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PLANNING, DESIGN & ACCESS STATEMENT



In support of a planning application for
Internal/external alterations to Listed dwelling

at

The Fishery

The Warren

Reading

RG4 7TQ

May 2025



Revisions

Rev	Comments	Author	Date
A	Items 1.6 and 1.7 included.	RC	19/05/2025

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Introduction

The Fishery lies on the western tip of the Warren adjacent to South Oxfordshire District Council boundary within a hamlet of 5 houses. The owners of The Fishery also own Kingfishers Reach to the east, Bucks Eyot Island and St. Mary's Island both to the south. The Fishery is the only listed building within this cluster of houses, however, the dilapidated listed Chazey Court barn sits 60m to the north. The Fishery is set in a generous plot of approx. 5 acres with Thames River frontage to the south. Both The Fishery and Kingsfishers Reach adjacent, have independent accesses served by the Warren.



Figure 1 - Aerial of The Fishery and Kingfishers Reach



Figure 2 - South elevation (River Side) of The Fishery



Figure 3 - The northwest view of The Fishery



Figure 4 - South elevation of Kingfishers Reach

The Fishery is located within 1m of the boundary of Kingfishers Reach to the east. To the west surrounded by a detached cottage to the north are single storey outbuildings including garages and stores enclosed by a large brick boundary wall, to the south is open lawn area with a cluster of three outbuildings located against the western boundary providing storage and leisure facilities.

The new owners purchased the property in 2023 following the sale of the property through the official receiver. During the previous occupation the building had been left unattended and was regularly visited by uninvited guests who sort to asset strip the internal features. Prior to this the previous owner had refurbished the property with little sympathy for the setting of the listed building. This planning proposal is sort to rectify all the unnecessary changes that have been made in the past.

In addition to this planning submission the current owners are considering part demolishing a 1980's side extension to Kingfishers Reach that sits uncomfortably close to the listed dwelling. This would provide separation and would be a great improvement on the setting of the listed building. This does not form part of this application, merely a footnote.



Figure 5 - North gable end of Kingfishers Reach

This planning application was preceded by a pre application advice (*Ref. no. PL/24/1590*). All comments and notes in the Pre Planning Application Letter were carefully considered and the proposal drawings and supporting documents reflects all concerns raised and main aspects required.

The pre application advice included some external works related to an extension for the existing garage, a vegetable garden and the proposal to create an additional vehicular entrance. These proposed works were reviewed afterwards, and after further consideration, were removed from this application. Therefore, the proposal for this application is only for refurbishment to existing dwelling and small improvements to the setting of the house.

Listed Building

The Council's listed building register entry is as follows:

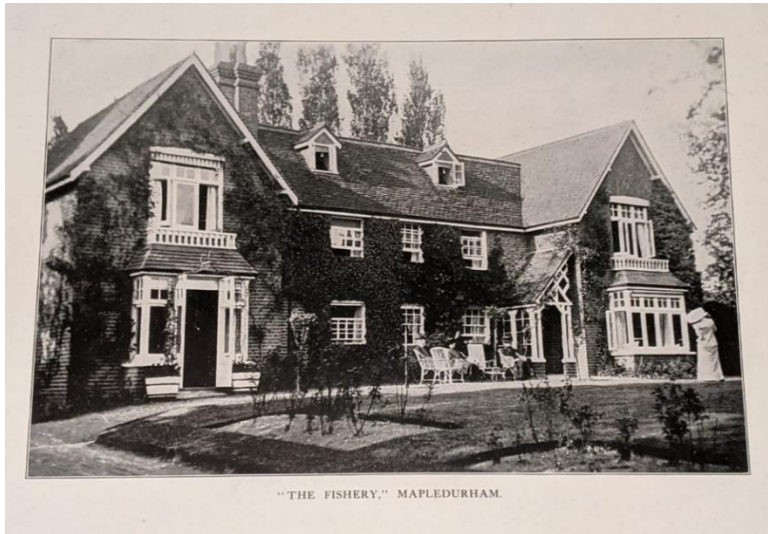


Figure 6 - Late 19th century photograph

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113604

Date first listed: 14-Dec-1978

List Entry Name: THE FISHERY

Statutory Address 1: THE FISHERY, THE WARREN

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)



