

5.0 Scheme Design

5.2 Layout

5.2.5 Alterations to the First Floor

At the first floor the front bedrooms will remain unchanged but rooms to the rear will be altered to accommodate a family bathroom and the master bedroom suite. The bathroom includes some alteration to the internal partition to open up the room and maximise the space. The ceiling is to be opened up to display the timber beams with a new pitched plasterboard ceiling. The master suite will extend across into the Weavers Cottage and will include the bedroom, dressing room, sitting room and en-suite bathroom.

5.2.6 Alterations to the Second Floor

At the second floor the room layouts are preserved with the inclusion of small en-suites to both bedrooms. All pipe work to be internal and hidden from view. The ceilings are potentially to be raised subject to further investigations into the construction. If lathe and plaster ceiling then they will be left untouched but if they are of modern construction the intention would be to raise the ceiling into the pitch and expose the timber beams. The new en-suite accommodation will require insulated plasterboard linings as additional layers to protect against moisture and condensation. Ventilation to be included to remove any moisture from the rooms.

5.2.7 Alterations to the Roof

The pitched roofs are to be maintained, repairs to the roof are to be agreed with the contractor with a schedule of repairs. The Weavers Cottage roof and 1930's junction is to be reconfigured to resolve a valley detail between the two roofs. A new chimney will project through from the sitting room and living room below. The 1930's Flat roof is to be renewed and repaired with new edge flashings. The existing roof light is to be removed and sealed to ensure water tight junctions. New dormers to rear of Weavers Cottage are proposed to enable daylight and views to the reconfigured bedroom and dressing room below. Over the sitting dining room a new glass mono pitched roof is to be inserted.

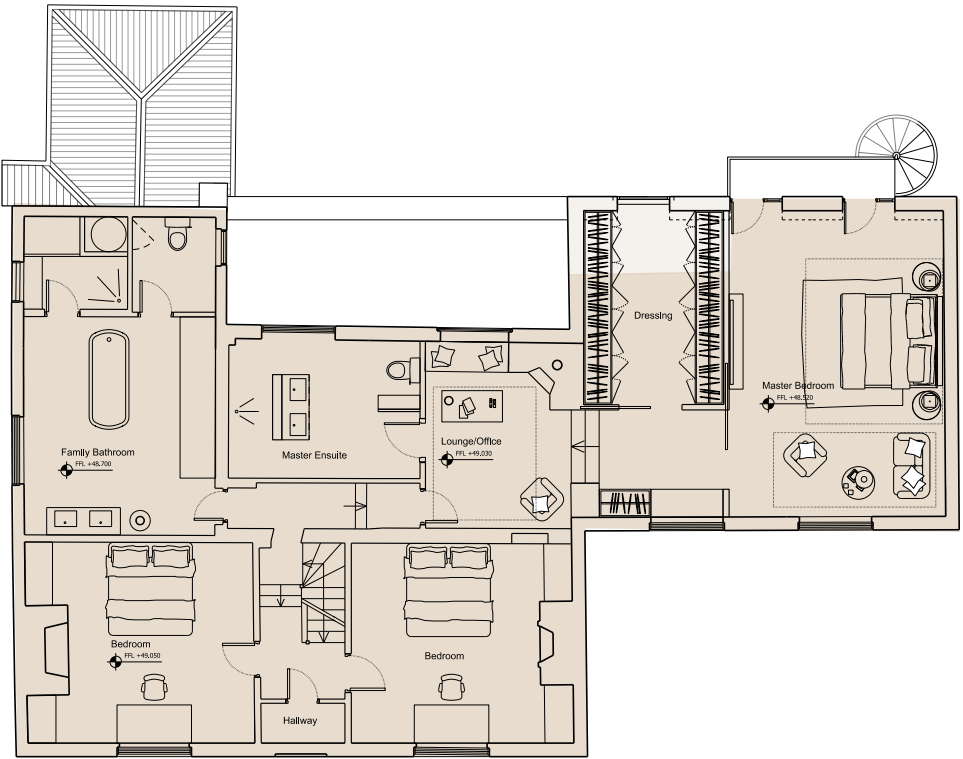


Fig 5.18 First Floor Plan

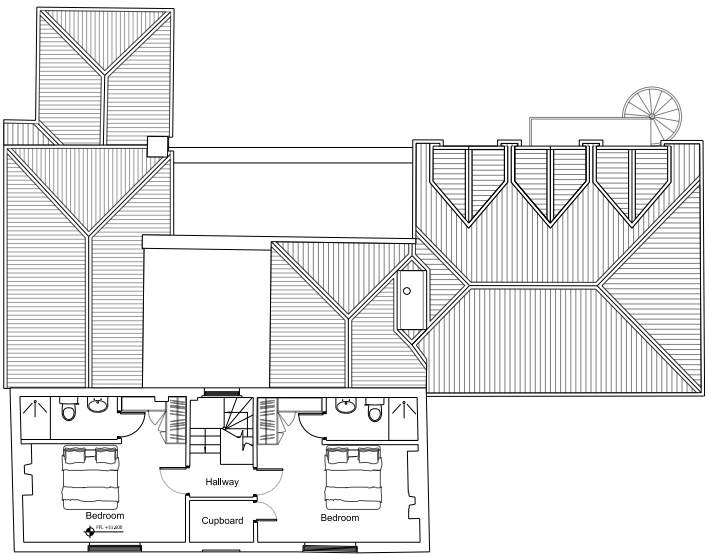


Fig 5.19 Second Floor Plan

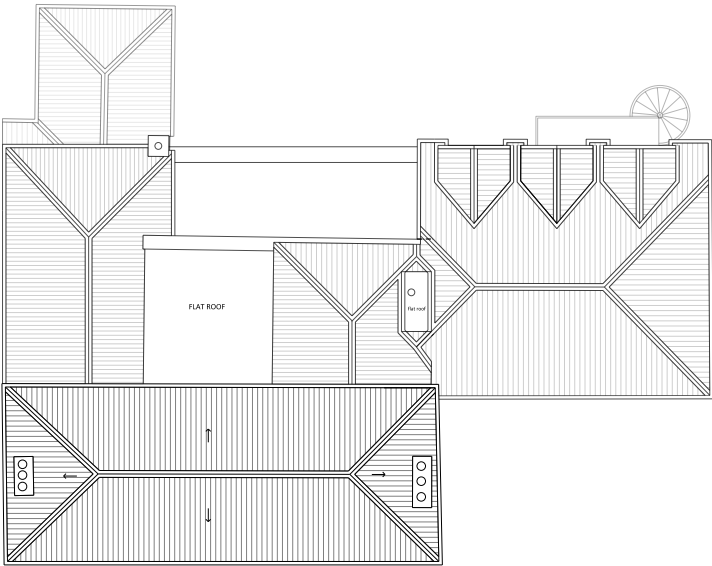


Fig 5.20 Roof Plan

5.0 Scheme Design

5.3 Appearance

5.3 Appearance

5.3.1 Front Elevation

The existing building is to be carefully repaired and restored to provide a robust water tight envelope. Any alterations will be carefully considered to match the existing appearance and construction materials. The front metal railings and broken pedestrian gate is to be repaired and redecorated to match existing. The existing windows are to be maintained where possible and refurbished and redecorated. If beyond repair, heritage windows to match the existing will be investigated.

Care will be taken to repair and reuse materials wherever possible.

5.3.2 East Side Elevation

No alterations are being considered to the face of the East elevation. A side cheek of the new dormer will be visible here and is designed to be in keeping with the conservation area. Inspiration for the dormer is drawn from the Palmer Cottages adjacent, where the dormers are an attractive and distinctive character detail of the roofs. Materials for the dormer will include tiles, brickwork and lead to match the existing and neighbouring properties.

5.3.3 West Side Elevation

The existing side elevation is to be carefully repaired and restored to provide a robust water tight envelope. Any alterations will be carefully considered to match the existing appearance and construction materials. The side entrance porch is to be removed and the brickwork and opening is to be restored and renewed.

