

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242712
Address:	Little Gables, Sindlesham Road, Arborfield, Wokingham, RG2 9QE		
Proposal:	Householder application for the proposed erection of a new front porch, single storey front/side extension and two first floor rear extensions with changes to existing fenestrations.		
Heritage Asset:	Little Gables and Lychgate Cottage – NDHA Arborfield Cross Conservation Area Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No		

Summary Of Recommendations

No objection subject to amendments and conditions

Comments On Proposal

The application proposes the demolition of elements of Little Gables – an attractive 19th century cottage, along with the attached neighbour of Lychgate Cottage - with the subsequent construction of new single and two-storey additions. Little Gables is located within the heart of the Arborfield Cross Conservation Area, sited just to the north-west of the village green and former duck pond. The cottages feature notably in the Conservation Area Appraisal and by virtue of their age, architectural and historic interest, as well as the positive contribution to the character and appearance of the Arborfield Cross Conservation Area, Little Gables/Lychgate Cottage are identified as non-designated heritage assets (NDHAs).

The below comments are made further to amended plans being submitted which have sought to address original concerns.

The increase in traditional detailing is welcomed. Whilst a large flat/crown roofed addition wouldn't be ideal in the context, given the extant of the attached Lychgate Cottage, it would be considered acceptable from a design perspective given the importance of symmetry. There are still concerns over the principle of a two-storey addition and the cumulative impact upon these simple farm workers dwellings, however it is well detailed, and – importantly – provided the materials and construction are of a high quality and seek to accurately replicate the host (thus

giving the appearance of a historic element), no objection is raised to this element of the proposals.

In terms of materials, it is important these match to the best ability, a condition to secure the details of such is advised. One area of the proposal which required amendment is the details of the fenestration. Unfortunately Little Gables has lost its original windows with inappropriate replacements being installed which the incorrect subdivision. It is important the original form and appearance (albeit new, and double glazed) of the windows is restored. Given this, the ground floor windows should be a tripartite (triple casement) with centre glazing bars (as per Lychgate Cottage, and additional example below):





With the first-floor windows being double casements, again with the centre glazing bar (as per the originals on Lychgate). On the proposed two-storey element, the rear and side window would suit a single casement design, or equally the width could be increased to accommodate the two-casement pattern. Similarly, the proportion of some of the side elevation's windows may need minor adjustment as to suit the traditional pattern. The proposed rooflight should be a 'conservation' type – Velux now manufacture an acceptable product for use on non-listed buildings. This, or one from the Rooflight Company, Clement Windows etc. should be specified. In terms of the bi-folding doors, it is presumed these would be aluminium? As a clearly modern element, there is no concern over the material or detail, however further details of such would be required under condition.

Provided the above amendments are forthcoming and acceptable, no objection is raised to the application from a heritage perspective. If minded to approve, the below conditions are advised:

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.

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 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 and with details at 1:5. 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:	25/04/2025	Signed:	Roderick McDonald Built Heritage Officer
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