

DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE IMPACT ASSESSMENT

Hope and Anchor, Wokingham

Creation of 4-bed dwelling and erection of rear extension

April 2022

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1

INTRODUCTION

- 1.1 This Design, Access and Heritage Statement has been prepared by ACR Conservation to support the proposed alterations to the Hope and Anchor Public House in Wokingham.
- 1.2 It is proposed to split the building into two units, one remaining as the Hope and Anchor Public House and one as a residential dwelling. As part of these works, there would be a new toilet facility constructed to the rear of the public house and internal alterations proposed to support the new residential unit.
- 1.3 This document aims to guide and clarify the rationale behind the design of the proposal. The design element will identify the relevant national and local planning policies, assess the existing character of the area and highlight key elements which are intrinsic to the local distinctiveness of the site and area and how the development relates to this.
- 1.4 This report provides an assessment of nearby heritage assets in terms of their significance and the impact of the development upon that significance. It will identify and assess the significance of built heritage and will assess the impact of the proposed development upon the significance of built heritage assets. The objectives of this assessment are:
 - Identify the built assets which could be affected by the proposed development.
 - Consider the significance and setting of the identified built heritage assets.
 - Assess the effects of the proposed development on the identified significance.
 - Consider the appropriateness and acceptability of the scheme in relation to current legislation and policy used in the decision-making process.
- 1.5 This application proposal relates to a public house known as The Hope and Anchor. The building is designated as a Listed Building, and it is located within the Wokingham Town Centre Conservation Area. It is therefore important to understand the historic context of the site, its significance and setting which includes views within the designated heritage asset.
- 1.6 The requirement to consider the impact of proposals on the significance and special architectural and historic interest of a designated heritage asset, is encompassed within the Planning (Listed Buildings and Conservation Areas) Act 1990 and is reinforced by the National Planning Policy Framework (NPPF) 2021.

2

SITE AND CONTEXT ANALYSIS

- 2.1 The application site is located within the northern part of Wokingham, Berkshire. It is positioned on a T-junction between Station Road and Shute End. To the south-east, along Broad Street, is the town centre which focusses on the Market Place, Rose Street, and Peacock Street.

Historical Background

- 2.2 Wokingham is an ancient market town and had a thriving silk industry during the medieval period and was centred on Rose Street.
- 2.3 Wokingham means 'Wocca's people's home' and the town dates from the Saxon times, the first recorded mention of Wokingham was 1146 when it is documented as being owned by the Bishop of Salisbury. In 1258 three fairs could be held every year in the town. Following this, the principal streets were laid out. Market towns were few and served an extensive area so unsurprisingly, traders sought to settle near their places of trade. The development of trade in the 13th century accounts for Rose Street, Peach Street and Cross Street.
- 2.4 Wokingham became known for its bell foundry in the 1300s and many local churches ring out on Wokingham Bells. The bell foundry itself was located in the centre of Wokingham until the late 16th Century.
- 2.5 During the Tudor period, Wokingham was, until the early 19th century, well known as a producer of silk. During this period, many timber framed buildings were constructed in the town for merchants and weavers. In Rose Street, a series of medieval 'Wealden' (Sussex-style) hall houses can still be found, some of which date back to the late 14th Century. It was during this period that the eastern end of the Hope and Anchor public house was constructed.
- 2.6 The Civil War caused severe damage to the town, and raiding resulted in timber buildings being burned down. In the 18th and 19th centuries, many of the timber-framed houses were 'modernised' by the addition of a brick façade, sash windows and panelled doors.
- 2.7 After the decline of the silk industry, the town became known for a wider variety of industries, including leatherworking, wool-dealing, brick-making, brewing and coach-building.

- 2.8 A significant phase of Wokingham's development was triggered by the arrival of the railway. The expansion in population led to new forms of workers housing, including Victorian terraces, and the building of new civic buildings such as the new town hall in 1860. The growth continued during the 20th century and the close proximity to London and Heathrow meant that it was an ideal town for commuting.

