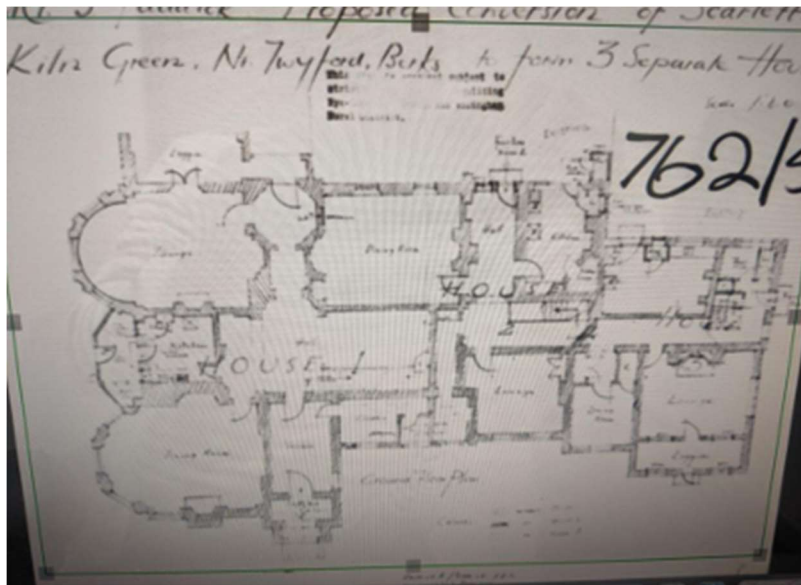


Figure 7 Floorplan Approved Planning Application 762/55
Dividing Scarletts into 3 separate residences

Historical Context 1995 and 1972

In 1972 planning was granted to build a kitchen room extension and convert the fuel store into a small utility room.

The area under consideration reflects the relatively poor methods of construction and materials from the 1950s and 70s, that are no longer sustainable in the face of changing trends and climate. 50 years on, the proposed design will address these issues and seek to rectify the negative legacy of the 1950s and 70's construction.

Scarlett's history, its constant reinvention and development through the ages, is the true story of its heritage.

Our challenge is to respect this historic lineage of addition and adaptation whilst acknowledging current attitudes towards living and architecture, enhancing and preserving, where possible and relevant, the existing features and making a positive contribution to its continuing story.

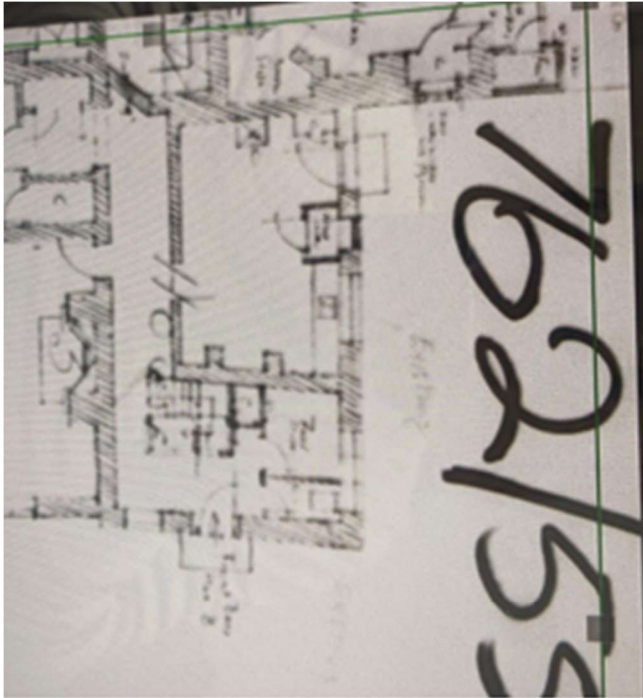


Figure 8 – 762/55 Plan for South Scarelts Kitchen



Figure 9 – 1576/1972 Plan for South Scarelts Kitchen Extension

Planning History 1955 –1972

App No.	Description	Decision/Date
997/1954	Conversion into three flats (outline)	Refused 17 January 1955
236/1955	Residential development (outline)	Refused 22 April 1955
313/1955	CoU as boys prep school	Approved 24 May 1955
762/1955	Conversion into three flats	Approved 19 October 1955
763/1955	Three replacement dwellings (outline)	Refused 15 November 1955
O/588/1960	Two dwellings on adjacent land	Refused 5 January 1961
PD/1260/1970	Addition of bathroom and WC	Approved 23 June 1970
1575/1972	Conversion of shed to staff accommodation	Refused 28 September 1972
1576/1972	Extensions	Approved 28 Sep 1972
PD/757/1972	Single storey extension	Approved 23 November 1972
1880/1972	Conversion of outbuilding to living accommodation	Approved 23 November 1972

