GRK Architecture

HISTORIC PHOTOGRAPHIC RECORD

Coldharbour Cottage

The restoration, 1970–1974

Grade II listed cottage · Sun Lane, Basingstoke Road, Riseley, Reading, RG7 1QR

Supporting evidence for LBC application 262082 · Wokingham Borough Council

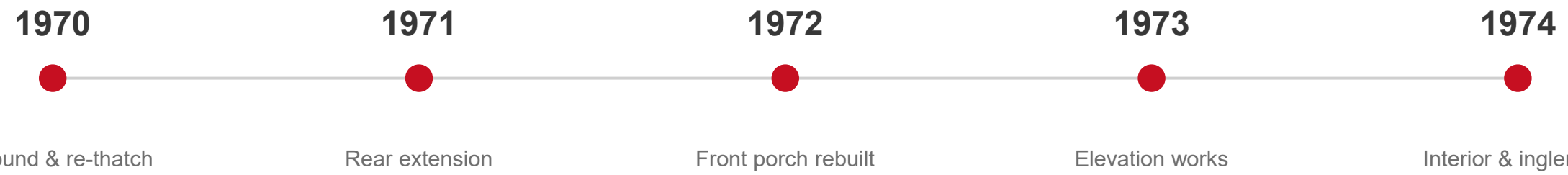


ABOUT THIS RECORD

A photographic timeline of the cottage

These family photographs record Coldharbour Cottage as it was found in 1970 and the phased repair and restoration carried out through to 1974 — the re-thatching of the roof, the rebuilding of later additions, and the opening-up of the inglenook fireplace.

The works shown here pre-date the building's statutory listing (Grade II, 1986). The record is offered as supporting evidence for the application for Listed Building Consent, helping to distinguish original historic fabric from later 20th-century interventions.



1 JANUARY 1970

The cottage as found

- “Saturday 1st January 1970” — the earliest photographs in the record.
- Front and rear elevations: timber frame with painted render and brick infill.
- Weathered thatched roof, in need of replacement.
- Gable detail showing render panels over the brickwork.





1970 · AS FOUND

Front elevation

The principal elevation before restoration — exposed timber frame with brick and render infill, a central gabled porch, and worn thatch. Photographed in 1970, sixteen years before the building was statutorily listed.



1970 · AS FOUND

Rear elevation & lean-to

The rear/side elevation with a corrugated-iron and brick lean-to — a later, non-original addition. The decayed thatch and exposed frame are clearly visible.

1970

Roof & rear details

- Close views of the timber frame, render panels and leaded casement window.
- The single-storey lean-to set against the rear wall.
- Weathered thatch and exposed rafters at the eaves.



1970

Front porch & doorway

- The front doorway and boarded door (“Front porch”).
- Brick and render to the principal elevation.
- Ground-level view of the entrance before the porch was rebuilt.



SEPTEMBER 1970

Re-thatching the roof

- The thatch was stripped and re-laid in September 1970.
- Thatchers at work on the ridge and roof slopes (“George and Kathy”).
- New straw courses dressed into place around the chimney stack.



1970

Thatching in progress

- Long ladders to the roof slope; new thatch fixed course by course.
- The re-thatched pitch taking shape above the timber frame.
- The finished porch and front door below.



New thatch complete

- The re-thatched roof finished by November 1970.
- Side and front elevations with the fresh thatch and dressed ridge.
- Vintage vehicles on the front drive.