The existing windows are to be maintained where possible and refurbished and redecorated. If beyond repair painted timber heritage windows to match the existing will be investigated.



Fig 5.21 Proposed Front Elevation

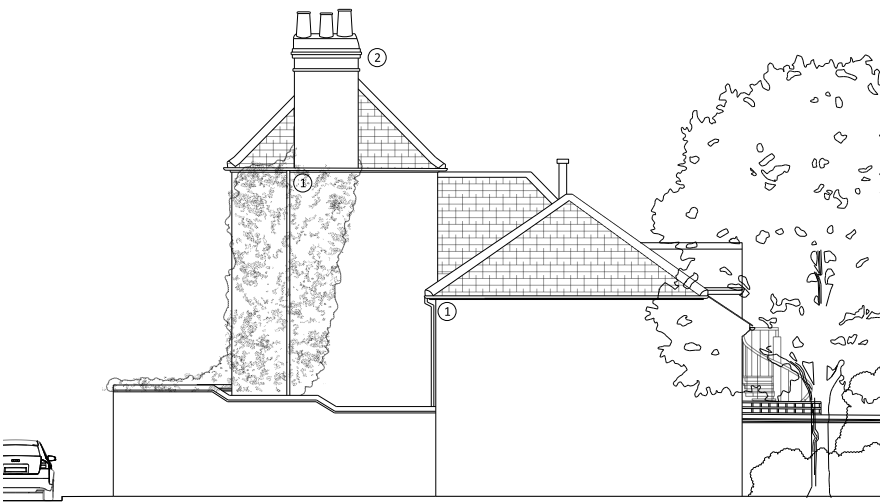


Fig 5.22 Proposed East Side Elevation



Fig 5.23 Proposed West Side Elevation

5.0 Scheme Design

5.3 Appearance

5.3.4 Rear Elevation

The existing rear elevation is to be carefully repaired and restored to provide a robust water tight envelope. Alterations are proposed and are designed to be sympathetic to the existing historic appearance and construction materials. The existing windows are to be maintained where possible and refurbished and redecorated. If beyond repair heritage windows to match the existing will be investigated.

Again we note that care will be taken to repair and reuse materials wherever possible.

The proposed new additions are contemporary but designed with traditional detail. The choice of brick and roof tiles will match the existing, and new metal gutters, downpipes and windows will be a dark grey PPC finish with thin heritage type glazing bars.

Construction detailing and building character will replicate some of the original building whilst also engaging with contemporary building regulations requirements for daylight, thermal and sustainable properties.

A schedule of alterations alongside a written scope of works is included with the appendix.



Fig 5.24 Proposed Rear Elevation

5.3.5 Materials

The choice of materials such as brick, stone and timber will be matched to blend seamlessly with the existing, including lead flashings and black external down pipes. The facade design aims to maintain an overall theme of the house with domestic brick detailing.

- 1 Roof tiles - 2 types (brown and red clay) to match existing
- 2 PPC Metal Frames Glazing
- 3 Red Brick to Match Existing
- 4 Stone Coping
- 5 Painted Metal Railings and External Staircase
- 6 Lead capping and flashings



1.



2.



3.



4.



5.



6.



5.0 Scheme Design

5.4 Sustainability and Environmental Design

5.4 Sustainability and Environmental Design

5.4.1 Thermal Insulation

The new building additions will have a high level of insulation and compartmentalise where possible, to reduce thermal bridging and reduce heating and cooling requirements.

5.4.2 Solar orientation

Where possible family living spaces windows have been orientated to maximise sun and daylight. Windows and doors facing south have been designed to increase solar penetration whilst not overheating.

5.4.3 Mechanical equipment

The new house is to utilise renewable energy sources where possible and environmentally friendly thermally efficient high quality, modern equipment. Environmental Energy consultants are to be instructed at the next stage to further develop the scheme.

5.4.4 Energy and CO2

A range of measures have been considered and investigated to provide the most extensive and suitable provision of sustainable measures throughout the scheme.

Sustainability has been considered from an early stage in the project with the aim of using passive design measures to create a building fabric that minimises the need for heating, artificial lighting and cooling. In addition to passive design measures a number of technologies are to be implemented to help achieve key sustainability targets, such as a target for reduction in CO2 emissions from site achieved with application of technologies and sources of energy.

Further measures like energy efficient light fittings, increased air tightness and water saving appliances will also be incorporated.

Materials and recycled materials will be locally sourced where possible. All timber will be from responsible forest sources.

5.4.5 Environmental Strategy

Ecology : A core principle of the proposed design is therefore to enhance the current conditions and increase the biodiversity of the site.

Attenuation: The use of permeable paving materials and rainwater collection are proposed to most areas of the site to reduce surface water run-off. A rainwater harvesting system is also proposed.

Biodiversity: Planting schemes for around the new building will help support and increase biodiversity. Plants will be carefully selected to provide adequate habitats for the local fauna.

5.4.6 Ecology- Bat crevice roosting provisions

The Ecology consultants have been involved in the design of the proposals to enhance the biodiversity of the house, In order for the development to result in a biodiversity gain the proposals will target:

- Provision of bat roosting box provision within the garden
- Nest boxes and nesting terrace for birds
- Bee bricks

5.4.7 Site Landscape Sustainability

Minimise changes to levels as far as possible, avoiding level changes within root protection areas and confine to the area immediately around the house. Any surplus spoil arising from the works is to be re distributed within the site in such a way as to avoid root protection areas and to avoid unnatural landforms around the site edges.

5.5 Entrance, Access and levels

Level thresholds will be utilised where possible, but it is worth noting that the two existing houses have 3 different levels at ground floor level which are set out to work with the surrounding topography.

5.6 Car Park, Servicing and Refuse Strategy

Car Parking is provided in the courtyard to the west of the property accessed by new gates. Servicing and refuse strategy remains unchanged. The refuse and servicing strategy remains unchanged.

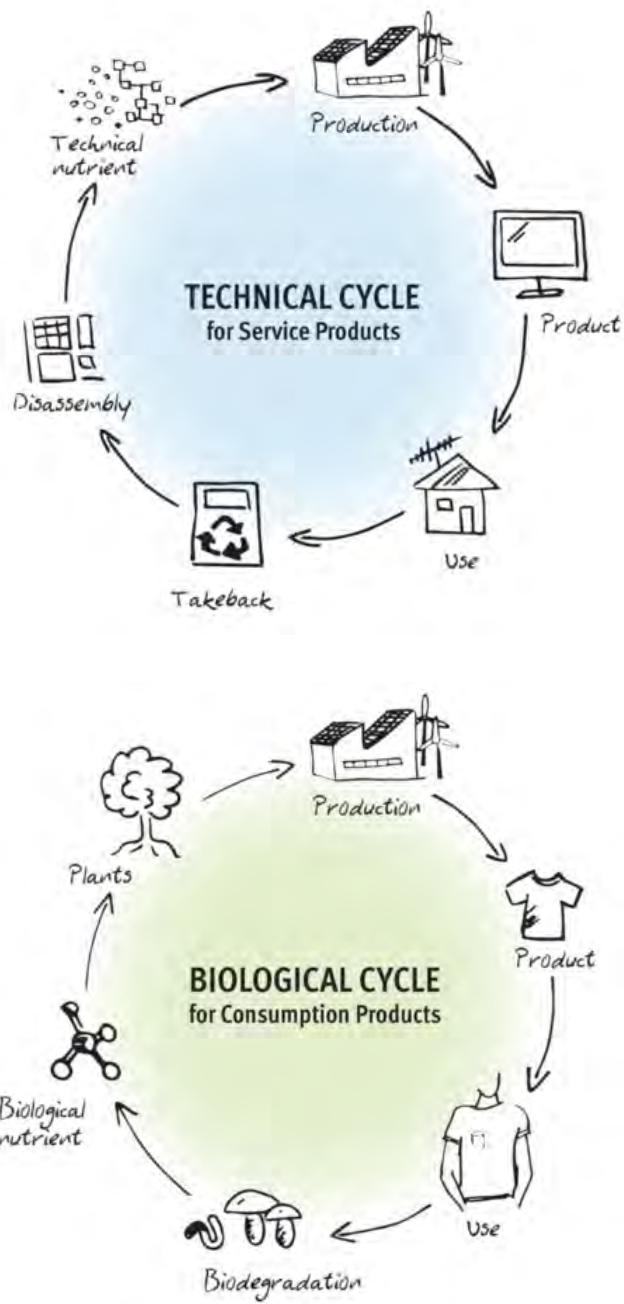


Fig 5.26 Cradle to cradle technical and biological cycle

6.0 Landscape Design

6.1 Location

6.1 Concept

The design of the landscape has developed in response to the site conditions and aims to provide a series of connected spaces that relate to the built form, boundary conditions and movement strategy. Key objectives of the landscape strategy are to:

