
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242601
Address:	Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU		
Proposal:	Householder application for the proposed erection of a two storey side and rear extension with installation of roof lights and changes to fenestration following the demolition of the existing rear extension.		
Heritage Asset:	Rose Cottage – NDHA		
Site Visit Made:	No		

Summary Of Recommendations

Proposals broadly acceptable, however further information is required.

Comments On Proposal

Thank you for consulting Built Heritage on the above application.

From an initial assessment, the central core of Rose Cottage appears to date from the 17th century with additions made in the 19th and 20th centuries. One-and-a-half storey form, brick walling with some timber framing under a clay tiled roof. Two external chimney stacks (one now encompassed by a later addition). Another addition formed an interesting obtuse catslide roof, which was then partially covered by a 20th century extension. This extension of brick and timber framing is not wholly unsympathetic, although may have benefitted from some refinement on the gable end. Overall, whilst altered and extended, Rose Cottage still presents as a historic vernacular cottage and an important surviving building in the vicinity. By virtue of its age, architectural and historic interest, as well as the positive contribution to the character and appearance of the area, Rose Cottage is identified as a non-designated heritage asset (NDHA).

Whilst not nationally listed, nor currently on the Local List, as a heritage asset, the application is required to provide a heritage assessment (known as a Heritage Statement) as per para. 200 of the NPPF (Dec 23). It is, therefore, requested the applicant submits a heritage assessment as for the LPA to fully understand the heritage asset and the proposals' impact upon its significance.

Whilst full commentary cannot be made prior to a better understanding of the asset's significance, it can be advised the principle of the alterations is broadly acceptable. The historic core is effectively left unaltered, which is welcomed, and although it is

apparent the catslide element may be lost, the proposed additional form is relatively well considered. Caution, however, must be taken as to not to 'overwhelm' the historic planform the building, being that the later additions dominate the original cottage. Minor design adjustments such as the introduction of half-hips on either both or one of the end gables will add interest. Similarly, these end gabled elements may benefit from a greater degree of variation in their design – alternative material finishes, form, fenestration proportion etc.

If Built Heritage could be re-consulted once a Heritage Statement is received, we'll be able to advise further upon the impacts of the proposals and any required design changes.

Conditions			
N/A			
Date:	11/11/2024	Signed:	Roderick McDonald Built Heritage Officer