NOVEMBER 1970

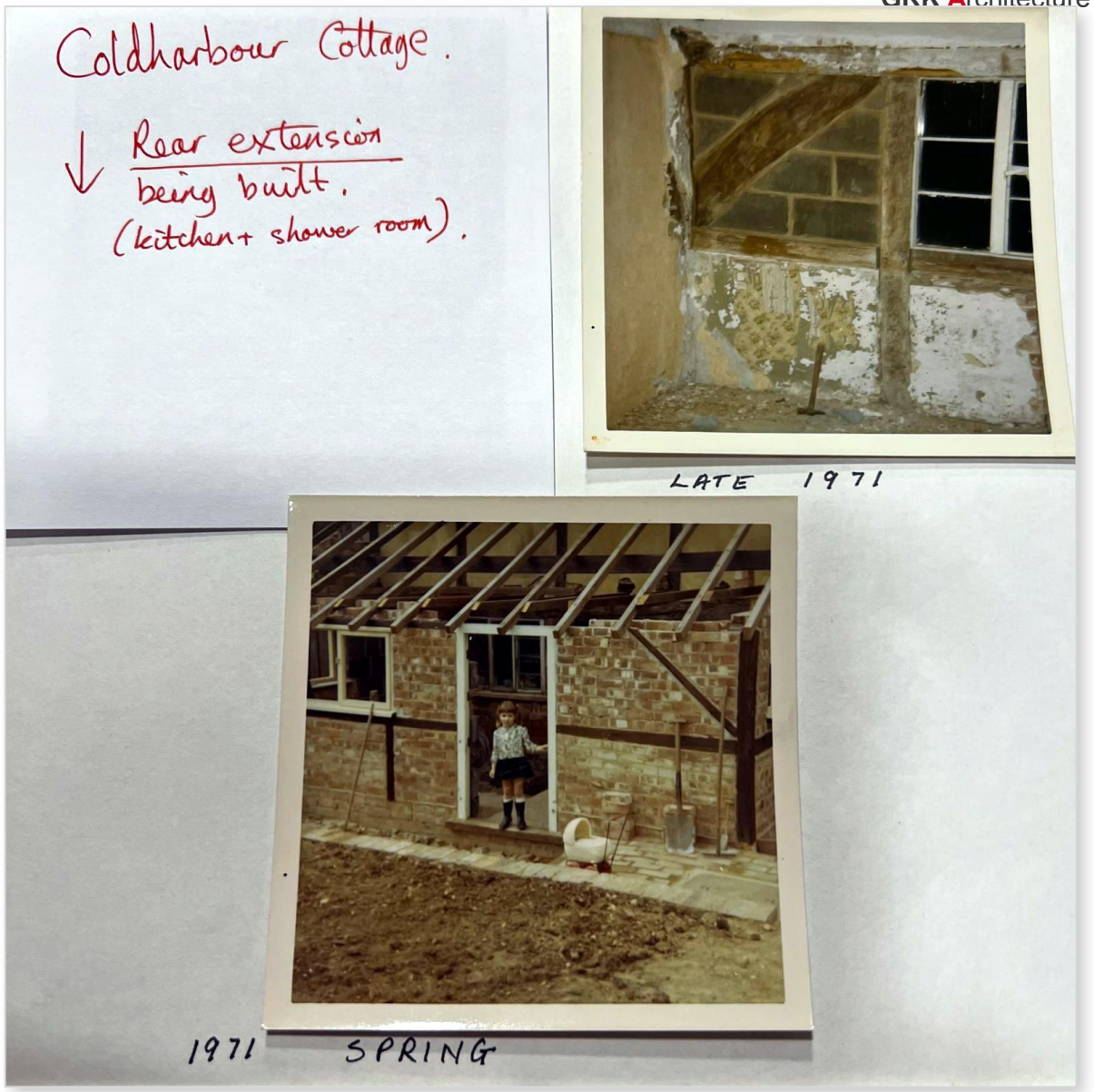
Restored front elevation

The principal elevation with its newly completed thatch — timber frame, brick and render infill and central gabled porch, as restored in 1970. An enlargement of the November 1970 photograph.

1971

Rear extension built

- Construction of the rear extension — kitchen and shower room, 1971.
- New brickwork raised within the timber frame (“Spring 1971”).
- Roof structure formed over the new single-storey addition (“Late 1971”).



1972

Front porch rebuilt

- The front porch rebuilt and the front elevation made good, 1972.
- Bricklaying to the porch base and threshold.
- The restored front with new render, door and porch canopy.



1973

Front elevation works

- Continued works to the front elevation, 1973.
- Timber frame with new block and brick infill panels.
- Scaffolding, ladders and reformed window openings.