- Define and reinforce activities and functions appropriate to their locations within each of the spaces.
- Promote a sense of safety and security.
- Create uncluttered spaces, using quality materials.
- Integrate natural elements into the site as a means of extending the character of significant adjacent open spaces, provide amenity and recreational spaces and promote biodiversity, ecology and nature;

6.2 Principle Spaces

A series of levels step down with the site’s natural topography, helping to connect the house with the garden and better ground the house within its surroundings. Beyond the terrace lies a formal lawn set against the existing red brick wall and the wild flower meadow leads around to the gate through into the kitchen garden beyond.

6.3 Character

Within the site, planting selection has been developed to reinforce different themes and contribute to the creation of spaces with colour, texture and seasonal variety, as well as providing shelter from wind and shade during summer and privacy to all private areas.

6.4 Planting and Biodiversity

The range of trees and plants chosen will improve the biodiversity and habitat within the local landscape. The range of native and non-native plants chosen will reflect a desire to create a diverse landscape with a variety of plants providing colour, fruit and nectar as well as habitat for various birds and other wildlife. Bird and bat boxes are also proposed to be added through the grounds where the foraging habitat and shelter of existing large tree canopies is conducive to the support of wildlife.

6.5 Surfaces and Lighting

External surfaces will be designed to limit any surface water run off with open jointed paving and materials which allow rainwater attenuation and permeability. The external and Internal lighting will be minimal and directional to avoid harm to nocturnal wildlife and will be predominantly operated via timers and daylight sensors.



Fig 6.1 Landscape sketch plan



Fig 6.2 Landscape precedents

- Legend:
- 1. Walled garden
 - 2. Flower garden
 - 3. Lawn
 - 4. Terrace and steps
 - 5. Water feature
 - 6. Log store

7.0 Design Summary

7.0 Design Summary

The proposed design is a high quality architectural scheme for the Grade II listed Sonning House within the Sonning Conservation Area. Having considered the Site, Conservation Area and wider context we are proposing an exciting and sympathetic design that can be delivered in accordance with the historic requirements whilst also delivering the owners ambitions and aspirations.

Consideration has been given to the significant elements of the house and a tailored response has been produced that preserves and enhances the listed building. The proposed layout improvements made possible by the amalgamation of Sonning House and Weavers Cottage provide clarity to the historical form and function. Improvement to the front yard and gates are proposed to enhance security and visibility to the front public footpath.

The design responds to the site with an architecture that is sympathetic and respectful to both the original houses. The renewed building will reinvigorate the building and secure its future as a heritage asset, whilst also creating an energy efficient and sustainable dwelling that meets the demands of contemporary family living standards.

The scheme embraces, through careful attention to detail, both quality craftsmanship and materiality. The elevations of the new extension have been designed to optimise natural light within the space, whilst responding to the historic character, rhythm and material character. As a new extension, it will make a refined and elegant contribution to the building and the area as a whole.

The proposed design seeks to deliver improvements in accessibility where possible by removing some of the steps at entrances and introducing level thresholds. The building seeks to improve where possible accessibility for all ages, in accordance with building regulations. Upgrade of thermal efficiency and mechanical services will deliver a more sustainable systems and improvements to the building envelope. Alongside the enhancements a robust watertight building fabric will support the buildings future by eliminating the current leaks and damp issues.

The design will make a positive contribution to the surrounding Sonning Area and seeks to raise the quality for the area as a whole. The refurbished building will be preserved and enhanced, providing both a sustainable future and be flexible for contemporary family life, ultimately creating a space where the daily activities of family life can flourish.



Fig 7.1 Proposed View of the rear extension

8.0 Access Statement

8.1 Summary

8.1 Summary

The purpose of this statement is to outline Woldon Architects approach to access within Sonning House and Weavers Cottage in accordance with the relevant local and national planning guidance. Every building has a past, a present and a future and this represents an opportunity to respect and improve the heritage of this listed building.

8.2 Vehicle and Pedestrian access to Site

The development will maintain the existing level of accessibility for both public and private transport. The development will retain all existing entrances to the site. The existing vehicle entrance and gravel driveway route will be maintained and improved for both vehicles and pedestrians.

Vehicle visibility will be improved with realignment of the front wall which will also allow for greater pavement space in Pearson Road.

The main pedestrian access to the building front door will remain as existing. The side entrance is to be improved to allow for level access. The access to the garden is also to be improved to allow a clear route for maintenance of the property rear.

The landscape to the east front courtyard is to be improved and will allow improved accessibility to Weavers Cottage.

8.3 Access to and around the building

Main access to the buildings on site will remain as existing. The side entrance inside the courtyard will be relocated and a more direct connection to the garden provided.

The new side entrance will redefine the day to day arrival and will be clearly defined with an entrance porch canopy. All external doors will be designed for level thresholds.

New paths and terraces to the rear will further allow pedestrian and wheel chair access around the house and any new steps will be accompanied by ramps of sufficient dimension to allow for both semi ambulant and wheel chair access.

Internally the new elements of the house are designed to be compliant with building regulations including part M. Wherever possible the older parts will be updated subject to agreement with the conservation officers advice.

Downstairs provision for potential adaptation of bedroom, WC and shower room are considered. Some of the bedrooms above are sized to allow for wheelchair manoeuvrability.

8.4 Facade access and maintenance

Facade access and maintenance will remain as existing. Maintenance will be easier on the north side of the house, where the new single storey extension of a flat roof floor will be accessible from the first floor and will allow cleaning and maintenance of the facade.

Facade access and maintenance is possible on all sides of the building from level grade. New windows above ground are designed to be cleaned from the inside. Flat roofs at the first floor will allow for external cleaning from the roof. Rainwater pipes are external for ease of access and cleaning.

8.5 Refuse Storage and Collection

Refuse is organised with wheelie bin allocation and is as per the local authority allocation The refuse storage area and collection will remain as existing.

8.6 Vehicle Parking and Cycle Storage

Parking for vehicles and cycles are provided by both the existing garage and gravel driveway spaces. The car parking and cycle storage will remain as existing.

8.7 Safety and Security

A video entry system for clear communication is considered throughout the house and a intruder alarm is provided for security. Provision of new gate and railings to the front boundary will improve security whilst maintaining visibility.

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- 10.2 Existing Drawings, Plans and Elevations
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- 10.5 Illustration - Existing and Proposed Perspectives
- 10.6 Consultant Reports

9.0 Appendix and Application Documents

9.1 Project Directory

9.1 Project Directory

1.0 Client

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2.0 Design Team

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- 2.4 Ecologist
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Upper Beeding,
Steyning,
West Sussex
BN44 3TN
- 2.5 Surveys
Greenhatch Group
Rowan House
Duffield Road
Little Eaton
Derby
DE21 5DR

9.2 Area and Accommodation Schedules

EXISTING		sq m	sq ft
Site Area		2237	24080
Existing Gross Internal Area			
Sonning House			
Lower Ground		17	181
Ground		135	1453
First Floor		115	1238
Second Floor		50	538
Weavers Cottage			
Ground		46	495
First Floor		43	463
Garage			
		34	366
Total		440	4734
PROPOSED			
Proposed Gross Internal Areas		sq m	sq ft
Lower Ground		17	181
Ground		200	2153
First Floor		164	1765
Second Floor		50	538
Garage			
		34	366
Total		465	5003
Proposed Change in Gross Internal Areas		sq m	sq ft
		25	269
Note: Areas are measured to the inside face of external walls, exclude shared space but include internal partitions within a unit. Areas are based on sketch designs and are approximate only. Areas are subject to change through planning, design and development and are for guidance only. Specifically no guarantee is given of the total square footage of the property as existing or proposed.			