Map Regression



Figure 1: 1842 Wokingham Tithing Map, the Hope and Anchor with another structure attached to the western end and the land to the rear forming a single plot. To the north is a row of buildings facing onto Shute End



Figure 2: 1872 OS Map, increased development to the west, railway line has been constructed to the south-west, St. Paul's National School has replaced terraced houses to the north of the Hope and Anchor

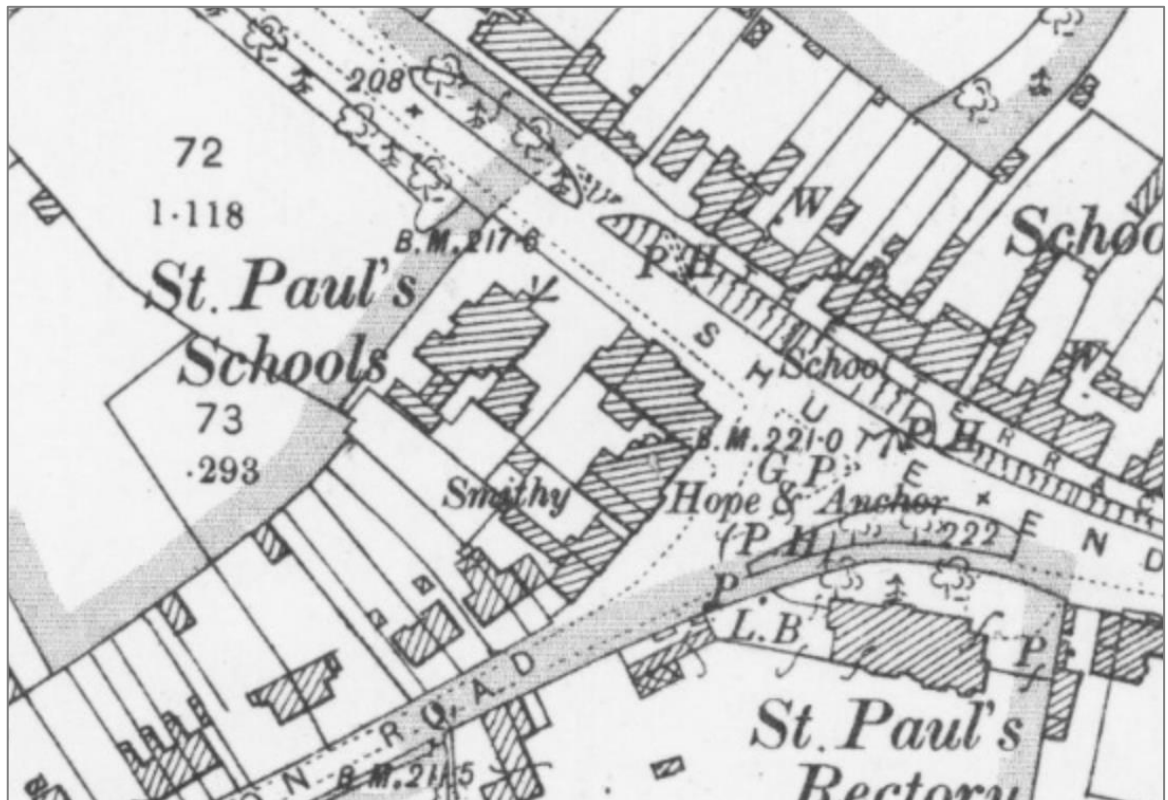


Figure 3: 1899 OS Map, the garage structure to the western end of the Hope and Anchor and the Parish Rooms to the eastern end, has been constructed



Figure 4: 1933 OS Map, infill development to the south-west of the Hope and Anchor and along Station Road.

Relevant Planning Decisions

- 2.9 LB/2006/8259 Proposed internal alterations to listed building with additions and insertion of French doors to rear of listed public house – Conditional Approval
- 2.10 LB/2002/5920 Proposed removal of internal wall in listed building - Refused
- 2.11 LA/1998/67561 Proposed provision of 6 window baskets and 3 hanging baskets, plus minor internal alterations – Approved

Pre-application Correspondence

- 2.12 *There are elements of the proposed scheme, especially with aspects of the residential conversion that are of concern from a heritage stance- these are detailed below:*

