



1 Radstock Farm Cottages, Earley

Proposed Internal And External
Repairs

Design & Access Statement

August 2024

Revision PL01



morseWEBB
a r c h i t e c t s

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1.00 Introduction

Site Location:	1 Radstock Farm Cottages Radstock Lane Earley Reading RG6 5UN
Local Authority:	Wokingham Borough Council
Applicant:	Richard and Helen Winter
Architect:	Morse Webb Architects

1.01 Purpose of this Heritage Statement

This Heritage Statement has been produced by Morse Webb Architects to demonstrate a clear understanding of a designated heritage asset, 1 Radstock Farm Cottages, a Grade II Listed building originating from the early 17th century, located in a residential estate in Earley. The values that make it important architecturally and historically have been used to inform the proposed internal and external repairs.

Created to support a Listed Building Consent Application for the repairs to this domestic property, this Heritage Statement provides a concise description of the extent and nature of the heritage asset and communicates the appropriateness of the proposed works to an important historic building and how the proposal responds to the nature of the place and the values which affect its significance.

This Heritage Statement sets out the justification for the repairs and explains why they are necessary, how they contribute to the long-term sustainable conservation of the heritage asset, and outline the mitigation measures adopted to remove or reduce the risk of any potential harm which may compromise significance.

Listed Buildings are statutorily designated for their special architectural and historic interest under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

The purpose of this document is:

- i.** To communicate the proposed repairs and associated works, and how these respond to the significance of the existing historic host building.
- ii.** To identify opportunities and limitations and the mitigation measures taken to avoid potential harm to the heritage asset.
- iii.** To demonstrate that the repairs do not affect the significance of the heritage asset.
- iv.** To understand the visual and material impact the proposed repairs will have on the wider context, including neighbouring properties and urban setting.
- v.** To support a listed building consent submission by providing essential design and background information not otherwise fully communicated through the drawings.

1.02 Conduct of this Heritage Statement

This Heritage Statement is written based on the guidance outlined in paragraphs 195, 196, 199, 200, 201, 202, and 203 in section 16, Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework (NPPF) dated December 2023. This document sets out the requirement for applicants to assess the significance and special interest of heritage assets and their settings to minimise or avoid potential conflict between proposed developments and the historic built environment. National policy and guidance place significant emphasis on the need to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed and continue to contribute towards the quality of life of existing and future generations.

In accordance with National Planning Policy Framework (NPPF), the level of detail in support of the application for Listed Building Consent is no more than is necessary to understand the effect the repairs may have on the significance of the asset and for the local planning authority to reach an informed decision.

This Heritage Statement, along with all related investigations and research, have been carried out and compiled by Matt Taylor BSc Hons MA Arch Cons CIAT IHBC, Architectural Conservation Associate and Specialist Historic Building Consultant at Morse Webb Architects, and Dan Brown BArch Hons MArch, Part II Architectural Assistant at Morse Webb Architects, on instruction from the clients, Richard and Helen Winter.

A visual understanding of tangible evidence was gained and gathered during site visits carried out on the 8th December 2023 and 1st February 2024. Inspections were made throughout and around the building. Photographs have been taken by Morse Webb Architects during the site visit, some of which are included in this report to convey detail and character of the dwelling house and its setting to substantiate points. However, this document is not a comprehensive photographic survey. External inspections were made at ground level around the building, and an internal visual inspection was carried out at both ground and first floor levels in all accessible rooms. Observations were also made in the immediate vicinity of the building to gain an understanding of the heritage asset’s wider setting and context.

Research of archives and policy documents, held by the following bodies and organisations, has been undertaken to find information relating to 1 Radstock Cottages relevant for this Heritage Statement:

- The National Archives
- Historic Environment Record (HER)
- Historic England
- Historic Maps Online

1.03 Associated Documents and Drawings

Indicative drawings (plans and elevations) of the existing house were prepared by Morse Webb Architects based on plans and elevations, provided by the client, and from photographs taken on site. They do not constitute a ‘measured survey’ and are not to be relied upon as a basis on which to show alterations or extension to the property. These drawings are for identification purposes only.