9.0 Appendix and Application Documents

9.3 Pre-Application Summary

9.3 Pre Application Summary Notes

The following notes are extract from the planning letter received 19.08.22 from Marcus Watts (Planning Officer) as follows:

Heritage and Conservation:

Full consultee comments are attached with a summary provided below. It is noted that a rigorous heritage assessment would need to be submitted for consideration with any planning application.

External Alterations and Extension of the Dwelling:

The removal of the existing side extension would not be a matter of concern from a heritage perspective, while the proposed relocation of the side entrance is considered to result in only a minor loss of significant historic fabric. In respect of both proposed options for a rear extension there is no concern from a heritage perspective as they are not expected to have any undue or harmful impact on the significance of the historic frontage.

Proposed Internal Works:

The proposed internal alterations to the 18th Century portion would seemingly require the loss of original historic fabric and the historic plan form. These losses would be of significant detriment to the designated heritage asset and would not be supported by the Built Heritage Officer. The proposed internal alterations to the later additions to the property would not affect the significance of Sonning House as a heritage asset. The creation of two small en-suite bathrooms in the top floor bedrooms would likely be acceptable, however there is an expectation that all services pipework is internal to the building with any flues or extraction vents routed through the roof and not the external brickwork.

Garage, Front Boundary Treatment and Gates:

There is no objection to adding a pitched roof to the garage from a heritage perspective. The proposed raising of the front wall and the installation of gates is a cause for concern as they would restrict views of the historic part of the building which are significant to the character and appearance of this part of the Conservation Area. The increased scale would also have detrimental impact on visual amenity of the street scene. The Built Heritage Officer advises considering alternative approaches and suggests the addition of metal railings to the wall could prove acceptable.

Neighbour Amenity:

Due to the orientation of the existing building, and the fact that neither of the proposed options would result in extending beyond the existing rear building line, it is considered unlikely that either proposed rear extension would result in any detrimental impact on neighbouring amenities in respect of overbearing, overlooking or loss of light. It does not appear that the raising of the garage roof would conflict with any windows serving habitable rooms in Suna Court, however it is suggested that elevation plans and the site plan submitted with any planning application clearly demonstrate the site's boundary and the relationship with the adjacent property.

Landscaping and Trees:

The Landscape Officer had no significant concerns with the proposal, including the slight realignment and raising of the front boundary wall. Details of the brick bonding and gate design will need to be provided as part of any application submission. A full landscaping plan would also need to be submitted, so the impact of the proposed alterations to the building on garden space and the forecourt can be understood.

Trees are afforded some protection due to being in the Conservation Area. If the landscape proposals require the removal of existing trees or development close to the trees, a tree survey and arboricultural impact assessment to BS 5837:2012 will need to be provided so that the possible effects of the proposals on the trees can be assessed.

Highways Access and Parking Provision:

The Highways Officer had no objection in principle to the proposed forecourt gates in this instance, however it is recommended that they are automatic to minimise the time for vehicles waiting in the carriageway. The proposed amendments to the wall would have a positive impact on the turning space and parking provision, aiding vehicles leaving the site in forward gear. The existing wall restricts visibility, so in this instance an increase in height would not be considered a significant issue. Although the proposed pillars are slightly further forward this would not have a significant impact on pedestrian visibility, indeed the proposed wall to the west being set back could even improve visibility slightly.

The proposed localised widening of the footway would be a benefit to highway safety and is therefore welcomed by the Highways Officer. These works would require a minor works agreement and transfer of land to public highway. The applicant is advised to liaise with the Highways Assets and Highways Agreements teams in respect of this, however any works would likely form a condition of consent.

Ecology:

Full consultee comments are attached. The Ecology Officer has advised that a Bat Survey Report and Great Crested Newt Assessment would need to be submitted with this application. This is due to the site falling within a high quality habitat for supporting roosting and commuting bats, as well as the Nature space GCN District Licence (GCNDL) Red Zone.

The applicant should be aware that bat dusk/ dawn surveys (which may be required) can only be carried out over the summer months and should factor this into their time scale for the project.

Summary

In summary, aspects of the proposal accords with national and local policy and therefore, subject to the suggested amendments, is likely to be acceptable in principle. However, we would suggest making the following amendments to your project before submitting a planning application:

- Retaining the internal layout of the 18th Century part of the building.
- Reducing the scale of the proposed boundary treatment, keeping views to the listing building in mind while improving security.
- Providing further detailed plans which show the relationship of the building with neighbouring properties (particularly Suna Court) and showing proposed external materials.

9.0 Appendix and Application Documents

9.4 Statement of Historical Significance

9.4 Planning And Heritage Statement

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9.4.2 Planning Policy And Guidance

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9.4.4 The Grade 2-Listed Sonning House And Hammering House

9.4.5 The Proposed Development

9.4.6 Assessment Of Impact To Setting And Historic Character

9.4.7 Conclusions

Summary

A planning application is to be submitted for alterations and extension to Sonning House and Weaver Cottage, Sonning. The house is located in Pearson road which is a central road in Sonning connected to the high street. Wokingham Borough Council has requested a Heritage Statement to assess the potential impact of the proposed development on the setting and significance of the site.

This assessment confirms that, while aspects of the house's setting within the conservation area do contribute to their heritage significance, the proposals are predominately confined to the rear of the property and as such are eliminated from view. Direct views of the extension are not possible from the public realm. Due to the presence of weavers cottage to the east and the existing building wing to the west, there exists no direct visibility between the extension and the street. A small reduction in the building form is proposed where a modern 1980's entrance porch was previously added and is now to be removed and replaced with a garden gate. There is also a reinstatement of the front entrance vehicle gate with addition of metalwork railings to both gate and adjacent courtyard wall.

The alterations to Sonning House and Weavers Cottage have been designed with reference to the architectural character, scale and use of materials of the adjacent traditional buildings, and would therefore be appropriate to the wider setting of the street and conservation area. They occupy a massing and vertical scale complimentary to the existing dwelling and are of appropriate design to complement the historic character of the traditional house and cottage, and thus represent a positive development.

The proposals for railings to the front boundary do affect setting of Pearson road, but do maintain transparency and views to the listed house. On balance the house extensions and alterations do not affect the quality of the setting of the house, nor would they have an effect on longer views from within the Sonning Conservation Area. We therefore conclude they have no harm to the significance of the heritage asset.

9.4.1 Introduction

On behalf of the client, Sonning House, we are submitting an application for alterations to the rear and side of the property in Sonning. The proposals require a Heritage statement alongside the Design & Access Statement. The proposals are within the curtilage of the listed building and therefore has a potential impact on the heritage asset which should be considered in the light of NPPF.

Aims and Objectives

The aims and objectives of this Heritage Statement are to:

- Provide a detailed assessment of the character, setting and significance of the Grade II-listed Sonning and Hammering House at Sonning, Pearson Road, together with their historical context;
- Assess the potential effect of the proposed development on the significance of the house, and any associated non-listed buildings, through changes to their setting; and
- Assess the potential level of harm to the significance of the listed house resulting from the proposed development, and the ways in which any such harm may be mitigated by appropriate design.

9.0 Appendix and Application Documents

9.4 Statement of Historical Significance

9.4.2 Planning Policy And Guidance

This Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework 2012 (amended 2019);
- English Heritage guidance: 'Conservation Principles; polices and guidance for the sustainable management of the historic environment' (2008);

Planning (Listed Buildings and Conservation Areas) Act (1990)

The 1990 Planning Act states that: 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses (Section 66)'.