Location

Statutory Address: **THE FISHERY, THE WARREN**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 69194 75088**

Details

THE WARREN 1. 5128 The Fishery SU 67 NE 14/598 II 2. A complex of mainly late C19 or early C20 extensions to a core of C17 or early C18. An eel-fishery mentioned on this site in mediaeval times. River front. 2½ storeys red brick. Old tile roof. 3 bay centre with later projecting gable breaks. Glazing bar sashes to centre and 2 gabled dormers. Ends have 1 range of circa 1900 windows, square bays on ground floor. Lean-to porch. Entrance side: kitchen projection to right, flanking cross wings and 2 hipped 2 storey projections in centre. Modern glazing to windows.

Listing NGR: **SU6919475088**

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **39224**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Further information regarding building's heritage is provided on the Heritage Statement attached to this application.

Proposal

This planning application proposes the refurbishment and following alterations of the listed building:

1. External Alterations

1.1. New Front Porch on North elevation –

This alteration is a response to the way this side of the house now functions as its main approach. Despite serving as the practical front of the property, the north elevation currently lacks a clearly defined entrance. The intention is to establish a primary entrance within the northern courtyard, providing more appropriate access to the dwelling and replacing reliance on the less suitable side porch located on the western elevation.

The new porch will follow the design character of the roof gables and porches already existing in the building and will address the new entrance by introducing part-glazed doors and leaded sidelights that are carefully designed to reflect the style and detailing of the existing north-facing windows. In doing so, the porch complements the established architectural character of the building.

1.2. Reinstall of French doors to the north elevation serving the family room –

There is currently a modern window where the former French doors used to be. This window will be removed and replaced by a new set of double French doors with leaded sidelights, to match building existing style.



Figure 7 - Former French double doors on North Elevation

- 1.3. Removal of single storey flat roof modern extension at ground floor level adjacent to the library.



Figure 8 - Modern single storey flat roof extension

- 1.4. Reinstate former balustrade on top of bays' roof.



Figure 9 - Photo showing former balustrade over bays

- 1.5. Installation of a new roof lantern within the flat roof of the southeastern modern extension, where before there was a conservatory. This is to improve natural light for the rooms below and restore the character of the architectural element that was once part of this section of the house.

- 1.6. The existing framed, ledged, and braced solid door in the north wing (previously part of a utility space) would be replaced with a new half-glazed door. The glazing will match the style of the surrounding windows. This new door would be fixed shut, with the internal wall finish brought up to the height of the glazing, effectively turning it into a fixed window when viewed from inside the house.
- 1.7. The existing solid single door on the north elevation (eastern side) will be replaced with a half-glazed door featuring six glazing panes.

2. Internal Alterations

2.1. Reconfiguration of Staircase –

It is proposed to switch the existing painted timber staircase. The proposed rotation would reuse as much of the existing structure as possible, with any new elements designed to match. This would help with avoiding additional steps in first floor landing, improving its layout, and also offers an opportunity to raise the currently low and unsafe handrail. Although reconfigured, the staircase would remain in its current position.



Figure 10 - Existing Staircase - View 1



Figure 11 - Existing Staircase - View 2

2.2. Alterations associated with the reconfiguration of Staircase –

The proposed changes include removing an existing part-glazed door and adding a partition to create a cupboard along the line of the staircase balustrade.

2.3. General minor alterations are proposed to improve layout generally with regards to only to works affecting more recent structures. Such as minor openings, removal of modern partitions and inclusion of new infill partitions. Further details regarding each one of these small alterations are provided on drawings and commented on the Heritage Statement attached to the application.

3. **Refurbish / replacement of existing doors and windows**

A schedule of all windows and doors to be refurbished, replaced or new opening is being provided attached to this application.

4. **External Works**

4.1. It is proposed to remove an oil tank compound, including brick walls and access gates.



Figure 12 - The oil tank compound to be removed

- 4.2.** Removal of car ports currently in bad condition and not serving any purpose. These are located adjacent to the east site boundary and their removal will impact on the site positively.