This heritage statement is to be read with the following submitted planning documents and drawings:

- Drawings:
- 972-001-PL00-Location Plan and Existing Block Plan
 - 972-002-PL00 Floor Plans As Existing
 - 972-003-PL00 Front (South-West) Elevation As Existing
 - 972-004-PL00 Side (North-West) Elevation As Existing- Original Cottage
 - 972-005-PL00 Side (North-West) Elevation As Existing- 20th Century Extension
 - 972-006-PL00 Rear (North-East) Elevation As Existing
 - 972-007-PL00 External Photos of Building Condition As Existing
 - 972-008-PL00 Internal Photos of Building Condition As Existing
 - 972-012-PL00 Floor Plans- Repairs
 - 972-013-PL01 Front (South-West) Elevation Repairs
 - 972-014-PL01 Side (North-West) Elevation Repairs- Original Cottage
 - 972-SK01-PL01 Front (South-West) Elevation Opening Up
 - 972-SK02-PL01 Side (North-West) Elevation Repairs- Original Cottage

- Documents:
- 972-External Condition Survey-CS01-PR01-Report-240311
 - 972-1 Radstock Cottages-Schedule of Repairs-PL01-240822

- Structural Engineer (SFK Consulting)- Drawings:
- SFK Report No. 23093.R01A Inspection Report
 - SFK Report No. 23093.R02 Oak Specification

- Structural Engineer (SFK Consulting)- Documents:
- 23093-SFK-RAD-XX-DR-S-0100-P1
 - 23093-SFK-RAD-XX-DR-S-0101-P1
 - 23093-SFK-RAD-XX-DR-S-0102-P1

- Materials specialist (Hutton and Rostron)- Documents:
- 159-77 1 Radstock Cottage Rpt- PH- MERGED. Drill survey report

- Paint removal suppliers (Peelaway)- Documents:
- Peelaway Brochure 2021
 - Peelaway 7 Instructions And Application

- Breathable paint system suppliers (Earles)- Documents:
- APPLICATION-EARLES-LINSEED-OIL-MATT-EMULSION
 - TDS-EARLES-LINSEED-OIL-MATT-EMULSION

2.00 The Heritage Asset

2.01 Extent of the Heritage Asset

1 Radstock Cottages is a Grade II listed building of significant architectural and historical importance, dating back to the early 17th century. Originally a single cottage, the property was associated with Radstock Farm from the late 19th century to the 20th century. Over time, the cottage has been divided into two separate dwellings, 1 & 2 Radstock Farm Cottages. 1 Radstock Farm Cottages underwent a rear extension in the early 20th century to improve internal circulation, and two dormer windows were included on the southwest elevation later at some point in the 20th century. The cottage was further altered and extended in the late 20th century (between 1996 and 2001) creating a two storey side extension to the northwest of the original cottage. Previous works also involved the removal of previously applied external pebble dash render to reveal the historically significant timber frame. The upper section of the existing gable chimney was partially dismantled and rebuilt after the works were granted Listed Building Consent in 1996. Further recent alterations include the replacement of timber windows on the property’s principal elevation (Application reference: 223093- Listed Building Consent, decided 21/12/22).

The adjacent 2 Radstock Farm Cottages is not a listed building, yet may contain a similar historically significant timber frame which could still be concealed under the 20th century external render.

