

Heritage Statement

Development Address: No.36 & No.38 Rose Street, Wokingham, RG40 1XU

Grade II Listed No. 1319154

Ref: P003.10-HS01

Date: 01.11.2024

Listed Building Application Reference Number: To be confirmed (application to be submitted)



Outline

This heritage statement has been completed in respect of proposals for alterations and refurbishment at 36 and 38 Rose Street, Wokingham, situated at NGR 481302, 168724. We have taken into account the setting of nearby heritage assets, the character and appearance of the Conservation Area, and how these elements of the historic environment may be affected by the proposals.

Proposal Summary

The proposed scheme is a light-touch cosmetic refurbishment of the properties without any change to the principal layout of the properties. The aim is to retain all visible historical and heritage features. Limited changes to the street elevation are proposed. Localised minor works to the render and paint finish, and replacement of the timber window frames, canopy and doors. Please see existing and proposed details.

P003.10-500-Proposed_Replacement_Entrance_Canopy-Rev-01

P003.10-500-Proposed_Replacement_Heritage_Style_Sash_Windows

P003.10-500-Proposed_Replacement_Timber_Front_Door

The rear elevation works include the removal of the conservatory to reintroduce separate access from the properties into separate private garden spaces. The removal of the conservatory does not require major structural works. As it is a simple lean-to structure and steel beam, with only making good of the masonry façade required.

Internally, a light touch refurbishment of the walls, floors and ceilings is proposed to enable the paint finishes to be refreshed and damaged areas caused by water damage to be made good. Fixtures and fittings such as kitchen units will receive cosmetic upgrades only.

The scheme retains the **Historic** features of the development including the **aesthetic value** of its original street façade and maintaining the **communal** significance that such historic buildings bring to the wider community.



Significance of the asset

Rose Street is believed to be the beginning of Wokingham's planned development. Its earliest mention is by the name La Rothe, which is descriptive in origin and denotes a cleared area.

The street is cigar-shaped, not parallel as it might appear at a glance; it remains narrow at either end, although the south-western end was substantially widened in the mid-20th Century to enable the easier passage of vehicular traffic. This form of layout is called an enclosed street, and it is easy to understand how, by blocking the narrow ends, the street would in effect be enclosed and contain any activities within its boundaries.

This would have been the natural place for the commercial activities of fairs and the market, prior to the transfer into the marketplace we know today.

Rose Street has a large number of timber-framed buildings, the earliest estimated to date from the 14th Century, although many of them are disguised by the much later addition of brick facades.

The street would have provided homes for a variety of townspeople, including both merchants and craftsmen; although it remains mostly residential today, it supports far fewer residents than in the past.

Rose Street lost several historic houses during the 20th Century, some replacement housing and others to car parking spaces. It remains however Wokingham's most important historic street, and it is hoped that future developments will allow its historic integrity to remain for future generations to admire.

The cottages are Grade II listed and described in the listed entry as a pair of two-storey houses, early 17th century and altered 20th century. The cottages are part timber framed, rendered and painted, part brick with an old tile gabled roof. They have a U-plan configuration with 2 gables at the rear, a

flat roof a 20th-century extension between the chimneys. There are 20th-century two-light casement windows with glazing bars and two 20th-century entrance doors in the centre.

Relevant Planning History

Rose Street is located within the Wokingham town conservation area (see figure 1), protected by policies within the District Councils Southeast Area Local Plan (adopted 1994) and the Deposit Draft District Plan. The adopted and draft plans include both site specific and general policies of preservation and enhancement of this conservation area and other historic parts of the district.

Rose Street is predominantly residential, and the buildings are small scale with the majority only two storeys high. The central section of the street consists of a long simple line of cottages, some dating back to the 14th century. The planning history for 36 and 38 Rose Street dates back to 1994. This was for the conservatory to the rear of the cottages. This was accepted under the condition that the roof construction was appropriate and in scale with the listed building.

