

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 to provide a 1.8m high brick boundary wall with security gates to Sindlesham Farm House.

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 provides 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 within the Sindlesham conservation area but is Listed.

3.0 Existing building description

Existing building

Originally a Farmhouse, is now a large family dwelling house. Built early 18th century & altered in 20th Century. It is constructed from brick rendered and painted, old tile hipped roof. 2 storeys and attics, plinth, first floor string and panelled parapet, 2 gabled dormers with sash windows and glazing bars, 5 bay east front, late 18th century sash windows with glazing bars & 20th century entrance door in rendered enclosed porch with flat roof, single storey flat roof extension & double garage added.

Site boundaries

The site boundary to the front (Mill Street Elevation) is red dwarf brick wall with white picket fence on top to & white picket fence.

Site area

The proposed site area is 1693m²

Flood Risk

The property is in Flood Risk Zone 2

4.0 Description of the proposal

Carefully remove existing red clay roof tiles & set aside for reuse. Remove existing battens & felt membrane, dispose of in an ethical manner.

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Inspect original timber boarding for decay & infestation, any areas found to be defective if cannot be treated remove & replace for new. Apply new roof felt, new treated battens & replace set aside roof tiles. Repair all lead flashing around chimneys, parapets & the like.

Any pointing required to the chimney will be undertaken at the same time. At the time of this application the extent of deterioration is not known & will need to be accessed once access can be gained, any repairs will be sympathetic to the existing fabric.

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

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04546	J A Pye Ltd + Madley Properties Ltd	1/2 Res + Commercial Develop	10.6.76	n/a Rf
12675	COSTRIN HOUSES	SITE COMPLETION - AREA C	13.3.80	n/a 31.3.81 TP
12694	"	3 PANNA ROOFING - "	13.3.80	n/a Rf
19975	MARTIN ROBERT HUNTER LRC	REPAIR OF BARN	25.8.83	n/a C/A
19976, BR21621	"	4 DEF. HOUSES	25.8.83/19.83	n/a C/A
20550	MR. G. HILLAS	DOUBLE GARAGE FOR 2/HOUSE	N/REQUIRED	
20524	"	"	5.1.84	N/A C/A
BR23944	"	"	20.12.84	APP N/A
BP97/6639	"	UNDERPIN PORCH	10.7.97	APP N/A

DATE OF COMPLETION
MINISTRY DECISION
SPECIAL ORDERS
DRAINAGE
091074

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

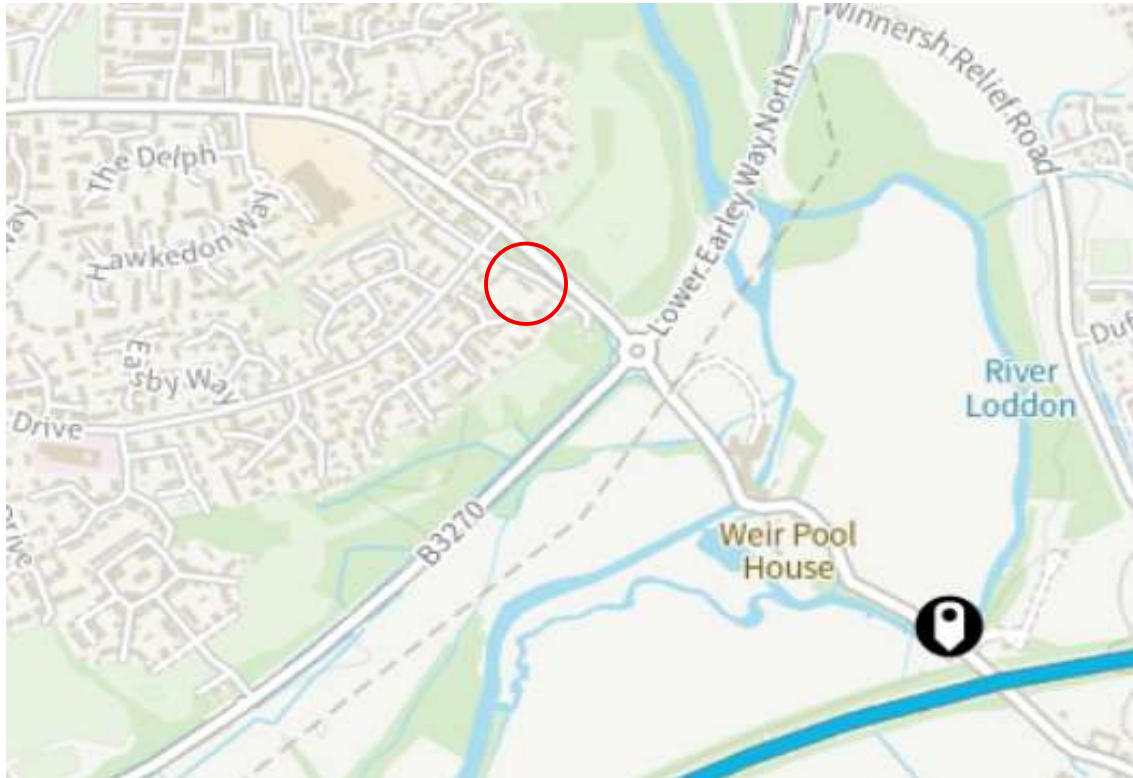


View of roof

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10.0 Maps



Location Map

10.0 Conclusions

The works are required to protect the heritage asset from further decay & deterioration caused by water ingress.

In this instance local repairs would not be appropriate & works should not be considered invasive nor distract from the overall aesthetic of the original building as the original red clay roof materials will be reused, lime mortar repointing, lead flashings.