2.02 Location & Setting

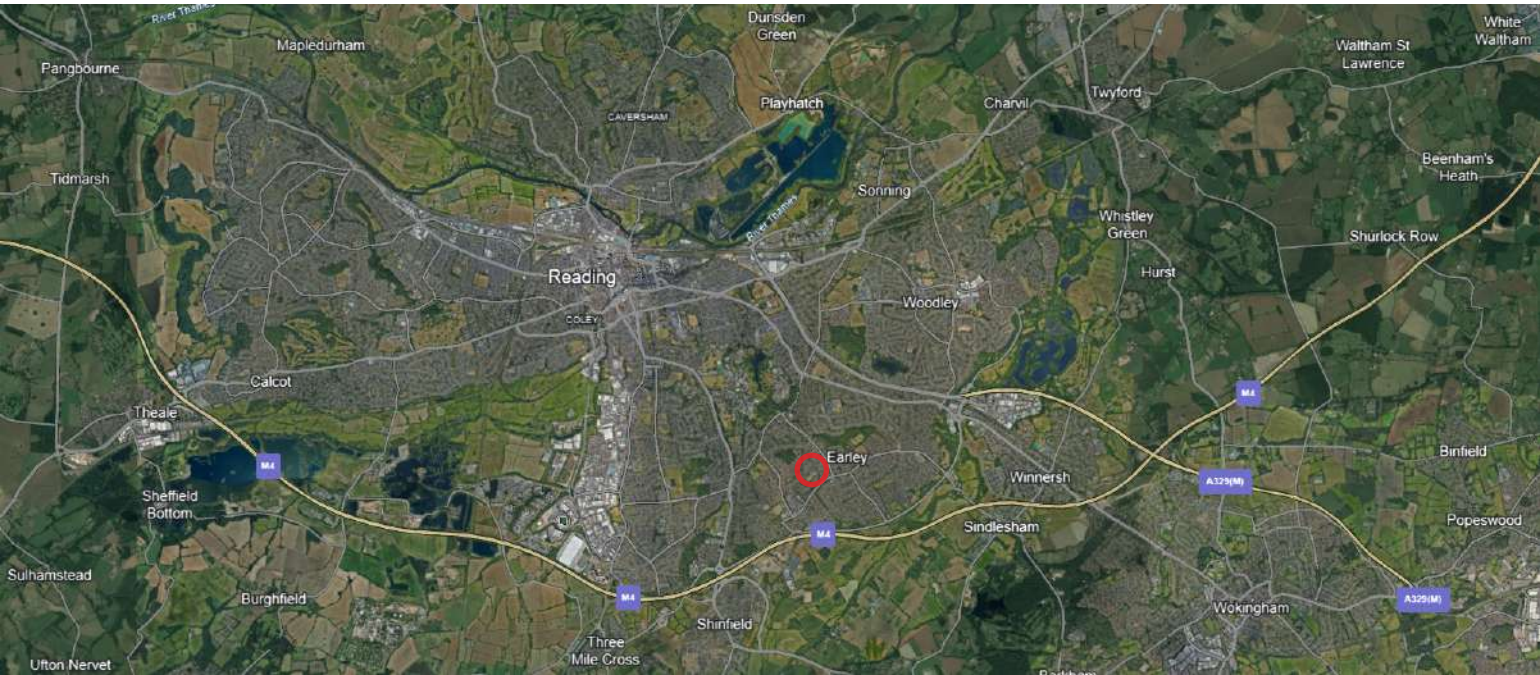
Earley is a town and civil parish in the Borough of Wokingham, located 3 miles southeast of central Reading and 4 miles west of Wokingham town, in the centre of the County of Berkshire.

The earliest record of the town by name is from the 11th century, in the Domesday Book, where it was referred to as ‘Herlei’. The River Thames is located around 2 miles to the north of the town, flowing past Reading. Earley is part of the Reading / Wokingham Urban Area, bordered by smaller towns and villages such as Woodley, Winnersh, and Shinfield. Countryside and farmland is located to the south of the town, beyond the M4.

The town is relatively large in size, with a population of 32,036 in the 2011 Census. Despite it’s recent urban and economic expansion, there are still several ancient woodlands and copses within Earley.

Earley has good road links as it is situated between Junctions 10 and 11 of the M4 motorway, which runs directly along the town’s southern border. This provides road connections directly to London and Swansea. Additional A-roads connect to Bracknell, Basingstoke, and central Reading.

The main line railway station is to the north of Earley which offers travel into central Reading and to Wokingham, providing access to the wider area.



1 Radstock Cottages



2.03 Protections - Property Listing Details

Grade: II
Date Listed: 12th January 1989
Listing Entry Number: 1136320
Location: 1 Radstock Cottages, Radstock Lane
National Grid Reference: SU 74581 70659
Local Authority: Wokingham Borough Council
Listing NGR: SU7458170659
Source: Historic England

EARLEY RADSTOCK LANE SU 77 SW 4/7 (East Side)
No.1 Radstock Cottage
II

Cottage. Early C17, altered and extended mid C20. Timber frame encased in painted roughcast; tile gabled roof. Lobby entrance plan of 4 framed bays formerly, now 3, with stair turret at rear and extension on left. 2 storeys. One end gable chimney, one chimney on ridge with C19 top over original C17 stack. C20 metal casement windows. Entrance front: rendered plinth. 2 bays. Gablets over firm floor breaking eaves. C20 entrance porch on right with C20 door. Interior: complete timber frame visible. Beams and joists are chamfered with lambs tongue stops. Queen post roof. Inglenook chimney and bread oven. No. 2 (Radstock Farm Cottage) adjoining was formerly part of No. 1 (Radstock Cottage) and may still contain one framed bay under C20 linings and plaster.

It is noted that although the northern part of the cottage appears to be a late 19th / early 20th century extension, it is incorporated in the listing of the original 17th century cottage. The exposed historic timber frame of the host building provides the intrinsic interest which makes the building significant. This is also believed to be present under the 20th century render on the adjacent cottage, which itself is not listed. The approximate line of the property boundary between 1 & 2 Radstock Cottages is illustrated on the photograph opposite.