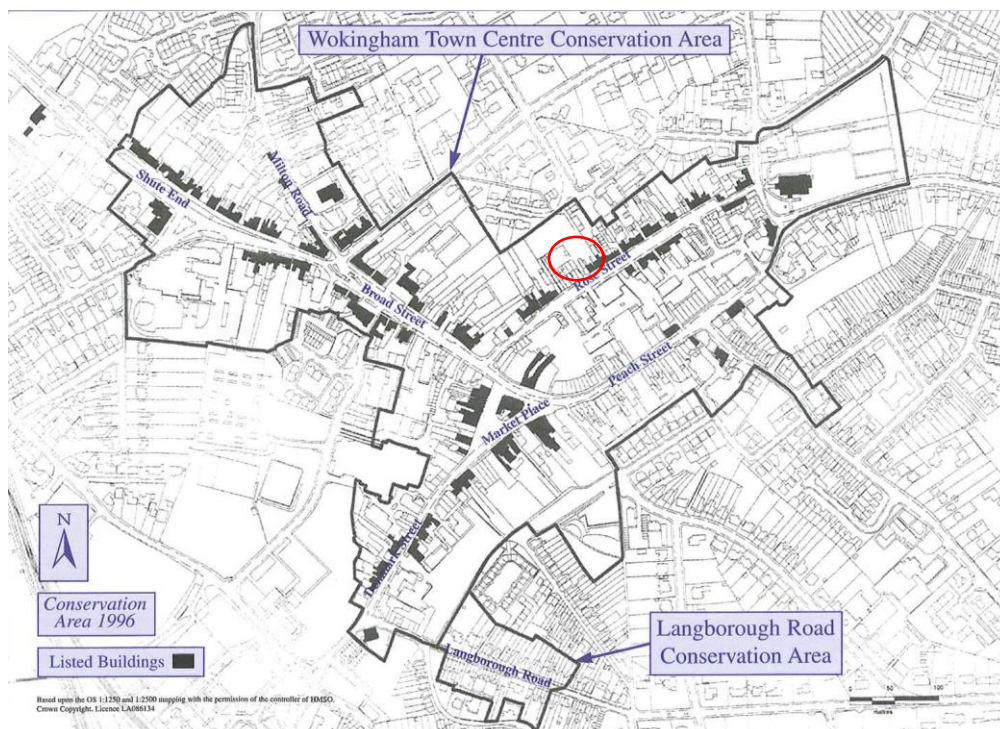


Figure 1

Limitations of data

Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Assessment Criteria

The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset.
Moderate adverse	Partial Loss or alteration of the assets or change in its setting leading to partial loss or reduction in the significance of the asset.
Minor adverse	Slight change from the pre-development conditions to the asset or change in its setting leading to a slight loss or reduction in the significance of the asset.
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset.
Minor beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

Table 1

Site Visit

The Listed Building and its setting were visited and assessed in respect of the proposals on 04/11/2024. The property was assessed internally and externally in respect of a number of proposed alterations which are set in the proposed works. In addition, the situation of 36 and 38 Rose Street relative to nearby listed buildings and its contribution to the character and appearance of the Conservation Area were also considered at this time. A selection of photographs taken during the site visit is included in this document whilst notes and observations made on site have been used to inform its assessments and conclusions.

Property Review

The properties consist of two terrace dwelling houses dated to the early 17th Century. The properties were altered in the 20th Century with some small extensions to the rear of both properties. The dwellings are constructed of part timber frame structure with rendered and painted, and part brick facades. The joined roof is an old tile gabled roof parallel to the street with flanking chimneys. Two lower gables project perpendicular to the rear. A 20th-century flat roof extension has been introduced between the rear gables. 20th Century 2-light casement windows with glazing bars are installed to the street elevation. Each property has a separate entrance door which is likely to be 20th Century adaptations with No.36 a raised and fielded Georgian-style door with fanlight and No.38 a plank panel door with visible studs. A joined canopy covers both front doors.



