

Springfield House

Design, Access and Heritage Statement

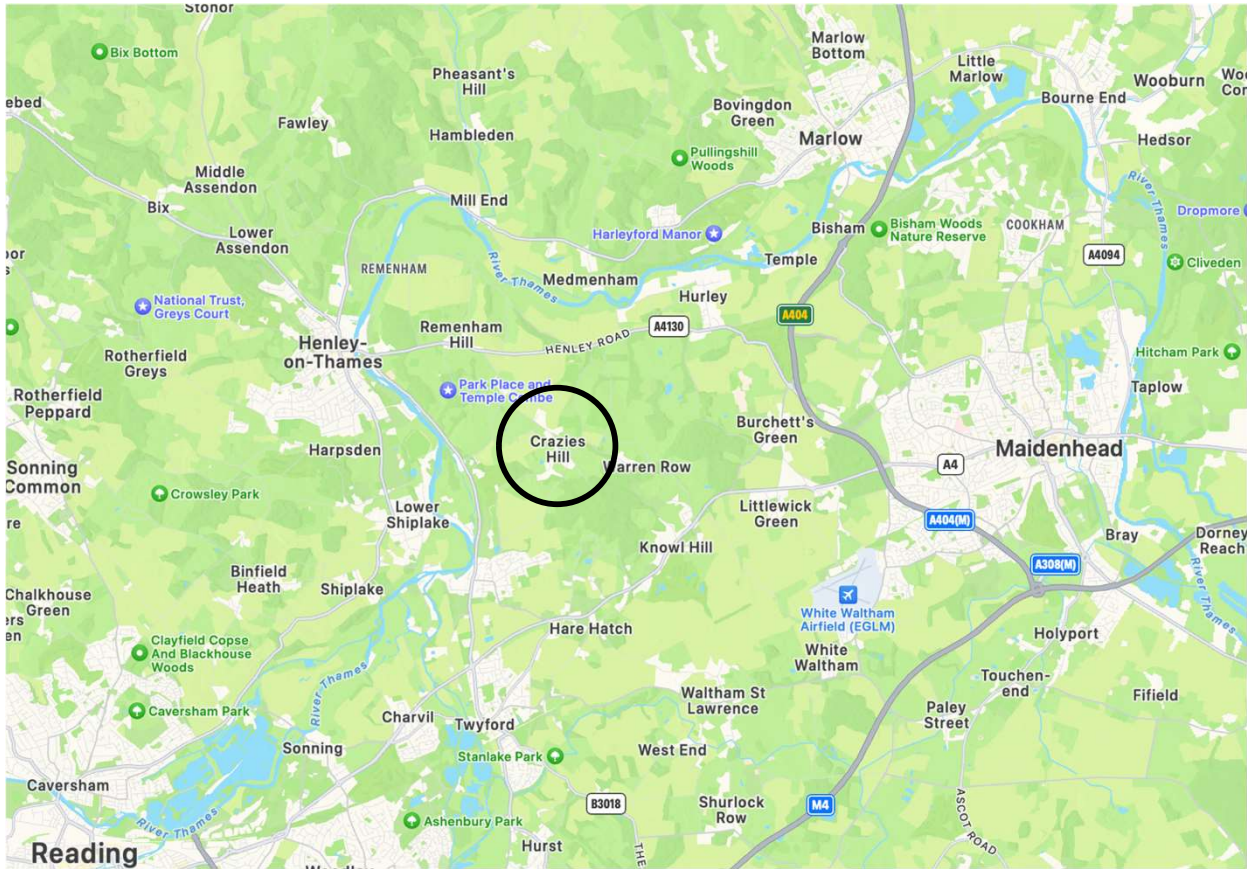
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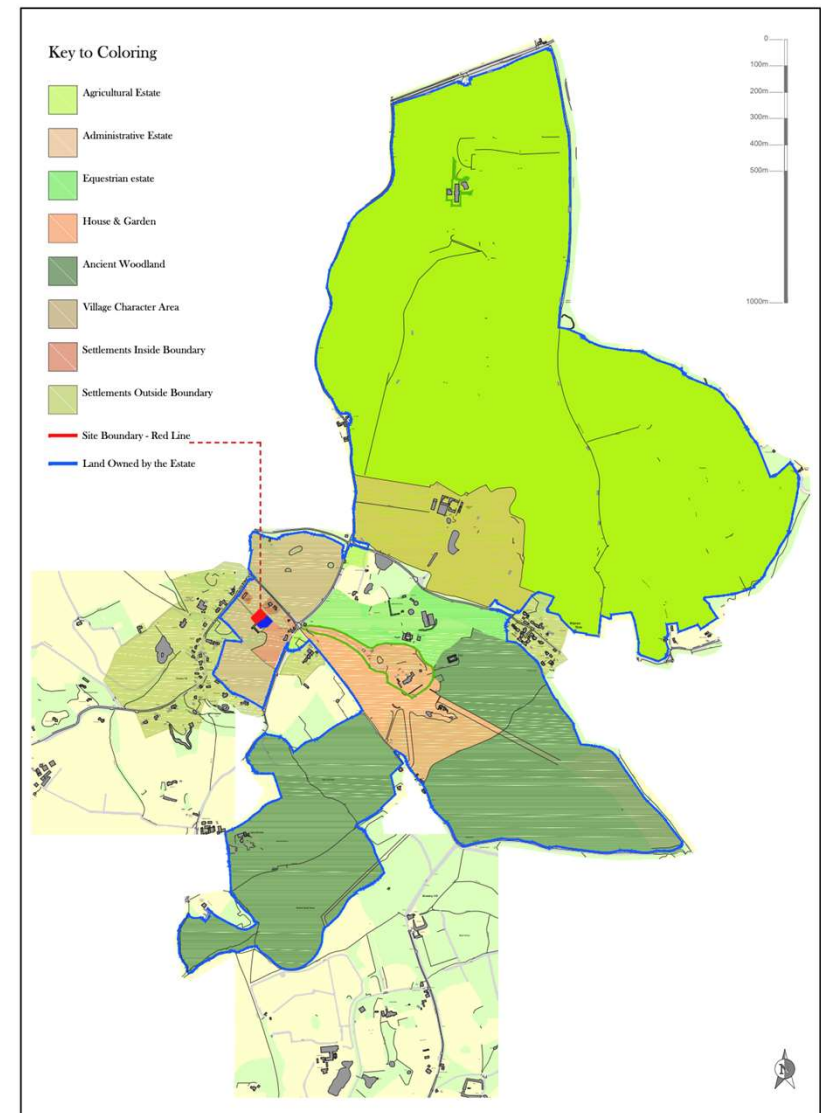
Site Location



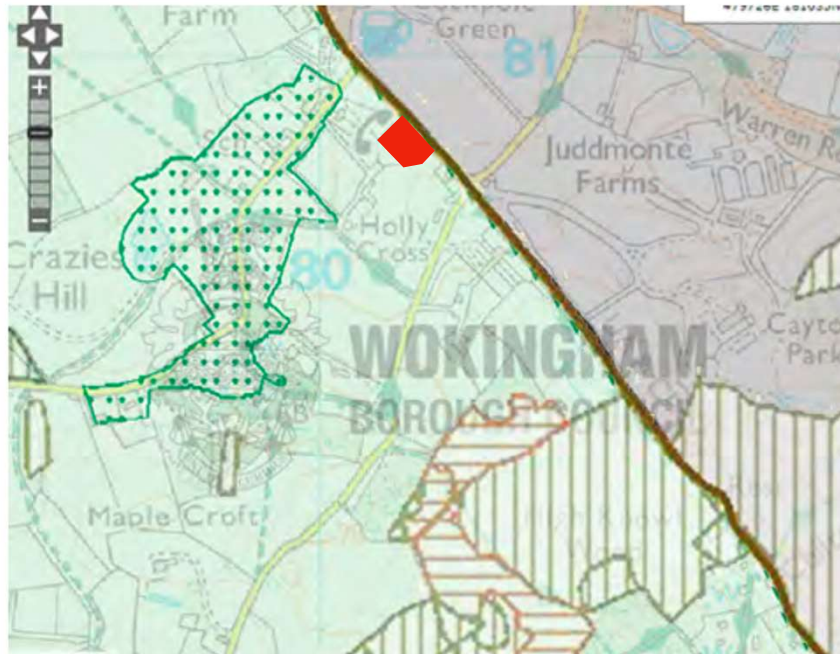
Context

Site Location & Surrounding Area

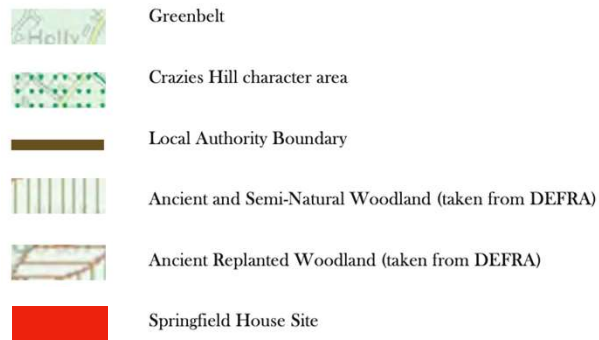
1. The site is located to the north east of Reading and adjacent to Crazies Hill, Holly Cross and Cockpole Green
2. The site forms part of the Clayton Park Estate (located to the south western edge of the estate), and borders to local authorities: the Royal Borough of Windsor & Maidenhead to the north east and the Borough of Wokingham
3. The Clayton Park Estate is one of the largest landholdings within the local area (measuring approx. 372 hectares), and consists of green open agricultural land and woodlands as well as a number of listed buildings of the Edwardian Era



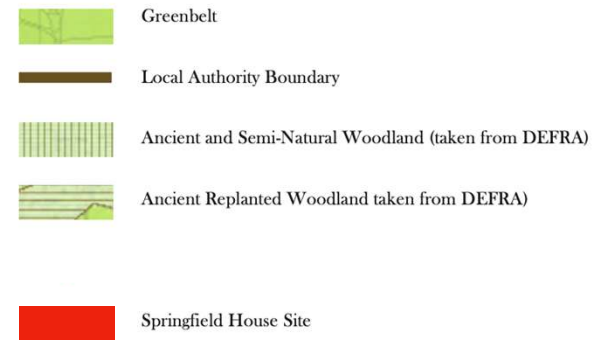
Planning Framework & Designations



Wokingham Policy Map



RBWM Policy Maps



Extract from Previous Planning Design & Access Statement

Previous Planning Applications

There have been a number of applications for the Springfield house, as well as pre-app dialogues. these Key consideration is given to responses provided by Wokingham Borough Council and Heritage Officer from these.