- *External pipework, flues and vents for bathrooms, kitchens, and gas boilers - It is noted there is to be a first-floor bathroom along the south-west flank side of the property and as such there is concern that this elevation could result in physical and visual harm given the potential for new pipes, extraction vents and possible gas boiler flues. Careful consideration is needed here to minimise the potential harm by having pipework routed internally and extraction vents routed through the roof. With respect to the intended relocation of the kitchen on the first floor of the more historically important public house portion, any flues or vents (or pipework) on the front elevation is not considered to be acceptable and as such should be located at the rear, if this is achievable without impact any historically significant feature/fabric. Likewise, if routing out through the roof is intended instead it must avoid harm or loss of any historic timbers or fabric.*
- *Proposed first floor kitchen to the public house - given the low windowsill to the front window consideration should be given to changing the kitchen layout to avoid kitchen units/sink cutting cross the lower portion of the front window.*
- *Fire Safety Measures – the submission of any future application should provide details on how any fire-separation measures would be achieved, especially with respect to the roof void where there it would seem there could be a high likelihood for historically important timbers/fabric.*
- *Noise Insulation – the submission of any future application is expected to provide adequate details as to how any noise insulation and /or thermal measures would be achieved between the residential and the remaining portion of the public house without having any adverse impact on any significant important feature or fabric of the building.*
- *Garage doors- The garage entrance is to be retained*
- *Existing double door entrance- whilst this is intended to become the entrance into the new dwelling unit, there would be an expectation for the existing doors to be retained or replaced to match.*

- 2.13 *The ground floor division to form a smaller public bar and intended changes to the rear including the new customer toilet subject to further details being provided are otherwise thought acceptable.*
- 2.14 *Whilst the proposals from a heritage stance are broadly consider in principle acceptable any subsequent application will need to provide a greater level of information and include an appropriate level of heritage assessment to be able to evaluate what impact the proposals would have on the significance of this designated heritage asset.*

3

PLANNING POLICY

National Planning Policy and Guidance

3.1 This assessment has been compiled in accordance with the following legislative, planning policy and guidance documentation:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (2021)
- National Planning Practice Guidance: Conserving and enhancing the historic environment (DCLG 2014)
- Historic England: Historic Environment Good Practice Advice in Planning: Note 2: Managing significance in decision taking in the historic environment (2015)
- Historic England: Historic Environment Good Practice Advice in Planning: Note 3: The setting of heritage assets (2017)

Planning (Listed Buildings and Conservation Areas) Act 1990

3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 section 66(1) states that *“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.”* Section 72 states to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework 2021 (NPPF)

3.3 At the heart of the NPPF is a presumption in favour of sustainable development.

3.4 Chapter 12 concerns achieving well-designed places and confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Chapter 16 relates to the historic environment.

3.5 In terms of heritage, **Heritage assets** are “buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.”

- 3.6 **Significance** is the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from heritage asset's physical presence, but also from its setting.
- 3.7 **Setting** is defined as, *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 3.8 Section 16 of the NPPF covers the protection of the historic environment, heritage assets include designated sites and non-designated sites. The main policies are as follows:
- Describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).
 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 199).
 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 200).
 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202).
- 3.9 This report complies with the requirement of the NPPF and in particular paragraph 194 to ensure that the significance of the asset is identified.

Historic England: Historic Environment Good Practice Advice in Planning Note 2 & 3

- 3.10 Historic England have published a series of Good Practice Advice (GPA) of which those of most relevance to this appraisal are GPA2 Managing Significance in Decision-taking (March 2015) and GPA3 The Setting of Heritage Assets (December 2017).
- 3.11 These documents provide advice on the assessment of the significance of heritage assets as well as setting out that heritage assets may be affected by direct physical change or change in their setting.

- 3.12 All heritage assets have a setting, and elements of a setting may make a positive or negative contribution to its significance and may affect the ability to appreciate that significance. The extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve. A staged approach to assessing setting is provided within GPA3.
- 3.13 This report complies with the requirement of the NPPF that the applicant “describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.” (paragraph 194)

Local Planning Policy

Wokingham Borough Core Strategy (2010)

- 3.14 Policy CP1 Sustainable Development: Development proposals maintain or enhance the high quality of the environment
- 3.15 Policy CP3 General Principles for development: Development be of high quality design and of an appropriate scale and character to the area, without having any negative impact on the quality of life in neighbouring properties, have no detrimental impact upon important ecological, heritage, landscape or geological features or water courses and contribute to the sense of place.
- 3.16 Policy CP2 Inclusive Communities: Providing robust, flexible and adaptable dwellings.