National Planning Policy Framework (2012, rev. 2019)

The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as: "all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past activity, whether visible, buried or submerged, and landscape and planted or managed flora." Individual components of the historic environment are considered to constitute heritage assets: "buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest".

Key aspects of the Framework are as follows:

- When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater that weight should be.
- Heritage significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II-listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I or II*-listed buildings, registered parks and gardens and World Heritage Sites should be wholly exceptional.
- Where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- With regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected.

Local Planning Authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be "proportional to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance".

9.4.3 Methodology

Heritage Assets

Heritage assets are defined by the National Planning Policy Framework (Annex 2) as: 'a building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'. Designated heritage assets include Scheduled Monuments, Listed Buildings and Conservation Areas. Non-designated heritage assets include sites recorded on the Historic Environment Record, in addition to elements of the landscape, including buildings, which are understood to have a degree of heritage value.

Assessing heritage significance

The assessment of the heritage value (or significance) of a site or building should identify the ways in which particular aspects of a site or place, and different periods in its evolution, contribute to, or detract from, the identified heritage values associated with it.

Heritage significance is defined in the National Planning Policy Framework (Annex 2) as: "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Current national guidance for the significance of heritage assets is based on the criteria provided by Historic England (formerly English Heritage) in the document Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008). Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following criteria:

- Evidential Value, which derives from the potential of a place to yield evidence of past human activity;
- Historical Value, which derives from ways on which past people, events and aspects of life can be connected through a place to the present. It may be illustrative or associative in nature;
- Aesthetic Value, which derives from the ways in which people draw sensory and intellectual stimulation from a place or building; and
- Communal Value, which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective Historical Background experience and memory.

9.0 Appendix and Application Documents

9.4 Statement of Historical Significance

THE GRADE 2-LISTED SONNING HOUSE AND HAMMERING HOUSE

The house is located on Pearson road adjacent to the old forge in Sonning. The house provides a family home together with associated car parking and gardens.

Sonning House is a Grade II listed Building and the details of the listing are provided below as follows:

“One house now 2 houses. Late C18, 3 storeys, brick, offset eaves, hipped old tile roof, flanking chimneys. South front has 3 bays, outer upper large 4-pane sash windows, segmental headed, 3-light wood casements on ground floor. Centre bay has upper blocked vitreous panels over 6 panelled central door, upper panels glazed, architrave frame, cut brackets and cornice hood. Set back from road, late C18 wrought iron railings with gate across front. C20 2 storey extensions to left and right”.

9.4.2 Evidential value

The earliest development of Sonning Parish reflected its importance as a religious foundation, possibly as early as the 7th century, following the conversion of King Cynegils of Wessex by St Birinus, in AD 635. Sonning Church is mentioned in 11th century records, and the Bishop of Salisbury maintained a palace in Sonning from the 12th century. The Bishop’s Palace and manor were eventually transferred to the crown in 1574, and were subsequently acquired by Sir Thomas Rich in 1654.

The site of the palace is believed to be located towards the northern end of the area later defined on historic mapping as Holme Park, which may represent a former deer park associated with the Bishop’s Palace (Figs. 6 and 7). By 1795, the manor was sold by Admiral Rich, a descendant of Sir Thomas Rich, to Richard Palmer, an MP. Palmer demolished the existing manor house (i.e.. Sonning House), and replaced it with an imposing mansion, Holme Park.

Sonning House and Weavers Cottage are located in the adjacent historical maps, which show the development of the site over time.

Starting with 1883 building, it appears to be the original linear farmhouse block. In 1889 their appears to be a extension added to the North the projects into the Garden. This is also present in the 1913 Map. However on the 1933 map the rear of the farmhouse also appears to have been extended towards the garden. Weaver Cottage appears to be a more recent addition to the property to the Eastern side potentially 1960/70’s.



Fig 9.1 1883 O/S Map showing a rectangular building block plan

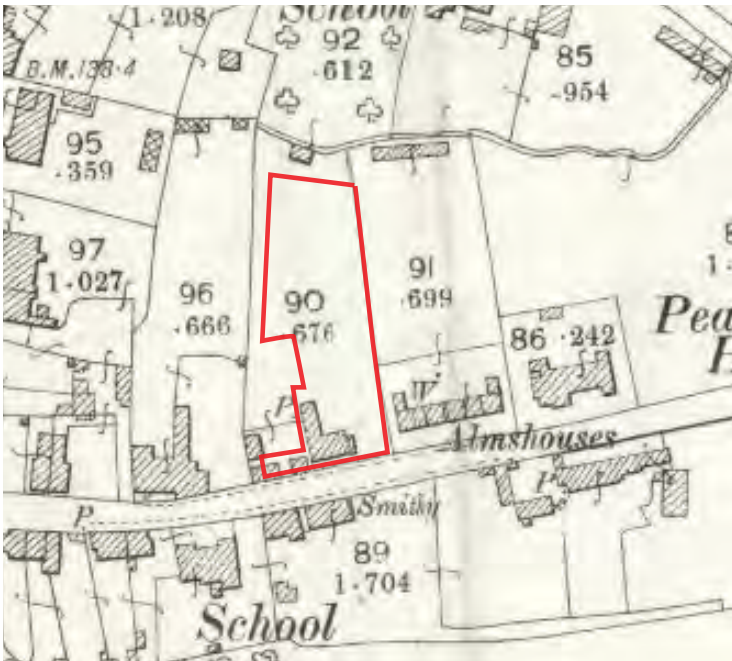
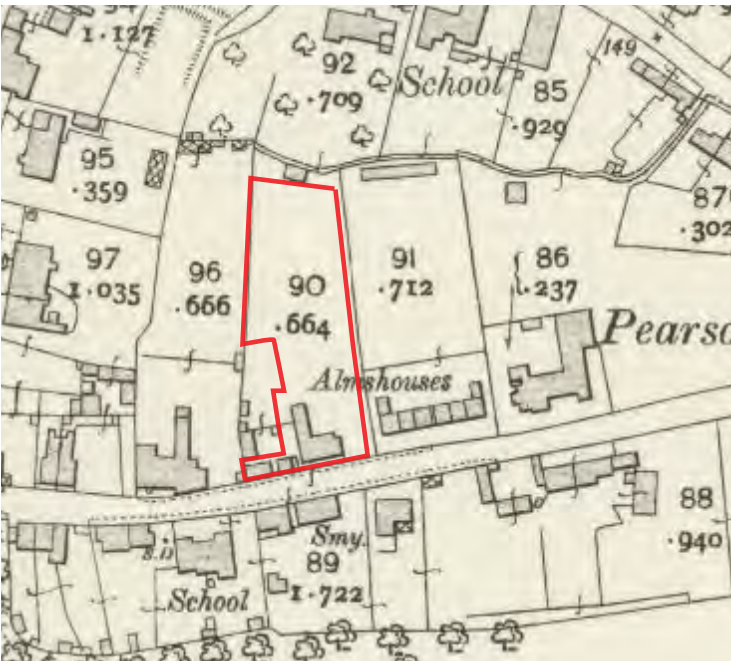


Fig 9.2 1899 O/S Map showing an 'L' shaped building block plan



9.0 Appendix and Application Documents

9.4 Statement of Historical Significance

The historic fabric of the house is associated with evidential values which relate to methods of construction of these buildings. Such values are inherent in the standing historic fabric of the buildings themselves, and have no implications for their setting.

9.4.3 Historical value

The 3 storey house addressing Pearson Road was built at the end of the 18th Century and is the most significant element when considering the character and heritage of the house. The diagrams adjacent show the original form and development of the additional extensions over time.

The first extension, from the end of the 19th Century, is also of significant heritage value although elements of this wing appear to have been altered over the years creating waterproofing failures and signs of damp ingress (e.g. at the junctions with the 1930s and 1960s additions).

The 1930s extension clearly sought to provide a more generously proportioned living room, one that would be suitable for a 6 bedroom family home. However the addition closed off the connection between the main entrance and the view of the garden, and although the extension provided a larger room, the narrow proportions of this room do not provide a suitable space for a large family.

