

# **Heritage, Design & Access Statement**

Sindlesham Farm House Mill Lane, Sindlesham, Earley, Wokingham RG41 5DQ

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# Heritage, Design & Access Statement

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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 provide 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 with-in 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 18<sup>th</sup> century & altered in 20<sup>th</sup> 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 18<sup>th</sup> century sash windows with glazing bars & 20<sup>th</sup> 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 1693m<sup>2</sup>

### Flood Risk

The property is in Flood Risk Zone 2

## 4.0 Description of the proposal

The proposed works involves increasing the height of the existing wall & extending in brick to enclose the site & provide a secure boundary treatment. The hight of the wall is 1.8m high matching that of the adjoining property. The existing pedestrian & vehicle gates are to be replaced with sold timber electric gates.

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## 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

|                    |                                    |                              |                  |                |  |               |  |
|--------------------|------------------------------------|------------------------------|------------------|----------------|--|---------------|--|
| 2                  |                                    | SINDLESHAM FARM.             |                  | PARISH         |  | Earley 1.4.86 |  |
| ADDRESS            |                                    | MILL LANE.                   |                  | PARISH         |  | WOODLEY       |  |
| PLOT No.           |                                    |                              |                  | ORD. SHEET No. |  | SU. 7670 (59) |  |
| BUILDER            |                                    |                              |                  |                |  |               |  |
| Plan No.           | Applicant                          | Description of Development   | Date of Decision | Decision       |  |               |  |
| 04546              | 1 A Pye Rd + Madley Properties Ltd | 1/2 Res + Commercial Develop | 10.6.76          | N/A            |  | Ref           |  |
| 12675              | COSTAIN HOMES                      | SITE COMPENSATION - 1/2 AC   | 13.3.80          | N/A            |  | 31.3.81 TP    |  |
| 12694              | "                                  | 3 FARMH. MODERNIZ. "         | 13.3.80          | N/A            |  | Ref           |  |
| 19975              | MARTIN CROFT HOMES LBC.            | DET. OF BARN                 | 25.8.83          | N/A            |  | C/A           |  |
| 19976, BR21421     | "                                  | 4 DET. HOUSES                | 25.8.83, 15.9.83 | N/A            |  | C/A           |  |
| 20550              | MR. G. HILLBAS                     | DALE GARAGE FOR F/HOUSE      | N/REQUIRED       |                |  |               |  |
| 20549              | "                                  | "                            | 5.1.84           | N/A            |  | C/A           |  |
| BR23944            | "                                  | "                            | 20.12.84         | APP            |  | N/A           |  |
| FP97/6639          | "                                  | UNDERPIN PORCH               | 10.7.97          | APP            |  |               |  |
| DATE OF COMPLETION |                                    |                              |                  |                |  |               |  |
| MINISTRY DECISION  |                                    |                              |                  |                |  |               |  |
| SPECIAL ORDERS     |                                    |                              |                  |                |  |               |  |
| DRAINAGE           |                                    |                              |                  |                |  |               |  |
| 091074             |                                    |                              |                  |                |  |               |  |

## 7.0 Access

Parking & access will remain unaltered

## 8.0 Trees

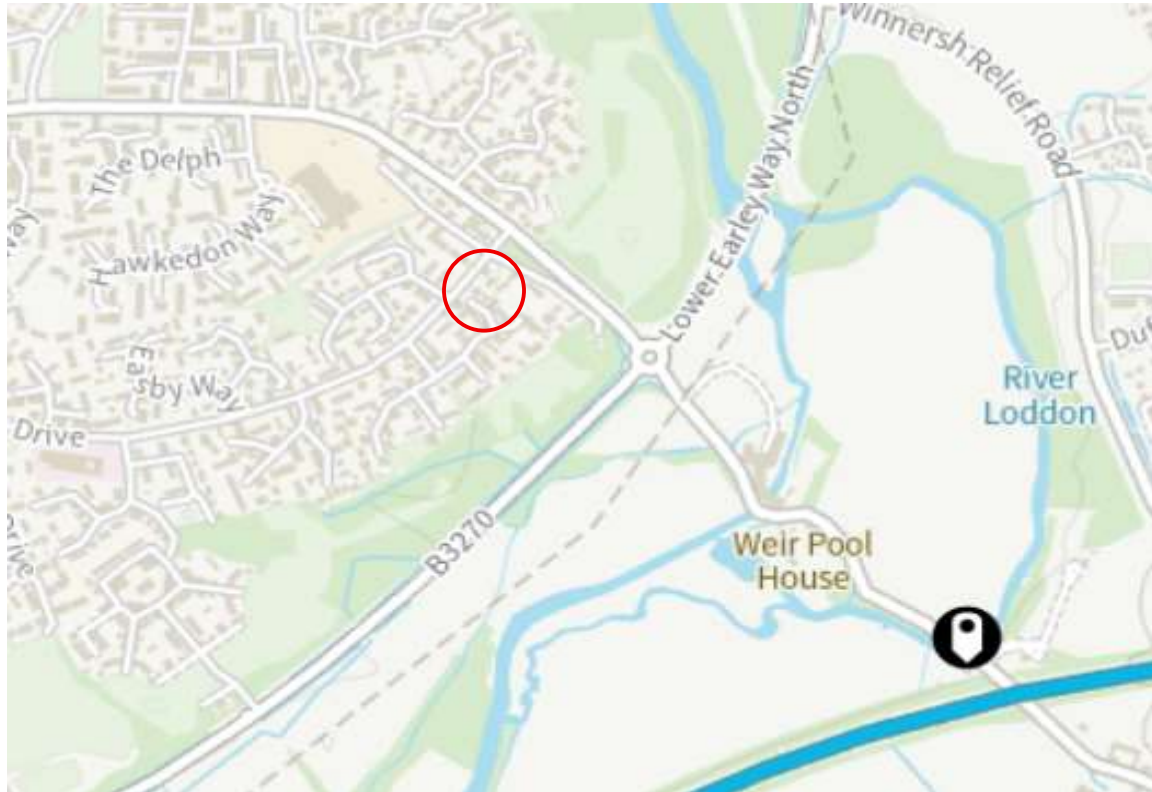
There are no TPOs on the site.

## 9.0 Photographs

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## 10.0 Maps& Photographs



**Location Map**



**View towards End of Mill Lane**



**View towards Start of Mill Lane**