

Heritage Statement

Introduction

This statement is written in support of a Listed Building consent application for the demolition of a redundant chicken coop and chicken run adjacent to a detached Store/Outbuilding at East Court.

Background

Listed Building consent was granted for the proposed structural repairs and re-roofing of the Store/Outbuilding—ref: 242350.

The nature, extent and significance of the asset

East Court is a private residence in the village of Finchampstead, which lies around 5.5km south-west of Wokingham and around 13km south-east of Reading.

The property is bounded on the south by Jubilee Road, B3348 and Church Lane to the north-east. To the west is East Court Farm and beyond that the village playing fields. East Court enjoys views of the spire of the Norman church, St James' which is around 500m to the north-west. East court is a large property within grounds of approximately 0.6 hectares.

The property is a grade II listed building. The English Heritage entry is at the following link- <https://historicengland.org.uk/listing/the-list/list-entry/1118091?section=official-list-entry>



OS maps from 1878 - source The National Library of Scotland - <https://maps.nls.uk/os/6inch->



OS maps from 1899 - source The National Library of Scotland - <https://maps.nls.uk/os/6inch->

The prop-
erty com-

prises the main house, a separate converted stables and coach house wing, a detached office and store/
garage building with attached chicken coop.

The main house is part two and part three storey with a small basement area below the main staircase.

The converted stables is single storey and the former coach house two-storey.

Store/Outbuilding and attached Chicken Coop Structure

The chicken coop and adjacent chain link enclosure forming a chicken run about the Store/Outbuilding, situated at the north-west end of the site. The Store/Outbuilding is a single storey red brick building with clay tile pitched and hipped roof. It is 'L' shaped on plan. Walls are solid brick with segmental arches over windows and doors. The roof structure is timber with trusses and principal rafters. The chicken coop is located to the rear (north-east side) of the Store/Outbuilding. It is timber framed comprising timber posts and infill fence panels to one gable end and long side and with corrugated sheet metal to the other gable end. The pitched roof is also clad in corrugated metal sheet.

From historic ordnance survey maps the Store/Outbuilding was built in two phases during the later 19th century. The chicken coop structure and enclosure are later ad-hoc additions.

The Significance of the Asset

The chicken coop and run about the Store/Outbuilding. The Store/Outbuilding, by virtue of its age, ancillary nature and ownership, is identified as a curtilage listed building. Its significance lies in its relationship with the grade II listed main house and converted stable block. It relates to the other buildings in terms of its scale, form and the materials from which it is constructed.

Proposed Works:

The proposed works are as follows:

- Carefully demolish Chicken Coop structure and dispose of materials from site
- Carefully remove chain link fenced enclosure.
- Replace the existing garage doors with new painted timber double doors.

Relevant Planning History

242350 - Application for Listed Building consent for the proposed structural repairs and re-roofing.

240202/240203 - Householder/Listed Building Consent applications for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration.

1833349/183450 - Householder/Listed Building Consent application for the proposed changes to fenestration to main dwelling house. Raising of the garage roof to create habitable accommodation, changes to fenestration and erection of covered area for storage to side of garage – Approved: March 2019

183451 - Householder application for the proposed erection of tennis court including perimeter fencing 2.75m high - Approved: February 2019

160243/160244 - Householder/Listed Building Consent application for single storey side extension and pitched clay tile roof over service wing with conservation roof lights plus changes to fenestration - Approved: April 2016

960300 - Proposed Erection of Detached Bungalow - Refused: June 1996

43374 - Conversion of existing stables to Kitchen, WC & Dining room - Approved: August 1994

Relevant planning policies referred to:

National Planning Policy Framework (NPPF)

- NPPF section 15. Conserving and enhancing the natural environment
- NPPF section 16. Conserving and enhancing the historic environment

Wokingham Borough Council Core Strategy:

- Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
- CC01 - Presumption in Favour of Sustainable Development
- CC02 - Development Limits

The Impact on the Asset

Both Chicken coop and run are secondary structures with no architectural or historical significance and they are now redundant.

Removal of the coop and run would have no detrimental impact on the Store/Outbuilding.

Benefit: the corrugated sheet roof over the coop forms an awkward junction with the clay tile roof of the Store/Outbuilding. There is a leaded gutter at this junction that has been leaking for some time, causing damage to the roof structure and external brick walls. It's removal will enable these areas to be repaired and conserved.

Replacement Garage Doors: The current garage doors are made of powder-coated aluminium with raised and fielded panels, which are not historically consistent in terms of material or panel profiles. The proposal is to replace them with simple ledged and braced framed doors, featuring tongue-and-groove boarding, all constructed in painted timber. The doors are outward opening with simple metal strap hinges. This design will be more appropriate in terms of appearance and material and therefore is more fitting historically.

The proposed work would tie into the works already granted permission which are aimed at ensuring the long-term future of the Store/Outbuilding and to preserve the setting of the heritage asset and its particular historical character.

Design and Access Statement

Use:

Existing long established residential use.

Amount:

Not applicable, no alteration to existing.

Layout:

Not applicable, no alteration to existing.

Scale:

Not applicable, no alteration to existing.

Landscape:

Not applicable, no alteration to existing.

Protected Species:

A copy of Spires Ecology Final Bat Survey Report of October 2023 has been included for information. No evidence of bats was found internally within the detached Store/Outbuilding.

Access:

Not applicable, no alteration to existing.

Flood Risk Assessment:

A flood risk assessment is not required. The environment agency website notes that the application site is within Zone 1 and has a low probability of flooding from rivers and the sea.

Structural survey:

Not applicable.

Transport assessment:

Not applicable, no alteration to existing.