

Heritage Statement



THE COURTYARD, MARKET PLACE, WOKINGHAM, RG40 1AL

Proposal: Two roof mounted air source heat pump (ASHP) condensers and associated works.

1. Introduction

This statement has been produced by Philip Waddy RIBA FRSA AABC Consultant Heritage Architect acting for West Waddy Archadia (WWA) to accompany a revised application for Full Planning Permission and Listed Building Consent for building services upgrades at The Courtyard. The Courtyard encompasses part of Wokingham Town Hall (Grade II*) and lies within the Wokingham Town Centre and Langborough Road Conservation Area. This statement identifies significance, describes the works, assesses impact under the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF heritage policies, and sets out mitigation and justification.

2. Site History and Significance of the Heritage Asset

- The town hall stands on the historic Market Place, which has been central to Wokingham's commercial life since the town received its market charter in 1219. The building is Grade II* listed, reflecting its architectural and historical importance. The official Heritage England List entry is reproduced below:
- *Town hall and police station, later also fire station; now town hall and offices, with four shops and enclosed market. 1860 with minor late-C20 alterations. (William Ford) Poulton (1822-1900) and (William Henry) Woodman (1822-1879). Wheeler and Woodroffe, craftsmen. High Victorian*

Free Gothic style. Red brick, with blue brick and Bath stone dressings used to polychromatic effect. Steeply pitched slate roofs. Brick corbelled chimneys.

PLAN: Triangular plan on island site with two-storey-plus-attic main range to north, lower wings extending to the south on each side and continuing to wide one-storey apse that encloses the rear yard. Main range with hall, council chamber and ancillary rooms to first floor, and four shops at ground floor.

EXTERIORS: Irregular facades with projecting moulded plinth, buttresses, dentilled and moulded string course at first floor cill level, dentilled and moulded eaves course and parapet cornice and coped gables. Most windows trefoil headed lancets with stone surrounds, mullions and transoms under polychrome pointed arches. NORTH elevation with central section of four bays defined by full height buttresses with moulded bases and splayed tops. Each bay with large pointed arched openings to ground floor, now with late-C20 plain glass shop windows, pointed relieving arches in tympanum, first floor large cross windows under seven-light window in trefoil stone surround, all under steep gable with stone copings. Steep pitched roof with two tall corbelled chimneys and central tall fleche with 'Tucker of London' clock movement, weathercock, and iron balustraded platform. Lower apsidal ends to east and west with hipped roof and steep gable above three-light windows to ground and first floors. EAST and WEST elevations both have entrance bay at north end with double doors under pointed arch, tall three-light window at first floor with iron balcony, and steep 'Chateau' style roof. WEST elevation with secondary entrance and window to ground floor Mayor's chamber, pair of windows above and stone 'County Police Station' plaque to centre under gablet with stone coping. Elaborate oriel to south end has three lancets with stone ogee arches. SOUTH elevation with wide one-storey 'apse' with central wide opening under steep pointed gable, deep 'X' pattern brick frieze, and view to the numerous chimneys, gables and fleche of the higher ranges.

INTERIOR: Main range has first floor hall of four bays with elaborate chamfered hammer-beam truss roof with carved stone corbel blocks and shields painted with coats-of-arms of past and present High Stewards of Wokingham. Wide carved stone fireplace to centre of west wall. Smaller stone fireplace in outside wall to northeast corner. At east end, a tall pointed arch with wooden panelled sliding doors to War Memorial room, with wooden carved and moulded memorial on east wall and stone fireplace in corner. At west end, a small council chamber with a band of wooden panelling carved with names of past mayors. Corridor running east-west along the hall to balconies at opposite ends. Town council office with oriel window and fireplace. Mayor's parlour at ground floor in former police superintendent's chamber. Two prison cells with barred iron doors and locks.