Scarletts & Scarletts Close Development

Our design has in part been informed by what has constituted permitted developments by Scarletts Close and Scarletts:

- Scarletts orangery (F/2003/8670) erected a single storey side extension across the Eastern façade in 2003.
- Scarletts Close (F/2013/2324) erected a single storey Western extension, to the now rear of the property though along the original historic frontage, in 2013.



Figure 10 & 11 – Scarlett's Close Kitchen Extension
External and Internal View



Figure 12 & 13 – Scarlett's Orangery Extension

Our proposed plan is for a more modest addition and less obtrusive and impactful on historic assets than the above schemes. It will help to rebalance the eastern aspect of the building as a whole and ensure that South Scarlett's develops in alignment with the adjoining properties.

Summary Design Proposal

This proposal is for a single storey extension which will replace the dilapidated existing lean-to to the South Scarlett's' façade, already negatively affected by the 1955 and 1972 works.

This is aligned with Historic England's Conservation Principle 1.3:

"Each generation should therefore shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same" (Source: <https://historicengland.org.uk/>)

The proposal has incorporated all the feedback from the refusal of planning applications (192751 and 231492/231493 and 233114/233115) as well as pre-planning advice (200716), taking into account all the points raised to ensure the preservation of this heritage asset for future generations.



Proposed design shown above – elevations and ariel view.

The pre-planning advice in 2020 cited *“that any extension to a Listed Building should contrast rather than replicate the original building”*. The design proposal aims to create a clear, but sympathetic distinction between old and new.

The structure will incorporate as much glazing as practical for a building that is half South facing to give the visual appearance of *“a more light weight structure”*.

A traditional flat roof will be utilised (like the roof of the existing lean-to extension roof) so as not to overshadow the original facade and with the addition of a two modest and low-profile flat roof lights to minimise the overall height of the design and ensure that it does not obscure the upper floor windows or result in an overly complicated roof form.

This, combined with the glass roof lights, will benefit the existing kitchen by utilising ‘borrowed’ light and avoid it becoming a dark space when it is partially covered.

A pallet of high-quality materials including brick, timber and glass are proposed to both complement and create a contemporary re-interpretation of Georgian architecture and detailing. This architectural approach attempts at once to assimilate and differentiate.

The proposal also seeks to balance the building as a whole, creating the effect of a more symmetrical appearance with the Orangery extensions that runs across the Eastern façade of Scarletts.





The above photos show the existing extension and its relationship with the host building.

Design Proposal and Strategy

The proposed design adopts the pre-planning consultation, 200716 guidance. This found *'the proposed development acceptable, subject to adopting a more lightweight structure, making greater use of glazing and omitting the roof lantern to create a more recessive form.'*

It is proposed that the new Eastern extension will primarily be glazed to reflect the elegant simplicity of Georgian architecture.

The use of extensive glass in the walling will achieve the desired light weight structure whilst being a contemporary feature which would seek to separate it from other additions to the house built at different periods. This is important in telling the 'story of the historic building' by utilising current materials and structures appropriate to the time rather than any attempt to mirror the existing style and architectural details.

We have omitted the pitched roof lantern and replaced this with flat glass skylights. Incorporating some natural light into the garden room through the roof is important to our client, particularly as the existing kitchen is already a dark space and by adding a garden room with a solid roof this would make the kitchen even darker. The flat skylights provide a solution to the lack of natural light in this area and also minimises the visual impact compared to a traditional pitched lantern. The low-level skylights on the flat roof will not be visible when the garden room is

viewed at eye level and in perspective from the courtyard, but will give significant benefit to our client by creating a source of natural light within the garden room and minimise the loss of light in the kitchen.

The proposal utilises existing openings to form a more open plan Kitchen/Dining space as seen on the proposed floor plans. The existing door and window located at existing Utility and W.C will not be removed.