App. No.:	210587	Site Address:	Springfield Barn Hatch Gate Lane Wargrave RG10 8QD
Description:	Full application for the erection of a two storey dwelling with external bin & bike store and associated landscaping following the demolition of the existing structure and outbuildings.		
Received Date:	18/02/2021	Date Valid:	18/02/2021
iLap Ref No.:	None	Decision Date:	15/04/2021
		Decision:	Refused

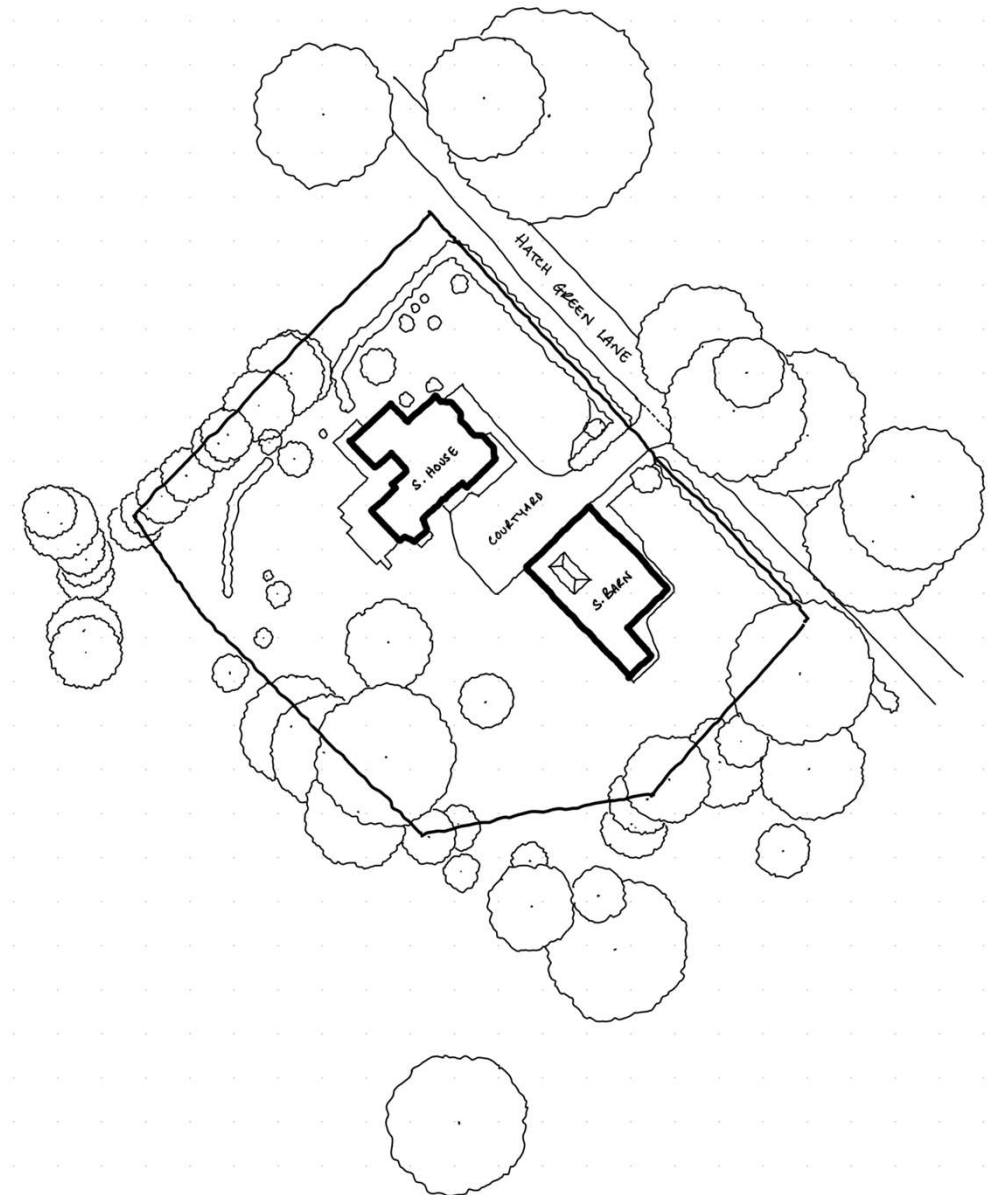
App. No.:	210451	Site Address:	Springfield House Hatch Gate Lane Wargrave RG10 8QD
Description:	Full application for the proposed erection of 1no. 5 bedroom dwelling and associated landscaping, following demolition of existing dwelling.		
Received Date:	10/02/2021	Date Valid:	08/03/2021
iLap Ref No.:	None	Decision Date:	30/04/2021
		Decision:	Refused

App. No.:	152573	Site Address:	Springfields Hatch Gate Lane Cockpole Green Wargrave RG10 8QD
Description:	Full application for the proposed conversion of existing outbuilding to create a 3no bedroom dwelling and construction of a new vehicular access with parking area.		
Received Date:	18/09/2015 01:00:00	Date Valid:	13/10/2015
iLap Ref No.:	None	Decision Date:	04/03/2016
		Decision:	Application Withdrawn

Existing Site

Key Points

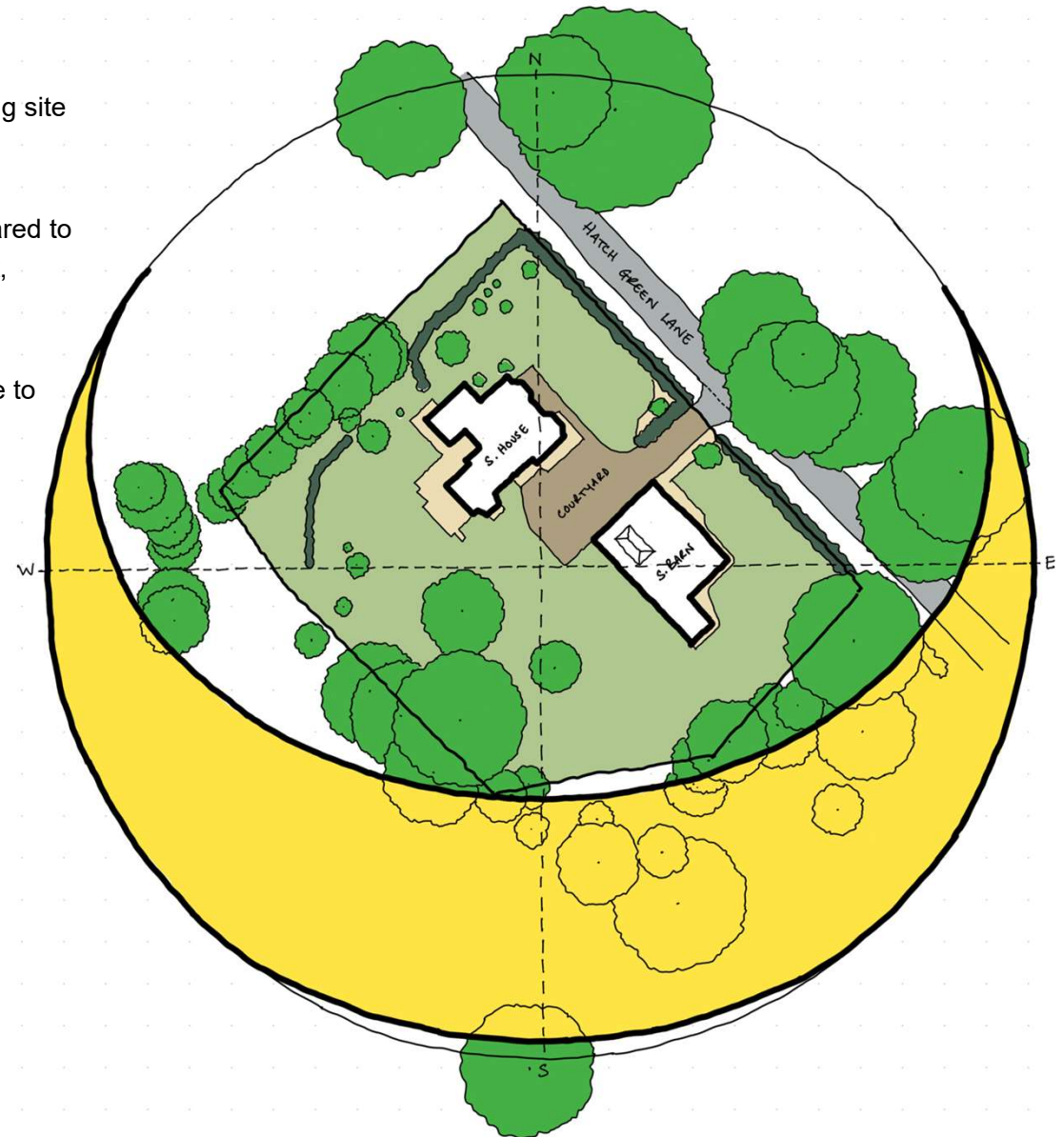
1. The site sits to the south-western edge of the Clayton Park Estate and located within Green Belt land
2. Access to the site is via Hatch Gate Lane which runs parallel along the north eastern perimeter edge
3. The site is comprised of two buildings: Springfield House and Springfield Barn which are of special architectural interest
4. A small internal access road and courtyard space is located centrally between the two buildings
5. Tall hedges are located to the north west and north east site boundary
6. Trees of varying heights are located to the east, south, and south western site boundaries
7. Of the two buildings, Springfield Barn is located closer to Hatch Green Lane with Springfield House located slightly offset and further back to the south west
8. Main entrances into both buildings is via the shared central courtyard space - i.e. from the south east for Springfield House and north west for Springfield Barn