Wokingham Local Plan 2014

- 3.17 Policy CC01 Presumption in Favour of Sustainable Development: Planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
- 3.18 Policy CC04 Sustainable Design and Construction: Planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments by: 3. All development, including conversions, alterations and extensions shall incorporate suitable waste management facilities, including on-site recycling.
- 3.19 Policy CC06 Noise: Proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts in line with Appendix 1 of the MDD.

- 3.20 Policy CC07 Parking: 1. Planning permission will only be granted where the proposal demonstrates the following: a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD b) That the new scheme retains an appropriate overall level of off-street parking.
- 3.21 Policy TB24 Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas):
2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
- a) Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
- b) Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.
3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.
- 3.22 Policy TB26 Buildings of Traditional Local Character and Areas of Special Character
1. Areas of Special Character are shown on the Policies Map.
2. Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.
3. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.

Borough Design Guide SPD 2012

- 3.23 Policy R12: Boundary treatments should be designed to contribute positively to the character of the areas and to the quality of the public realm.
- 3.24 Policy R15: Buildings must be designed to provide reasonable levels of visual privacy to habitable rooms.
- 3.25 Policy R17: All dwellings must provide adequate internal space in an appropriate layout to accommodate a range of lifestyles. Living areas and bedrooms should be large enough to accommodate a range of private and communal activities.
- 3.26 Policy R18: Dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.

- 3.27 Policy R20: The following elements, often the ‘forgotten elements’, must be considered early in the design process and integrated into the overall scheme: Bin stores and recycling facilities; Meter boxes; Bicycle storage; Walls, fences and gates; Lighting; Flues and ventilation ducts; Gutters and pipes; Satellite dishes and telephone lines; and External letter boxes.
- 3.28 R23: Alterations and extensions to buildings should: be well designed; respond positively to the original building; contribute positively to the local character; and relate well to neighbouring properties.

Wokingham Town Centre & Langborough Road Conservation Area Study

- 3.29 The Wokingham Town Centre conservation area contains the historic core of the town including Rose Street, Peach Street, Denmark Street, Broad Street and Shute End.
- 3.30 The ancient layout of the core of the town has stayed mainly unchanged since medieval times. The buildings added in the 20th century generally do not detract from the character.

4

ASSESSMENT OF SIGNIFICANCE

- 4.1 The following section identifies heritage assets within the site and within the vicinity of the application site. The HER has been consulted as well as the National Heritage List for England and the planning history of the site. This research is considered to be a proportionate level of assessment required for this type of development.
- 4.2 The application site is a Grade II Listed Building, it is located within the Wokingham Town Centre Conservation Area. There are a number of listed buildings within the area, however the proposed works will have no impact upon the significance of these listed buildings. It is only the application site and conservation area that will be assessed within this report.

The Application Site



Figure 5: Hope and Anchor front elevation in 2022

- 4.3 The application site includes Hope and Anchor Public House, Station Road, Wokingham. The Hope and Anchor is a Grade II Listed Building, the listed building description is as follows:
- “Wealden hall house, now public house. Mid C15, altered and extended C19 and early C20. Part timber framed encased in painted brick, part painted brick; old tile gabled and hipped roof, slate at rear. Rectangular plan of 3 framed bays formerly, now 2; crosswing on south, pent roof extension at rear. One and a half storeys; 2 storeys and cellar.*

One chimney on left of crosswing, one on ridge at far right. 3 bay front to right hand section, C20 leaded casements on upper level with small gablets breaking eaves. 2 entrance doors with 3-light casement between, and 5-light cant bay with flat roof on right. One bray gable to left; 2-light casement at first floor, wide entry door below with plain over light and approached by 2 steps. Interior:-one bay on ground floor remains of timber frame, with a principal beam and wide joists with carpenters marks in correct sequence. Upper level has jowled posts and long, wide, curved braces. Queen post roof."