HISTORY: The Town Hall stands on the site of the Medieval Guildhall, which was demolished in 1858. The new Town Hall was opened on June 6, 1860 by Lord Braybrooke. It was funded in part by money available for a new County Police Station, and the building jointly housed the police until

1905 when the new police station was built. Two of the original three prison cells survive. In 1877, the Fire Brigade housed a horse-drawn fire engine in the covered market, and this use continued until 1969 when the fire station was built. The building also housed a covered market under the arches, which are now used as individual shops.

Group value with the listed buildings around the perimeter of the site and the dated 1881 Drinking Fountain (q.v.) and K6 Telephone Kiosk (q.v.) immediately adjacent to the Town Hall.

- Wokingham Town Hall continues to serve as a symbol of the town's civic heritage, blending high Gothic architecture with ongoing community and administrative functions. The Courtyard occupies the former Town Hall yard. Historic uses include C18 holding cells (two cells survive) and a secure exercise yard; later enclosed in early 1980s for a covered market and subsequently adapted for food service.
- The interior of the courtyard has a modern c.1980 space frame roof with clear plastic barrel vaulted skylights of neutral heritage value providing an appropriate substrate for services without engaging primary historic fabric. By co-incidence, the author of this report was the project architect for the conversion of the courtyard and the installation of the space frame in the early 1980's
- Significance of the heritage asset derives from evidential value of the surviving cells and plan form; architectural/associative value as part of the civic ensemble focused on the Grade II* Town Hall; fine ornate brick detailing of external public facing elevations and communal value as an active civic venue in the Market Place. The Conservation Area setting and key public views within the Market Place offer additional communal and group value. It is these values that deem the building of high significance and worthy of its Grade II* listing.

3. Proposed Works

- External: Two ASHP condenser units roof mounted, grouped adjacent to one another and set back from parapets (revised locations as per drawings). The units will measure 900mm in length, 890mm in height and 320mm in width (specification sheet enclosed). The proposals include the removal of six of the plastic barrel vault rooflights to be replaced with a flat boarded deck upon which to sit the ASHP units plus a further three rooflights to enable a safe access deck for operatives to access the units during routine maintenance.
- Internal: Two AC cassettes suspended from the c.1980 space-frame; services routed through modern fabric/voids.
- Safe access: Sitesafe ladder security hook fixed to brickwork were shown on the drawings to permit the fixing of a temporary mobile ladder to the southwest corner of the courtyard using a security lanyard. Stainless steel safety wire system fixed just above roof level to brickwork as shown on the drawings permitting maintenance operatives to clip on using a body harness and lanyard. These measures avoid the requirement to install permanent safety railings which could impact negatively upon the appearance of the building.

4. Need and Public Benefits

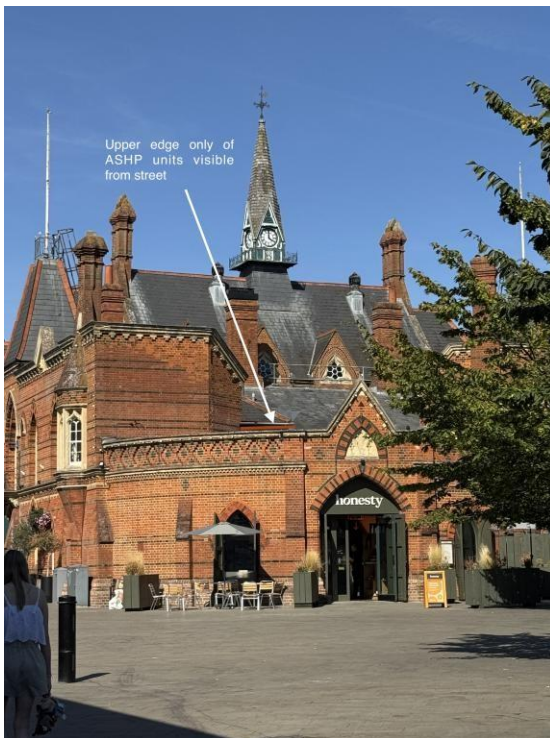
- The café employs up to 14 staff. Persistent overheating from solar gain beneath the existing barrel-vaulted glazed roof has materially affected previous tenancies and current operation. Alternative options for cooling the premises have been technically explored and assessed; however, there is no other feasible means of effectively cooling the premises other than as proposed, and no dedicated cooling system currently exists within the building. The proposed ASHPs will provide efficient summer cooling and low carbon winter heating, improving staff welfare, customer comfort, and overall business resilience.
- The works secure the optimum viable use of a listed building, reduce energy intensity compared with less efficient alternatives, and sustain communal activity within the town centre heritage setting.

