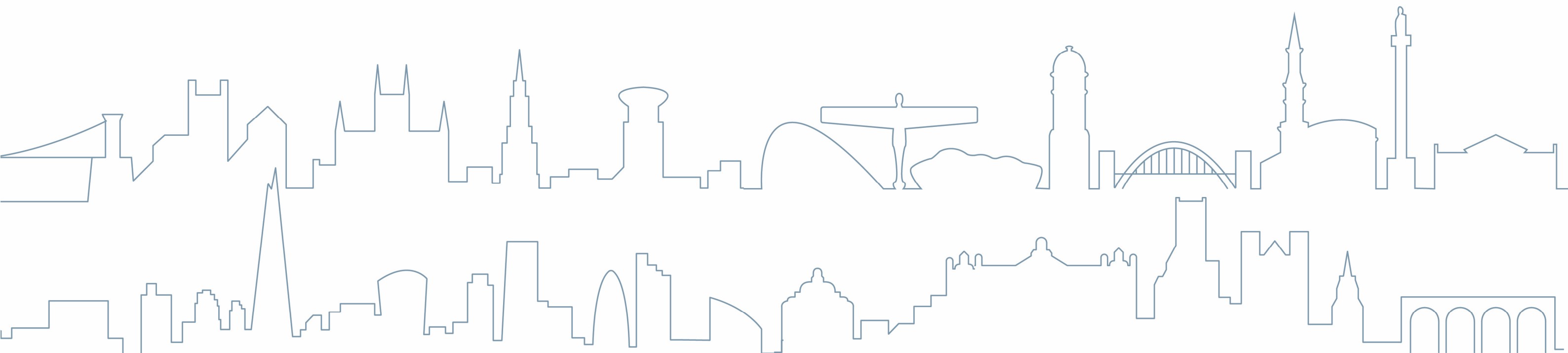


Heritage Statement

Broad Street Tavern, 29 Broad Street,
Wokingham, RG40 1AU



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1 Introduction

- 1.1.1 This Heritage Statement has been prepared on behalf of Wadworth Brewery Ltd. The assessment relates to the proposed works at Broad Street Tavern, 29 Broad St, Wokingham, RG40 1AU. The site falls within the jurisdiction of Wokingham Borough Council.
- 1.1.2 The Statement has been prepared by Heritage Potential. Heritage Potential is a team of heritage and planning specialists with joint MSc Historic Conservation and MRTPI accreditations. This joint heritage and planning specialism allows for effective balancing of the public benefits of proposals against any identified harm to heritage assets.
- 1.1.3 Section 2 of this statement describes the site and its surroundings.
- 1.1.4 Section 3 sets out the relevant legislation, policy and guidance framework.
- 1.1.5 Section 4 assesses the heritage significance of the Grade II Listed 29 Broad Street.
- 1.1.6 Section 5 describes the proposals
- 1.1.7 Section 6 assesses the impact of the proposals on the identified heritage assets.
- 1.1.8 Section 7 provides an overview of the proposal and draws conclusions.
- 1.1.9 Overall, this statement provides an assessment of the proposals in relation to the relevant national and local planning policies and demonstrates that:
 - The building’s adapted use as a public house has secured its long-term conservation and occupancy, unlike its previous use as an office;
 - The proposed works are all minor refurbishment works to areas already impacted by its conversion to a public house. The works are focussed on less sensitive areas and are considered necessary to support this successful use, ensuring the long-term conservation of the building by the present custodians.

2 Site Background and Planning History

2.1 Site Description

- 2.1.1
- Broad Street Tavern is located at 29 Broad Street, Wokingham. The building is Grade II listed and is located within the Wokingham Town Centre Conservation Area and an Area of High Archaeological Potential (Area 60).
- 2.1.2
- While the building is situated within Wokingham Town Centre Conservation Area, as the works are fully internal only the significance of the listed building will be assessed as part of this proportionate Heritage Statement.
- 2.1.3
- The building is a two-storey public house with a redbrick front façade, pitched roof and parapet with a central pediment.