The rear elevation has been amended by the 20th Century extensions and with windows with turn opening vents and is primarily rendered masonry façade. The No.38 extension at first floor has a

timber shiplap cladding. A 20th Century Conservatory with fully glazed joisted roof frame lean-to construction and intermediate steel beam support was installed and shared by both properties. The properties share a central party wall. Each property consists of three storeys with a ground floor, first floor and second floor attic room. The properties do not have a basement level.



Conservatory – No.38 kitchen access



No.38 First Floor Extension

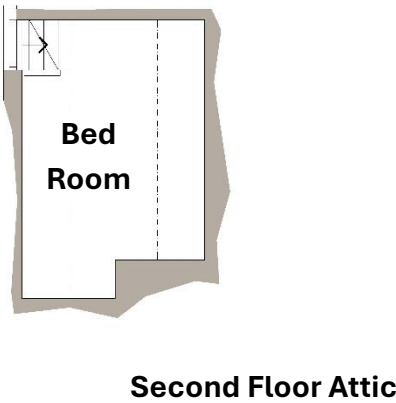
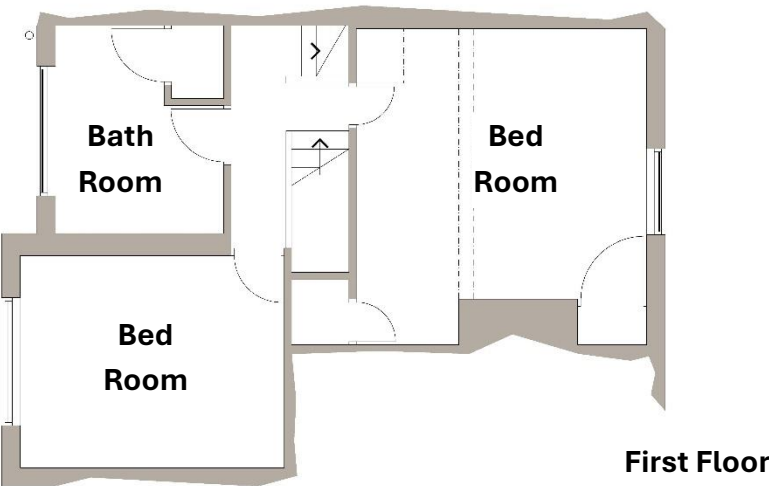
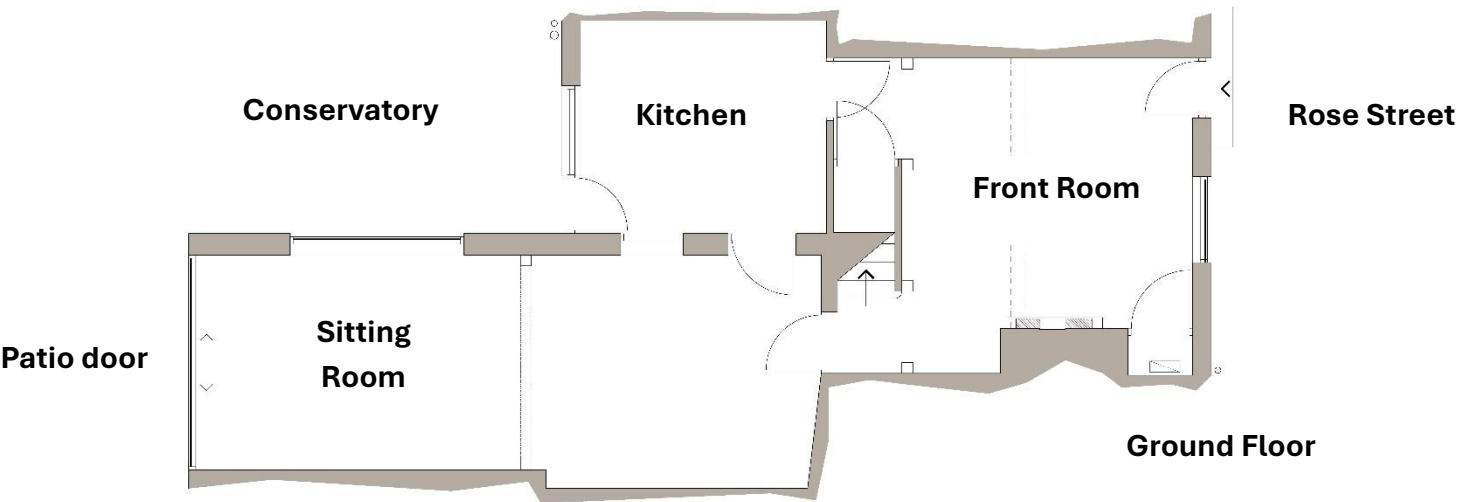


