

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250829
Address:	Springfields, Hatch Gate Lane, Wargrave, RG10 8QD.		
Proposal:	Householder application for proposed erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures.		
Heritage Asset:	• Springfield • Large 'barn-like' outbuilding, approx. 10m to SE of Springfield House. These are both considered to be no-designated heritage assets.		
Site Visit Made:	Yes – for pre-app 243048		

Summary Of Recommendations

No objection, subject to conditions.

Comments On Proposal

Springfield is of an age and form such that it, along with the unusual large 'barn-like' adjacent to it, are both considered to be non-designated heritage assets.

The north-east facing two storey range facing onto Hatch Gate Lane, which has the ground floor projecting window bays flanking a central doorway, appears to be the earliest part of property and is thought to be of late 19th date.

Springfield, having subsequently been greatly enlarge to the rear of this original range by the addition of further two-storey ranges, set perpendicular to it and largely built apparently in the early 20th century. The south-eastern facing of these later rear ranges has since become the new 'frontage' elevations to Springfield, with an off centred entrance hall to it, with a large flat roofed historic columned open entrance porch, which appears to be a reclaimed feature, and more recent addition of two eaves line dormers to the roof.

Earlier refused schemes for Springfield, proposed by the applicant, had sought to demolish and rebuild the property in a similar form but at the same time creating a larger dwelling than presently exists. Such proposals would have resulted in the total loss of this heritage asset, which from a heritage stance was not supported. However, since the refused application, through a series of pre-application schemes, the proposals have since changed and been refined. As such, it is now

from a heritage stance broadly acceptable in that the historic original Hatch Gate Lane facing range is to be retained. Whilst the lesser historic, rear ranges are to be substantially rebuilt and enlarged to form a continuous two-storey pitched roofed and gable ended south-western aspect to the property, with the existing modern eaves line dormer of the south-east elevation are also be removed with the remodelling of that elevation of the property.

Whilst along with the addition of the south-eastern gable end of the south-western range being considered to visually balance with the existing one of the historic roadside range, the proposal to retain historic columned open porch to place it and the entrance doorway in more central location between these two gables on the south-eastern elevation, and the removal of the eaves line dormer is believed to create a coherent and defined principal frontage elevation and entrance to Springfield.

And through retaining the original historic road facing component, retains this non-designated heritage asset and maintains the visual contribution this building makes both with respect to Hatch Gate adjacent associated 'large barn' outbuilding to it as well as the contribution both make to the appearance and character of Hatch Gate Lane.

As such no objection is raised to the scheme as proposed.

Suggested Conditions

Windows & Exterior Doors

Notwithstanding the details submitted, all new and replacement windows, and exterior doors are to be fabricated from wood and to have a paint finish to them unless otherwise agreed by the local planning authority prior to the installation of the windows and exterior doors.

CN2: Matching External Finishes

The external materials of the new works and works of making good to the retained external fabric, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile unless otherwise agreed by the local planning authority prior to undertaking of the relevant works.

Date:	08/07/25	Signed:	Keith Frost Built Heritage Officer
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