Site Analysis

Sun Path & Daylighting

1. The site is typically overshadowed from tall trees located along site boundaries
2. Overshadowing by trees affects Springfield Barn more compared to Springfield House which is located further away from the east, south east, south and south west site boundaries
3. The mass and form of Springfield House, with stepped facade to the south west, potentially causes overshadowing and limits daylighting



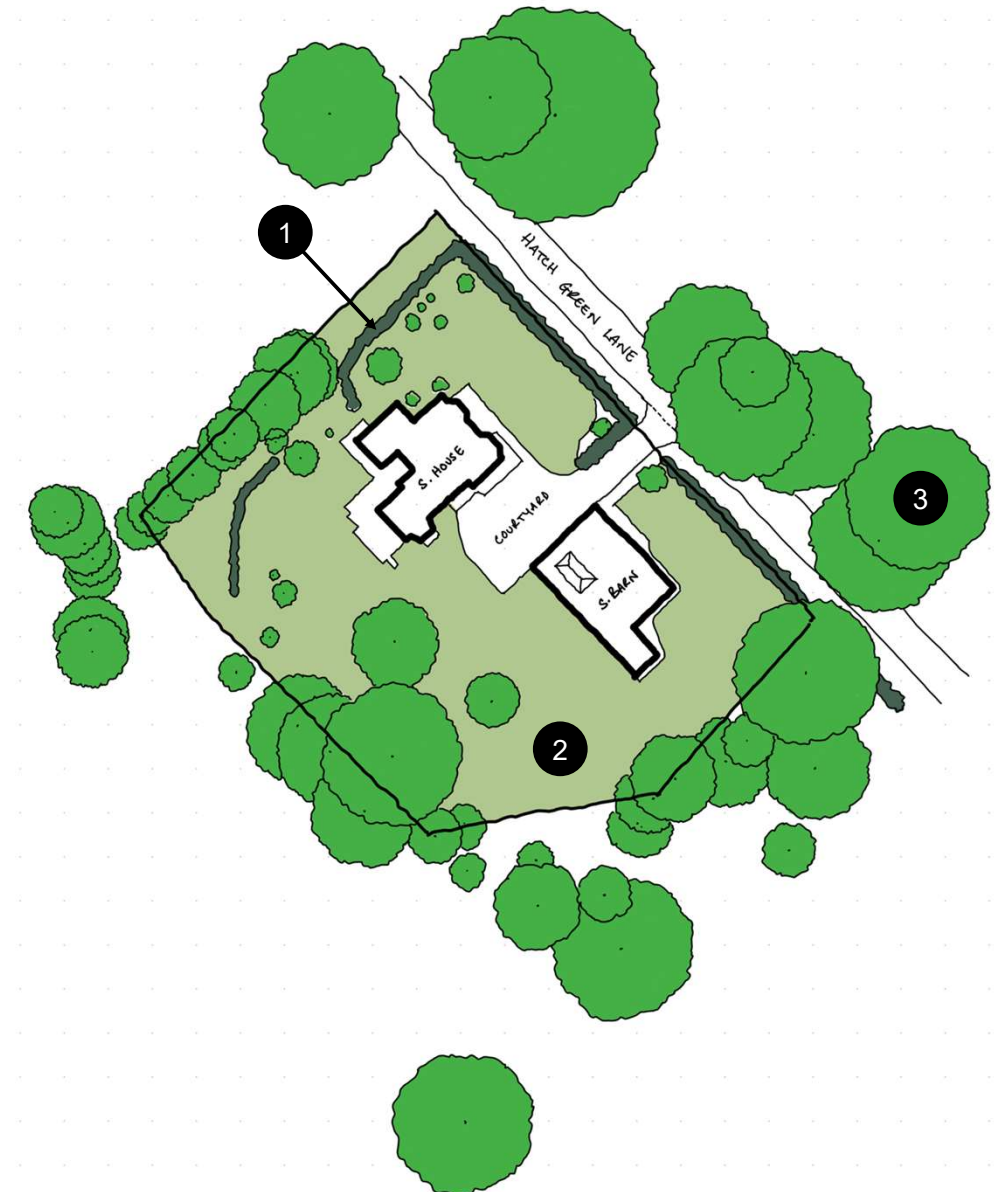
Site Analysis

Landscaping Features

1. Hard landscaping is limited across the site and comprises of a small internal access road (which turns off Hatch Gate Lane), car parking located next to the entrance gate and large courtyard space located centrally between Springfield House and Springfield Barn. A small hardscaped footpath is also provided along the front north eastern elevation of Springfield House
2. Aside from these hard landscaped areas, the site is comprised of soft landscaping with large open grass areas located to the front, sides and rear, tall hedges located to the north eastern, north, and west perimeter boundaries and an array of tall trees particularly to the east, south east and south west

Key

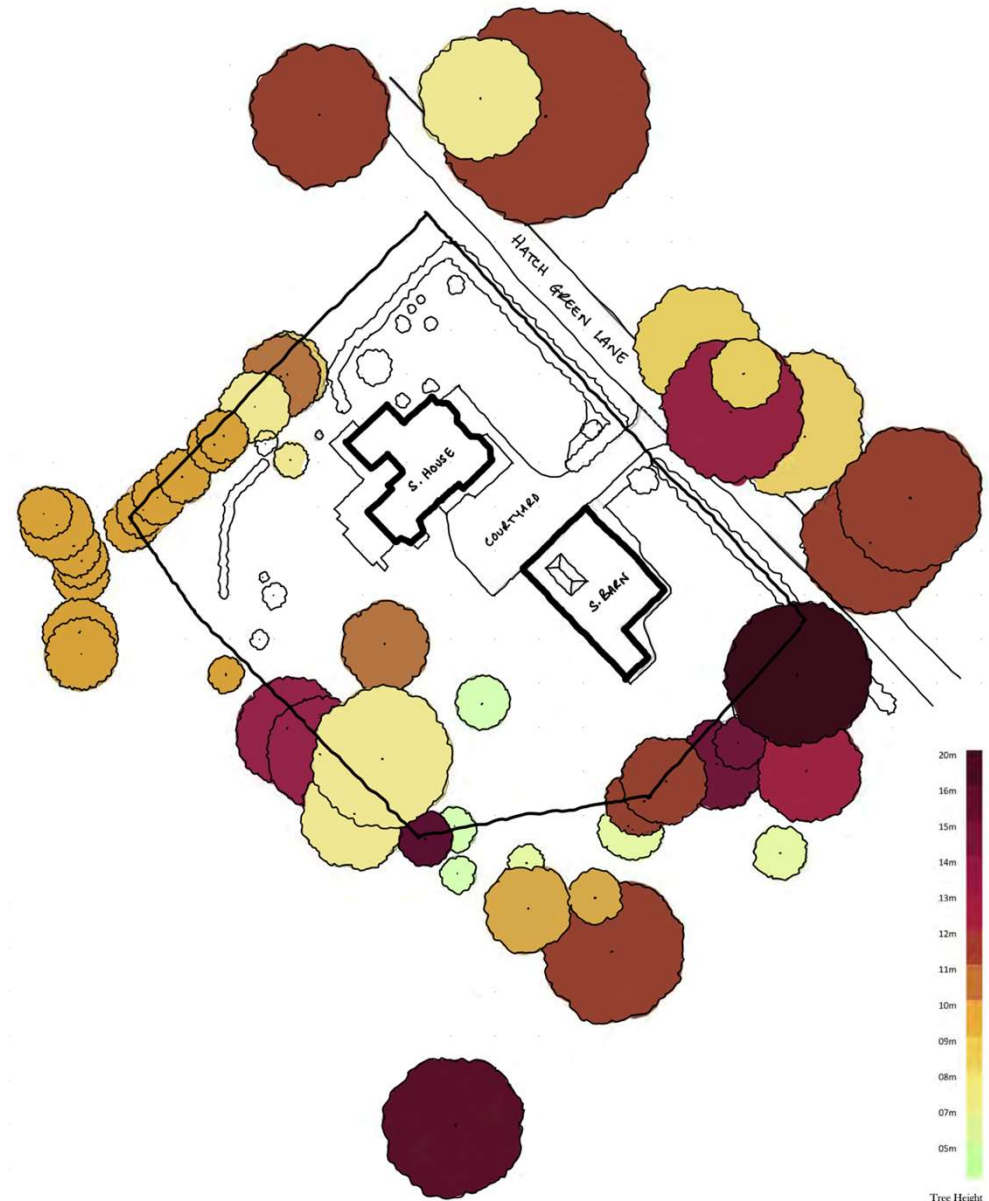
1. Tall hedges to west, north and north east boundary
2. Large open grass space / soft landscaped areas
3. Existing trees along site perimeter boundary



Site Analysis

Existing Trees

1. The site is bordered by trees of varying height to the north, east, south and west
2. The tallest set of trees is located along the eastern and south eastern perimeter boundaries with typical height range between 10m and 20m
3. A linear array of trees is located along the north western boundary edge with height of approx. 10m
4. Trees located along the north eastern boundary again vary in size with typical height range between 10m and 15m
5. With tallest set of trees located along the east, south east, south west and western boundaries, these potentially block sunlight (with potential over shading) and limit / shield views in and out of the site



