

HERITAGE STATEMENT

Relating to
PROPOSED ALTERATION WORKS
145 THE WARREN CAVERSHAM
Within the setting of
"THE SHANTY" BOAT HOUSE

August 2024

INTRODUCTION

It is proposed to carry out alteration and extension works at 145 The Warren, including alterations to the roof, windows, external materials and veranda on the elevation overlooking the river. The property incorporates a river frontage on which is set a grade 2 listed boathouse, so a Heritage Statement has been requested to assess the potential impact of the proposals on this heritage asset.

The thatched boathouse is seen on the left in the photograph below, with 145 The Warren set back immediately to the right



THE HERITAGE ASSET & ITS SIGNIFICANCE

The boathouse was listed in 1978 under the name “The Shanty, The Warren” and the brief listing description is as follows:

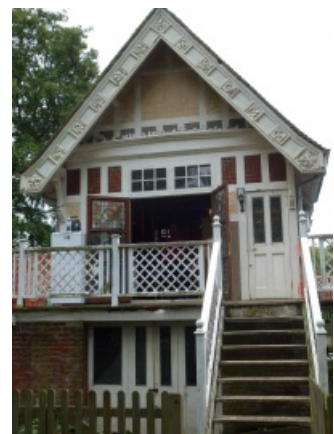
Circa 1905. Boathouse villa. 1 storey attic and basement. Gable end to river. Weatherboarded and thatched. Watergates with veranda over - rustic wooden posts with thatch over. Small gable window above.

The view from the existing property, below, shows its rear elevation and distance from the dwelling.



The Shanty is clad with painted timber boards under a thatched roof, and has simple painted timber windows and doors. Aside from the rustic timber front balcony railings and gable detail, it has no notable architectural features so would appear to have been listed due to its age and social/historic interest.

For comparison, the photographs show boathouses on the Thames that are of greater architectural interest:



As can be seen, The Shanty is a very modest boathouse of limited architectural interest.

It is only publicly visible from the little-used riverside path on the other side of the river (which is very wide at this point) and from passing boats. Standard two-dimensional planning drawings provide the equivalent of a fleeting straight-ahead view of the boathouse and its relationship to the dwelling behind, without any adjustment for distance/perspective. In reality, it is seen and appreciated from an acute angle on the river, the predominant views being of the side elevations, and the separation from the house is clear.



PROPOSALS

The existing dwelling is to be altered as illustrated below (existing arrangement in the upper photograph):



The existing dwelling is of no architectural merit and its presence and current condition do not enhance the setting of the boat house.

The altered dwelling is to have a series of gables facing the river, and to be finished with a colour pallet of materials that are lighter than the existing brick and tile finishes. Its location on the site and proposed footprint do not encroach any further down the garden towards the boathouse. The existing separation, both physical and visual, will be maintained.

IMPACT ON SIGNIFICANCE

The boathouse is best appreciated from across the river, and the key characteristics of its setting are its location directly on the river bank, its relationship with the river rather than the garden, and its separation from the dwelling. None of that will change or be harmed by the proposed alteration works. The only other views are from the gardens of neighbouring properties and those views are not affected.

The altered dwelling does not impose itself on the boathouse, remaining set back on the site and adopting a colour pallet that harmonises with that of the boathouse. Its rhythm of gables sits well with the profile of the boathouse roof, and matches the profile seen in near-by riverside properties.

The impact of the proposals is therefore neutral and will not be harmful to the setting of the boathouse or the ability to appreciate its significance and character.

David Ensom BSc(ECON) MRICS
HALL & ENSOM

