



SHAUN•TANNER
ARCHITECTURE & PLANNING

STL Architecture Ltd
3 Thames Court
2 Richfield Avenue
Reading
RG1 8EQ

LISTED BUILDING, HERITAGE ASSESSMENT, DESIGN & ACCESS STATEMENT

For

EXTENSIONS & ALTERATIONS TO EXISTING LISTED BUILDING

At

WESTRIDGE HOUSE, WESTRIDGE GREEN,
STREATLEY
RG8 9RJ



November 2021

Email: studio@stlarchitecture.co.uk | **Tel:** 0118 989 0808 | **Web:** www.stlarchitecture.co.uk

Registered Office Lime House, Grass Hill, RG4 7TJ
Company No. 1204143 VAT No. 325235524

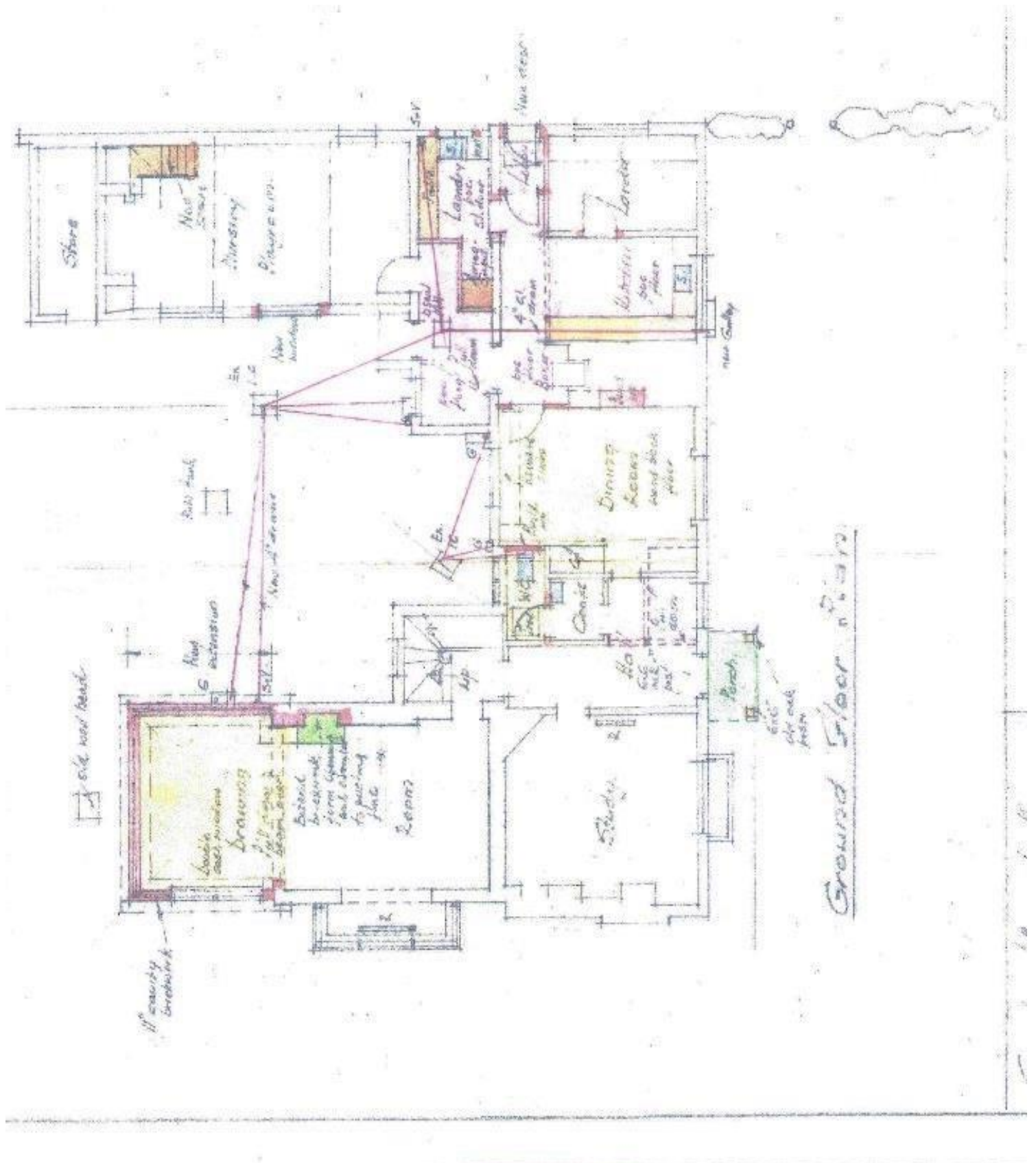
Background

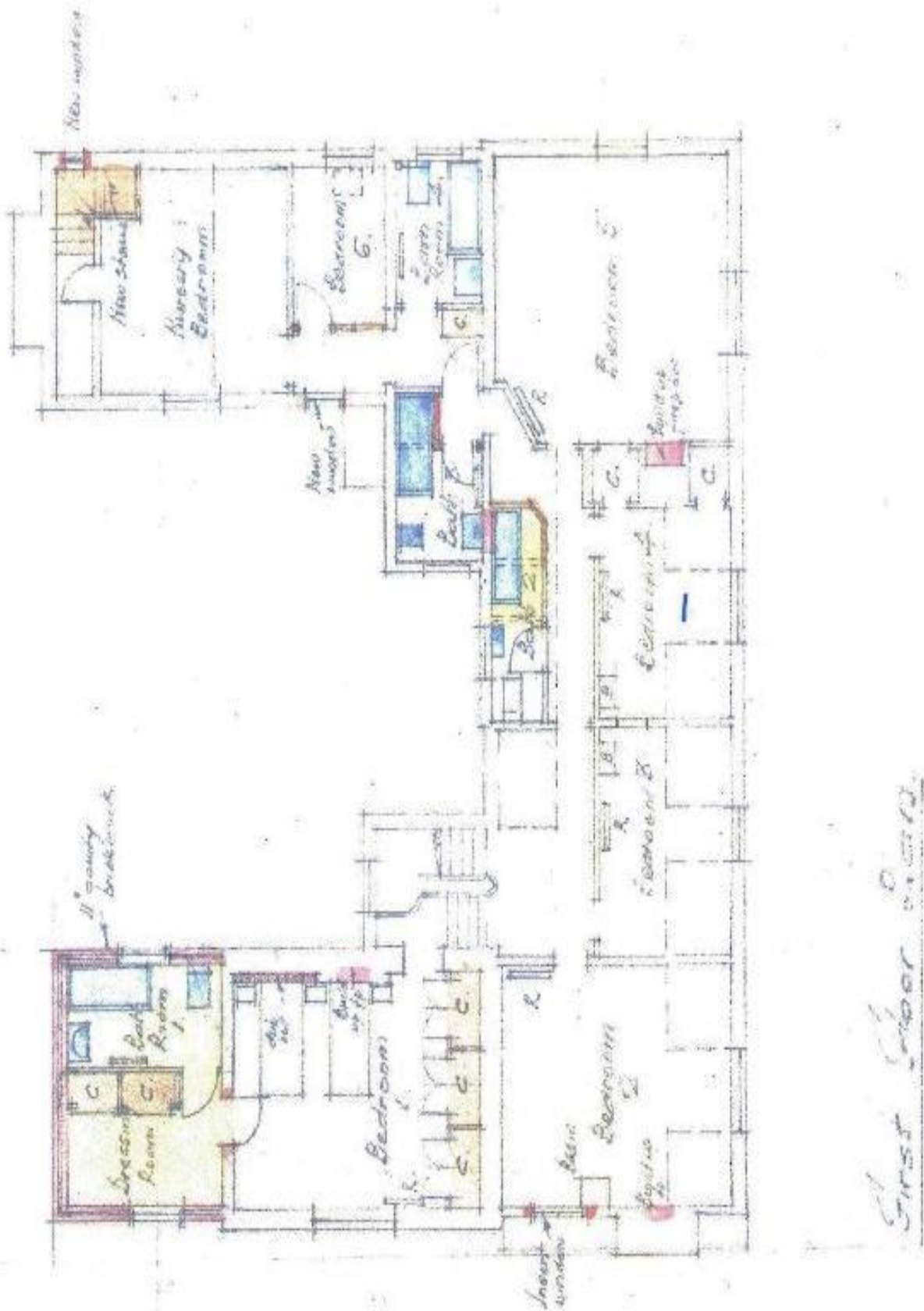
Shaun Tanner a director for STL Architecture has been involved in all aspects of architecture and planning from contemporary riverside homes to listed building restorations. This passion for conservation was ignited following a visit in 1990 to the Weald and Downland Living Museum. In addition Shaun has a keen interest in historical landmark dwellings. Over the last 20 years Shaun has been involved in many restorations of Listed dwellings and dwellings within Conservation areas in Oxfordshire and Berkshire. For example The Well House, Crowsley a Grade II brick and oak framed dwelling (Ref 1368905). He has been retained for the past ten years working in the grounds of Cranford House School in Moulsoford a Grade II Listed Building. Shaun recently obtained consent for the refurbishment and extension to Wood Green Farmhouse in Upper Basildon and Frieze Farm, Crowsley a large conversion to residential of existing barns. Eighteen months ago, Shaun went his separate way to form STL Architecture and Planning but for the past 29 years he was a partner in Day Tanner Partnership. That practice had been involved in regular submissions within the West Berkshire district.