Conservatory roof with No.36 gable and flat roofing

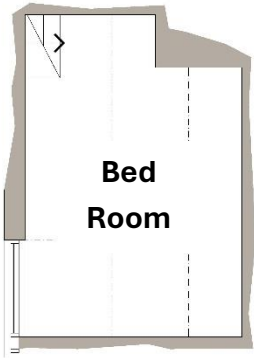
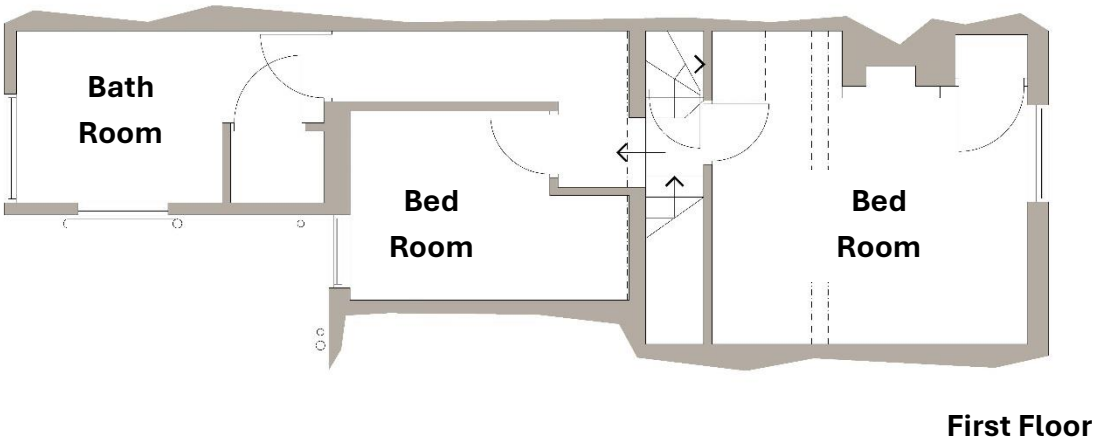
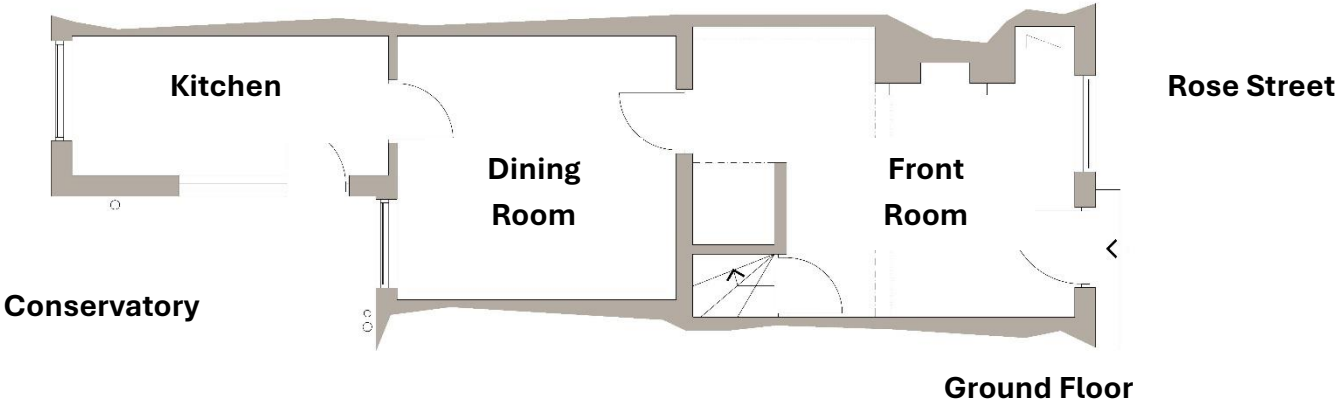


