



HERITAGE STATEMENT revA

Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Prepared for: Mr and Mrs Gibbs

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Local Authority: Wokingham Borough Council

Conservation Area: None

Archaeological Notification Area: None

Building Use: Residential

Listing Status: Not Listed List entry no. N/A

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	N
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N

Non Designated Heritage Asset	Y
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Project Overview:

Householder application for the proposed erection of a two storey side and rear extension with installation of roof lights and changes to fenestration following the demolition of the existing rear extension.



Photo 1 – View of the front (east) elevation

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Photo 2 and 3 – View of front elevation



Photo 4 and 5 – View of the side (south) elevation



Photo 6 – View of rear (west) elevation

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Photo 7-9 – View of rear/side elevation (west/northwest)



Photo 10 – View of side (north) elevation

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Photo 11-13 – View of interior of current extension

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Drawings and Documents provided by Client:

List of documents provided:

Existing GF Plan PG NO01
Proposed GF Plan PG NO02
Existing FF Plan PG NO03
Proposed FF Plan PG NO04
Existing Roof Plan PG NO05
Proposed Roof Plan PG NO06
Existing Elevations PG NO07
Proposed Elevations PG NO08
Location/ Parking Plan PGNO09

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Removal of the ground floor rear extension containing the kitchen, cup'ds and bathroom.
- Removal of the existing staircases.
- New rear extension- two storey.
- New staircase centrally located.
- Relocation of existing kitchen.
- New doorways through to the front part of the cottage.
- New side entrance door.
- New side doors to garden area.
- Adjustment of existing landscaping to accommodate the new extensions.

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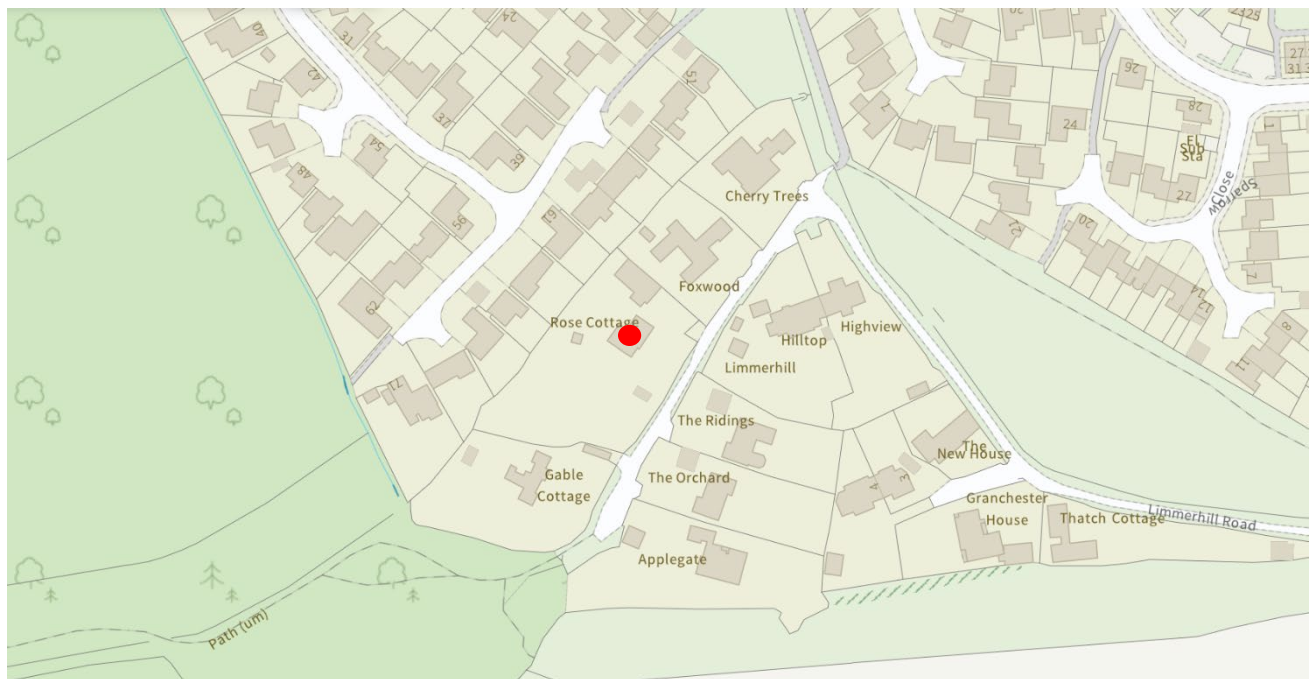
Setting Overview/ Context:

The site is located 1.5 miles west of the town of Wokingham. It sits along a small single track lane in a secluded location, accessed off the B3349 and running north then west behind Ye Olde Leathern Bottel public house, formerly the Leathern Bottle (Grade II Listed).. This Public House is believed to have started in 1737 as an isolated roadside alehouse in the middle of what was described as desolate heath at the point of its construction.

The residential properties along the lane are primarily 1 and a half and two storey and detached within large plots with mature planting. The material palette is primarily red brick with plain clay tile roofs. They are all of a traditional vernacular and most are of a modern construction.

The one and a half storey cottage in question is detached in nature and sits centrally within a large plot. There is a detached double garage that is a similar size to the house itself sitting behind the front elevation to the north. This has been extended over time. The house is visually made up of a 2 bay timber framed cottage with centrally placed door and painted white brickwork and a more modern side/ rear red brick portion, also 1.5 storeys high. The roof consists of a series of plain clay tiles roofs. There are two chimneys situated at each gable end of the original cottage. The original part of the cottage in question appears to be one of the oldest in the local vicinity.

Setting: Urban Area



Map taken from Historic England Listing Database. Property shown with a red dot.

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Impacted Heritage Assets:

The building sits neither within nor outside a Conservation Area.

The building is not Listed.

The building is not within the context of a Listed Building.

The property is considered to be a non designated heritage asset.



Extract from Google Earth

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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 – NPPF

Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

The property is not in an archaeological notification area however the local vicinity has been inhabited for a considerable period of time and the original portion of the house looks to date from the Tudor period.

Seven Mesolithic flints appear on the HER records as being found in a nearby garden on Berkham Road (grid ref SU7940067900) – monument number 244418 and therefore there is a possibility that the below ground area is of some archaeological significance.

However it should be noted that the area of ground allocated for the new extension is likely to have been extensively disturbed when the previous extension was built and is likely to be of a lower significance than some of the other areas of the garden.

Historic: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The road appears as an isolated settlement on the historic mapping with what appear to be a small number of detached dwellings within landscaped/ cultivated gardens. These are served by a number of wells. The property in question appears on the Tithe mapping of 1839. Mapping prior to this is too low in detail to establish age. local area . At this point in time the landowner was recorded as being John Walter Esquire and the occupant George Eatwell. Mr Esquire was known to have sold many parts of his estate in 1912 and the property is understood to have been sold off then. In 1939 it is recorded in the census as being occupied by 2 general labourers.

The front two bay portion of the cottage appears to be 1600s in its detailing with exposed timber framing internally. It shows as a simple rectangular form with eastern projection in the 1839 mapping.

A small extension then appears in the 1911 mapping on the western side. This is no longer present on the property.

The much larger side and rear extension (red brick) is 20th Century in its nature and of low significance.

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Architectural or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The cottage is simple and traditional in its architectural language with a material palette that reflects the local vernacular.

It makes a positive contribution to the streetscene despite its remote location.

The 2 bay white painted brick portion at the front of the property is of a high significance and appears to be part of the original settlement for the local vicinity .

The more modern side and rear portions are high quality extensions to the original and respectful of the traditional nature and materiality of the original building.