5. Impact Assessment and Mitigation: External Condensers (roof)

- The original Planning and Listed Building applications located the ASHP condenser units close to the south east corner of the roof, set back @ 1.5 metres from the nearest parapet/roof edge. A simple louvred screen was proposed if necessary for screening purposes and the safety of maintenance operatives was achieved by the installation of a Key Clamp style folding safety rail. Upon reflection it is considered that both ASHP units would have been visible from a moderate distance and the safety railing would detract from the appearance and setting of the building.
- Following concerns expressed by the Conservation Team at Wokingham Borough Council an inspection of the building was undertaken on 7th August by the author of this report specifically to determine whether a less impactful location for this equipment could be devised. The key to this inspection was to look for an alternative location positioned well back from the leading edge of the courtyard roof so as not to be so prominent in close views of the building.
- The plan form of the courtyard is complex with several setbacks and recesses. A line of windows along the south elevation of the main two storey part of the Town Hall affords a view of the courtyard roof but positioning the ASHP units close by these windows is considered to be unacceptable on the grounds of noise. Furthermore, there is no direct access for maintenance and significant modifications would be required to the barrel-vaulted roof to create a level and safe access route.
- A windowless recess occurs on the west side of the roof where a hipped roof projects eastwards. This recess is set well back from the edge of the courtyard roof and can be accessed with appropriate safety harness via a ladder positioned externally to the south west corner of the courtyard. Positioning the two ASHP units set back into this recess is considered a sensitive location both visually and acoustically. A number of skylights will require to be removed for access and siting of the ASHP units but given the existing solar gain of the space frame roof the loss of a small amount of natural light is not considered significant.
- Only when viewing the Town Hall from some considerable distance will the top edges of these two ASHP units be visible. The Map below shows the location of

two viewing points shown in the accompanying photographs. The eaves of the hipped roof referred to above has been marked on the photographs and the new ASHP units will be approximately level with the underside of the eaves. It is proposed to paint the standard buff-coloured units in a terracotta colour to tone in the with adjacent brickwork.





VIEW 1



VIEW 2

6. Impact Assessment and Mitigation: Internal cassettes and services

- Cassettes fixed to the c.1980 space-frame only; no fixings to historic masonry, timber, or cell fabric.
- Pipework/condensate routed through modern voids or existing penetrations where available; any new penetrations to be minimal, edged, and fully reversible.

7. Safe-access fixings (ladders/clip-on harnesses)

Discrete permanent stainless-steel hook and wire safety rail system as illustrated on accompanying technical data sheets. To be anchored into mortar joints using expanding anchors rather than historic brick faces. Maintenance operatives will be required to wear clip on harnesses when accessing the roof. Reversibility: any future removal can be made good with colour-matched lime mortar.

8. Cumulative/overall harm

- With revised locations, grouping, set-back well behind the roof parapet and operational noise controls, the proposals will read as insignificant additions to the listed asset, typical of service plant and not competing with the Town Hall's ornate exterior. The level of heritage harm is assessed as less than substantial at the lower end of the scale.

6. Policy Compliance and Statutory Tests

- Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990: the proposals conserve the building's special interest and preserve the character and appearance of the Conservation Area.
- NPPF Section 16: Any low-level, less-than-substantial harm is clearly outweighed by public benefits, including securing the optimum viable use, energy efficiency and reduced carbon intensity, and sustaining communal value through viable occupation.