Statement of Intent and Significance

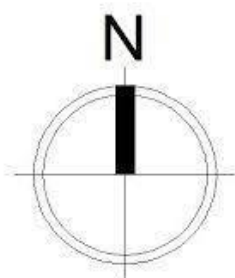
The principle behind this application is to protect and conserve the special and historic character of the building externally and internally. This proposal harks back to retaining the form of the buildings in their rightful periods; 17th 18th and 19th century (Please see corresponding plan). In 1964 there were significant alterations that lead to the subdivision of specific areas, namely the main entrance hall, nursery room and landing with the inclusion of ensembles and bathrooms. (Please refer to page 3 and 4 for the original working drawings which clearly map the works affecting the original dwelling). The ethos behind this submission is to sensitively deliver a scheme which facilitates modern everyday living for families within this historic and protected building. Such works include improving the thermal capacity of the building. The proposed works to include single story extensions and adaptation of openings are all of a minor nature and will not affect the proportions of the original building nor diminish the historic fabric.

See below original drawings from Westridge House, drawn in June 1964.



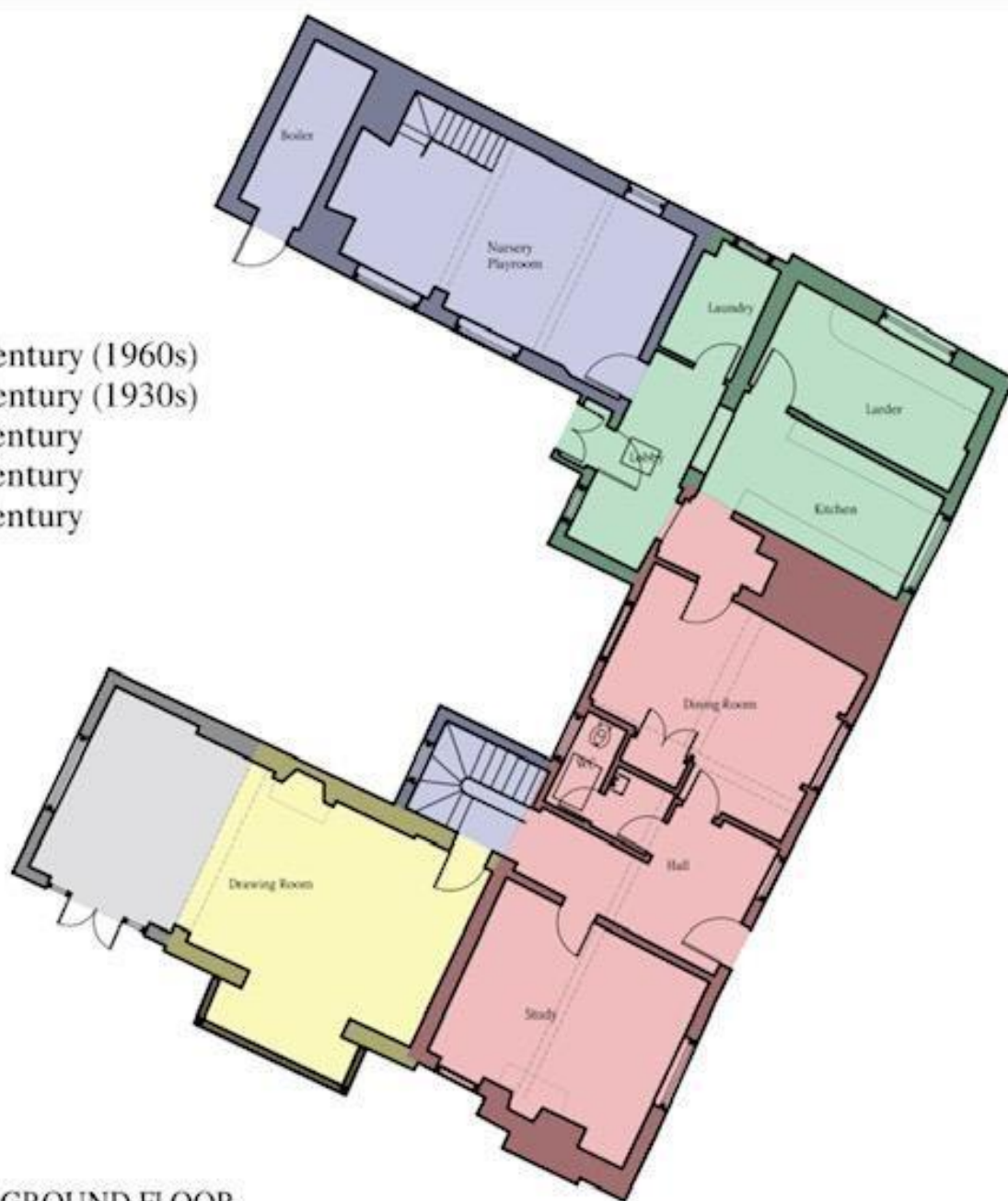


All photographs attached to this document are cross-referenced to the room names written in above 1964 plans.



Key

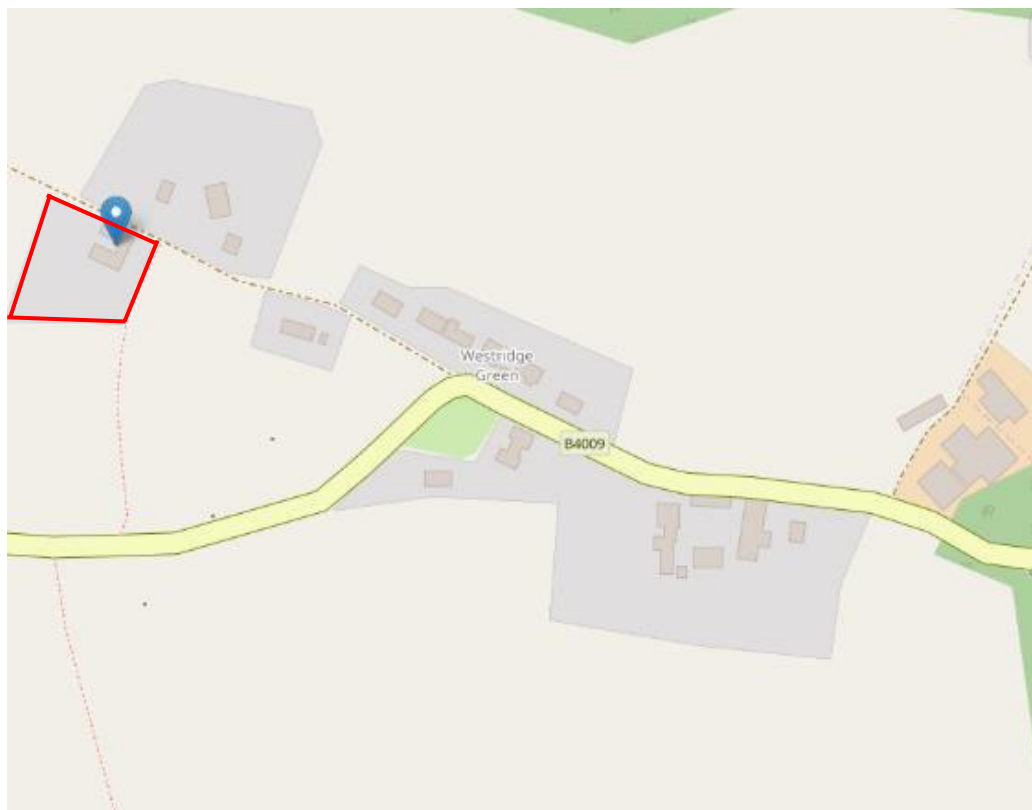
- 20th Century (1960s)
- 20th Century (1930s)
- 19th Century
- 18th Century
- 17th Century