Historic Environmental Records were also consulted, however they contained no further information beyond that which was provided in the Historic England entry.





2.04 Nature of the Heritage Asset

- View 1: Front/southwest elevation and side/northwest gable elevation of 1 Radstock Farm Cottages (left) and the adjacent 2 Radstock Farm Cottages (right) from Radstock Lane.
- View 2: View of 1 Radstock Farm Cottages (right) and the C20 extension (left), from Radstock Lane.
- View 3: Rear/northeast elevation of 1 Radstock Farm Cottages, showing the extent of the late C19 / early C20 rear and the later 1996-2001 side extensions.

1 Radstock Farm Cottages, as it currently stands, is a small semi-detached cottage comprising a ground level living room, dining room, kitchen, w/c, study, and family room, with three bedrooms, a bathroom, and a box room present on the first-floor. The dwelling was once part of a single cottage, and has since been divided from its adjoining property, 2 Radstock Cottages, to form two separate dwellings. The presumed 1996-2001 extension allowed for the inclusion of the kitchen, family room, bathroom, and the third bedroom, alongside further circulation space, to make the cottage more appropriate to 20th century living. Set back behind a front garden and driveway, the cottage faces Radstock lane to the southwest.

Timber framing is visible to the principal front southwest elevation and the northwest gabled elevation, with render on brick panel infilling between. It is noteworthy that this framing, which constitutes the oldest part of the structure, may be present under the render of the adjoining property.

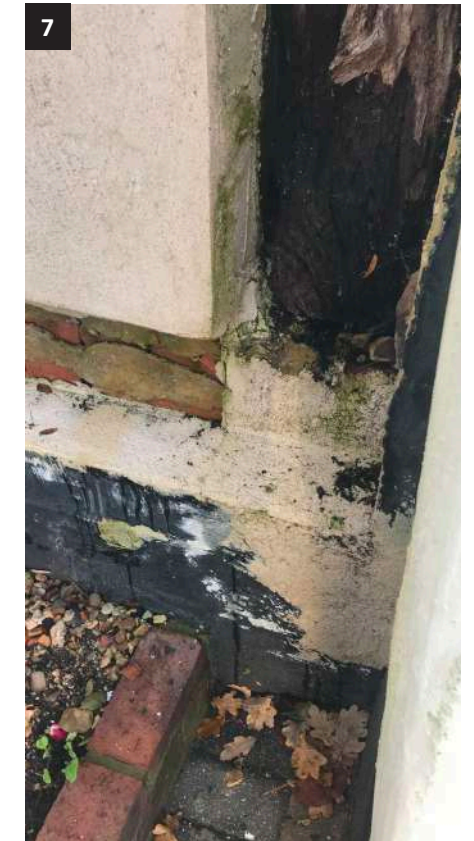
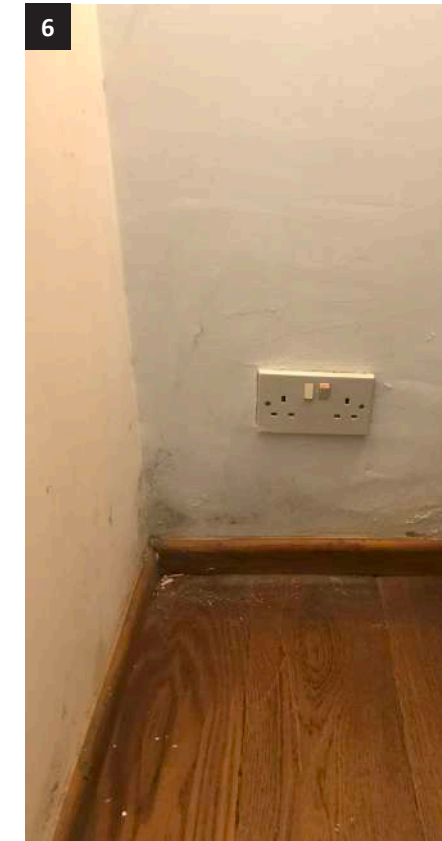
The gable and ridge chimenystacks are believed to have been repaired in the 21st century and 19th century respectively. The original gable chimneystack CH01 is assumed to be a late 19th / early 20th century addition, whereas the ridge chimneystack CH02 is believed to have been re-built in the 19th century over the original 17th century internal chimney breast. The southern oldest part of 1 Radstock Farm Cottages houses the current ground floor living room and dining room, and the first floor bedrooms 1 & 2, which is part of the original 17th century cottage. This is constructed from timber framing which is visible both internally and externally.

