

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242577.
Address:	South Scarletts, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD		
Proposal:	Application for listed building consent for the proposed erection of a single storey side extension with installation of roof lights, following the demolition of the breakfast room.		
Heritage Assets:	Scarletts – Grade II listed building Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes		

Summary Of Recommendations

Acceptable in principle – further information and clarification is required.

Comments On Proposal

The application proposes alteration to 'South Scarletts', the southernmost portion of the Grade II listed Scarletts, formed predominantly from the 18th century service wing with later 20th century alterations. The proposes scheme includes the removal of a glazed garden room dating from the 1970s with associated reduction of walling and removal of a window as to allow for an enlarged opening leading to a new single storey orangery structure.

The current application follows from previous iterations of similar schemes, which, broadly speaking, sought to extend and alter in the same area albeit on a larger footprint with a greater loss of historic fabric. Such schemes were not considered acceptable due to their impact upon the fabric and plan form of the building, leading to harm to the building's significance. The proposals as presented in the current application have sought to address these issues through the reduction in proposed form and massing, along the retention of a higher quantity of historic fabric.

The proposed orangery form and appearance is considered appropriate and sympathetic to the host and context. The traditional appearance and related fenestration form and detailing reflect the host both in material and proportion. The

proposed design is considered for a high architectural standard which is welcomed on a building of such significance.

In respect to the proposed demolition and alteration to the extant fabric, the 1970s garden room is of limited significance from an architectural or historic perspective and given the relatively poor condition, no concerns are raised over the loss of the element. Whilst the eastern elevation has been altered – including through the enlarging of a previous window aperture as to allow access to the 1970s garden room – this area of the building retains a high degree of significance. The casement window (proposed to be removed) is early 20th century in date with other similar ones (such as on the coach house) are to be found – this physical fabric demonstrates the evolution of building – through changing use and functionality. The loss of historic fabric is always regrettable, and it is advised the window should be carefully removed and safely stored either for future re-use on the site or to live on elsewhere.

On balance, whilst loss of historic fabric and impact to the plan-form would occur, the principle of the proposed scheme is considered acceptable from a heritage perspective.

However, prior to final approval, further details are required, and clarification is sought on the following points:

- There appears to be a difference between the proposed drawings and 3D rendering as to the position and thus relationship with the extant garden walling/oil tank storage – the drawings suggest the orangery would sit in front of the walling, whereas the 3D render suggests it would be ‘tucked behind’. Related to this it would be helpful to see a plan drawing without the cornice i.e. to clarify the exact distance between the two structures.
- The existing and proposed ground floor plans appear to erroneously show the South Scarletts side of the boundary wall being flush/in-line with the side elevation wall to Scarletts Close. It appears the boundary wall to be stepped back by some 50-60mm from line of the side wall to Scarletts Close. The alignment of this walling should be correctly shown on the plans.
- Details concerning the two rainwater downpipes – it is presumed the extant downpipe on the east elevation will be retained – as shown on the drawings – how will this pipe continue and to where will it discharge? As it currently kicks round the roof structure and continues down externally. Similarly, the downpipe which serves the concealed parapet of Scarletts Close, how will this continue and discharge in relation to the new structure – as was noted on site there are issues concerning water drainage. Directly related, how will water be removed from the new addition’s flat roof and where will be new downpipe(s) be located?
- An elevational cross-section is required as to show the retention of the extant fabric on the eastern elevation – it is presumed and was mentioned on site the existing downstand would be retained and also the extant nib on the northernmost wall. The proposed drawing appears to indicate this would

be reduced; however, the existing nib should be retained as is. In addition, details are required for a vertical cross-section from just inside the new extension that shows the opening through to the rest of the ground floor, to be able to understand the enlarged opening is to be in its width and height, preferably also detailing any needed new steel to support the first floor walling and how it would be installed – would it require bridging over the top of the brickwork to the window opening to be enclosed?

- Clarification is required on the current finish of the fabric behind the cupboards in the 1970s garden room and how would this area be treated within the new structure? There is concern over breathability, if for example, this area is plastered using an imperviable gypsum which may lead to increased moisture levels within the walling of Scarletts Close (which is understood to be the rear of a cupboard and chimney stack). Similarly, clarification is sought as to the interior finishes of the areas of walling, currently external, which will become internal e.g. repairs to the brickwork, re-pointing etc.
- Details are required that show the means by which the roof of the new extension would be attached to the brick of South Scarlets, as the drawing 12940/05 – Detailed Roof Section, is only a part section from the edge of the roof lantern to the glazed outer wall of the extension and as such does not show how the roof would be affixed to the brickwork. Furthermore, no details have been provided that explains how the extension's roof is to be built-off/abutted the external walling of the neighbouring listed property of Scarlets Close with details to confirm how a waterproof junction is to be formed (presumably a traditional lead or some other form of waterproof sheeting would be dressed into the mortar bedding of the brickwork), which would not be in the applicant's ownership.
- Concerns are raised and confirmation is required on how the section of the new extension's walling to be on the same alignment as the existing brick boundary wall with Scarletts Close would connect with the rear wall of Scarletts Close as it is presumed there is a need for load-bearing to take the weight of the roof that there would be the need to comply with building regulations in terms of the walling abutment and foundations. Give a need for structural stability it is thought that to meet with building regs grounds the new extension wall could not just be abutted/free standing off the corner brickwork of Scarletts Close but would require for some form of physically connect between the two. From heritage stance impacts to the neighbouring fabric would not be supported
- The application proposes to take down the existing section of brick boundary wall from the rear corner of Scarletts Close up to the oil tank enclosure and erect a taller section of wall, part of which would form part of the proposed extension. This raises not only the question as to the ownership of the walling, the alignment of the new section of wall, given the step in nature of the wall (not shown on the plans), the walls much greater height and given the existing soakaway rainwater drainage. It is also noted as shown on the floor plan the thickness of the new wall to the old would not

change - this does not appear to be a consistent detail given the low base wall of the extension is depicted to be of a greater thickness, with drawing 12940/08 - Detailed Horizontal Frame Section showing the low base wall to be of a cavity design. It may be the case that the applicants are seeking to install insulation of the new section of boundary walling that forms part of the new extension, or possible across the that section of new wall and the whole of the internalised brickwork of the listed neighbouring property's exterior wall. No details given, likewise for the existing internalised area of brickwork of South Scarletts or the additional area to be encased by the extension.

- Given the position of the first-floor window to the side of Scarletts Close, clarification is sought as to the issue of overlooking given the position of the roof lanterns (and potential a noise issue if lanterns are openable).

Given the above, a number of further details and revisions are required to the application prior to acceptability.

Conditions			
<i>N/A at this stage</i>			
Date:	29/01/2025	Signed:	Roderick McDonald Built Heritage Officer