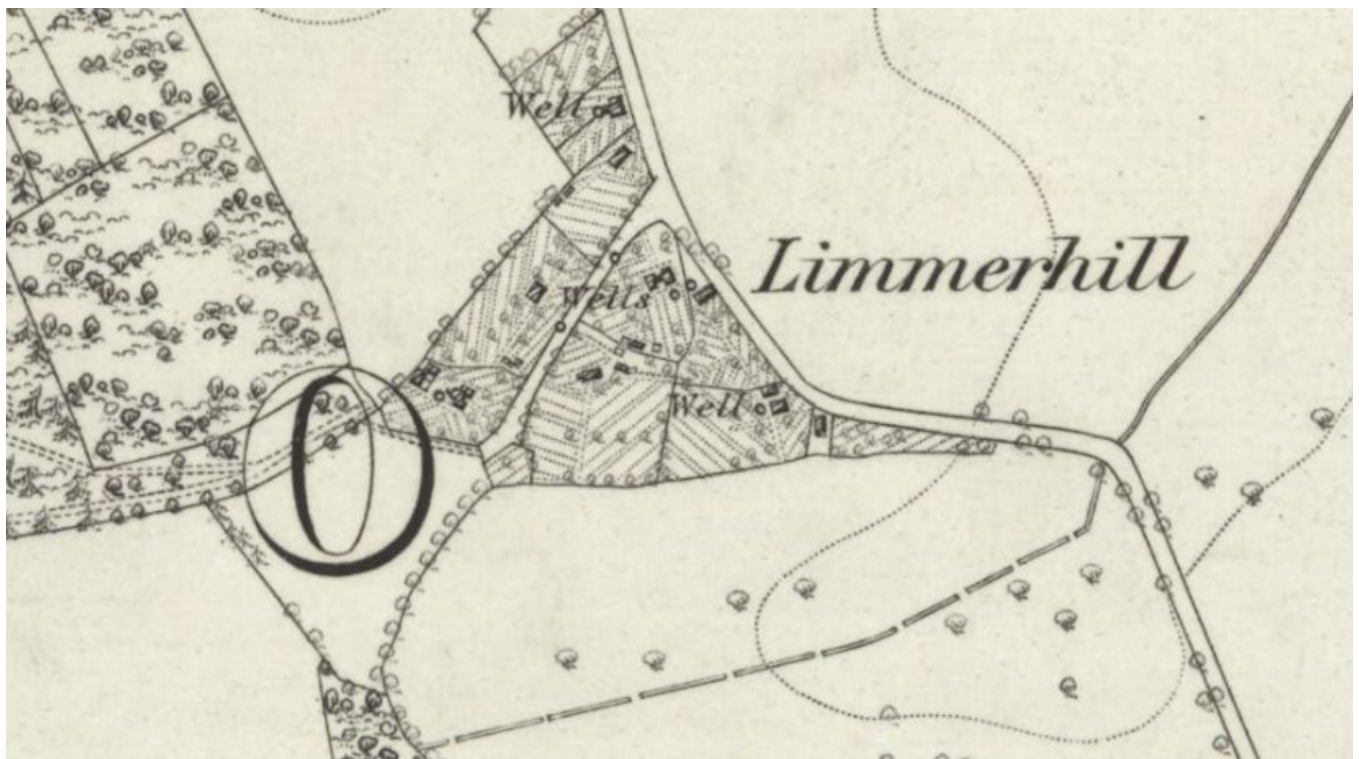
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Historic Mapping – For reference dating only, not for reproduction



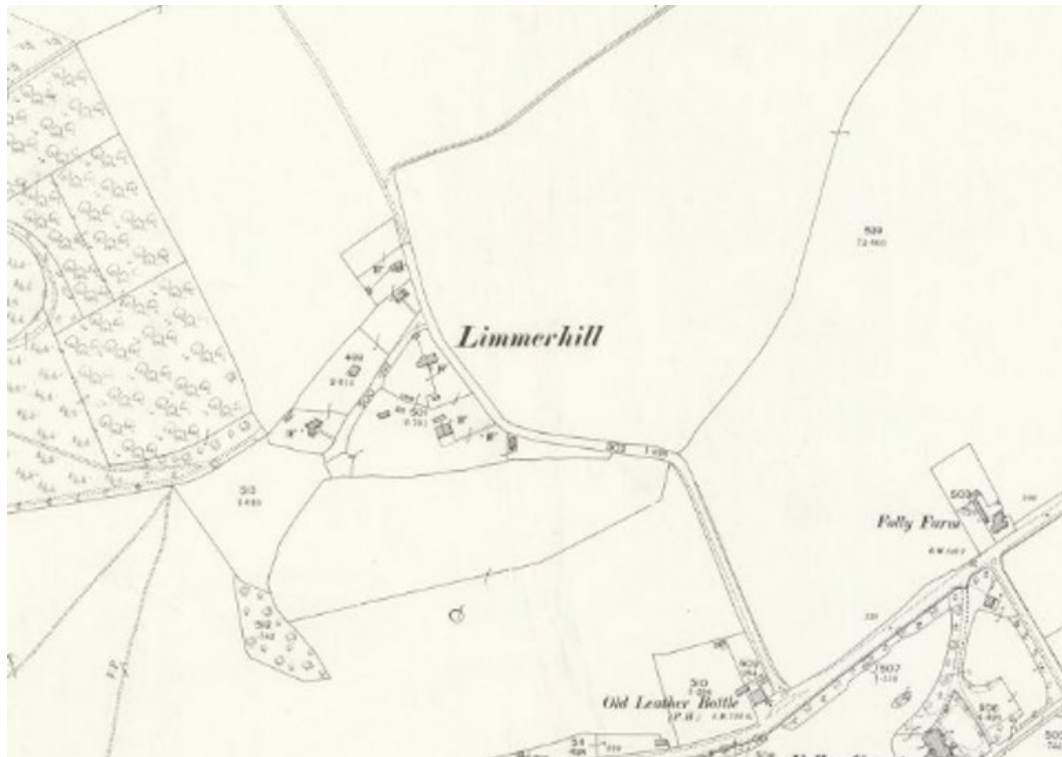
Extract from Wokingham Tithe Apportionments 1839