Site Analysis

Access & Approach



Hatch Green Lane - View 01



Hatch Green Lane - View 02



Hatch Green Lane - View 03



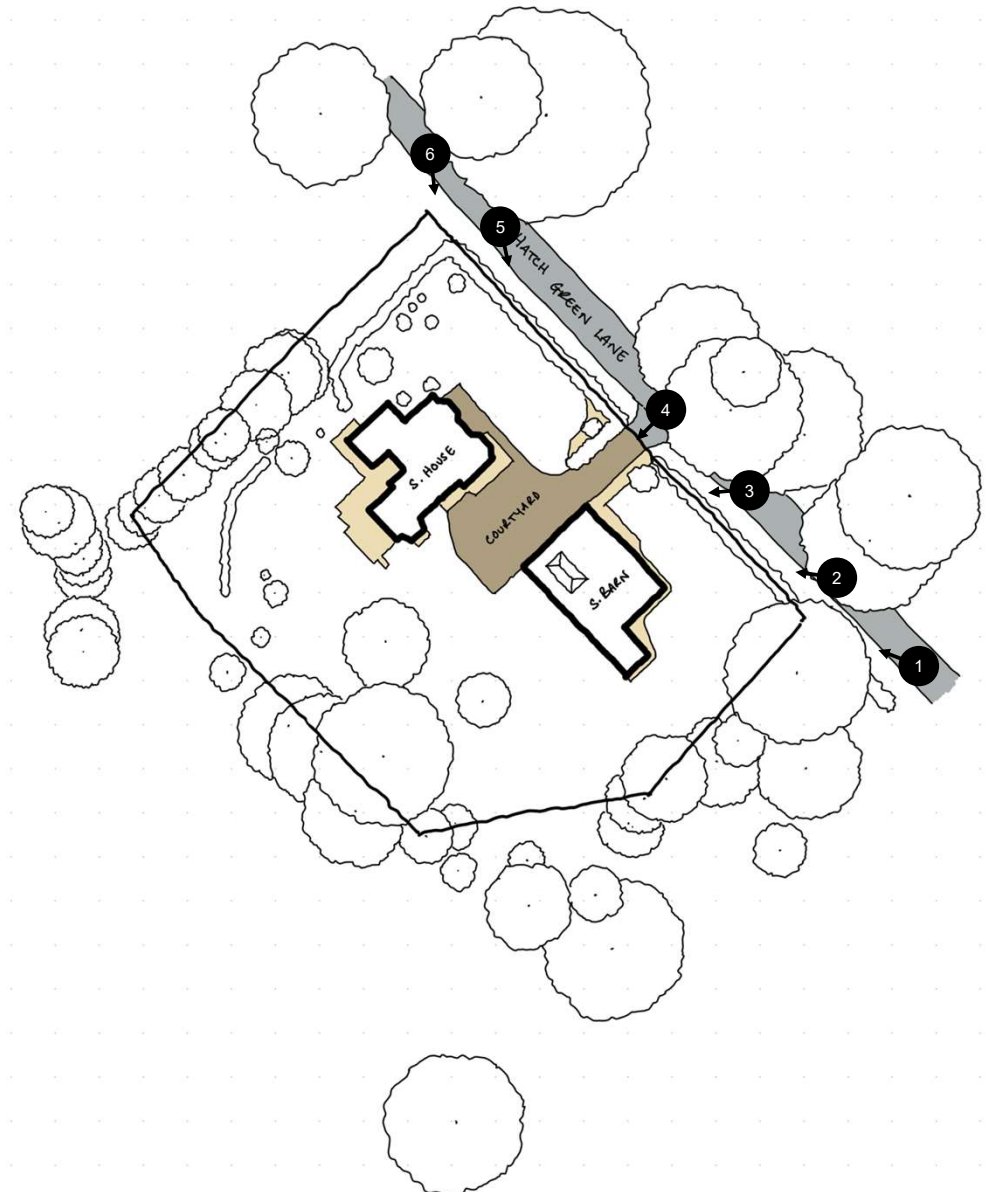
Hatch Green Lane - View 04



Hatch Green Lane - View 05



Hatch Green Lane - View 06



Site Analysis

Existing Site Photos_Springfield House



Springfield House - View 01



Springfield House - View 02



Springfield House - View 03



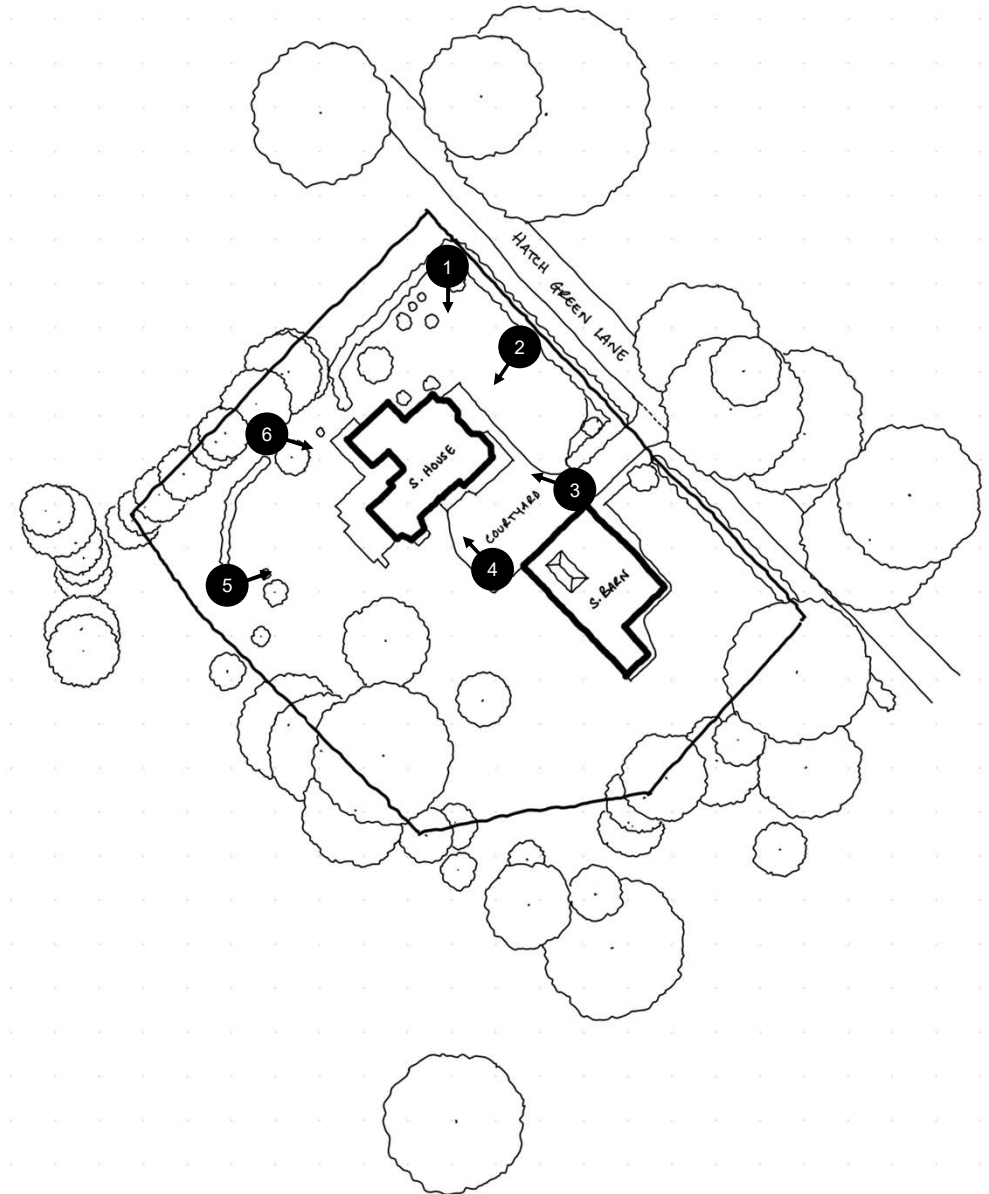
Springfield House - View 04



Springfield House - View 05



Springfield House - View 06



Site Analysis

Existing Site Photos_Springfield Barn



Springfield Barn - View 01



Springfield Barn - View 02



Springfield Barn - View 03



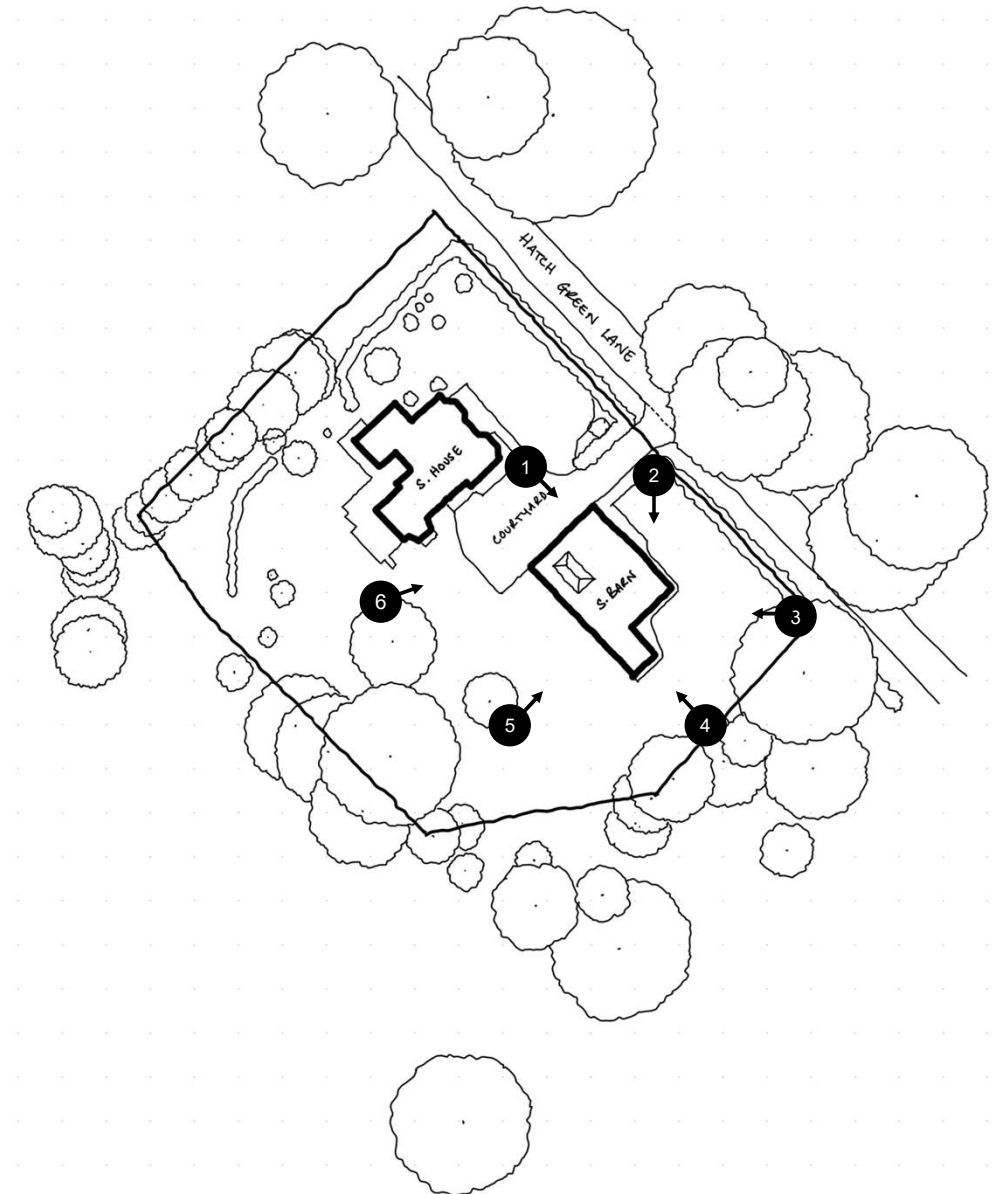
Springfield Barn - View 04



Springfield Barn - View 05



Springfield Barn - View 06



Site Analysis

Existing Site Photos



Existing View From North East



Existing View From East



Existing View From South



Existing View From South East

Previous Pre-Application Background

Leave building as it is

Leaving the buildings as it is, would allow the buildings to fall into further disrepair and is therefore not an option. This option also neglects the opportunity of the new ownership to bring this site back into the functioning of the estate.

Refurbish The House

The option of refurbishing the building and addressing existing flood-proofing problems has also been assessed. However, this would not be a viable option due to the extent of works that would be required. For instance, significant subterranean works would be required to the house in order to attempt solving the flooding problems and alleviate any future potential for water intake. All of the above have been further exacerbated by the building's prolonged neglect.

Demolish the building and rebuild

Given the extent of works required in order to make the house safe and fit for habitation, the remaining alternative to demolish the existing building and replace it is considered the only appropriate and sensible option. Demolish and rebuild is seen as an opportunity to deliver the renewal of the site and to provide safe, habitable and suitable accommodation to meet the changing needs of the estate, whilst importantly delivering improved and sustainable dwellings for the long term.

Extract from Previous Planning Design & Access Statement

Previous Pre-Application Background

Pre-application May 2020

A pre-application was submitted in May 2020 and a response following a site visit, received 14th July 2020 (ref: 201454). This pre-application consisted of a larger site area and proposals on the adjacent barn which are not included within this application. The proposals for Springfield House were of similar design, footprint, and architectural style, however proposed two semi-detached properties to replace the existing dwelling.

The officer's response noted that the replacement of the dwelling with another single dwelling, provided it was not more than 35% larger, would be considered acceptable in line with Green Belt policies. The proposals for the House and design have been updated accordingly to reflect this.

The officer also noted that the proposed Arts and Crafts style design would be acceptable and "if designed carefully, can result in more original buildings which would better reflect the varied, vernacular, character of the surrounding area". The design of the proposals has been further refined and developed since to reflect the surrounding character.