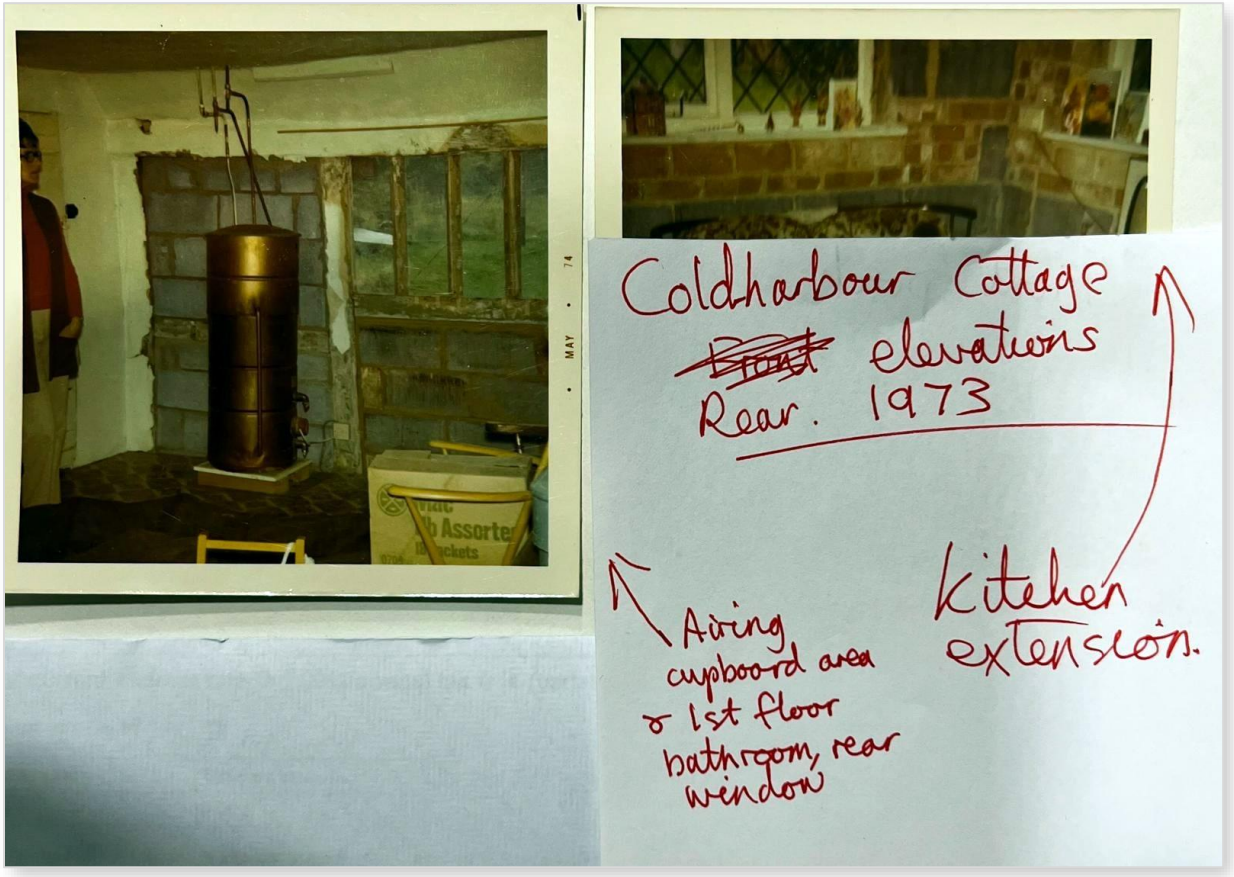
1973

Rear elevation

The rear elevation during works, 1973 — the timber frame with new block and brick infill panels beneath the thatch, replacing earlier fabric. Later additions and openings are visible to the left.