The roof form of the 1930s extension has two roof types. The flat roof preserves the view from the second floor half landing’s window, and the hipped roof seeks to balance the composition with the 19th Century wing to the west.

The later additions are of a lesser quality and have a slightly unsympathetic relationship with the original house, creating some uncomfortable junctions which detract from the original house’s character. The roof on the Weavers Cottage addition sits uncomfortably against the original house and undoes the symmetry which the hipped roof above the 1930s extension sought to create with the west wing.

The Garden Wall first appears on the map in 1933, no delineation of the garden in the historical maps is shown prior to this date. Visual inspection suggests the likely construction of the wall being the inter war period. The Garden Wall consists of solid masonry in an English Bond pattern with a row of header bond bricks followed by a row of stretcher bond bricks. The wall has a pitched tile capping to one side, with the side facing the house having no capping tile.

9.4.4 Aesthetic value

The original building of Sonning House was built circa late 18th century. Aesthetic value is attributed to the harmonious proportions of the building, together with the traditional tile-clad roofs, texture of the brick and detailing. The house is enhanced through its age, predominately with the brick facade, windows, and slate roof within the Pearson Road street-scape. Fortuitous aesthetic heritage value also relates to the ‘patina of age’ evident in the exterior of the house, which enhances the visual quality and texture of the traditional materials.

As described above the later extensions and additions were built in a similar style to the original house, however the visual appearance of the north differs to the original house, including the proportions of the openings.

The extensions use slate roofs to match the existing and brick façades to match the existing. The first extension holds some aesthetic value but the extensions since the 1930’s hold distinctly less than the original due to their age, construction, materials, form and window proportions. It was probably around this time that the masonry garden wall was also constructed to subdivide the original garden into smaller sections. The masonry garden wall can therefore be considered of a similar, lower aesthetic value to that of the 1930s extension from an historical perspective, while still forming an attractive feature in the garden. Adjacent the wall is a garden room pavilion that is to be replaced. The existing garden room is modern construction and as such holds no aesthetic value.

In circa 1980’s the Weavers Cottage was built to the east. The recent additions are hidden behind the front wall, constructed of lesser quality and whilst they attempt to be blend into the surrounding are of little aesthetic value to the quality of building, for reasons of their age, low quality craftsmanship, proportions and integration with the original building. A modern garage has been constructed to the west of the original building with a flat roof.

9.4.5 Communal Value

This value is deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The buildings at Sonning House / Hammering House exhibit value, which enhances the significance of the street, including the wider buildings as a whole. The Pearson Road setting is traditional buildings of varied architectural appearance, but the majority of a similar period. Collectively they constitute the primary contribution to their heritage significance.

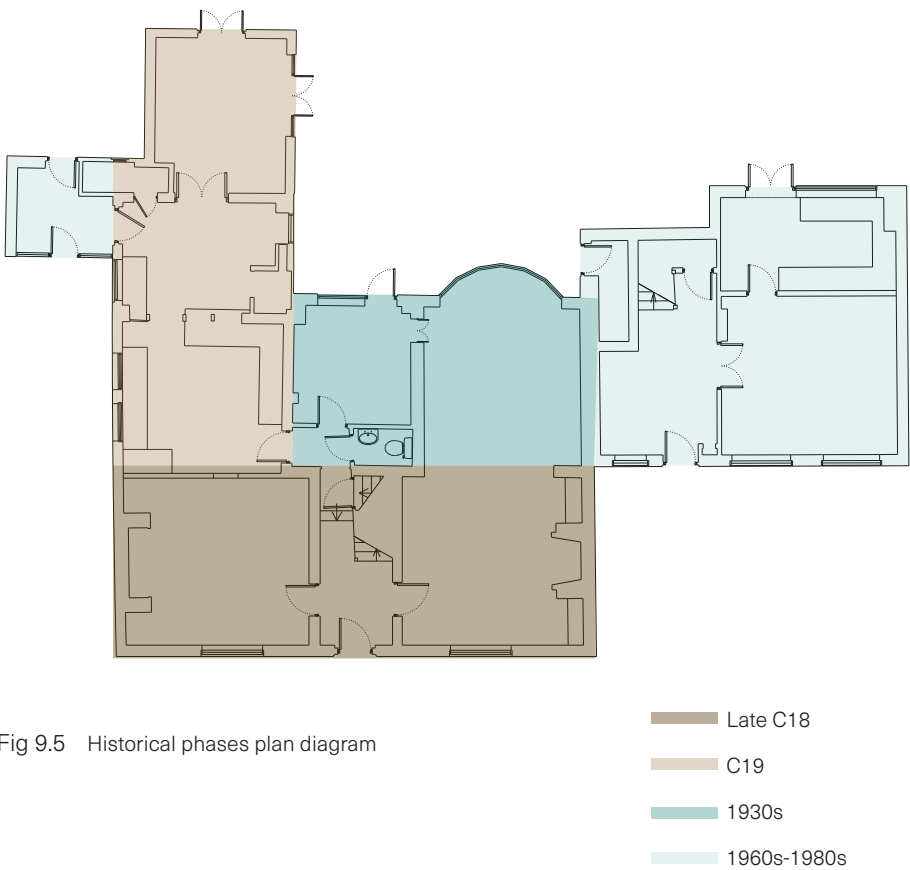


Fig 9.5 Historical phases plan diagram

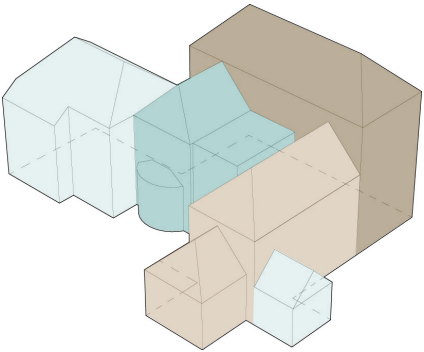


Fig 9.6 Historical phases axon

9.0 Appendix and Application Documents

9.4 Statement of Historical Significance

9.4.6 The Proposals

Based on the historic analysis of the house and more specifically the built form, the proposals are located away from the more significant parts of the plan. The alterations are described below as follows:

9.4.6.1 Alterations to the ground floor

To the rear, the 1930's rooms are to be joined together and a new opening formed into the 1980's Weavers Cottage through the adjoining wall. The Weavers Cottage floor plan is to be opened up and the modern staircase removed. New glazing is proposed to the north that visually and physically connects the house to the gardens.

A new wall in the position of the original separating wall is to be introduced and a reformed opening will form the connection between the front and rear of the house.

No changes are to be made to the original historic stair case.

To the side of the property the secondary entrance the 1980's addition is to be removed and the sequence of rooms is to be reorganised. No structural changes are required internally, just partitioning and decorative alterations. A new gate is to be inserted where the 1980's addition is to be removed.

External courtyard yard are proposed to improve manoeuvrability within the space.

A Pool and Pool house are to be added to the rear of the garden, this addition is respectful of the existing garden wall and surrounding trees. The Pool is carefully located away from the wall to eliminate any impact structurally, and its associated paving steps back from the wall edge with a simple strip of gravel to ensure existing drainage routes are preserved. The Pool house is designed to replace the existing, house the pool plant offer garden accommodation. It mitigates any impact on the surrounding landscape, using screw pile foundations to protect any potential tree roots and eliminate any potential impact on the stability of the garden wall.

9.4.6.2 Alterations to the First Floor

Weaver cottage and 1930's rear first floor rooms are to be connected to create a master suite of rooms for the building owners. The rear west extension is to be converted into a large bathroom to facilitate

the bedrooms on this floor. The internal wall is to be maintained with adaptations for the pipe connections, fixtures and finishes.

9.4.6.3 Alterations to the Second Floor

New en-suite accommodation is to be provided to both bedrooms. Care will be taken to route pipework internally through the first floor with minimum disruption. No external pipe work will be added to the facade.