The plan proposes to retain and restore the existing Southern wall ensuring that the existing view from the South is maintained.

The oil tank outbuilding will remain untouched. This would contribute to lowering the impact on the appearance of the proposal by softening the appearance of the extension.

In previous planning and listed applications our client has sought to create an open plan space between the kitchen and garden room which entailed the removal of a 3m section of the house wall. The new design minimises the damage to the house wall, recognising the initial grounds for refusal and the Heritage Officer's onsite feedback from 7 February 2024 by:

- Creating a new opening by removing the window and the section of wall below the window. In this way the positioning and size of the window, albeit removed, can be 'read' in the context of the existing architectural form which is further evidenced by retaining and preserving the curved brick soldier course above the window. The loss of already damaged, modified and poorly repaired (using cement mortar) brickwork below the window is considered to cause minimal 'harm' to the building.
- The existing opening between the kitchen and current 'breakfast room' will be widened by removing a narrow section of the brick wall measuring 750mm. The nib of wall to the right of the existing opening will be retained and remain untouched allowing the position of this opening (and original window position) together with the retention of the curved brick soldier course to be referenced. By creating a slightly larger opening it will provide a more usable and practical flow between the kitchen and the new garden room. Non-modern and undamaged bricks will be carefully removed and stored on site for future use/repair/restoration.

In previous and refused planning and listed building applications, the proposed garden rooms covered a significant proportion of the East elevation of South Scarletts which was considered to be harmful to the polite appearance of the elevation and overall dominates the eastern aspect of the former country house. The proposed garden room design has been re-orientated, thereby reducing the impact on the elevation by only covering 5.9m. The overall floor plan/volume of the garden room has been reduced from 110.5m³ to 74m³ representing a reduction of 36.5m³ and further reducing the visual impact/massing of the new structure.

Demolition of the existing extension

Wokingham planning have previously advised that they accept the demolition of the existing extension as is not considered to have any significance itself.

Alex Robinson, Heritage Adviser stated:

“the demolition of the existing breakfast rooms could be considered a positive element of the proposal as it has been crudely contracted and tagged on to the facade. It’s demolition therefore represents an enhancement to the significant of the building”



The existing breakfast room, highlighted in red above, will be demolished.

The current kitchen window proposed for removal is a modern 1970's jarring addition to the current Georgian Fenestration in the remainder of the house. Similarly, the brick work underneath and above the window is not original, extremely damaged, patched with cement and in very poor repair. In line with the NPFF guidelines (paragraph 189) the applicants have undertaken impartial analysis from a qualified heritage expert who identified that the area affected was not original and stemmed from the 1950 and 1970 works.

Alex Robinson, Heritage Adviser, stated *"the removal of the existing window can be justified as it is not in fact original and the brick work below which is very damaged"*.

The brickwork, fenestration and outside stone flooring proposed for removal is an amalgam of the 1955 and 1972 works and not original to the historic house. Also due to these being built poorly with incorrect materials, their current state leads them to threaten some of the historic features of the property.

The current breakfast room is no longer fit for purpose and needs to be replaced relatively urgently as it has reached the end of its life, leaking badly in heavy rain and causing water damage to the inside of the property.

Currently it is also highly energy inefficient and without any insulation.

It makes sense, therefore, to use this necessary update to create a sympathetic and respectful yet more modern addition which will help to preserve the building for future generations.

Current State

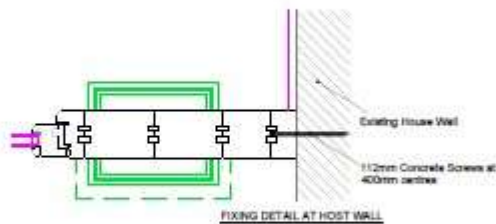


Above are images of the window to be removed. The extent is highlighted in yellow above.

The photographs clearly demonstrate that the wall is extremely damaged, patched with cement and in poor repair.

Method of Fixing to Host Building

- As with all listed buildings, we seek to minimise the damage to the historic fabric of heritage assets. This is achieved by using a resin anchor system to attach the timber roof elements to the host building and avoiding the more conventional methods of pocketing beams into walls which involve the removal of the stone or brickwork – something we always seek to avoid.
- Where lead flashing is used, we neatly chase this into the mortar wherever possible to avoid damaging the original stone or brickwork.
- These methods of fixing mean that if in future the garden room is removed then repairs to the host wall are minimal as the historic fabric of the building has been carefully preserved.