- 4.4 The building is of historic and architectural interest but has experienced extensive alterations since its construction including extensions, removal of internal walls, removal of staircase, alteration of windows and installation of dormer roof windows which has diminished its significance.
- 4.5 Part of the Hope and Anchor is a Wealden hall house, this building type dates from the medieval period, historically they are characterised as having open halls which are flanked by floored, jettied end-bays. There are different types of Wealden hall houses, the classic examples with a hipped roof and two-bay hall, one bay halls, with gabled roofs, and half Wealdens which form part of a longer terrace of buildings.
- 4.6 The Hope and Anchor is not a full hall house, it is only the right hand side of the building which still retains its 15th century hall house. The left end of the public house was formerly a smithy and was constructed in the mid-19th century. The garage and entrance to the garden were built at the same time as the smithy, approximately 1840.
- 4.7 Internally, the hall house still retains historic timbers. The wing to the left contains steel beams which have been clad in timber.



Figure 6: The Hope and Anchor in 1901, at this time it was known as Commercial Inn and owned by Baker, Powell and Co which was a Wokingham based brewery based on Broad Street



Figure 7: Hope and Anchor in the 1950s, dormer windows have been added to the hall house, windows have been changed and the door has been changed to a window in the gable

- 4.8 Census data from 1850s shows that there have been innkeepers, bricklayer, shoemaker, lodger, labourers, scholars, house keepers. At the start of the 20th century, the public house is known as the Commercial Inn. The photograph below shows the public house entrance in the centre with stabling to the left. By the 1950s, the public house was known as the Hope and Anchor.
- 4.9 The significance of the building mainly lies in its historic and architectural value as a partial example of a 15th century house hall house. Part of the historic footprint survives, as well as some historic timbers. It is also of social significance with its historical use as a public house.
- 4.10 The Hope and Anchor public house makes a positive contribution to the street scene and group value of the buildings that line Station Road. Its position near a T-junction between Station Road and Shute End contributes to its significance.
- 4.11 The building has been substantially altered to the front, rear and internally. The rear has been added to with extensions and the plan form and footprint have changed. The later extensions are of little historic interest and these later structures, the loss of historic fabric internally and degree of alteration, has eroded the significance of the designated heritage asset.



Figure 8: Rear elevation shows different phases of development including the garage to the right, gable projections, hipped extension with large glazed door, , lean-to, flat roofed extension to the left and outbuildings.



Figure 9: Rear elevation showing location of proposed extension following the removal of the outbuilding to the left



Figure 10: Front entrance (location of proposed new party wall to left and new toilet and store to right)



Figure 11: Area proposed to become residential, note large beams which are timber clad steel beams. Chimney breast to right will remain



Figure 12: Historic hall house which will remain as public house and unchanged



Figure 13: Modern staircase in garage building proposed to be removed

Wokingham Conservation Area

- 4.12 The application site is located within the Wokingham Conservation Area which was first designated by the local authority in 1970 and subsequently reviewed and boundary changes made in 1986 and 1996. The Wokingham Town Centre Conservation Area covers the historic core of the town, its boundary delineating the 'old town'.
- 4.13 The Hope and Anchor public house sits to the north of the town centre near a T-junction between Station Road and Shute End, its traditional appearance contributes positively to the streetscene.