Figure 13 - Carports to be demolished

Design and Materials

Wherever alterations are proposed, materials will be carefully selected to match the existing in appearance, texture, and construction method, ensuring visual continuity and minimal impact on the building's character. At the same time, the proposals would maintain a clear legibility between historic fabric and new interventions, allowing the evolution of the building to be understood. The result is a balanced proposal that supports the continued use of the building while safeguarding its architectural and historic integrity.



A full schedule of all repair and replacement joinery in relation to windows and doors is also attached to this application. All existing windows and doors that are being retained will be refurbished and restored to good condition. Any windows and doors currently fitted with single glazing will be upgraded to heritage-style glazing, designed to improve energy efficiency while preserving the building's historic character. All new joinery will match the existing in design and appearance.

Planning History

App. No.:	110291	Site Address:	The Fishery The Warren Caversham Reading RG4 7TQ
Description:	Certificate of lawfulness for existing swimming pool housed within a raised terrace		
Received Date:	11/03/2011	Decision Sent Date:	18/05/2011
		Decision Date:	18/05/2011
App. No.:	120772	Site Address:	Land adjacent to The Fishery The Warren Caversham Reading RG4 7TQ
Description:	Erection of a replacement boundary wall		
Received Date:	04/12/2012	Decision Sent Date:	23/01/2014
		Decision Date:	23/01/2014
App. No.:	891126	Site Address:	The Fishery The Warren Caversham Reading RG4 7TQ
Description:	FIRST FLOOR EXTENSION OVER GARAGE TO FORM DRESSING/ENSUITE SHOWER ROOM AND GAMES ROOM		
Received Date:	21/02/1989	Decision Sent Date:	02/05/1989
		Decision Date:	02/05/1989
App. No.:	121888	Site Address:	Waters Edge Land The Fishery The Warren Caversham
Description:	Erection of a 6-bedroom dwelling		
Received Date:	12/06/2012	Decision Sent Date:	07/09/2012
		Decision Date:	07/09/2012

App. No.:	050048	Site Address:	The Fishery The Warren Caversham Reading RG4 7TQ
Description:	Refurbishment of existing dwelling, including a single storey side extension, reinstatement of outbuildings and new boundary wall		
Received Date:	03/10/2005	Decision Sent Date:	20/01/2006
		Decision Date:	20/01/2006

App. No.:	191184	Site Address:	The Fishery The Warren Caversham Reading RG4 7TQ
Description:	One Laurel hedge at The Fishery, The Warren		
Received Date:	18/07/2019	Decision Sent Date:	
		Decision Date:	

App. No.:	050412	Site Address:	The Fishery The Warren Caversham Reading RG4 7TQ
Description:	Refurbishment of existing dwelling, including a single storey side extension, reinstatement of outbuildings and new boundary wall		
Received Date:	03/10/2005	Decision Sent Date:	20/01/2006
		Decision Date:	20/01/2006

Figure 14 - Screenshots of Reading Borough Council Planning History Webpage

Relevant Planning Policy

Principle of Development

The principle of this development seeks to preserve and enhance the special architectural and historic interest of the listed building while ensuring its continued use and functionality. The proposals have been sensitively designed to respect the character of the building and its setting. Where alterations are proposed, they are justified, reversible where possible, and informed by a clear understanding of the building's historic fabric and context.

Heritage Impact

A full heritage impact assessment is being provided in support of this application, prepared by Jamie Preston from JP Heritage. Please refer to this document for further information on listed building history and heritage impacts regarding the proposals.

Safeguarding Amenity

The proposed development doesn't include any works that could impact the safeguarding amenity of neighbours.

Flood Risk Assessment

Due to its closeness to River Thames, the site of The Fishery is in both Flood Zones 2 and 3, having the Listed Building itself located entirely in Flood Zone 2, as per the flood risk map below. The proposal doesn't have any impact on floor or ground levels and wouldn't increase any risk for flooding.