Green Belt

Original House : 777m³

Existing rear extension: 73m³

Existing front extension: 25m³

Existing Oil Tank + Toilet outbuilding : 31m³

Proposed extension : 74.5 m³

Total volume added : 74.5m³ + 25m³ + 31m³ + 73m³ = 203.5m³

$(203.5 / 777) \times 100 = 26.1\%$ increase.

This is an acceptable amount within the greenbelt.

Ecologic (Bat & Newt)

The proposed development site is within a Bat and Great Crested Newt consultation zone.

Bats

In response to Wokingham planning a Bat survey was conducted on the property in 2019. It found that the proposed location would not require further study:

The kitchen extension is a single flat roof extension in a high foot fall and light area, meaning it would not make a suitable habitat for bats.

Greater Crested Newts

There is no suitable water body such as a pond or ditch within 500 metres of the development.

The development site is also on hard standing and does not include suitable refuges, such as log piles, rubble, grassland, scrub, woodland or hedgerows up to 500 metres of suitable aquatic habitats (static or slow moving water body).

As such neither a Bat or Greater Crested Newt survey is required as part of the planning application.

Sustainability

The following outlines the principles incorporated into the design in order to minimise the environmental impact of the proposal. This addresses the issues with the current structure and 1972 construction methods and materials:

Building Fabric & Choice of Materials

As part of the proposal, where possible, sustainably sourced materials will be employed for the construction of the proposal enabling it to demonstrate low energy use over its entire life cycle.

All timber in the construction will be responsibly sourced. Within reason areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.

Energy

The detailed design of energy efficiency measures falls within the remit of other legislation; however it is generally accepted that there is a continuing drive towards greater energy efficiency and to this end the relevant regulations are under constant review. The emphasis is towards improving the fabric of the buildings to reduce thermal loss and the energy requirement for heating.

In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door opening. Air leakage from the building will also be minimised by the adoptions of good detailing and responsible workmanship. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

Conclusion

The proposal accounts for the sensitivity of the site and the importance of preserving South Scarletts as a building of historic significance. It adheres to the guidance provided by the National Planning Framework, specifically paragraphs 190, 194, 196, 197, 199-208, and consequently supports Policy C3 of the Wokingham Borough Core Strategy Development Plan Document and Policy TB 24 of The Managing Development Delivery Local Plan (MDD).

By retaining as much existing historic fabric as possible, utilising the existing openings and acknowledging original features of the building, together with use of appropriate materials, mass, proportions, height and bulk, this proposal deeply respects the heritage surrounding it.

It follows Historic England guidance states that adapting listed buildings to the reasonable and proportionate needs of the owners are essential in ensuring long term preservation of heritage assets.

The juxtaposition between existing fabric and new works has been carefully considered to avoid any excess harm to the asset but also to respect the importance of the existing fabric by emphasising its architectural qualities and evolution.

All pre-planning advice, the previous refusal as well as heritage advice has been accounted for to ensure that this proposal will not impact upon the historic or architectural significance of the Listed Building, including the three Scarlett's buildings as a whole.

This new addition is proposed to enable an updated living space for South Scarletts, similar that already undertaken with larger extensions in neighbouring Scarletts Close and Scarletts. At the same time balancing the needs of the whole and preserving this for future custodians.

In summary, the proposal will not unduly harm the listed building; character and appearance of the surrounding area; or neighbouring amenity, highway safety and we would conclude the following:

It has been designed to respond sympathetically to the existing and neighbouring buildings and to complement and sit comfortably within the existing cluster of surrounding developments. The design characteristics are appropriate to developments within the area the proposal is sensitive, responsive and highly relevant.

In terms of form, scale, size, materials, use, access, sustainability and overall design, this application is in line with development policies and should be supported and recommended for approval.

Summary

Our client's value the historical importance of South Scarletts and have taken an approach to improves the existing 1972 extension, which is at the end of its live. The high-quality timber construction and design is in keeping with the property. It addresses the limitations of the existing extension, which serves limited purpose, is highly inefficient and damaging the historic fabric of the building.

Creating a living space with more natural light, a better designed kitchen relevant to modern living and sympathetically continuing the evolution of South Scarletts.