GROUND FLOOR

Summary

The planning (listed buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development or works that affect a listed building to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.



HISTORIC ENGLAND LISTING

STREATLEY WESTRIDGE GREEN

SU 57 NE

3/1 Westridge Farmhouse – II

Listing (NGR SU 5624879850), Listed 29th November 1983

Farmhouse. C17 with C18, C19 and C20 additions. Timber framed and rendered. Old tile roof, half hipped to left, with end stacks and 3 gabled semi dormers, 2 to right with 2-light casements and one to left with 3light casement. 3 framed bays. 1 1/2 storeys. Central ground floor 2-light casement flanked by two 3-light casements, that to left with segmental head. 6-panelled door with gabled timber porch off-centre to left between first and second windows from left. Right-hand block: C19. Rendered brick with old tile roof higher than that to left, half hipped to right. 2 storeys. 3-light first floor casement, 3-light ground floor casement to left. C18 and C20 additions to rear.

The objectives of the survey were to understand the dates and phases of the building.

A visual inspection has been made of the exterior and such interior spaces, where accessible. Photographs were taken of significant features. Unless indicated otherwise, text images were created. A limited number of historical sources were consulted. A copy of the 1st edition (1876 survey). Please refer to appendices 1-3.

Location (NRG SU 5624879850)

Westridge House, then Westridge Farm House, is shown below on the 1876 1st Edition Ordnance Survey Map a short distance to the west of the hamlet of Westridge Green, near Aldworth, but within the parish of Streatley, Berkshire. The House lies south of a trackway to Streatley Warren and the Downs, with its associated buildings on the north side.



The house is U-shaped building which had some changes to the south-west wing in the 20th century.





This historical plaque embossed into the render to the north elevation.

Mr Laurence Binyon and Mrs Cicely Binyon – 1933.

To be carefully preserved and redecorated.

Curtilage Listed Buildings and structures

There are several ancillary buildings located within the curtilage of Westridge House. To the south west lies a detached dilapidated timber frame outbuilding formally an agricultural storage building of poor quality adjacent to the existing access. Beyond this building is a tennis court set within the centre of southern part of the site. To the north west adjacent to the trackway is a single-story lean-to built against the boundary brick wall this building is wholly detached from the host dwelling.

Description

Works to Dwelling

The principle behind this application is to undertake works to the existing dwelling as follows. Replace the existing flat roof south west facing bay with a larger flat roof single storey structure to improve the layout and amenity for the current owners.