7. Conclusion

The scheme delivers essential, efficient climate control to sustain viable, low carbon use of The Courtyard with minimal, well mitigated impact on heritage significance. Proposals have been amended following a detailed site visit and are now considered to be visually recessive in public views. Works are concentrated in modern fabric and are fully reversible. A safe yet discrete form of access for maintenance operatives is proposed. The proposals therefore meet the statutory and policy tests, with any limited harm outweighed by clear public benefits.

Philip Waddy RIBA FRSA AABC
Consultant Heritage Architect
WWA Studios

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Appendix A – Fixing Method Statement

The internal works associated with the proposed air source heat pump installation are limited in extent and comprise the installation of two ceiling cassette units, associated refrigerant pipework, condensate drainage and electrical connections. These works are confined to the existing modern c.1980 roof structure and service zones. No internal walls are removed or altered, no historic fixtures or finishes are affected, and no works are proposed to the surviving historic cells or other significant elements of the listed building. The installation is therefore limited to the introduction of building services and does not involve any material alteration to the historic layout or character of the building.

Air Source Heat Pump Installation – The Courtyard, Market Place, Wokingham

This method statement is provided in support of this Heritage Statement and describes the fixing methods for the proposed works. The works comprise two principal elements: (1) installation of the air source heat pump (ASHP) equipment and associated pipework; and (2) installation of roof safety and access equipment. All works are to be undertaken in accordance with the heritage safeguards set out at Section 5, with drill dust controlled and surfaces protected during installation.

A1. Air Conditioning Installation

Internal units

- Two internal ceiling cassette units will be installed within the café area. The units will be securely fixed to the existing modern c.1980 steel space-frame ceiling using Unistrut (or an equivalent proprietary support system), engaging modern fabric only and with no fixings to historic masonry, timber or cell fabric. Fixings to be painted in grey to match the existing colour of the space frame.
- Refrigerant pipework will be routed from each cassette through existing service zones within the modern roof construction before passing through a single, discreet roof penetration to the external heat pump units. Pipework will be installed as directly as practicable to minimise intervention, with any new penetrations limited to the minimum size necessary and located within modern fabric wherever practicable.
- Each cassette will be supplied by a dedicated electrical power cable, professionally installed and mechanically secured to the structural framework using metal cable clips before connecting to the existing electrical supply within the building.

External heat pump units

- The external heat pump units will be positioned on proprietary heavy-duty rubber support mats located onto a boarded infill panel where existing barrel vaulted rooflights have been removed. The boarded infill will be protected from rain via a single ply polymeric membrane system or fibreglass covering to match the colour of the main roof deck.
- Insulated refrigerant pipework will connect the external unit to each internal cassette. The pipework will run internally to the location of the platform before rising vertically adjacent to each ASHP unit. As can be seen from the attached

specification sheets, connections into each ASHP are on the bottom RH side of the unit. Electrical supplies will similarly be taken directly from below to minimise the amount of cabling above roof level.

A2. Roof Safety and Access Equipment

Safety equipment fixings

- The permanent safety system will comprise a continuous stainless steel wire system anchored to the brickwork and running between the ASHP units to the proposed ladder access position. Installation will involve drilling fixing holes and installing stainless steel anchor bolts into existing mortar joints.
- All safety fixings will utilise a chemical resin anchoring system to achieve the required structural performance of the fall protection system. A total of six permanent anchor points will be installed using this method.

Access ladder

- The roof access ladder is removable and will only be installed when access is required. The ladder will engage via a lanyard to permanently fixed high-level eyebolt secured to the existing brickwork. This to ensure the ladder remains in position whilst in use.

The internal works comprise only the installation of modern building services required to operate the proposed air source heat pump system. They do not alter the historic layout, remove historic fabric or affect the significance of the listed building. The installation has been designed to utilise existing modern structural elements and service routes wherever practicable, ensuring that intervention is minimal, reversible where possible and confined to areas of low heritage significance.