Extract from Previous Planning Design & Access Statement

Feedback on Previous Planning Application (2021)

Planning Policy:

Key planning considerations to be addressed through the design of the proposed scheme include:

1. Limit proposed hardscaping to the front of the development (i.e. along the north eastern boundary), to maintain the same look and feel of that of the existing buildings and landscaping
2. Limit any extensions / expansion of building footprints to mitigate any material impact on views and openness of the Green Belt
3. Maintain the siting and relationship of both Springfield House and Springfield Barn to ensure historic continuity of the traditional working relationship between the two buildings located within the Springfield site
4. Maintain the historical character and appearance of Hatch Green Lane to ensure no affect / detrimental impact towards the setting of Crazies Hill (designated as an Area of Special Character)
5. Any future extensions / building expansion should be limited to increase of 35% of the original Springfield House

Heritage Views:

Key heritage considerations to be addressed through the design of the proposed scheme include:

1. Whilst the demolition of Springfield House is agreed in principle, Springfield Barn is classified as a non-designated heritage asset and should not be affected / altered
2. The retention and preservation of both building lines (Springfield House and Springfield Barn), including siting and orientation, play a significant role through combined contribution to the street scene (Hatch Green Lane) and setting of the wider Area of Special Character which should aim to be maintained



Feedback on Pre-Application Advice (2024 and 2025)

Proposal & Evolution:

Whilst the initial proposal (2021) suggested full demolition, the revised proposals (2024) retains more of the original house, which was supported and welcomed

Green Belt Considerations:

Extensions within 35% of the original volume are generally supported. The revised proposal need to include volume calculations to align with policy requirements.

Heritage & Design:

The Heritage Officer particularly welcomed the retention of the main house and praised the design changes, including the preservation of the portico and architectural features.

Suggestions were made to improve entrance alignment from the driveway side.

Landscape & Ecology:

The site benefits from a strong rural character with mature trees and hedgerows, and a landscape strategy and ecological assessments (bat surveys, biodiversity net gain) are needed.

Highways & Drainage:

Access and parking are suitable, with cycle storage and bins included in barn was supported.

A drainage strategy is required to ensure sustainable water management.

Option B – Retention of the original house including part of the side façade.



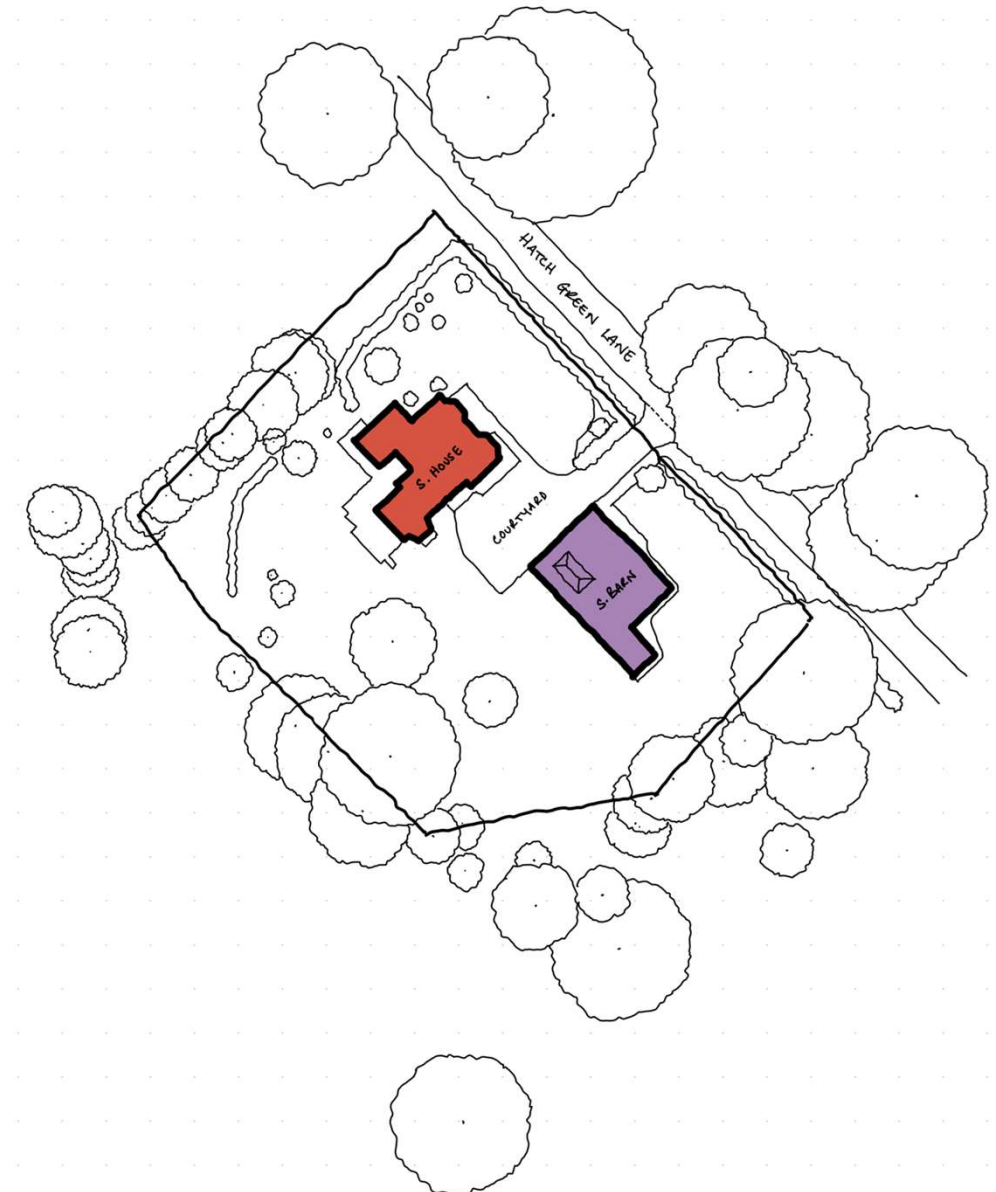
Key Design Considerations

Renovate & Upgrade

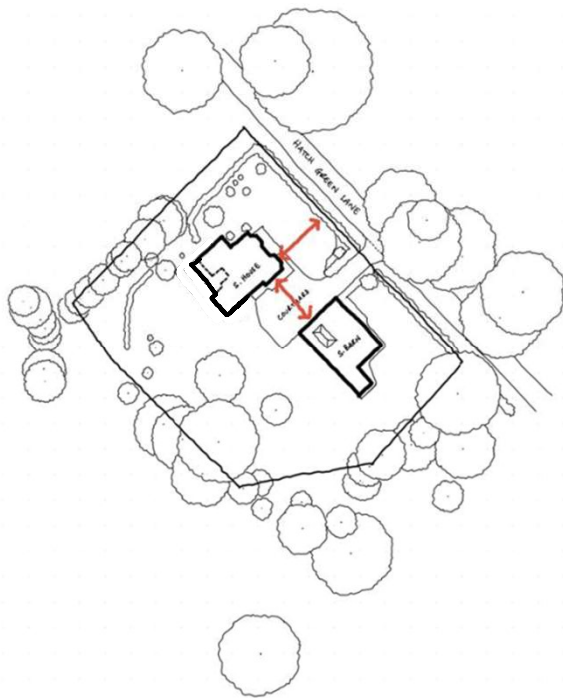
1. Renovate, Restore and Extend Springfield House:
 - a. Optimise layout and improve spatial cohesive
 - b. Upgrade to current building regulations & standards
 - c. Improve energy efficiency, incorporate sustainability measures
2. Repair and restore Springfield Barn:
 - a. Repair & make building structurally sound
 - b. Restoration of external envelope / facade (where necessary)
 - c. Clean & restore internals to make building fit for use