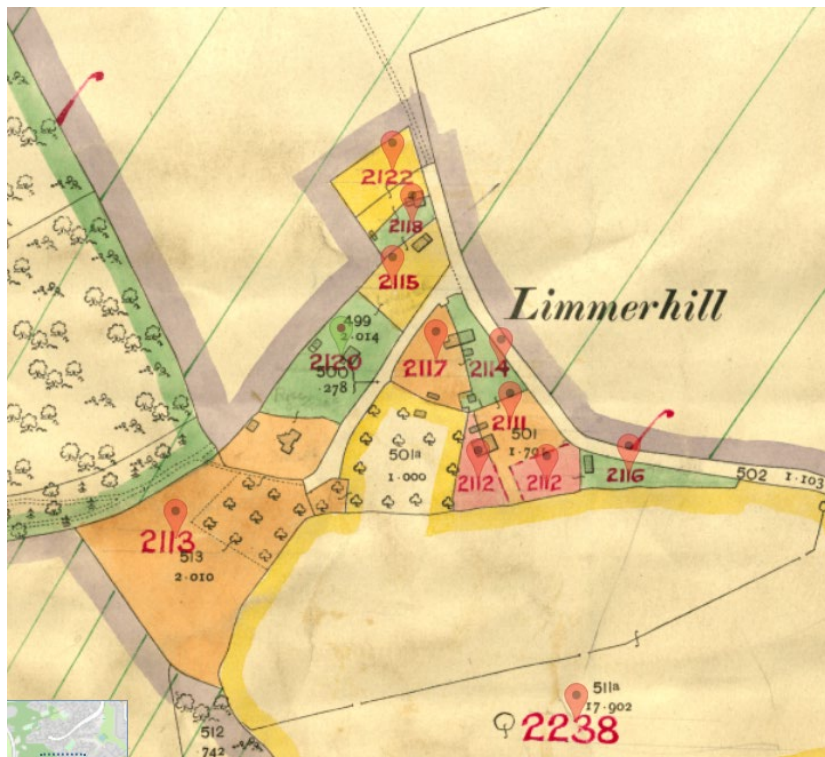
Extract from Berkshire Sheet XXVII 1872

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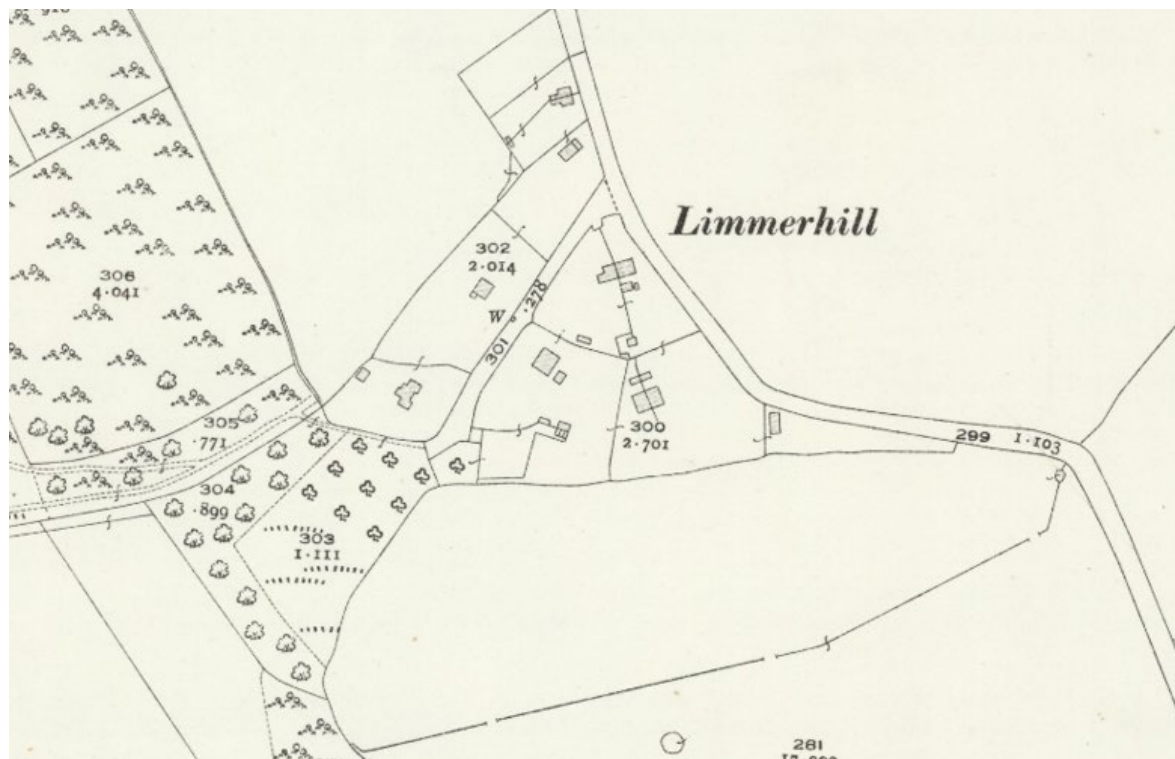