It is believed (evidence on site) the original dwelling was extended in the late 19th / early 20th century. This extension houses a ground floor study and w/c, and a first floor box room and w/c. It was assumed this extension was previously used to provide additional circulation to the original 17th century cottage. Two dormers were added to the principal elevation in the 20th century, changing further the appearance of the original cottage.

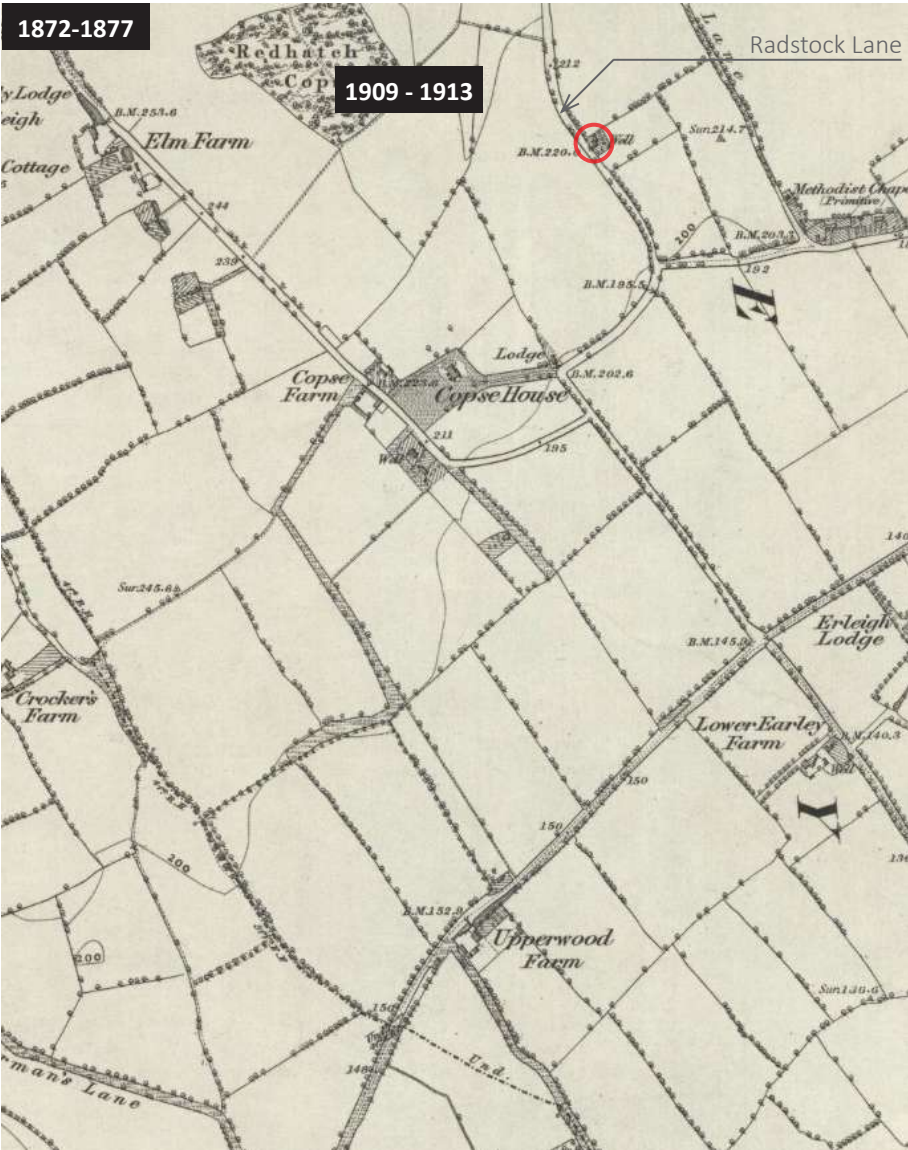
- View 4: The northwest side gable elevation of the cottage, with visible rust staining to the cement based render on the gable chimney.
- View 5: Missing timber capping board on the southwest elevation, exposing the historic timber frame below.
- View 6: Internal finishes in the dining room damaged by damp in the southwest corner, due to moisture being trapped by the external cement render.
- View 7: Modern repairs where the previous timber sill plate was replaced by brick and cement based mortar.
- View 8: Brickwork plinth covered with a painted cement based render. Painted timber sill plate above. Damp present internally on this corner.
- View 9: The rendered brickwork plinth and painted timber sill plate above, showing the exposed render under damaged paintwork.