Key

-  1. Renovate and Extend Springfield House
-  2. Restore and Part Rebuild of Springfield Barn

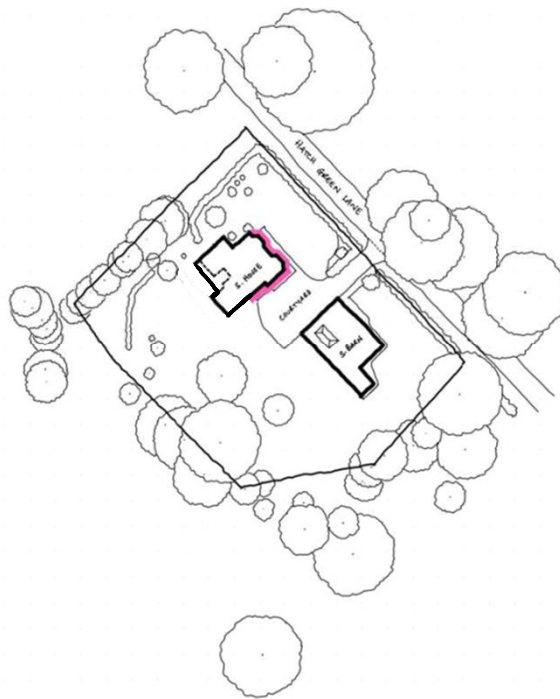


Key Design Considerations



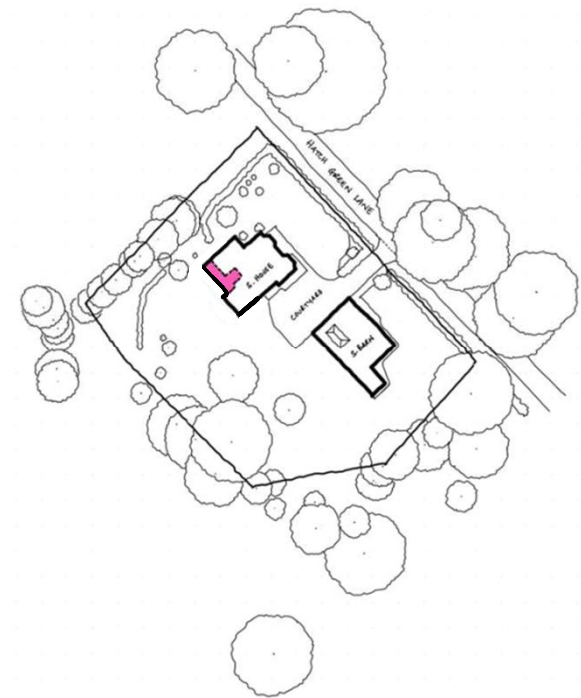
Maintain Setting Out & Orientation

The proposed design reflects the architecture of the existing building, including siting, massing, orientation, landscaping and access & parking, and expands the existing building footprint towards the west. The relationship between the proposed scheme towards Springfield House and Hatch Green Lane is maintained and reflects the nature of the existing building



Recreate Existing Facade

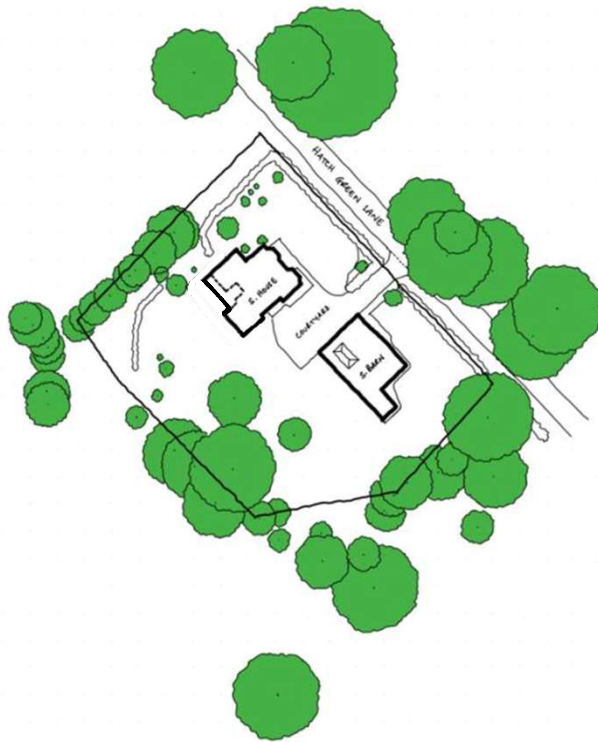
The proposal aims to promote sustainability, as well as conserve and emulate the character and nature of the existing building, through reuse of materials wherever possible including but not limited to bricks, windows, doors, roof tiles, chimney flues etc.



Rear Extension

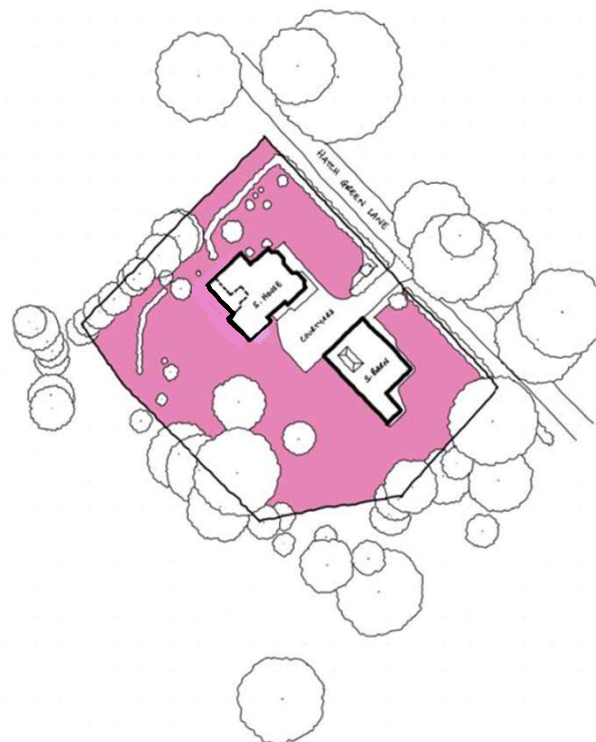
The proposed building forms a new rectilinear / square footprint with new rear and side facades which follow a regency / picturesque type style. The new scheme aims to rationalise, simplify and improve internal layouts by moving away from the ad-hoc series of extensions developed over time towards the rear with the existing building

Key Design Considerations



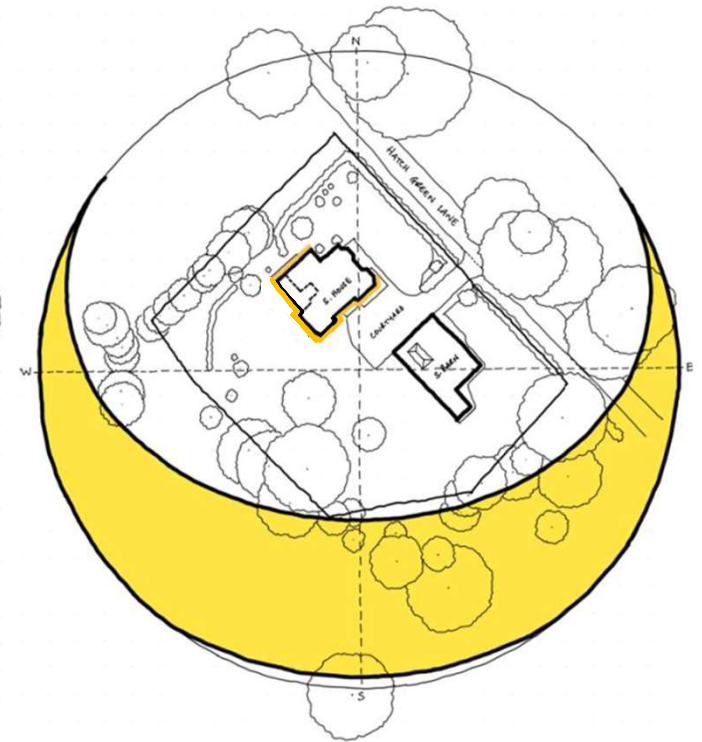
Retain Existing Trees

Existing trees and landscaping features such as existing hedges and green open spaces are retained, as well as, the existing gravel driveway and central courtyard space located between the new development & Springfield Barn



Improve Biodiversity

Additional landscaping improvements are proposed to increase biodiversity across the site whilst retaining views into and out of the site.



Maximise Daylighting & Views

Through rebuilding, the proposal aims to improve the overall thermal efficiency of the building and maximise natural daylighting in other areas / other elevations (i.e. where the existing build footprint is expanded)

Architectural Features (Springfield House)



Bay Windows / Pitched Roofs / Iron RWPs



Tiled Roofs / Brick Chimneys / Flues



Stone Window Sills / Brick Lintels

The revised design carefully incorporates existing architectural elements of the house, ensuring continuity with its historic character. Key features such as the portico, traditional sash windows, and gable details have been retained and integrated into the extension.