Extract from Berkshire sheet XXVIII.14 1899



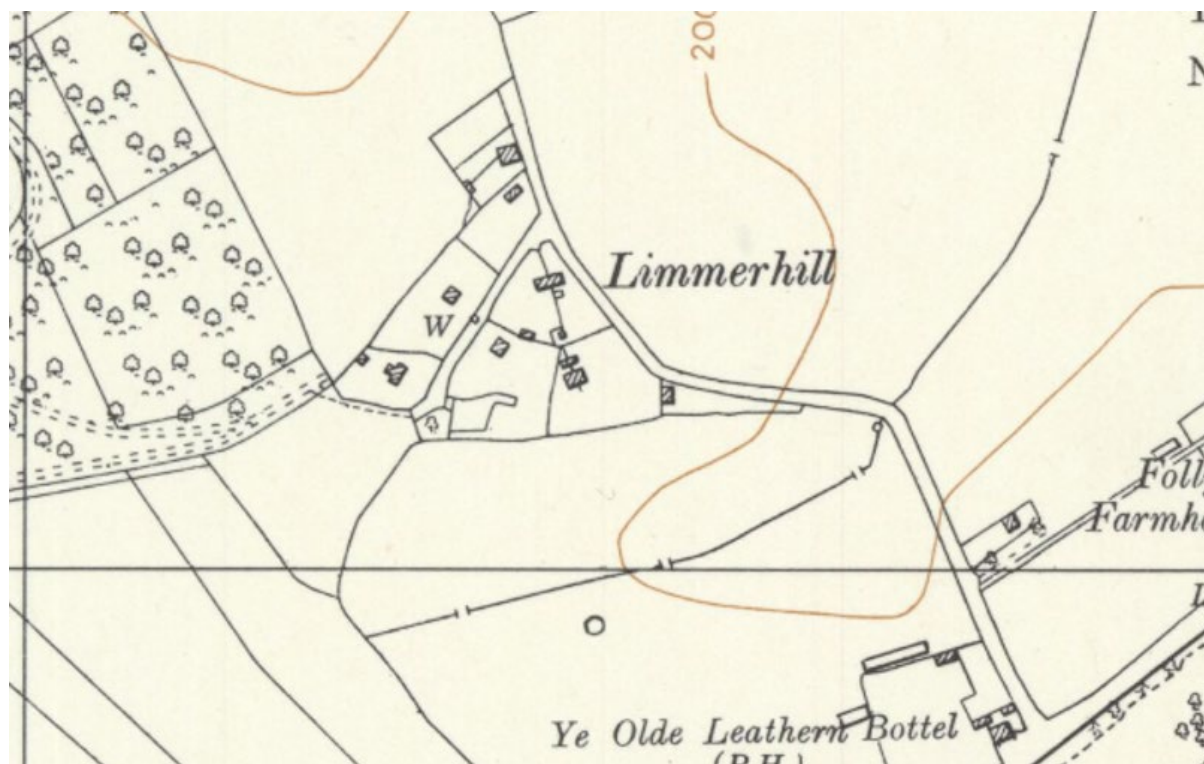
Extract from 1910 George Domesday mapping

