

HERITAGE STATEMENT

The Croft - proposed garage / carport with upper-floor space

The Bothy, Wargrave Hill, Wargrave, RG10 8JE

Applicant: Candy Ogilvy | Council application number: 262203

Wokingham Borough Council | Revision 2

1. Purpose and evidence

This statement supports the householder planning application for a detached three-bay garage / carport at The Croft. It responds to the Council's request for an assessment of the proposal's effect on the Wargrave Conservation Area. It draws on the Council's published conservation-area leaflet, the supplied location and site plans, drawings CO/001 and CO/002, the applicant's photographs of the parking area, approach and raised garden, and information provided by the applicant.

2. Heritage significance and local character

The Council's leaflet describes Wargrave's significance as arising from its historic development, varied buildings and distinct landscape settings. For this site, the wooded slopes at the northern end of the conservation area and the landscape associated with Wargrave Manor are particularly relevant. The relationship between buildings, gardens, trees and changes in ground level contributes to this character. [1]

The leaflet identifies local orange-red brick and clay tiles as dominant materials. The proposed slate roof is therefore assessed as a material choice for this particular outbuilding rather than described as the predominant local roof covering. Slate also has historic precedent within Wargrave, including the rear range of the Woodclyffe Hostel recorded by Historic England. [1, 3]

3. Existing site and proposed development

The proposed garage will occupy part of the existing gravel parking area and back onto the existing retaining wall and raised garden bank. The supplied photograph shows parked vehicles, a gravel surface, a retaining wall and substantial planting around the parking area. The proposal replaces part of this established parking arrangement with covered parking.

The submitted frame drawings show a footprint of 9 m by 6 m, a pitched roof of 45 degrees and an overall height of approximately 5.545 m. The proposed materials are an oak frame and a slate roof. The roof contains two rear rooflights and a central rear dormer providing upper-floor access. The detailed roof product, colour and finish remain to be confirmed.

4. Access, siting and visual effect

The rear upper-floor doorway faces the adjoining raised garden. A small landing is proposed across an approximately 100 mm gap between the doorway and the bank. No external staircase or ladder is proposed. The revised garage drawings illustrate this relationship schematically; the ground and threshold levels should be verified on site.

The garage introduces a new building and roof into the existing parking area. Its upper-floor accommodation, roof height, dormer and rooflights are relevant to its visual effect. Siting it against the bank places it within the existing enclosed parking and garden setting. The oak frame and pitched slate roof are intended to give the building a restrained outbuilding character.

The photographs show the entrance to The Bothy from Wargrave Hill, views along the access lane, the parking area and the raised garden. The parking area is not visible in the supplied lane views, which show enclosure by buildings, walls and planting. The applicant describes the property as being at the end of a dead-end road beside a deer park; the park boundary is not independently established by these photographs.

The garage would be visible from the parking area and approach and from the raised garden above it. Existing vegetation would soften these views, but complete screening of the roof is not assumed, particularly as seasonal foliage changes. Its appearance should therefore be assessed as a visible outbuilding within this planted setting.

5. Garden, planting and wildlife pond

The applicant states that there was no established garden when they arrived and that they have since created the garden. Over the past year they have planted 15 trees and 40 yews and created a large wildlife pond. All of this planting and the pond will be retained. The garage is proposed on the existing gravel parking area rather than on the newly created garden or pond.

These improvements contribute to the planted setting and provide habitat. Their retention is part of the proposal's landscape context; it is not presented as compensation for any harm to heritage significance. The intention to retain trees and planting needs to be supported by construction arrangements that protect them, including their roots, and by confirmation of the relationship between the foundations, bank and retaining wall.

6. Parking and overall assessment

Three parking spaces are proposed within the garage / carport and three additional spaces outside. The revised Site Plan identifies six spaces in total. External spaces are shown in front of the garage bays and their precise position and usable access should be checked against the site.

The applicant considers that the proposal can preserve the conservation area's character through its position on an existing parking surface, its oak construction and pitched roof, and the retention of the garden, trees, yews and wildlife pond. This conclusion depends on the final siting, verified levels, detailed materials and protection of retained planting. It does not assume that vegetation fully screens the building.

Scope: this is an applicant assessment based on the documents and photographs listed above, not a measured site survey, archaeological assessment or professional inspection of nearby heritage assets. The Council's assessment of wider views and any affected listed-building settings remains relevant.

7. Photographic evidence - site and approach

Selected applicant photographs. Captions describe visible features; surveyed camera positions and directions have not been supplied.



Figure 1 (Garage pic 3). View across the gravel parking area towards the vehicles and house, showing their relationship and the surrounding trees.



Figure 2 (Garage pic 5). Approach through the entrance gate, showing the gravel access and the parking area beyond.

Photographic evidence - raised garden



Figure 3 (Garage pic 2). View down from the higher garden over the parking area, showing the change in level, planting and boundary fencing.



Figure 4 (Garage pic 7). View from the terrace and garden across retained planting towards the parking area. This shows the context for upper-floor garden access.

Photographic evidence - wider approach from Wargrave Hill



Figure 5 (Garage pic 9). Entrance to The Bothy from Wargrave Hill, as identified by the applicant. The lane, adjoining buildings and planting are visible; the existing parking area is not visible from this viewpoint.



Figure 6 (Garage pic 10). View along the access lane, showing adjoining buildings and dense boundary planting. The existing parking area is not visible in this view.

Photographic evidence - lane towards the property



Figure 7 (Garage pic 11). View along the lane towards the timber gate, framed by brick buildings, boundary walls and trees.



Figure 8 (Garage pic 12). Closer approach towards the timber gate. Part of the house is visible at the right, while the parking area beyond is screened from this viewpoint.

Photographic evidence - proposed garage setting



Figure 9 (Garage pic 8). Existing gravel parking area with vehicles, retaining wall and planted bank. The applicant confirms the garage will back onto the retaining wall.

8. Sources and accompanying drawings

[1] Wokingham Borough Council, *Wargrave Conservation Area leaflet*, particularly the character description on pages 5-6. Wargrave Conservation Area leaflet

[2] Wokingham Borough Council, *Listed buildings, heritage and conservation areas*, and the published Local Validation List: heritage information and photographic evidence. Council heritage guidance | Local Validation List

[3] Historic England, *The Woodclyffe Hostel, Wargrave*, National Heritage List entry 1096091. Cited only as evidence of a historic slate-roofed building in Wargrave. Historic England list entry

Accompanying application drawings: Location Plan Rev C (1:1250 at A4); Site Plan Rev C (1:500 at A4); garage floor plan CO/001 with retained rear-rooflight labels and revised access clarification; elevations CO/002 with access clarification. Base boundary reference: Vale Mapping plan dated 26 January 2026.