- Replacement of side bay window for single storey traditional glazed extension
- New pantry window at ground floor – southern elevation
- New first floor shower room window – southern elevation
- New French doors to serve dining room onto courtyard
- New French door to replace two window opening to family room
- Revised to internal layout in accordance with previously approved permission

The proposal is not intended to diminish the special and historic character of the building externally and internally. The dwelling has fallen into significant disrepair.

Cosmetics

The intentions with regards to the façade of the extensions is to closely relate the use of natural materials to match the existing finishes, however it is important that these imported materials still maintain a subtle colour and texture change so that the fenestration still allows distinct recognition of the periods of this property from the 21st century alterations and additions. Please see appended material document



Figure 1: Location of new single storey kitchen extension



Figure 2: Location of new French doors on courtyard elevation

Figure 3: Location of new French doors on courtyard elevation



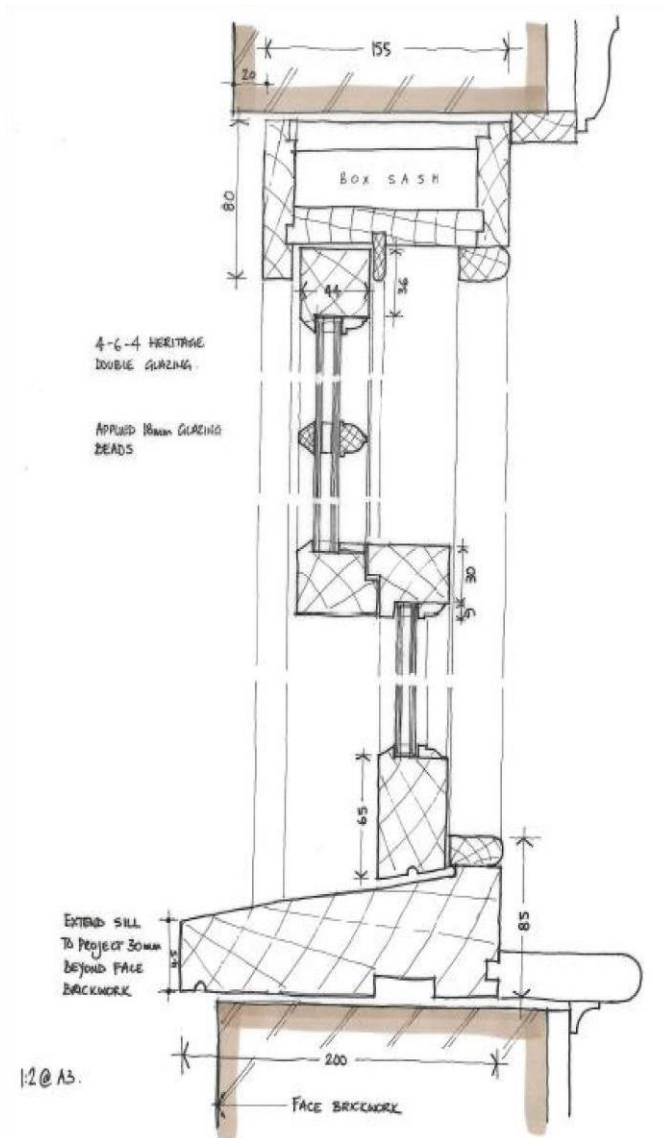


Figure 4: Cross Section of Sliding Sash Window - Replacement

Figure 5: Plan of proposed sliding sash window replacement

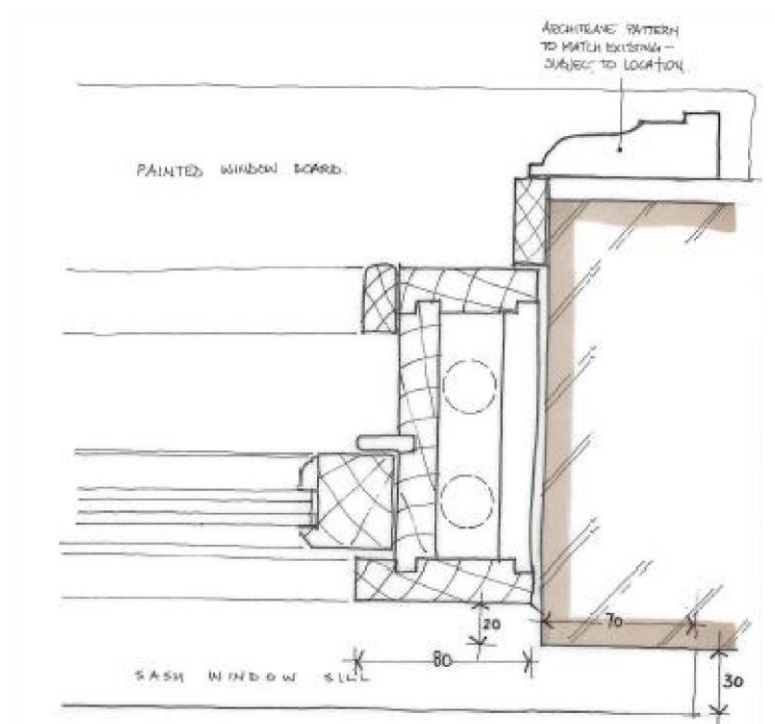


Figure 6: Joinery elevations for proposed

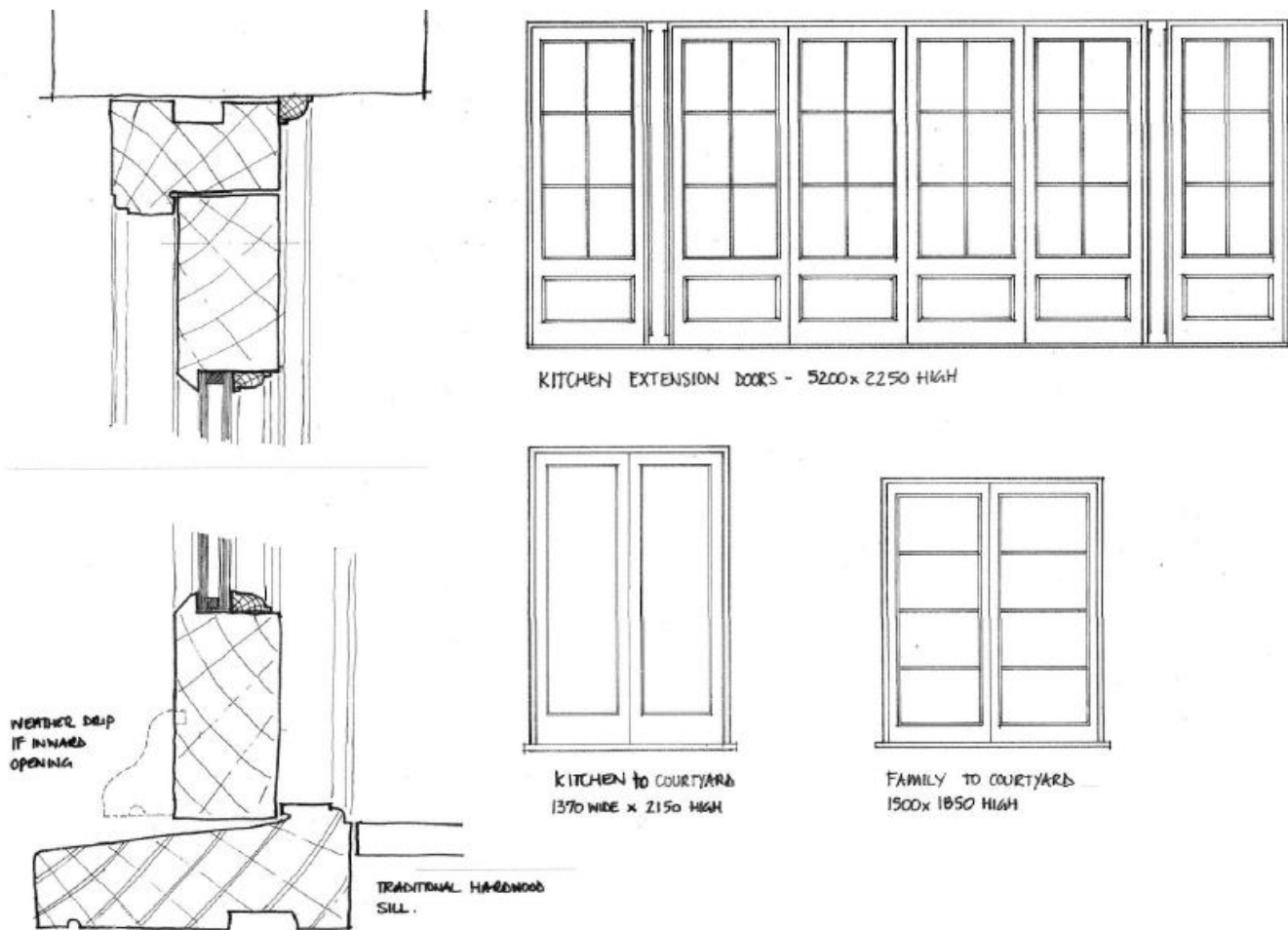


Figure 7: Plan of replacement casement window

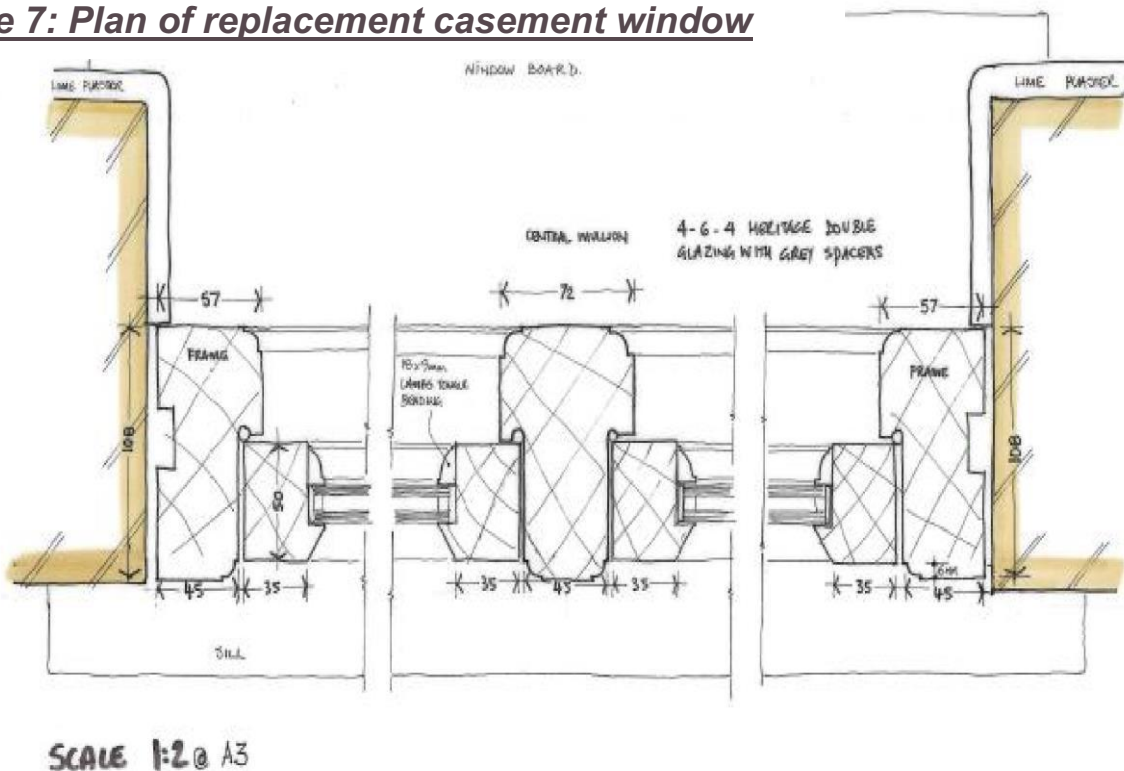


Figure 8: Section through replacement casement window

