

HERITAGE STATEMENT

For

Conversion and linkage of two historic
outbuildings into ancillary guest accommodation

At

Stanlake Farm Cottage
Waltham Road
Twyford
RG10 0AF

Date: 22 August 2020



1. SCOPE

This statement has been prepared based on the Governments *National Planning Policy Framework – Planning Practice Guidance - Historic Environment* last updated July 2019.

Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (National Planning Policy Framework paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

Paragraph: 009 Reference ID: 18a-009-20190723

2. ASSESSMENT OF THE SIGNIFICANCE OF STANLAKE FARM COTTAGE AS A HERITAGE ASSET

Statutory Designation

Stanlake Farm Cottage is a historically significant Grade II listed building dating back to c1600. Historically the cottage was associated with Stanlake Farm; the farm stood until c.1960 when it was demolished and the land repurposed for the construction of what is now the Broad Hinton housing estate.

Stanlake Farm Cottage was first listed with Historic England on 03 May 1984 (entry number 1118157) with the following description:

Cottage. C17 altered C20. Timber framed with painted brick infilling. Old tile gabled roof. East front: 2 framed bays with large straight braces on first floor, 2-light casement windows between framing and door in C20 hipped brick porch. Chimney on ridge at right. Interior: fine timber frame exposed. Joists have chamfers and carved stop ends.

Listing NGR: SU7986075262

Berkshire Archaeology Historic Environment Record

No Historic Environment Records relating to Stanlake Farm Cottage are held by the Berkshire Archaeology online Historic Environment Record.

Setting

Stanlake Farm Cottage is situated next to open countryside, approximately one mile from Twyford Town Centre and approximately 40 metres from the closest bank of the Twyford Brook.

Additionally, the driveway is adjacent to a proposed Green Route Enhancement Area. The dwelling site and curtilage of the listed building is a large plot of land (approximately 1425 m²), and boasts a large amount of garden and green space.

The site benefits from two ancillary outbuildings situated south of the house, which themselves are not mentioned within the listing and are not within the curtilage of the listed cottage. This proposal involves the renovation and conversion of these two buildings (“The Outbuildings”) into ancillary guest accommodation.

There are no adjacent listed buildings.

3. ASSESSMENT OF THE SIGNIFICANCE OF THE OUTBUILDINGS AS NON-DESIGNATED HERITAGE ASSETS

The granary and stables by their very nature and age would be deemed (as set out in the NPPF) to be non-designated heritage assets in themselves as remnants of a now lost farm.

Paragraph 197 of the NPPF requires local planning authorities to take into account the significance of a non-designated heritage asset in determining an application directly or indirectly affecting non-designated heritage assets. Regard is then given to the scale of any harm or loss and the significance of the non-designated heritage asset.

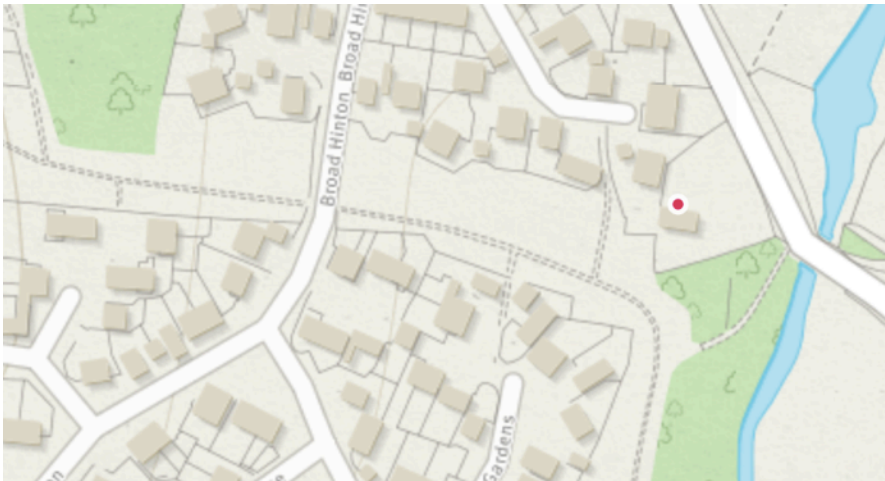
The outbuildings are comprised of a Granary and a smaller building believed to have once been a small Stable which were ancillary to Stanlake Farm. The age of the two farm outbuildings is unknown as these are not mentioned in any historic documents relating to the cottage. The two outbuildings are visible on the 1872 Ordnance Survey Map of the area:



OS County Series (Berkshire) 1872

This shows the two outbuildings forming part of the entrance courtyard to Stanlake Farm and were ancillary to the farmstead.