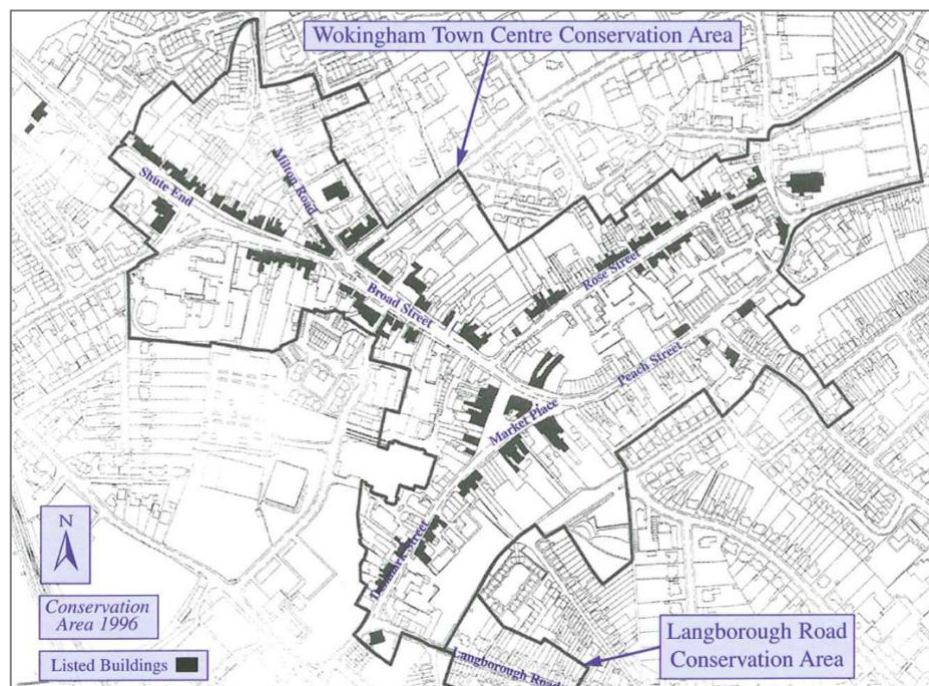


Figure 14: Wokingham Town Centre Conservation Area boundary (Source: Conservation Areas Study)

5

SUMMARY OF PROPOSALS

- 5.1 The proposal includes a number of internal alterations, the erection of a rear extension and an external store for the public house. The extension will be constructed of brickwork to match the rear elevation and the outbuilding will be finished in black painted timber cladding. Existing windows will be repaired and new windows to match existing. To the rear elevation, the timber garage door will be replaced with a glazed door and a window will be reinstated above.
- 5.2 The majority of the works are focussed internally and within the left hand side of the building, mainly the hall house wing and a 19th century extension.
- 5.3 At ground floor level, a new toilet facility and store is to be constructed as you enter the front door. The new toilet will have a stub soil stack, it would connect underground to the existing external manhole at the corner of the garage. A mechanical vent is required for this new facility and it will need to either penetrate through the front wall of the building or travel up to the roof and terminate as a roof tile vent. The less harmful option would be to create a small vent on the front elevation. The partitions will be constructed of timber stud so that they are easily removed in the future. A new boiler for the residential unit will be installed within the utility room with a new boiler flue through the side elevation. A new boiler is also proposed for the public house and will be located in the wash up area with a flue terminating through a modern felt roof.
- 5.4 The new party wall will be constructed of masonry to match the existing walls. An acoustic and fire protection lining will be required on the residential side to meet building regulations. A new timber stud with fireboarding will be installed in the attic to ensure appropriate fire separation. Any historic walls which require replastering will be done so using an appropriate lime plaster.
- 5.5 The existing staircase within the public house will be retained and repaired. A new simple timber staircase with a timber square baluster design is proposed for the new residential unit. The new staircase will be positioned between beams to limit the amount of damage to floor joists and will use a first floor beam as a support trimmer.