9.4.6.4 Alterations to the Roof

The roof alterations are limited to the 1930's and 1980's areas of construction.

The 1980's entrance porch roof is to be carefully removed. The junction between the 1980's Weavers Cottage roof and 1930's wing is to be revised to allow for a wide lead valley that rationalises the roof design and clarifies the building forms, whilst improving the waterproofing detail. Weaver cottage roof is to be amended and three dormer windows added.

A small area of chimney and roof junction is to be re-flashed to remove an area of moisture and damp ingress. The 1930's flat roof to is to be adjusted to accommodate the bathroom space below. The main roof is subject to maintenance but not changed.

9.4.6.5 Assessing Impact to setting and Historic Character

The proposals have no affect on the historic or archaeological fabric of a heritage asset. This includes no effect, or loss, or concealment of fabric or features which contribute to significance

The proposal of new gates and railings has a small affect on the setting and related views, of a heritage asset. The proposals however are considered to minimise the affect and allow equal or greater transparency of the building which allows the building to continue its contribution to the setting. This further allows the setting significance to be appreciated.

The proposal of the rear extension is located to eliminate the impact on the heritage asset and reduce the further potential impact on its setting. The omission of the 1980's porch is a potentially beneficial impact as it delineates the listed building from the neighbouring property.

The proposals clear strategy of maintaining the original layout and limiting changes in the more contemporary extensions shows a consideration for how impacts are avoided or minimised.

The historical understanding of the built form and its development through time has clearly informed the proposed layout and design of new development, by locating the development in the less significant areas of the site.

9.4.6.6 Conclusions - The heritage significance of Sonning House and Hammering House

The house is a good example of a red brick traditional historic house building of the 18th -century within the conservation area of Sonning.

The original plan form and central staircase of the 18th Century house remains but has a number of more recent changes and additions.

Principally it is the front elevation that is described in the Listing text where the description includes detailing, features and construction of the facade that face onto Pearson Road. The house is a prominent structure in the street and incorporates traditional materials and methods of construction. It is a good example of this building class which reflect the adoption of regional styles and use of materials.

All the proposals have been considered in the light of the potential reversibility of changes. Styles and tastes change over time and the ability to return the buildings to their original state is an important factor in our consideration.

The house is a Grade II listed building, it is important to the Sonning conservation area urban character of Pearson Road. The proposal to extend the house will create a small addition which has been sensitively designed to minimise the visual impact on the setting of the building. It will not have a harmful impact on the significance of the building.

The proposals will have little or no impact on the existing garden wall.

The proposals are consistent with conservation advice and policies and we support of the proposed scheme.

9.0 Appendix and Application Documents

9.5 Schedule of works and maintenance repairs

9.5 Introduction

The client is seeking to undertake the following works to their family home, Sonning House.

- 1. Renovation and redecoration to existing house.
- 2. Amalgamation of Sonning House and Weavers Cottage.
- 3. Extension to rear of the house.
- 4. Improvements to the landscaping.
- 5. New Roof works to the Garage.

The works are listed below by floor level and outline the specific work and areas of alteration.

9.5.1 Ground Floor Alterations

All rooms to be generally redecorated and repainted

The existing kitchen is to be removed.

The existing boiler cupboard is to be incorporated into the a new WC and powder room adjacent the side entrance doors. Internal plaster board partitions to be amended. SVP and water connections back into existing drainage from bathroom above.

This entrance hallway is to receive half panelled walls, a new stone floor and new recessed down lighting.

Boot Room to include:

- 8m full-height joinery.
- New stone floor.
- Underfloor heating.
- full panelled walls.
- New lighting.

New wall to be reinserted along the line of the historic house footprint and new steps down to adjusted floor level to the new sitting dining room

New Living Dining and Kitchen room to be created with brick extensions added to the rear, infilling between the wings. Facade to include slimline metal glazing system and a flat/shallow pitched roof over.

New fireplace to be inserted between Living and kitchen with metal flue pipe through new roof junction over.

9.5.2 First Floor Alterations

Family Bathroom

Ceilings to be opened up to expose roof timbers and a new vaulted plaster board ceiling with new lighting. Half panelled walls and tiled floor and walls in wet areas. New Sanitary ware. Wall to shower room to be adjusted to move back and increase depth of the room.

- 1st Floor Landing

New lighting

Remove roof light and repair roof over .

- Master Ensuite

Reinforce and adjust flooring for new stone floor to bath room.

Bathroom wall to be adjusted to increase the bathroom size.

New lighting.

Wetroom water proofing and Fully tiled walls.

- Master Suite Sitting room

Open up ceiling to expose roof timbers and replace with vaulted ceiling.

New lighting.

Half panelled walls.

log burning stove connected to chimney from living room below.

Bench window seating and joinery.

New carpet.

New opening formed Through 1930's wall to provide access to master bedroom connection.

- Dressing Room

Stair case to be omitted and floor reinstated.

Internal partitions to be removed

New lighting

full-height wardrobes and new Carpet finishes

skirting top be adjusted and joined a cross rooms

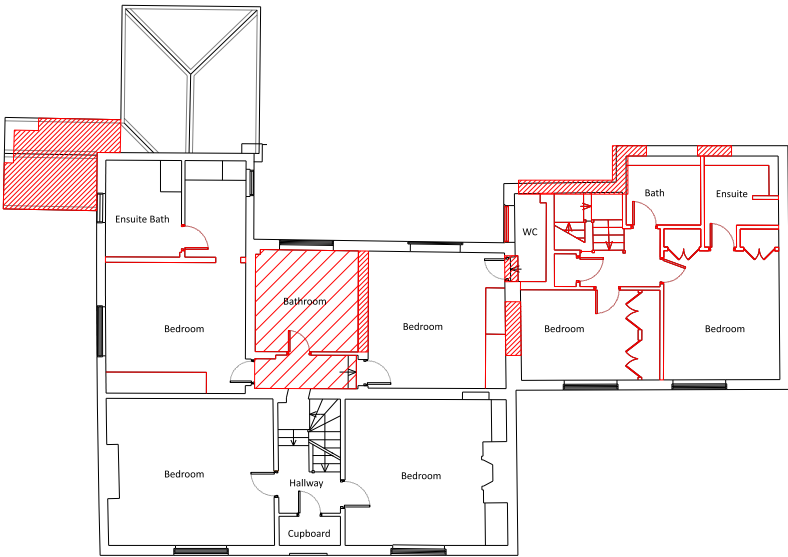


Fig. 9.7 First Floor Alteration Plan

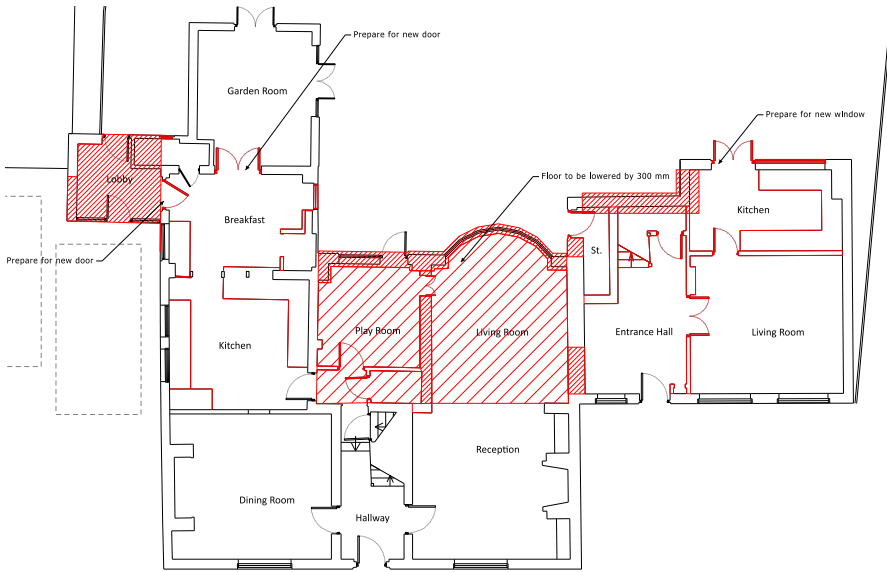


Fig. 9.8 Ground Floor Alteration Plan

9.0 Appendix and Application Documents

9.5 Schedule of works and maintenance repairs

- Master Bedroom
 - Ceilings to be opened up and roof timbers to be exposed, replace flat ceiling with vaulted ceiling.
 - New lighting to be inserted.
 - Walls to be panelling to be applied to half height.
 - 1930's Windows to be repaired, redecorated or replaced as a required.

