

Heritage, Design & Access Statement

Sindlesham Farm House Mill Lane, Sindlesham, Earley, Wokingham RG41 5DQ

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1.0 Introduction

The heritage, design & access statement is in support of a planning application for single storey rear extension, installation of bi-fold doors, single storey link to garage, lantern style roof light, insulate & renew flat roof weathering, install solar panels.

2.0 Site Location & Context

Sindlesham Farm House was originally a working farm with farm buildings, and three cottages in over 200 acres. It was sold & the site developed for housing. The farm house is surrounded to the south/north west, natural and semi-natural greenspaces to the east & the River Lodden & M4 beyond. Mill Lane is accessed from Kilnsea Drive, off Rushey Way, it terminates at the green space with only pedestrian, cycle access from Rushey Way. Mill Lane provide access to Sindlesham Farm House and a hamlet of houses further down. Mill Lane is a single-track road & is a popular access, exit point for local dog walkers, ramblers & the like. Sindlesham Farm House does not sit with-in the Sindlesham conservation area but is Listed.

3.0 Existing building description

The existing single storey side extension, sun room, garage was built circa: early 1980's, it is constructed from brick & render with flat roof to wing & low pitched roof to garage covered in concrete pantiles. A mono-pitch sun room has been added later constructed from brickwork low walls & single glazed timber windows. The existing side wing is delapidated, the roof is un-insulated & bitument roof covering at the end of its life. The sun room is poorly constructed, with no insulation, it has a very low ceiling height of 2.1m, the external walls do not appear to be built on a suitable foundation.

Site boundaries

Brick walls to front & timber fencing to sides & rear

Site area

The proposed site area is 1693m²

Flood Risk

The property is in Flood Risk Zone 2

4.0 Description of the Proposal

The proposal is to extend the existing building rearward by a modest 1.2m for the width of the side wing, replace the roof finish & insulate to modern standards. Install aluminium bi-fold doors & lantern type roof light. Provide a link from the garage to the main house to allow direct access & install solar panels to the flat roof of the side wing & pitched roof of the garage.

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Proposed Rear Elevation (Work Show in Red Shade)

5.0 Historical context

Heritage Category: Listed Building

Grade: II

List Entry Number: 1136295

Date first listed: 26-Jan-1967

List Entry Name: SINDLESHAM FARMHOUSE

Statutory Address: SINDLESHAM FARMHOUSE, MILL LANE

6.0 Planning History

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SINDLESHAM FARM.

ADDRESS

MILL LANE.

PARISH

Earley 1.4.86
HOODLEY

PLOT No.

ORD. SHEET No.

SU. 7670 (59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04546	J A Pyle Ltd + Madley Properties Ltd	1/2 Res + Commercial Develop	10.6.76	n/a Rf
12675	COSTAIN HOMES	SITE CONVERSION - AGRIC	13.3.80	n/a 31.3.81 TP
12694	"	S PARTIAL MODERNISATION	13.3.80	n/a Rf
19975	MARTIN ORRANT HOMES LBC	DEM. OF BARN	25.8.53	n/a C/A
19976, BR21421	"	4 DET. HOUSES	25.8.53, 13.9.83	N/A C/A
20550	MR. G. ALLOBS	DOUBLE GARAGE FOR F/HOUSE	N/REQUIRED	
20529	"	"	5.1.84	N/A C/A
BR23944	"	"	20.2.84	RPP N/A
BP97/6639	"	UNDERPIN PORCH	10.7.97	RPP

7.0 Access

Parking & access will remain unaltered

8.0 Trees

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There are no TPOs on the site.

9.0 Photographs



Pic. 1 – Existing Single Storey Wing & sun room



Pic. 2 – Existing Single Storey Wing

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Pic. 3 – Existing Garage & Plant Room



Pic. 4 – Existing House, Wing & Garage (Front Elevation from Road)

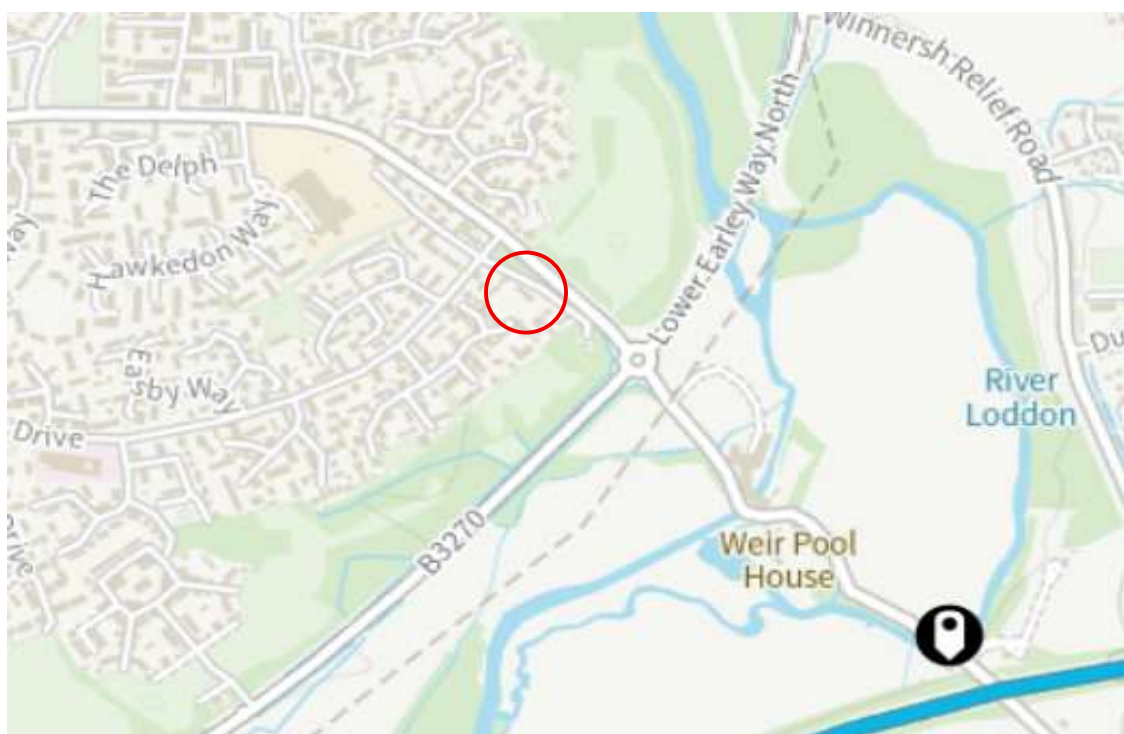
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Pic. 5 – Arial View

10.0 Maps



Location Map

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10.0 Conclusions

There are no works proposed to the original farm house, the proposals to extend the side wing rearward, add a link to the garage are modest in nature & follow the form & style of the host building, The works are required to bring this building up to modern standards suitable for living.

The solar panel installation is to reduce energy bills associated with existing house, which is not energy efficient due to its age & type of construction. The solar panels to the flat roof wing will be screened from the road by the parapet of the flat roof, whilst the solar panels to the garage will be perpendicular to the road & not directly visible.