Portico Entrance

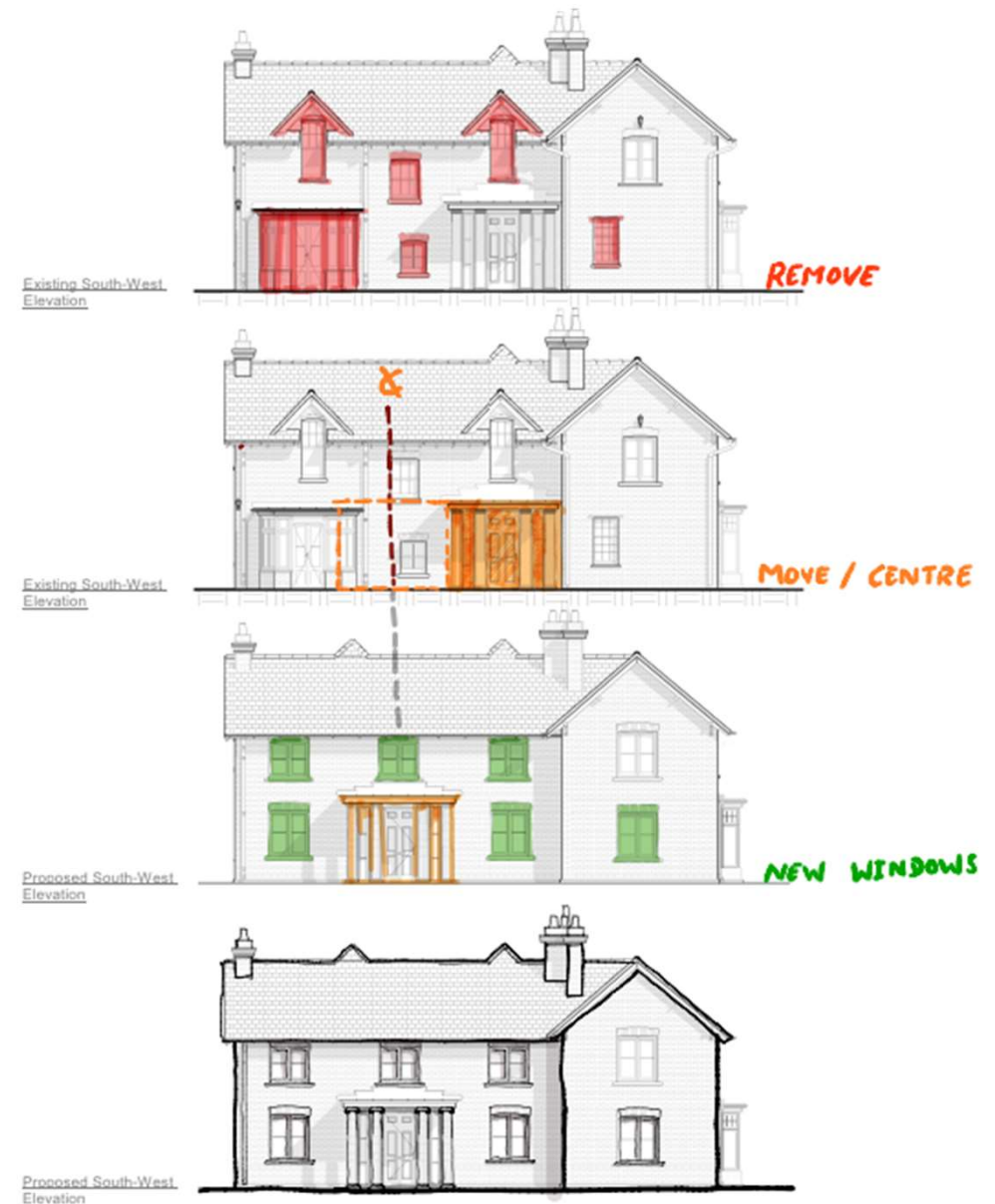


Roof Eaves

Concept

Proposed Design Features

- The volume of the existing house is extended towards the rear with pitched roofs to replicate the same character / look & feel of the existing building
- The majority of the property (which is effectively the original property) has been retained and it will be repaired / restored with traditional elements, inc timber-framed windows.
- The courtyard elevation (south-east) has been maintained, though the window configuration has been amended to suit the centring of the portico. (See image to the right).
- A portico entrance from the original property is to be retained, repaired / restored and the new central position assists in providing a better sense of entrance.
- The new extension will be built to match the existing to the rear, with all materials to match existing, including brickworks, rooftiles, timber framed windows and also detailing such as the eaves.



Re-use of Existing Materials

The design intent is to carefully preserve key elements of Springfield House and re-use these in the proposed scheme. This includes (but is not limited to), brickwork, roof tiles, windows, the porch / portico and chimney elements.



Portico Entrance / Ext. Doors



Red Roof Tiles



Cast Iron Rain Water Pips



Bay Windows / Sash Windows



Lintels & Sills



Lead Roofing



Traditional Light Fixtures



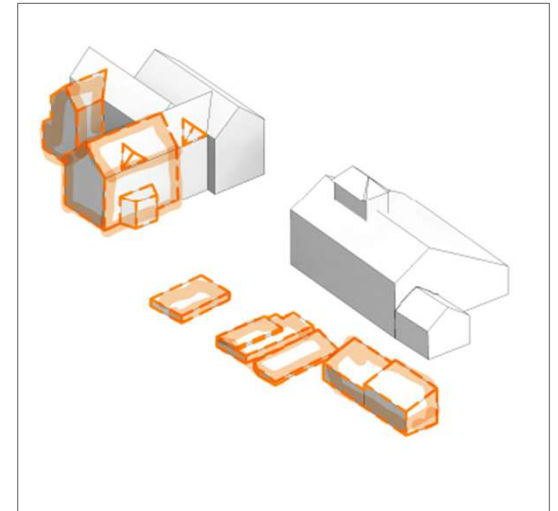
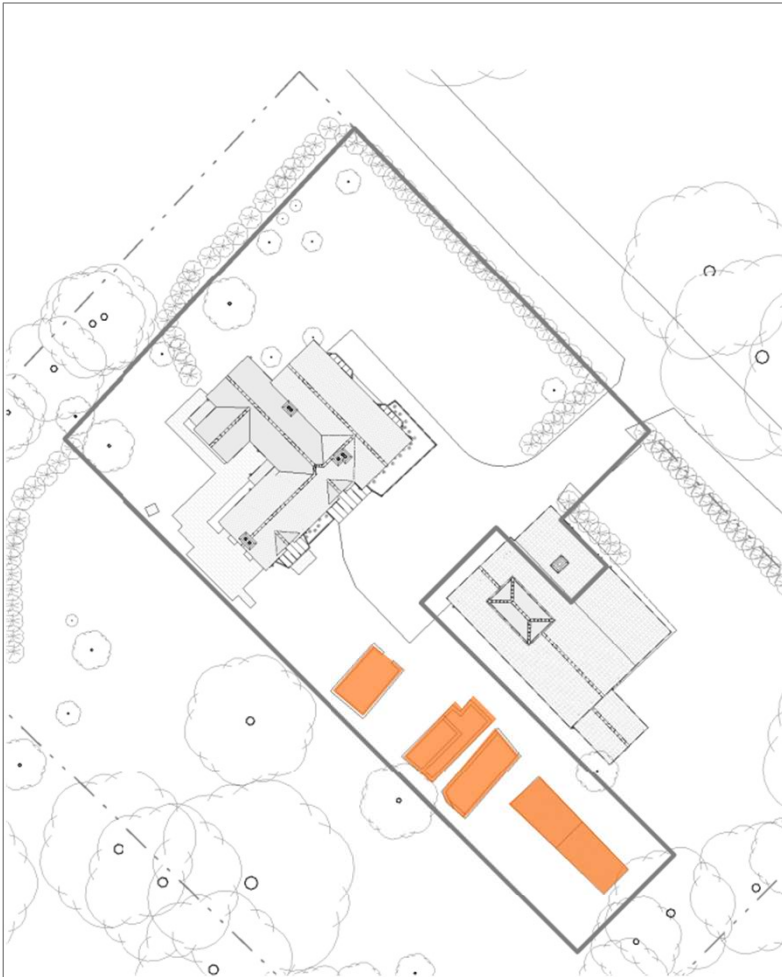
Roof Facias & Eaves



