

The Haven Heritage Statement

The Haven

Heritage Statement

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Project Address

The Haven, Church Road, Three Mile Cross, Berkshire, RG7 1HD

Proposed Works

Single storey rear extension and internal reconfiguration to an existing detached dwellinghouse, following the demolitions of an existing conservatory. Detached rear garden outbuilding, following the demolition of an existing detached single garage.

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Heritage Considerations

This statement accompanies a householder application for a single storey rear extension and internal reconfiguration (following demolition of an existing conservatory), together with a detached rear garden outbuilding (following demolition of an existing detached single garage) at The Haven, Church Road, Three Mile Cross.

The property is a mid-20th century detached brick bungalow of no notable architectural or historic interest. It is not listed, nor does it feature on any local heritage register. The two immediate neighbours are detached two-storey dwellings of red brick construction from the same period, and are likewise of no particular heritage or design merit. The surrounding streetscene is of mixed 20th century residential character. The site lies within the Three Mile Cross Area of Special Character, as designated by Wokingham Borough Council. This designation recognises the wider local character and appearance of the area, and applications within it are assessed for their effect on that character.

The proposed rear extension is located to the rear of the dwelling and is not visible from the streetscene. Being modest in scale and confined to the rear of the property, it would have no perceptible impact on the character or appearance of the Area of Special Character or the wider streetscene. The proposed outbuilding replaces an existing single garage and is positioned deep within the rear of the plot. Given its location, its modest and incidental nature, and its lack of visibility from the public realm, it would not detract from the special character of the area.

The application site holds no intrinsic heritage value, and neither the dwelling nor its neighbours are of architectural or historic significance. While the site lies within the Three Mile Cross Area of Special Character, the proposed works are modest in scale, confined largely to the rear of the plot, and would not be visible from the public realm. Accordingly, the proposals would preserve the character and appearance of the site, the Area of Special Character, and the surrounding streetscene, and would result in no harm to any heritage asset or to the special character of the area.

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