

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	253066
Address:	China Cottage, 16 Longwater Lane, Finchampstead, Wokingham, RG40 4NR		
Proposal:	Householder application for the proposed erection of a front canopy, single storey side/rear extension following demolition of existing conservatory, first floor rear extension and changes to fenestration.		
Heritage Asset:	China Cottage – NDHA Finchampstead Village Area of Special Character (AoSC) <i>Setting of:</i> Finchampstead Baptist Church – Grade II listed The Verge – Grade II listed		
Site Visit Made:	No		

Summary Of Recommendations

No objection

Comments On Proposal

Thank you for consulting Built Heritage on the above application.

The application proposes the alteration and extension to China Cottage, a 19th century building located within the Finchampstead Village Area of Special Character (AoSC). By virtue of its age (c1860s), architectural and historic interest as well as the positive contribution to the character and appearance of the AoSC, China Cottage is identified as a non-designated heritage asset (NDHA).

The proposals include the demolition of an extant conservatory of approximately 30 years old and small outshot to be replaced by a single-storey 'wrap-around' addition. Further to this the two-storey flat roof element would be added to as to create an en-suite shower room and a new porch added to the front elevation.

The extant conservatory is of limited merit and age, and thus no concerns are raised to its loss. The proposed replacement is of a simple single storey addition with bi-folding doors. This element whilst plain in appearance would not seek to unduly affect the significance of the NDHA and AoSC and thus no objection is

raised. In terms of the additional two-storey 'piece' to be added, no objection is raised here as this would be a minor addition, to what is already an altered and slightly peculiar element. However, confirmation is sought that the tile hanging would be retained and used on this new element. The application does not contain sufficient information in regard to the materials (the application form is limited, no heritage statement, no annotation on the drawings etc.) – for clarify, the tile hanging should be retained as it forms an interesting architectural materiality of the NDHA. The extant porch is modern and ill-proportioned and styled for this type of building, the replacement being of timber construction is not strictly accurate to a house of the 1860s, however would not seek to harm the significance of the heritage assets.

Provided the tile hanging is to be retained no objection is raised to the application from a heritage perspective. If minded approving the following conditions are advised to be attached to a grant planning permission:

Conditions

Notwithstanding, and in addition to, the 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 (which is to be a matching orange tone laid in a Flemish bond);*
- 2. the material, size, texture, colour, profile, and source of hanging tiles;*
- 3. the material, size, texture, colour, profile, and source of roofing materials;*
- 4. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
- 5. 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 as appropriate. 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:	06/03/2026	Signed:	Roderick McDonald Built Heritage Officer
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