A completed Householder and other minor extensions Flood Risk form from the Environmental Agency is being provided with this application, supporting this statement as the Flood and Risk Assessment.

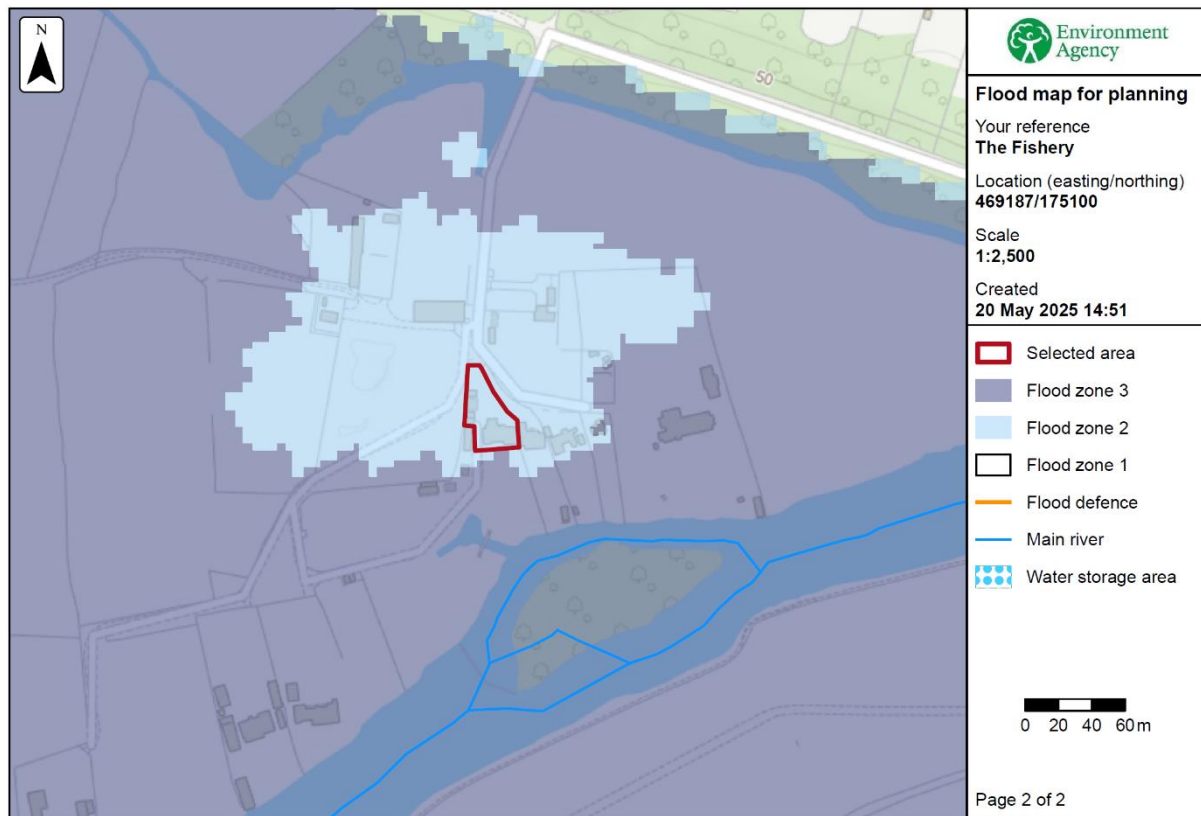


Figure 15 - Environment Agency Flood Risk Map showing The Fishery Listed Building location.



Energy Efficiency

The proposed enhancements aim to improve the property's energy efficiency and mitigate heat loss through various measures. These include upgrading doors of minimal historic significance and replacing inadequate single-glazed windows with special heritage glazing to enhance thermal performance.

Conclusion

This Planning Design & Access Statement has demonstrated the proposed development is acceptable in principle. Material planning considerations have been analysed and it is concluded the site can be developed as proposed without adverse impacts to the heritage character of the area and building, amenity of neighbours and flood risk. Overall, the proposal is compliant with the relevant local and national policy and guidance and has sought to respond positively to policy and planning context.