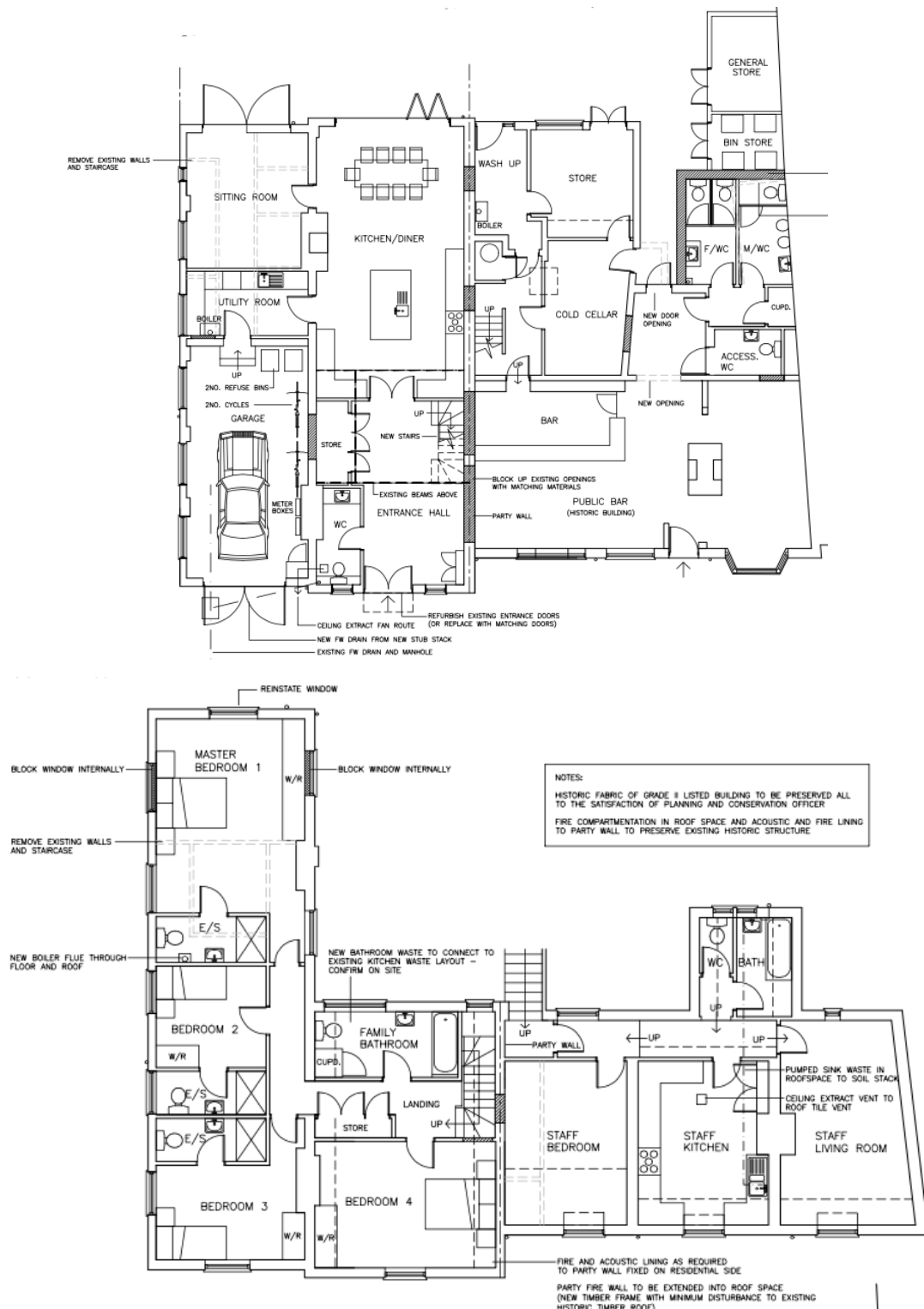


Figure 15: Ground and First Floor Proposed Layout



Figure 16: Proposed Front and Rear Elevations

6

ASSESSMENT

Policy Assessment

- 6.1 A statutory duty exists under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting 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.
- 6.2 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.3 NPPF paragraph 127 lists a number of criteria so that the decision maker should ensure that proposed development provides the following elements: will function well and add to the overall quality of the area; is visually attractive, is sympathetic to the local character and history while not preventing or discouraging appropriate innovation or change; and maintain a strong sense of place. The design of the proposed development remains true to its original form and function, by maintaining the existing building form and adding a small ancillary structure to the rear. The design of the development is sympathetic to the character of the building whilst maintaining Wokingham's sense of place.
- 6.4 The relevant local plan policies are CC01, CC04, CC06, CC07, TB24, TB26 and the relevant core strategy policies are CP1, CP2, CP3.
- 6.5 The development will be sustainable, it incorporates suitable waste management and recycling facilities. Acoustic boarding will be used to address noise concerns and a Noise Management Plan is provided with this application to address any noise issues. Parking facilities will be provided for the residential unit within a garage accessed from the front.
- 6.6 The Design Guide SPD contains design principles to guide development. The following policies have been considered in the proposal: ensuring that alterations and extensions are well designed and respond positively to the original building, appropriate boundary treatments, dwellings to provide adequate internal space in an appropriate layout, ensuring the following details are integrated into the scheme: bin stores and recycling facilities, meter boxes, bicycle storage, flues and ventilation ducts, gutters and pipes, satellite dishes.

Access

- 6.7 For the residential unit, a parking space will be provided within the garage accessed from the front. The site is centrally located within Wokingham and is a sustainable location with close links to public transport.
- 6.8 Access into the building will remain from the front. The front door to the new residential unit will be the former entrance to the public house. Existing doors found on the front elevation will be utilised to provide access into the public house.