Kitchen extension & bathroom

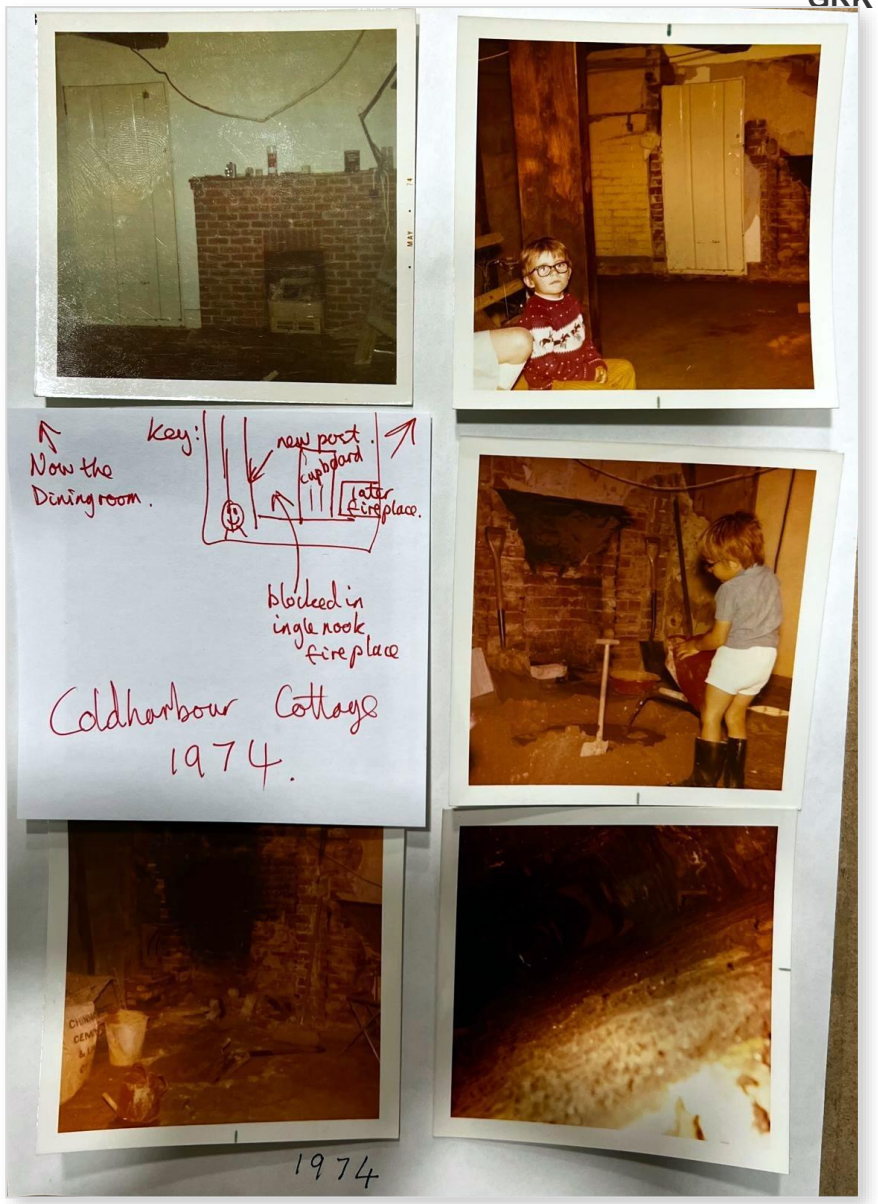
- Rear elevation showing the kitchen extension and first-floor bathroom window.
- Airing-cupboard area with a new hot-water cylinder.
- Family caption: “Rear elevations, 1973 · kitchen extension”.



1974

Dining room & inglenook

- The dining room during works, 1974 (“now the dining room”).
- The blocked-in inglenook fireplace opened up — a key historic feature.
- New partition formed between kitchen and dining room; chimney later rebuilt.





1974

Inglenook fireplace revealed

The blocked-in inglenook fireplace being opened up in 1974 — one of the cottage's principal historic features, later noted in the statutory listing. An enlargement of the 1974 photograph.

Dining room floor relaid

- A new floor being laid in the dining room, October 1974.
- Brick/quarry pavers stacked ready, with Blue Circle cement on site.
- Completion of the ground-floor works to the historic core.



A RECORD OF RESTORATION

1970 – 1974

These photographs record Coldharbour Cottage as found and the phased works carried out before its listing in 1986. They are offered in support of the application for Listed Building Consent.

