

Heritage Statement

Approval of Details Reserved by Condition
Application Reference: 232345
Site Address: 31 Rose Street, Wokingham, RG40 1XS
Applicant: Mrs Tracy Harrison
Local Planning Authority: Wokingham Borough Council
Decision Date: 1 February 2024

Introduction

This statement has been prepared in support of an application for the approval of details reserved by condition relating to planning permission granted for:
"Householder application for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight."

Planning permission was granted by Wokingham Borough Council on 1 February 2024 under reference 232345.

This submission provides the information necessary to discharge Conditions 3, 4, 6, 7 and 8 attached to the permission.

The site is located within the Wokingham Town Centre Conservation Area and the building is Grade II listed, therefore the submitted details have been prepared to ensure the works preserve the character and appearance of the heritage asset.

Conditions Addressed

This submission addresses the following conditions of the decision notice:

- Condition 3 – External Materials
- Condition 4 – Joinery Details (Windows / Door)
- Condition 6 – Matching Finishes
- Condition 7 – Length of Boundary Wall to be Removed
- Condition 8 – Heightening of Existing Boundary Wall

These conditions were imposed to ensure the development preserves the architectural and historic interest of the building and the wider conservation area.

Condition 3 – External Materials

Condition 3 states that the materials used in the construction of the extension should match the appearance of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Following discussions with the Council's Heritage Officer, it is proposed that the external walls will be finished in traditional lime render rather than the existing concrete pebble dash render.

The existing pebble dash render is a later cement-based finish which is not considered

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historically appropriate for buildings of this period.

The use of lime render represents a more traditional and conservation-appropriate solution as it:

- provides a breathable finish compatible with historic masonry
- allows moisture vapour to escape from the wall fabric
- reduces the risk of trapped moisture and long-term deterioration
- reflects traditional construction techniques commonly used in historic buildings.

The proposed lime render will be finished to match the existing wall colour and texture to ensure visual consistency with the existing building.

Relevant material datasheets for the hydraulic lime render system are included with the submission.

The proposed material therefore accords with the intention of Condition 3 and provides a more appropriate conservation solution.

Condition 4 – Joinery Details

Condition 4 requires detailed joinery drawings to be submitted for the proposed windows and doors prior to installation.

The following details are provided with this submission:

- Scaled window drawings
- Frame and glazing profiles
- Window proportions and arrangement
- Door construction details
- Materials and finishes

The proposed windows are flush casement windows designed to reflect traditional domestic fenestration.

The windows have been designed to maintain traditional proportions and detailing appropriate for the character of the building.

The proposed external door is a reclaimed solid oak panelled door featuring:

- vertical oak boards
- traditional strap hinges
- internal Z-brace construction
- timber latch

The use of reclaimed timber joinery introduces a traditional architectural feature that complements the historic character of the property.

The windows and door will be installed in accordance with the submitted joinery details.

Condition 6 – Matching Finishes

Condition 6 requires all new works and repairs to match the existing building fabric in:

- material
- colour
- texture
- construction method

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- profile.

All new construction and making good works will match the adjacent existing building fabric. This includes:

- brickwork to match existing bricks in colour, size and bond
- mortar joints to match the existing joint profile
- timber joinery to match traditional detailing.

The only variation proposed relates to the replacement of the existing concrete pebble dash render with traditional lime render, as described under Condition 3.

This approach improves the long-term conservation of the building fabric while maintaining a visually consistent external appearance.

Condition 7 – Boundary Wall Removal

Condition 7 requires details of the extent of the boundary wall to be removed to allow construction of the extension.

The submitted drawings identify the section of the existing rear brick boundary wall that will be removed.

The removal has been limited to the minimum extent required to facilitate the construction of the approved rear extension.

All remaining sections of the wall will be retained and protected during construction works.

Condition 8 – Heightening of Existing Boundary Wall

Condition 8 requires details of the methodology for increasing the height of the existing boundary wall, including the brick type, mortar mix and brick bond.

A separate Method Statement titled "Wall Method Statement" – 31 Rose Street, Wokingham" has been submitted with this application.

The method statement sets out the proposed approach to the demolition, rebuilding and heightening of the existing boundary wall. The works include:

- careful hand demolition of approximately 3.5 metres of existing wall to facilitate the approved extension
- salvaging and reusing existing bricks wherever practicable
- rebuilding the remaining wall to a finished height of 1.8 metres
- tying new brickwork into the existing wall to ensure structural integrity
- matching the existing brick bond and appearance.

The document also confirms that:

- reclaimed bricks will be used where possible
- replacement bricks will match the existing wall in colour and appearance
- a traditional 5:1 soft sand and cement mortar mix will be used consistent with the existing wall construction.

The submitted method statement therefore provides the required construction methodology and material details to enable Condition 8 to be discharged.

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Heritage Impact

The submitted details have been prepared with regard to the historic significance of the listed building and its location within the Wokingham Town Centre Conservation Area.

The proposed materials and detailing:

- respect the existing building fabric
- utilise traditional materials and construction techniques
- improve the long-term performance of the historic structure.

The replacement of cement render with breathable lime render represents a positive conservation intervention.

Overall the proposals preserve the significance of the heritage asset in accordance with:

- National Planning Policy Framework – Section 16 (Conserving and Enhancing the Historic Environment)
- Wokingham Borough Council Managing Development Delivery Local Plan Policy TB24

Conclusion

This submission has been prepared to provide the necessary information required to address Conditions 3, 4, 6, 7 and 8 attached to planning permission Reference 232345, granted on 1 February 2024 for the property at 31 Rose Street, Wokingham.

The details submitted include joinery drawings, material specifications, and a boundary wall method statement to demonstrate how the approved development will be implemented in a manner that preserves the architectural and historic character of the listed building and its setting within the Wokingham Town Centre Conservation Area.

The submission confirms that:

- Conditions 4, 7 and 8 are supported by the detailed information and drawings provided and are therefore requested to be discharged.
- Conditions 3 and 6 are requested to be varied to allow the use of traditional lime render in place of the existing concrete pebble dash render, following discussions with the Council's Heritage Officer.

The proposed lime render represents a more appropriate material for a historic building as it provides a breathable finish compatible with traditional masonry and improves the long-term conservation of the building fabric.

Subject to the acceptance of the lime render as a suitable external finish, the remaining elements of the development will match the existing building in terms of material, colour, texture and construction method.

It is therefore respectfully requested that the Local Planning Authority:

- discharge Conditions 4, 7 and 8, and
- approve the variation to Conditions 3 and 6 to allow the use of lime render,

thereby enabling the development to proceed in accordance with the approved planning permission while ensuring the conservation significance of the building is preserved.

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