The building was extended to the northwest between 1996 and 2001, after the property was listed. This provides the ground floor kitchen and family room, and the first floor bathroom and bedroom 3, alongside further improved circulation space. This extension is set back from the principal elevation to ensure the original cottage remains the dominant feature.

In summary, there have been significant alterations to the building over the last century which have changed the architectural and historic character of the property. However, significant features remain from the original earlier house which have been subsequently revealed, having been previously concealed.



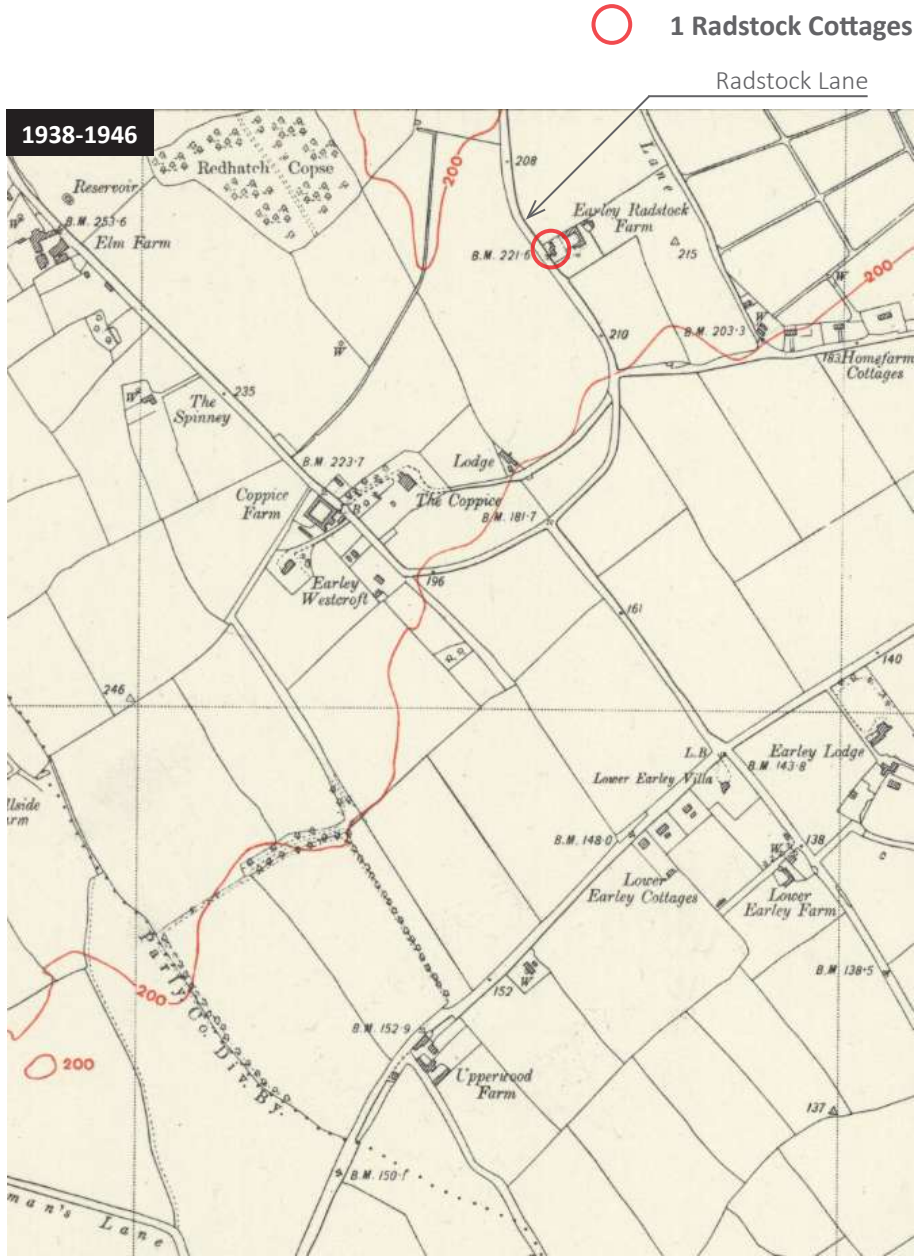
2.05 Historical Development - Wider Context



Map 1: Radstock Cottages are visible in a map surveyed in 1872, surrounded by land owned by Radstock Farm. This single building sits isolated in a rural landscape, with no additional structures in the immediate vicinity, making it one of the most historic structures in Earley.