Red Brick Chimneys / Terracotta Flues

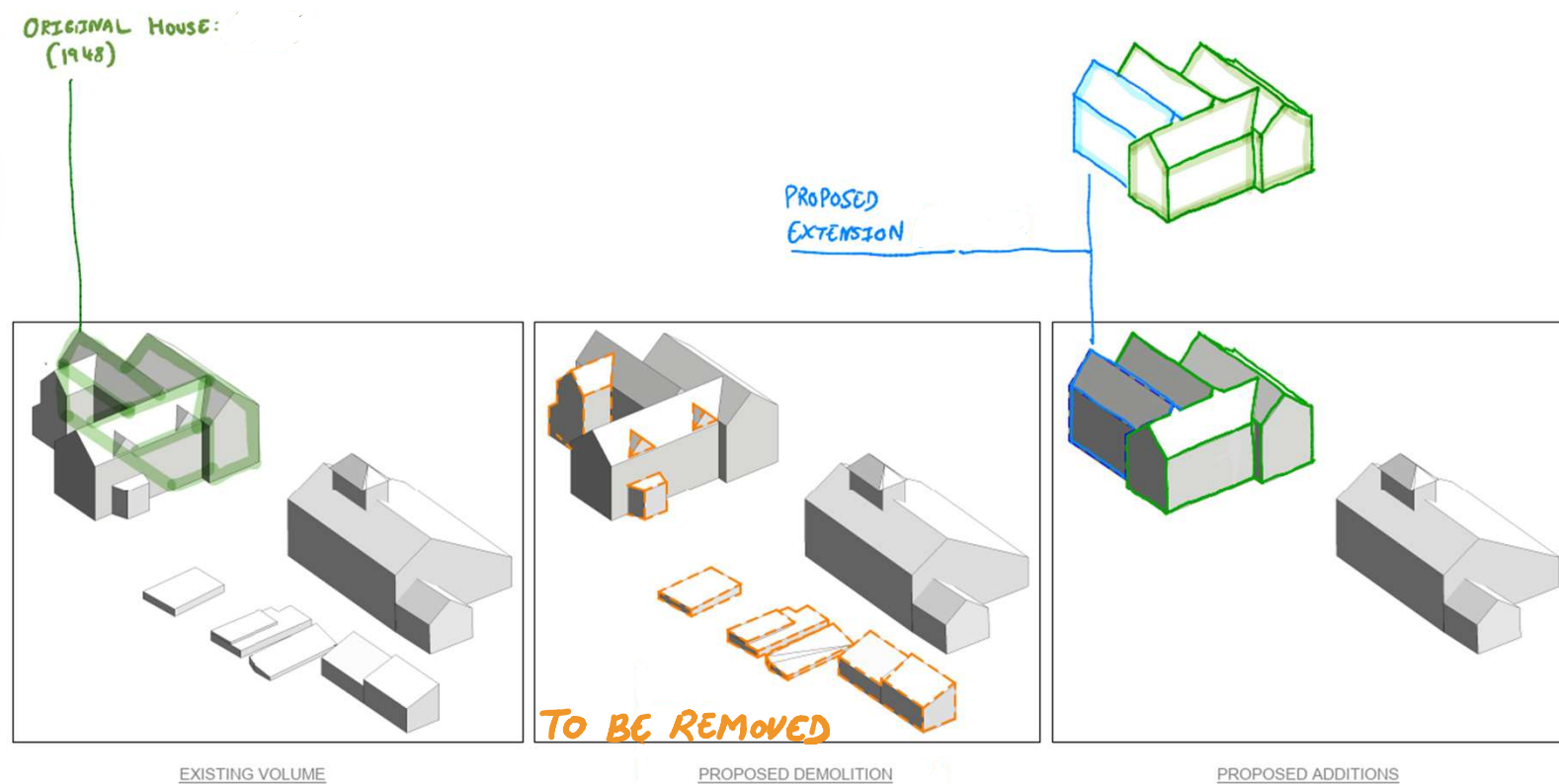
Outbuilding Structures

The proposed demolition includes various outbuildings and surplus structures, originally used as the basis for greenhouses, which are now in a dilapidated condition. These structures hold little value within the overall Springfield development and contribute to a cluttered and uncoordinated site layout. Their removal will improve the visual character of the area, eliminating redundant buildings that no longer serve a functional or architectural purpose.



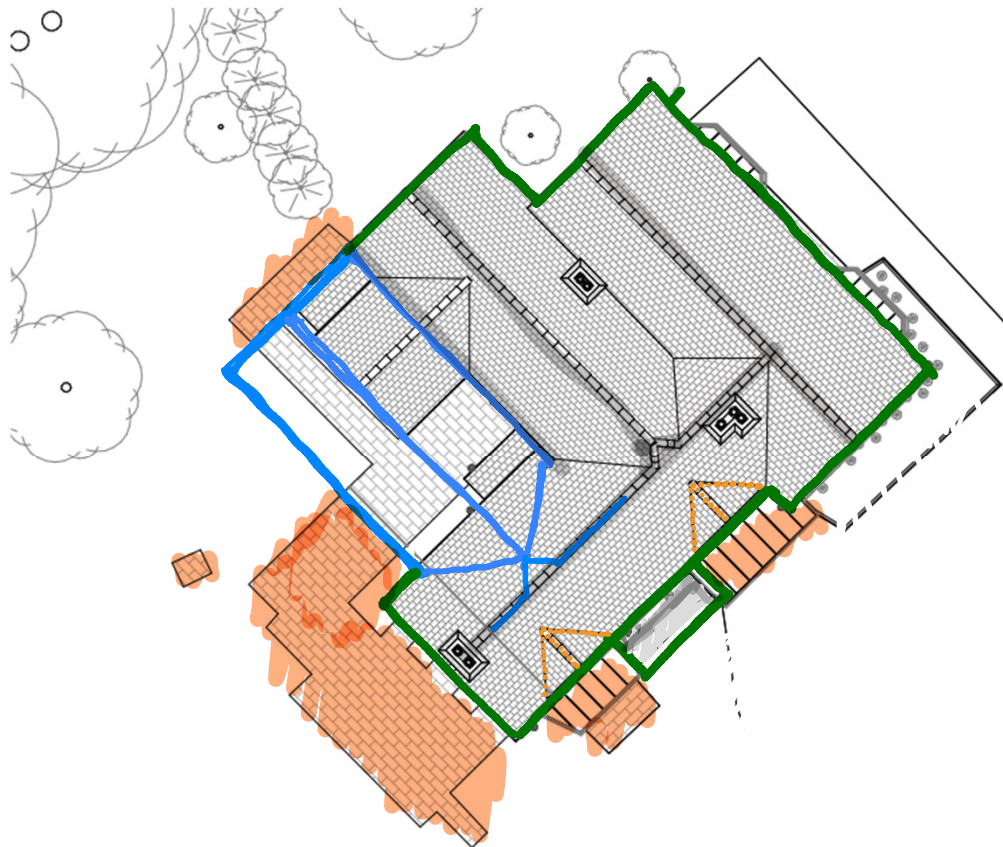
Improving Openness of Countryside and the Greenbelt

The proposed extension to Springfield House, along with the demolition of the later extension and outbuilding structures, will help consolidate the built form, creating a more coherent and proportionate development. This approach enhances the openness associated with the Green Belt and countryside setting, ensuring a more sympathetic relationship with the surrounding landscape. The removal of surplus structures, combined with the sensitive extension, supports both planning policy objectives and the long-term sustainability of the site.



Footprint

The revised design maintains a footprint largely in line with the existing house, ensuring that the development does not extend further into the landscape. By respecting the original building's positioning, the proposal preserves the site's rural character and minimizes its impact on the surrounding environment. This approach balances the need for modernisation with a sensitivity to the existing setting.

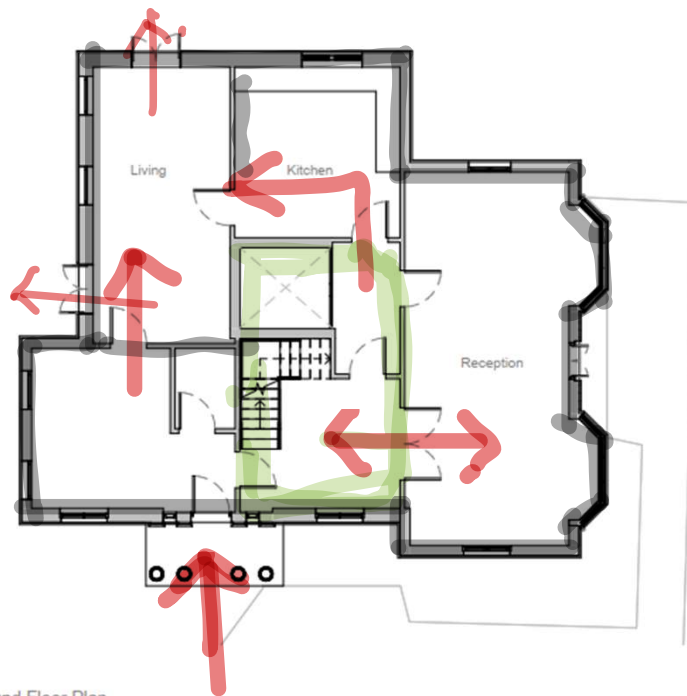


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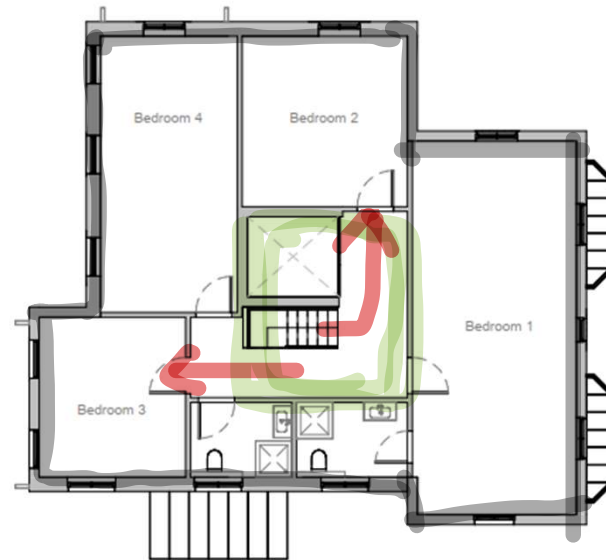
PROPOSED

Internal Re-configuration

The revised design for Springfield House reconfigures the internal layout to create a more open and cohesive living space, replacing the previous cellular and fragmented arrangement. By centering the entrance, the new design achieves a more balanced and intuitive flow, enhancing both functionality and modern living. The updated layout ensures a seamless connection between spaces while maintaining the home's architectural character.



Ground Floor Plan



First Floor Plan

Siting & Streetscape



Existing Perspective Sketch From Entrance



Proposed Perspective Sketch From Entrance

Siting & Streetscape



Existing Perspective Sketch From Entrance



Proposed Perspective Sketch From Entrance

Conclusion

1. The proposed scheme aims to extend Springfield House with a sensitively design solution that compliments both the site and surrounding area.
2. The design responds to comments on previous applications by preserving the vast majority of the original house.
3. The proposed scheme extends the house towards the rear (and to the back of the courtyard element). This helps mitigate any adverse impact / change to key views from the north east and east, and also maintain the relationship between the house and barn.
4. Other site features are to be retained and improved - i.e. retention of existing trees and planting of additional soft landscaping features in open areas to promote & enhance biodiversity.
5. As part of a separate consented application to Springfield Barn, it is proposed to bring the existing building up to current standards and address current structural stability issues.