As mentioned in section 2 above, Stanlake Farm stood until c.1960 when it was demolished, likely as part of a local land development project that resulted in the construction of what is now the Broad Hinton housing estate. The housing estate has been built up to the boundary of Stanlake Farm Cottage and there remains no evidence of the original farmstead nor any remaining indication that a farmstead once stood in this location.



OS Map 2018

Berkshire Archaeology Historic Environment Record

No Historic Environment Records relating to the outbuildings are held by the Berkshire Archaeology online Historic Environment Record.

6. ASSESSMENT OF THE IMPACT OF THE PROPOSAL ON THE LISTED BUILDING

Direct impact on the listed building

The proposal does not involve any alterations to the listed building itself.

Impact on the views and setting of the listed building

The proposed design seeks to preserve the appearance and historic nature of the outbuildings and only minimal alterations are proposed to the aspects of the outbuildings that are visible from the listed cottage and will therefore have negligible impact on the views and setting of the listed building.

5. ASSESSMENT OF THE IMPACT OF THE PROPOSAL ON THE NON-DESIGNATED HERITAGE ASSETS

Policy TB24 of Wokingham Managing Development Delivery Local Plan relates to designated heritage assets. Whilst the outbuildings are non-designated, the applicants intend to conserve the historic nature of the outbuildings and are therefore taking guidance from this policy. The policy states that the Council will conserve and seek the enhancement of heritage assets in the Borough by requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve, and where possible enhance the important character and special architectural or historic interest of a building including its views and setting. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance.

Direct impact on the non-designated heritage assets

The proposal seeks to renovate and convert the outbuildings into ancillary guest accommodation, to introduce changes to fenestration within the outbuildings, and to introduce a new link between the two outbuildings. The design aims to bring the structures into habitable use with the minimum of alterations that might affect the significance of the buildings, and will secure the future viability of the outbuildings. Every attempt has been made to preserve the historic fabric and in those areas where intervention is proposed it is for functional reasons and every attempt has been made to minimise the loss of historic fabric.

Where possible the existing historic materials will be retained and reused. Where this is not possible, for example due to the condition of the historic materials, sympathetic replacement materials will be used. It should be noted that the external cladding of both buildings appears to have been replaced in recent history and is therefore not original.

The external appearance of the buildings will be maintained as far as possible. The majority of the new glazing has been included on the southerly aspects to intentionally minimise the visual impact on the buildings from the access route and from the listed cottage. Traditional cottage bar windows are proposed which are in keeping with the style of the listed cottage.

The relocation of the entrance doors to both outbuildings to the northerly aspect is a deviation from the historic positioning however could be accepted as a necessary amendment that will not have a significant negative impact on the buildings, and could also be accepted as a preferable alternative to the introduction of the glazing on the northerly aspect which is visible from the listed cottage.

The introduction of a link between the two outbuildings to provide an internal access point between the bedroom and the en-suite is required to ensure the functional use of the buildings. Due to the modest size of the link it is unlikely that creation of the required openings will have a significant negative impact on the non-designated heritage assets. The proposed use of glass as the main material for this link will help to maintain a visual break between the two buildings, and sympathetic planting around the exterior of the glazing should ensure it blends sympathetically into the environment.



Stable (southerly aspect)



Granary (southerly aspect)



Northerly aspect of both outbuildings

Impact on the views and setting of the non-designated heritage assets

The proposal does not involve any amendments to the setting of the outbuildings.

The outbuildings do not currently have any windows or other viewpoints. The introduction of fenestration to the buildings will provide a dominant view towards woodland, and the smaller window in the Granary will provide a view towards Stanlake Farm Cottage.

3. PRINCIPLES OF AND JUSTIFICATION FOR THE PROPOSED WORKS

The conversion of the outbuildings provides additional useable space for the occupiers of Stanlake Farm Cottage whilst avoiding the need to make any alterations to the listed building itself, which is currently viewed as having been extended to its maximum potential without causing harm to the character of the building.

During the pre-application process related to this proposal (190969) the conservation officer suggested that “in heritage terms the proposal to link together the two outbuilding and modify them to provide habitable accommodation is considered likely to be achievable...”

It is suggested that the sympathetic design of the proposal will ensure that it does not have a negative impact on the special character of the listed building nor the non-designated heritage assets themselves. Currently the outbuildings are in a poor state of repair therefore by undertaking these works the applicants are also conserving the non-designated heritage assets thus securing the future viability of the buildings.