Map 2: In 1909, additional structures appear to have been constructed as part of the expanding farm. One larger and two smaller detached buildings had since been constructed to the Northeast of Radstock Farm Cottages, which may have served Radstock Farm. Much of the adjacent land still remained rural and acted as farmland.



Map 3: By the time of the second world war, the footprint of the Radstock Farm Cottages appears to remain unaltered from the survey undertaken in 1872. This survey confirms Earley was still rural, predominantly with surrounding land still being associated with the farm, before the urban expansion of the town in the late 20th century.

2.06 Relevant Planning Policy

The policies in this section are the specific development management policies against which planning applications (including listed building consent applications) are to be assessed and determined, in line with The Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF dated December 2023. The principles for the internal and external repairs to 1 Radstock Farm Cottages are informed by these policies with the aim to protect and enhance the significance and character of the heritage asset and to ensure it is used in a manner consistent with its long-term conservation.

Wokingham Local Development Framework (Core Strategy) 2010-2026

- CP1 Number of listed buildings to be demolished.
- CP3 Number of listed buildings on the ‘at risk’ register.
- A7.2 The integration of listed buildings and the scheduled ancient monument within the scheme.
- A7.12(f) Existing listed buildings integrated within the development, with due regard to the character and setting of the buildings.

Wokingham Borough Development Plan 2014

- GEN1 General Policy for Development

Earley Town Plan 2021

- TB24 Designated Heritage Assets

Other Material Considerations

- National Planning Policy Framework December 2023 (NPPF) Advice
- Previous Planning Applications to 1 Radstock Cottages as listed below:

- 241058 (LBC)	Application for Listed Building consent for the proposed repairs to the external structure and fabric including the timber frame and associated brick/render infill panels, roof coverings, chimneys, render finishes and the brickwork sub-structure. Localised internal repairs and internal wall finishes, including dry-lining, and decoration affected by penetrating damp. Approved
- 223093 (LBC)	Application for Listed Building consent for the proposed replacement of 8 no. windows at the front of the dwelling. Approved
- 210876 (LBC)	Application for Listed Building consent for the proposed replacement of 8 no. wooden windows at the front of the dwelling. Withdrawn

- 111835 (LBC Cond.)

Application for submission of details to comply with the following condition of listed building consent LB/2011/1779: 3a) Submission of further details of the level to which the chimney is proposed to be dismantled. 3b) Submission and approval of a photographic record of each elevation of the section of the chimney to be rebuilt.
Approved

- 110568 (LBC)

Application for listed building consent for the proposed dismantling and rebuilding of brick chimney.
Approved
Proposed erection of single storey conservatory to rear of dwelling to form playroom.
Refused

- 072356 (LBC)

- 070575 (LBC)

Application for listed building consent for the proposed erection of single storey conservatory to rear of dwelling to form playroom.
Refused

- 960545 (LBC)

Listed Building Application For Internal Alterations.
Approved

- 961384 (LBC)

Proposed Demolition Of Single Storey Extension And Erection Of Two Storey Side Extension.
Approved

- 961109(FUL)

Proposed Demolition Of Existing Single Storey Extension And Erection Of Two Storey Side Extension To form kitchen study and breakfast room with bedroom and bathroom over.
Approved

2.07 Assessment of Significance

1 Radstock Farm Cottages is significant for the following reasons:

- Being a significant heritage asset.
- An important local domestic residential building which retains the character associated with Radstock Farm, which has since been lost and replaced with sprawling residential developments throughout the course of the 20th century.
- For its vernacular connection with past building trades and crafts people who worked with local traditional materials and construction techniques, such as brick, clay tiles, and timber frames, to create and alter the building following the fashion and prevailing architectural style of the day.
- The fact that parts of the building has survived for circa. 400 years providing layers of history and evidence of gradual change reflecting the economic and social evolution of the once rural setting to being part of the urban sprawl of Reading’s wider environs.
- Due to its age as an example of a 17th century cottage near the centre of Earley, clearly contrasting the more generic 20th century housing that surrounds it.
- For its external form as a building type, layout, proportions, configuration, fenestration, construction, detailing, and the materials used in its construction, illustrating changing architectural styles and its past division into two cottages (through separate entrances and the internal layout).
- For the visual legibility of its extensions and alterations from the 17th to the 21st centuries.

The above values contribute to the building’s significance, all of which should be considered carefully, fully understood and respected when change is being considered, that may ultimately affect the architectural character and history of the building.

