

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251040
Address:	Willow Marina, Willow Lane, Wargrave, RG10 8LH		
Proposal:	Full application for proposed works at Willow Marina including installation of PV panels and replacement uPVC fenestration, re-cladding of existing buildings and replacement of wall and roof sheeting, plus resurfacing of existing hardstanding and installation of a new sewage treatment plant and a filtration system.		
Heritage Assets:	Wargrave Conservation Area Setting of: The Willows/Willowmead – NDHA Wider setting of: Chapel House – Grade II Woodclyffe Cottage – Grade II Martens House - NDHA 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 – however, familiar with site and context		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposed the alteration to 3no. marine workshop 'sheds' along with associated infrastructure and engineering works at Willow Marina. The site lies within the Wargrave Conservation Area and within the setting of the non-designated heritage asset (NDHA) of The Willows/Willowmead, immediately to the north and the wider setting of the Grade II listed buildings Chapel House and Woodclyffe Cottage and the NDHA further up Willow Lane.

First established in the 19th century, Val Wyatt has occupied the site since the 1930s – the land the marina sits on was once part of The Willows' garden – and as such the boatyard strongly contributes to not only the character and appearance of

the Conservation Area but the history of the village and wider riverscape. Boatbuilding and this reach of the Thames go hand in hand and thus the retention and enhancement of facilities as general principle should be supported.

The application proposes the removal of the extant exterior cladding and finishes to the sheds with the subsequent replacements. The existing finishes are a mixture of corrugated metal, cement asbestos and timber in various shades of blue, green and black, and in various states of repair. It is proposed to re-clad the sheds in box-profile metal in 'slate blue' for the walling and a dark grey for the roofing. The slate blue hue is perfectly appropriate for a marine/riverside context and the more consistent finish seeking to enhance the overall appearance of the site. It is also proposed to instal PV panels to the south-east roof pitches of Sheds 1 and 2 – care must always be taken when installed solar panels in the historic environment, as, if poorly sited, they can have a detrimental impact. In this case, whilst there may be some visibility of the panels, given the nature of the buildings, the context and the complimentary dark hues (black panels on dark grey roofing) the overall aesthetic impact is minimal. Similarly, given the nature of the building as well as the context, no concerns are raised over the reconfiguration of the fenestration.

The proposed associated infrastructure and engineering operations would have a slight impact upon the character and appearance of the Conservation Area and whilst there is a degree of intervisibility from both highway and river and from the Willows, the change is limited as not raise concern.

Given this, the proposals would seek to preserve and, arguably enhance, the character and appearance of the Wargrave Conservation Area (S72, P(LB&CA)A90) with no harm arising to the significance of the designated and non-designated assets. As such, no objection is raised to the application from a heritage perspective.

Conditions

N/A

Date:	05/06/2025	Signed:	Roderick McDonald Built Heritage Officer
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