Product Information

TOSHIBA

Toshiba Air Conditioning Data Sheet

Classic Condensing Unit RAV-GV1601ATP-E

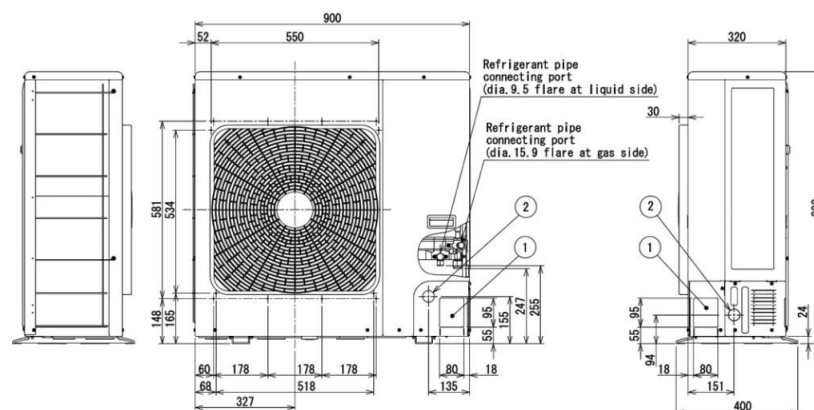
Features

- Compact single fan chassis
- Compatible with TU2C-Link control
- Available single and three phase
- Uses Toshiba TU2C-Link control platform (backward compatible)
- R32 Refrigerant
- Power Supply to Outdoor Unit



Outdoor Unit			RAV-GV1601ATP-E
Cooling	Nominal Cooling Capacity	kW	13.0
	Min - Max	kW	3.0-14.0
Energy Efficiency Class	SEER/Energy Efficiency Class	(Cassette)	5.90/-
Heating	Nominal Heating Capacity	kW	13.5
	Min - Max	kW	3.0-18.0
Energy Efficiency Class	SCOP/Energy Efficiency Class	(Cassette)	4.20/-
Air Flow	Standard Air Flow	m ³ /h - l/s	5000 - 1389
Sound	Pressure Cool - Heat	dB(A)	57 - 59
	Power Cool - Heat	dB(A)	74 - 76
Unit	Height x Width x Depth	mm	890 x 900 x 320
	Weight	kg	64
Pipe Connection	Flare Connections (gas - liquid)	inch	5/8 - 3/8
Pipe Length	Min - Max - Height (±)	M	5 - 30 - 30
Refrigerant	Type / kg / TeqCO ₂	kg	R32 / 2.2 / 1.5
	Charged length / additional	M / g	30 / --
Electrical	Power supply/suggested fuse	V/ph/Hz-A	220-240/1/50, 220/1/60 - 32
	Run current (Cassette)	Amps	25.10
	Power outdoor to indoor		3 core + earth

The electrical installation needs to meet current UK electrical regulations BS7671:2019+A2:2022 (the 18th Edition of the IET regulations).
Fuse sizes shown are for guidance only, cables and protective devices should be calculated using the MCA/MOCP details provided



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Rated conditions: Cooling : Indoor 27 degC Dry Bulb / 19 degC Wet Bulb , Outdoor 35 degC Dry Bulb. Heating : Indoor 20 degC Dry Bulb. Outdoor 7 degC Dry Bulb / 6 degC Wet Bulb.
Based on equivalent piping length of 7.5m and piping height difference of 0m. Data from Toshiba Air Conditioning April 2023.

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- Wide air flow in all directions.
- Optionnal PM2.5 filters.

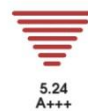
Reliability

- Self-cleaning function for anti-mould in drain cap.
- Built-in high-lift drain pump.

Easy to install

- Compact chassis with only 256mm height (sizes 5 and 8).
- Leight-weight unit, for easy and quick installation.