3.0 Proposed Works

3.01 Scope of works / Proposals

The client and building owners wish to carry out a programme of repairs to the existing structure and fabric to the oldest part of the house, which date from the 17th century. The aim is to repair building defects using traditional techniques and materials based on vernacular precedent evident in the existing structure and fabric.

The repairs are intended to retain, as much as possible, both original and later (appropriate) materials and detailing, to ensure intrinsic interest and significance is not lost. The repairs will also go, somehow, to reversing previous ‘inappropriate’ repairs and interventions, albeit carried out with the best intentions at the time, that are now restricting the breathability of the structure and fabric, and contributing to damp penetration and retention of moisture.

The proposed repairs comprise:

- Repair the existing plain clay tile roof covering, including the ridge tiles.
- Repoint the chimneys.
- Remove the chimneystack mortar fillet flashings and replace with new lead abutment flashings, saddles and aprons.
- Repoint verges to gables.
- Repair rainwater goods.
- Removal of identified brick infill panels (render and brickwork) to allow for the specified timber frame repairs to be conducted. Materials are to be set aside and used to reinstate the brick infill panels.
- Localised removal of identified existing timber capping boards and repair the historic timber structure below.
- Replacement of any defective exposed timber structure and sill plates to be carried out using historic joinery methods appropriate to the period of the building.
- Replacement of the later timber capping boards and sill plates on a like for like basis to match existing.
- Reinstate removed brickwork/render infill panels using existing bricks set aside and new lime render.
- Repair and re-render the external rendered plinth.
- Removal and replacement of the corroded chimney restraint straps and the existing render to the west gable chimneystack. Repair the brickwork substructure, re-render using a lime based render, and fix new stainless steel straps to S.Eng design and specification.
- Remove existing impervious paint finishes to timber frame, timber sill plate, and brick plinth. Repaint with a breathable paint system. External redecoration/ painting to other areas of the older part of the house to be repaired.
- Localised internal repairs and redecorations to existing finishes damaged by damp /moisture ingress, to preserve the quality of the listed building, including new replacement dry-lining.

3.02 Reasons for Change

The proposed repairs are required to ensure that 1 Radstock Farm Cottages has a sustainable long-term residential use, ensuring the cottage is suitable to be used for its intended function.

The repairs are required for the following reasons:

- To maintain the heritage asset in a good condition to reduce the acceleration of decay, which may otherwise affect the character of the listed building.
- To retain the important historic materials, construction techniques, and detailing, protecting the values that give significance to the heritage asset.
- To address the deterioration of materials evident on site, which has been partly caused by water ingress due to building faults.
- To provide an opportunity to reverse the previous, well-intended, repairs which were carried out to the best of the knowledge and processes of the time. This involves the removal of the existing cement render and its replacement with lime render, along with the removal of impervious paint finishes and replacement with breathable paint systems.
- To be the catalyst for ongoing repairs and maintenance of the listed building, prioritising the most crucial repairs to the timber structure and associated finishes.

3.03 Justification And Mitigation

The following mitigation has been taken to minimise the impact on the heritage asset:

- Where possible, existing materials will be retained in situ, or set aside for reuse to preserve the existing fabric of the heritage asset. Where this is not feasible due to decay, traditional materials and detailing will be used to retain and maintain character and allow for movement and breathability of the structure and fabric.
- Defects present in the existing building are to be repaired to reduce the risk of moisture ingress or moisture being trapped, to protect the significant materials and detailing and the internal environment.
- The inappropriate previous repairs are to be reversed to further reduce potential decay of the heritage asset due to water ingress and the resulting trapping of moisture within the building’s fabric.
- Removal of existing materials will be limited exclusively to the identified areas that require repair. These isolated materials will be carefully dismantled, with the adjacent materials being protected to mitigate an unnecessary loss of historic significance.

3.04 Conclusion

The proposed internal and external repairs to 1 Radstock Farm Cottages have been carefully considered and determined based on a thorough understanding of the significance of the heritage asset, aimed at avoiding harm to the character of the listed building. The aim is to retain and reuse existing materials and details, where possible, and only replace decayed elements of the structure and fabric where absolutely necessary to ensure the historic significance of the building is conserved and preserved. Further measures, including the reversing of previous repairs, will reduce the acceleration of material decay and will ensure the building can be maintained in a good condition in the future.

External redecorating of the house, incorporating the removal of impervious paint finishes and replacement with breathable paint systems, will improve the control of moisture with the aim of reducing decay to materials and details. The overall aim is to retain the vernacular character and detailing of the 17th century cottage.