9.5.3 Second Floor Alterations

New En-suite accommodation in the existing bathrooms is to be inserted and the existing joinery removed. New opening in the floors will allow for service penetrations to pass through the level below.

The windows to the front rooms are to be repaired where possible and renewed. If beyond repair windows to match the existing will be specified.

9.5.4 Roof Level Alterations

The roof are to be largely maintained and repaired where broken/ slipped tiles or tired flashings require attention to make the roof robust and water tight. A number of areas of more specific focus are expected as shown on the diagrams adjacent and listed in the works below.

1980's entrance porch - This area is to be removed and exposed brickwork around the side door is to be repaired and renewed.

1980's/30's roof junctions these are to be renewed and rationalised to improve the quality of the roof detailing and clarify the built forms.

1930' flat roof is to be replaced to provide a new water proof and robust roof. the existing roof light is to be removed.

- 9.5.5 EXTERNALLY
- 9.5.6 Balcony
 - New external metal frame balcony with metal balustrade and metal stair and maintenance lighting on proximity sensor.
- 9.5.7 Dormer windows
 - Three new dormer windows to be formed into existing roof.
- 9.5.8 Roof Renovation
 - Roof junctions and flashings to be repaired to prevent leaks
 - Junction between weaver cottage and main house to be remodelled with Flat roof lead capping.

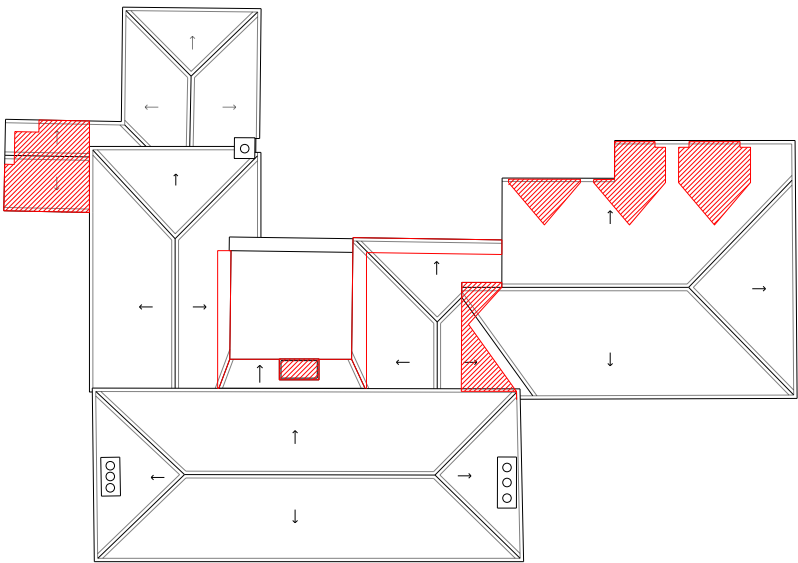


Fig. 9.9 Roof Level Alteration Plan

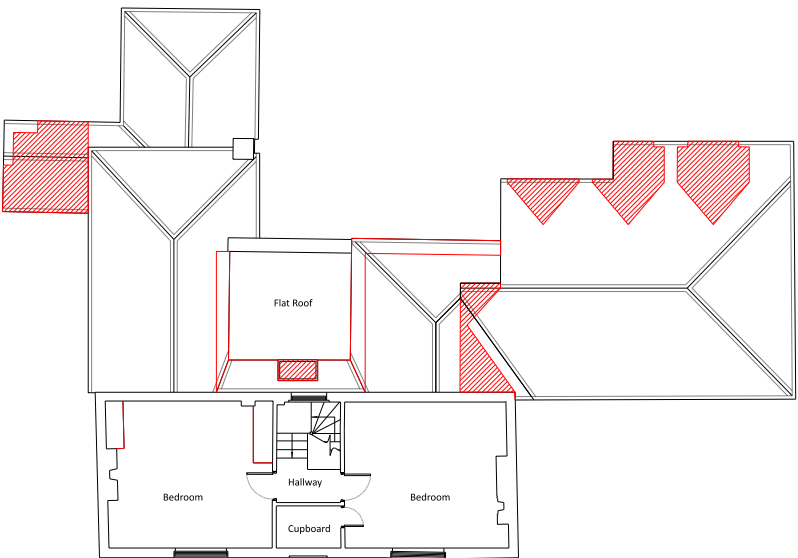


Fig. 9.10 Second Floor Alteration Plan

9.0 Appendix and Application Documents

9.5 Schedule of works and maintenance repairs

9.5.10 Elevations

- North
3 dormer windows add to weavers cottage roof, balcony with metal balustrades and a metal spiral stair. A ground floor extension with slimline metal glazing.
- East
Minimal intervention, dormers added to the north visible.
- South
The brick wall along the road is lowered to increase visibility with metal railing above to match the railing in front of the house and improving security, a gate is added to improve security and create a threshold between the street and the courtyard.
- West
The Small Modern Side Entrance is to be demolished and replaced with a modest timber gate.

9.5.11 Renovation

Roof junctions and flashings to be repaired to prevent leaks, Chimneys to be re-pointed and restored.

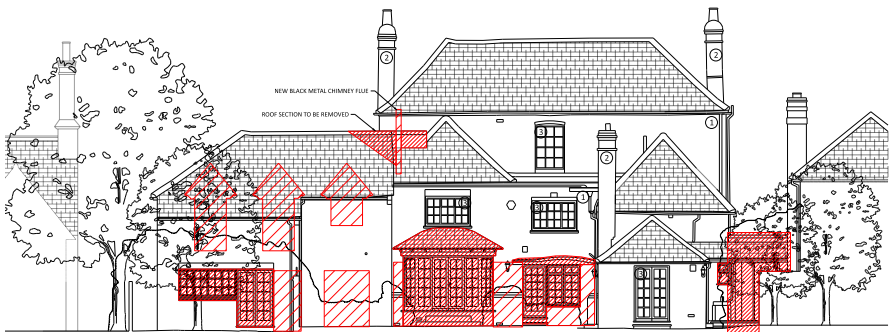


Fig. 9.11 North Elevation - Alterations

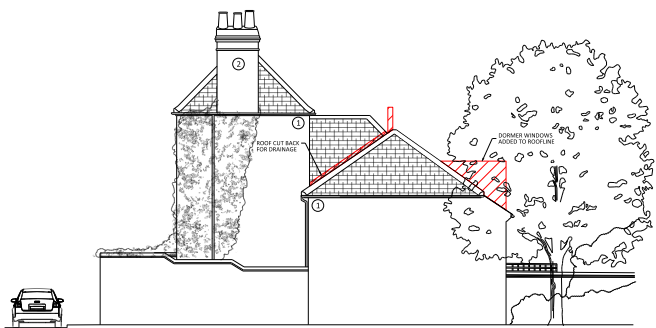


Fig. 9.12 East Elevation - Alterations



Fig. 9.13 South Elevation - Alterations



Fig. 9.14 West Elevation - Alterations

9.0 Appendix and Application Documents

9.6 Previous Experience

9.6 We are an award-winning team of architects and designers committed to improving the world around us with imagination and expertise. As architects, we exist to enrich lives and landscapes through thought provoking, timeless architecture conceived with humanity at its heart.

Woldon Architects have a wide range of experience working with historically sensitive Heritage buildings and have established a portfolio of creative and harmonious solutions which adjust these historical assets to continue to function in the modern age while simultaneously celebrating their historical features and value.



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