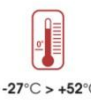
SCOP MAX



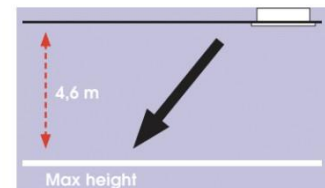
CAPACITY

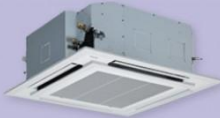


OPERATION



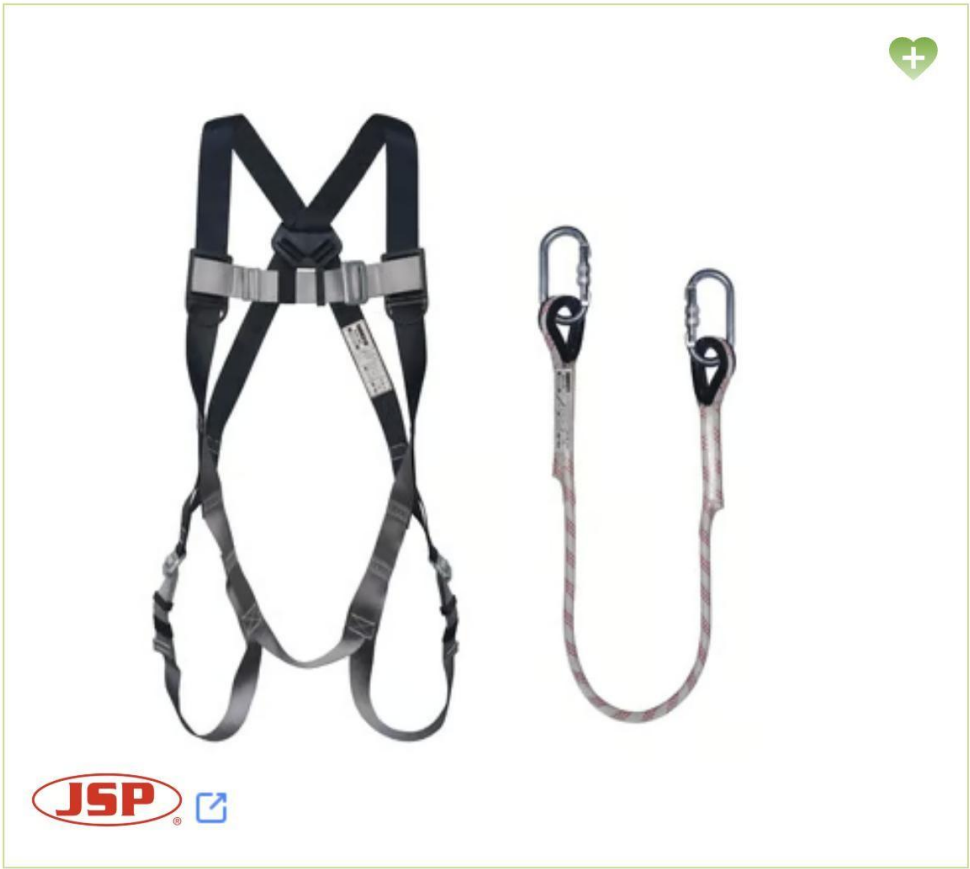
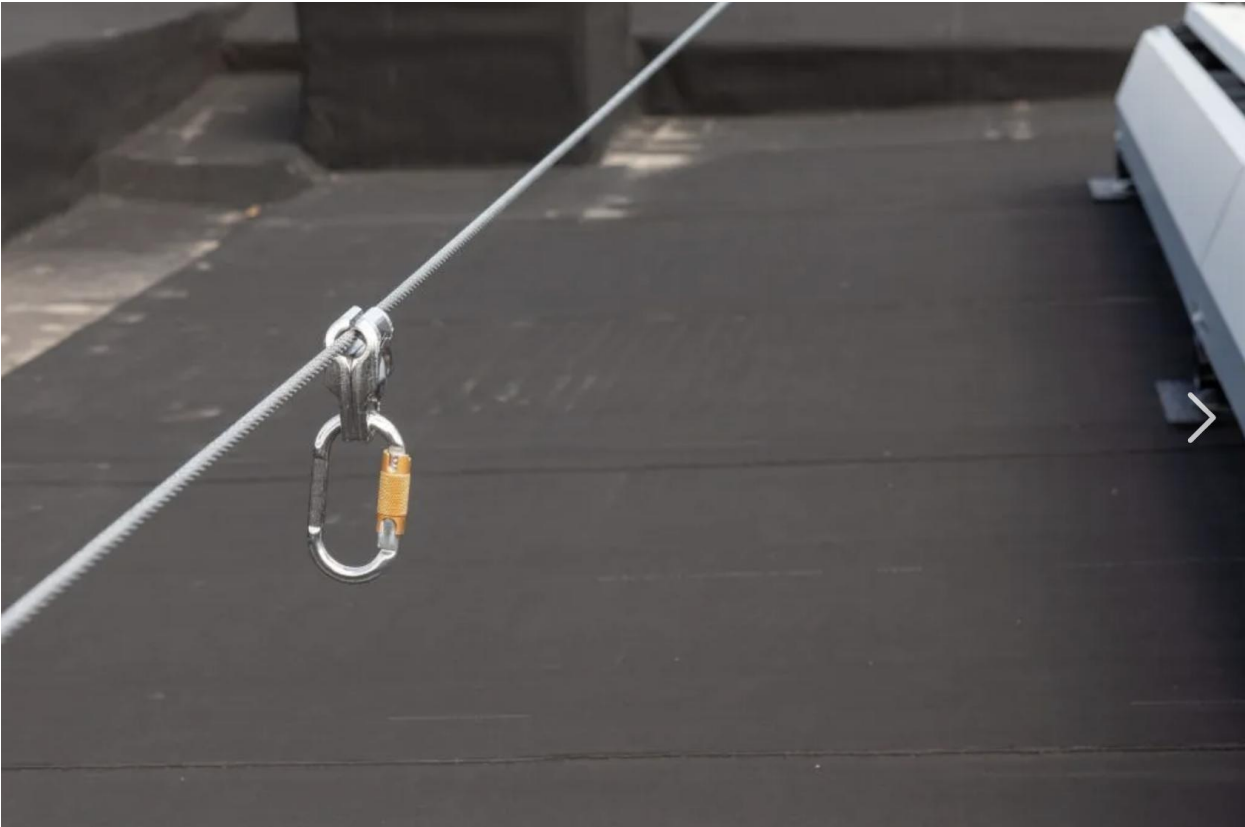
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 INDOOR UNITS RAV-HM561UTP-E/TR RAV-HM801UTP-E/TR RAV-HM901UTP-E/TR RAV-HM1101UTP-E/TR RAV-HM1401UTP-E/TR RAV-HM1601UTP-E/TR	 OUTDOOR UNITS RAV-GP561ATW-E/TR RAV-GP801ATW-E/TR RAV-GP1101AT(8)-E/TR RAV-GP1401AT(8)-E(1)/TR(1) RAV-GP1601AT8-E/TR	 RAV-GM561ATP-E/TR RAV-GM801ATP-E/TR RAV-GM901ATP-E/TR RAV-GM1101AT(8)PE/TR RAV-GM1401AT(8)P-E/TR RAV-GM1601AT(8)P-E/TR	 RAV-GV561ATP-E/TR RAV-GV801ATP-E/TR RAV-GV1101AT(8)P-E/TR RAV-GV1401AT(8)P-E/TR RAV-GV1601AT(8)P-E/TR	 REMOTE CONTROLS RBC-U33P-E RBC-AXU31-E	 RBC-AMSU51E-ES(EN) RBC-AMTU31-E RBC-ASCU11-E

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P+P 12mm Reusable Ladder Anchor #90481MK2



Front Image

P+P Product Code

90481MK2

Description

12mm reusable ladder anchor that can be used in concrete, rock, brick or other suitable substrates.

Material Specification

Stainless steel, & Neoprene rubber.

Attachment Point

Stainless Steel

Size / Length

Unit size 115mm. Insertion depth 60mm

12mm drill bit required.

Standards

For restraint only, 3kN Safe Working Load. Not For PPE

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t: +44(0)121 359 4561, email:sales@ppsafety.co.uk, www.ppsafety.co.uk

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