Gable end to No.36

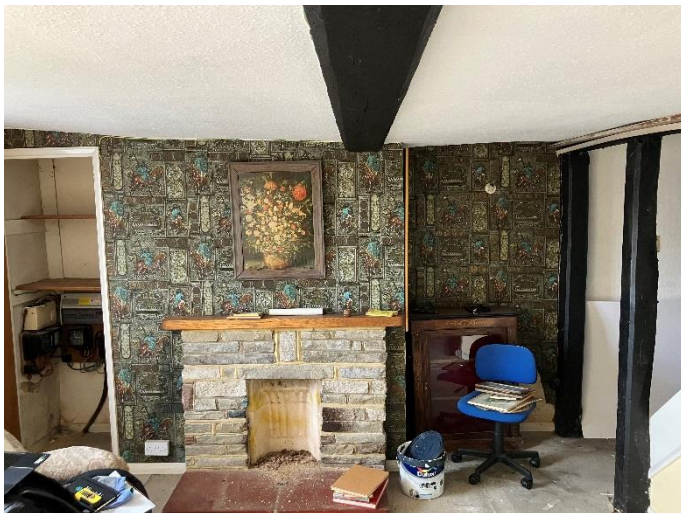
No.36 Existing Floor Plans



No.38 Existing Plans



Some internal timber frame feature beams and columns are still visible, but internal heritage features are not prominent with fireplace locations retained in some cases and over boarded in others.



No.36 exposed beams and modern fireplace



No.38 exposed beams and fireplace

Proposed works

The proposed scheme is a light-touch cosmetic refurbishment of the properties without any change to the principal layout of the properties. The aim is to retain all visible heritage features. No change to the street elevation is proposed except for localised minor works to the render and paint finish, and minor treatment to the timber window frames to enable the paint finishes to be refreshed in keeping with the street.

The rear elevation works include the removal of the conservatory to reintroduce separate access from the properties into separate private garden spaces. The removal of the conservatory does not require major structural works to remove the lean-to structure and steel beam, with only making good of the masonry façade required.

Internally, a light touch refurbishment of the walls, floors and ceilings is proposed to enable the paint finishes to be refreshed and damaged areas caused by water damage to be made good. Fixtures and fittings such as kitchen units will receive cosmetic upgrades only.

Reference Documents

P003.10-001 Existing Floor Plans No.36 All Levels

P003.10-002 Existing Floor Plans No.38 All Levels

P003.10-031 Existing Elevation – Street View

P003.10-032 Existing Elevation – Garden View

P003.10-131 Proposed Elevation – Street View-Rev-01

P003.10-132 Proposed Elevation – Garden View-Rev-01

Approved Document part M

Approved Document part B

References

Wokingham Borough Council - [Wokingham Town Centre and Langborough Road CA study.pdf](#)

Historic England - [Historic England - 36 AND 38, ROSE STREET, Wokingham - 1319154 | Historic England](#)

British National Grid - [BritishNationalGrid.uk](#)