Amenity

- 6.9 The development will not result in loss of amenity for neighbouring residents. The existing brick boundary wall and timber boundary fences will be retained to the rear of the pub and the new residential property. There is sufficient distance between the Hope and Anchor public house and neighbouring residential properties so that there will be no detrimental overlooking impact between the two buildings. There are existing windows on the rear elevation of The Hope and Anchor which will not change the view towards the application site or the outlook.
- 6.10 There will be no loss of light or overlooking caused by the proposed extension to the rear.
- 6.11 The development meets the requirements of Core Strategy policy CP3 to protect neighbouring amenity.

Heritage Impact Assessment

- 6.12 National planning policy relating to the historic environment is provided within section 16 of the NPPF. It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 6.13 The NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification, and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 6.14 Paragraph 202 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including securing its optimum viable use.

Hope and Anchor Public House

- 6.15 The proposals for the Hope and Anchor can be split into two elements, firstly the internal alterations that will be required to create a separate dwelling and the proposed extension to the rear of the public house.
- 6.16 Internally, the works will result in dividing the public house into two units, the right hand half to remain as a public house and the left hand side to be converted to residential. The work required to achieve this includes, erecting a partition between the two units, inserting a new staircase within the new residential unit, creating a new kitchen facility at ground floor and erecting timber stud partitions to create a wc and store near the entrance. These works will alter the internal space within the Wealden hall house, however, the works to block up a large opening will be reinstating a wall that used to be in this location.
- 6.17 Within the garage and utility building to the far left, the garage will be reinstated to the front and the modern partitions to the rear will be removed to create a new utility. These works will cause no harm to the significance of the designated heritage asset.
- 6.18 The proposed extension is small in size and will be for new toilet facilities and will be built using brickwork to match the main building, the store will be constructed of black timber cladding. The addition of the extension will change the appearance of the rear of the public house, however the scale is small and the design approach is sympathetic and will cause no harm to the significance of the designated heritage asset.
- 6.19 The works to the Hope and Anchor will see some alterations to the interior and exterior of the listed building, and in compliance with local plan policy TB24, the works would retain and conserve historic fabric and alterations are focused on modern parts of the building.

Wokingham Town Centre Conservation Area

- 6.20 The Wokingham Conservation Area contains many historic buildings as well as modern buildings. The area is varied in character and although there are some similarities between buildings, it is also important to identify that there are differences between buildings as well. The mixture of building forms and building materials with buildings which date from different periods all contributes to the significance of the conservation area. Some elements of the conservation contribute more positively than others.
- 6.21 The external alterations to the Hope and Anchor are located to the rear, all alterations have been considered carefully, the design of the proposed extension reflects the existing detailing of the building and therefore the overall character and appearance of the conservation area will not be affected.
- 6.22 The alterations will not cause harm to the significance of the Wokingham Conservation Area and the prevailing character of the conservation area will be preserved in line with NPPF section 16 and the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72.

7

CONCLUSION

- 7.1 This report meets the requirement of paragraph 194 of the NPPF in terms of describing the significance of any heritage assets affected. The detail of this assessment is considered to be proportionate to the assets' importance.
- 7.2 The external works comprise of erection of a small extension to the rear of the public house to create a new toilet facility. The size of the extension is small and it will be constructed in materials to match the rear of the public house. A new window and door will be installed to the rear elevation. These proposals are minor and the extension will be ancillary which will preserve the historic appearance of the Hope and Anchor public house. The works will result in no harm to the significance of the designated heritage asset.
- 7.3 The proposed internal works will result in rebuilding an internal wall to create two separate units. The wall will be constructed in masonry. The reconstruction of this internal wall will reinstate the partition between the hall house and its wing. Works also include installing a staircase within the wing of the former hall house. The staircase is designed simply and timber. At both ground and first floor, the new lightweight partitions will replace partitions installed in the late 20th century. These internal works will not result in loss of historic or architectural interest of this listed building. The works will not change the way the significance of the asset is understood and there will be no harm caused to the significance of the designated heritage asset.
- 7.4 The proposed works will have no impact upon the Wokingham Town Centre Conservation Area. The character and appearance of the conservation area will be preserved. The proposed development is compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990, section 72.

8

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