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Extract from Berkshire Sheet XXVIII.14 1933



Extract from SU76NE 1961

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Extract from SU7868-AA 1967

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

The proposals are located to the rear of the property and will have no impact upon the streetscene and the traditional outward appearance of the property.

There is no wider impact upon the views through the local area. The proposed extensions are compact in their form, sympathetically located, and reflective of the existing materiality and traditional detailing. The traditional chimneys expressed on the front of the property are unaltered.

The scheme involves the removal of the existing kitchen structure which appears to be a later addition to the original 2 bay cottage form. It is a portion that is still of a considerable age but has been significantly adapted over time including the addition of a dormer window. It is a small loss of historic fabric however the improvements in functionality outweigh any loss in this instance.

There is a request from the LPA to add half hips to the new extension. We feel that this isn't needed and is an unusual detail within the local vernacular acting contrary to the existing architectural character of the property..

Internally:

The works to the rear portions and the much later side and rear structure are of little concern and impact upon modern fabric only. The removal and relocation of the kitchen is understandable and will create a significantly more functional space for the occupants.

I have concerns about the level of intervention to the historic timber frame in the front 2 bay portion of the cottage which appears to be of a considerable age. It would be preferred, and strongly advised, to preserve the frame intact and condition the positioning of any new doors upon opening up works, working out the natural gaps in the frame, to minimize the level of intervention/ removal of historic fabric. Specialist structural advice should be sought before performing an intervention in this area as extreme as is proposed particularly when removing what appear to be structural elements which may potentially result in the twisting of the historic timber framework and potential significant harm.

Scale and Massing:

The proposal have been sympathetically designed so not to increase the visual massing of the property from the streetscene. The extensions are at the rear of the property are proportional to the existing dwelling and do not change the traditional cottage like appearance which is common in the local vicinity.

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Archeaology:

The original portion of the house has been part of a settlement area for a considerable period of time, and one of the original properties in the local area dating from what on first appearance dates from at least the Tudor period. The ground relating to the proposed extension is likely to have been extensively disturbed however given the nearby discoveries of Mesolithic evidence then a watching brief may be a sensible inclusion within the scope of works. Any potential harm can be mitigated with a proportional planning condition.

Use:

The property will remain a residential dwelling as it is at present and as it was originally designed.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021 and 2023.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

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When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

The location of the proposed extensions are sympathetic and proportional to the existing dwelling, situated at the rear and preserving the traditional front elevation. The materiality and detailing reflects that which is already present on the existing property and it is unlikely to have an impact upon the street scene or surrounding setting. The proposals substantially improve the functionality of the property for the occupants and future occupants.

There is concern about the degree of intervention to the original front portion of the cottage internally and the impact that it will have on the historic timber frame. Although there is no impact upon a Nationally Listed Building, the applicant is encouraged to minimize the level of intervention in this area and seek specialist structural advice prior to implementation. Great care should be taken so that the new structure proposed with its modern form of construction does not increase the loadings on the historic frame.

Overall the bulk of the proposals are acceptable from a heritage perspective, impacting upon modern fabric and should be accepted by the Local Authority with the use of conditions.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 04/12/24 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):