Front Façade



Source: Heritage Potential

- 2.1.4
- The site is shown in the location plan below, with the surrounding listed buildings indicated with the blue pins.

Site Location



Source: Historic England

2.2 Planning History

2.2.1 The following applications are relevant to the applicant site:

Reference	Description	Decision and Date
L222585 & L222586	Application for Listed Building consent for the erection of a temporary marquee (retrospective).	Approved 29 September 2022
L191778 & L191779	Application for Listed Building consent for the proposed formation of the opening of the existing external wall and provision of a fire escape at Broad Street Tavern.	Approved 15 November 2019
L162376 & L162377	Listed building consent for proposed erection of external store for fridge/freezer on first floor terrace plus new steel supports.	Approved 03 November 2016
L/141781 & F/2014/1737	Proposed erection of a single storey rear extension, removal of existing raised planters, paving and decking.	Approved 10 December 2014
L002000	Proposed conversion of existing pergola to beer garden kiosk.	Approved 05 September 2000
A/1998/68044 & LA/1998/68045	Proposed erection of signs and lantern and retention of railings of front.	Approved 29 December 1998
LA/1998/67092	Proposed internal alterations to wine bar and repointing front elevation.	Approved 20 May 1998
F/1996/63818 & LA/1996/6389	Proposed alterations to listed building and formation of kitchen.	Approved 05 November 1997
44876 & 44877	Change of use of Offices (B1) to Restaurant and Wine Bar (A3) and part two storey and part single storey rear extensions.	Approved 02 October 1995
34272 & 34273	Change of use and part two storey and part single storey rear extensions.	Approved 23 November 1989

- 2.2.2
- The historic planning applications also illustrate that in July 1994, prior to the conversion to a restaurant and wine bar, the building had deteriorated to such an extent that emergency preventative works were carried out.

3 Legislation, Policy and Guidance

3.1 Heritage Legislation

- 3.1.1
- The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the ‘general duty as respects listed buildings in exercise of planning functions’, with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.1.2
- Section 66 (2) of the Act states that “a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”.
- 3.1.3
- In relation to the setting of listed buildings, the Court of Appeal clarified interpretation of Section 66 (1) within *Barnwell Manor Wind Energy Ltd v East Northampton District Council* [2014] EWCA Civ 137 (Royal Courts of Justice, 2014), ruling that the setting should be “given considerable importance and weight” when the decision maker carries out the balancing exercise.
- 3.1.4
- Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”.

3.2 NPPF (2024)

- 3.2.1
- The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16).
- 3.2.2
- The NPPF was updated again in February 2019 in order to provide definitions for housing need. No paragraph numbers changed as a result of this update. Similarly, an update was published in July 2021 and September 2023 with no associated changes to paragraph numbers.
- 3.2.3
- The most recent update was published on 12 December 2024. This update did not cause any changes to national heritage policy.
- 3.2.4
- There are proposed reforms to the NPPF, which are currently out for consultation. This has not yet been adopted.
- 3.2.5
- The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.2.6
- The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of “the desirability of sustaining and enhancing the significance of
- heritage assets and putting them to viable uses consistent with their conservation” (Paragraph 203).
- 3.2.7

‘Conservation’ is defined within the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance” (p. 72).

3.2.8

No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.

3.2.9

The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.
- | Term | Definition |
|-----------------------------|---|
| Heritage Assets | “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (p. 73) |
| Designated Heritage Assets | “A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” (p. 72) |
| Significance | “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p. 78) |
| Setting of a Heritage Asset | “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.” (p. 78) |
- 3.2.10

Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 202-221).

3.2.11

Paragraph 207 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 208).

3.2.12

Paragraph 210 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness. (p. 60)
- 3.2.13 Paragraphs 212-221 of the document discuss how potential impacts to heritage assets should be considered with paragraph 212 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.60).
- NPPF Degrees of Harm
- 3.2.14

Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.

3.2.15

Paragraph 214 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
 - the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.

3.2.16

Paragraph 215 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

3.2.17

In the case of impact on non-designated heritage assets, Paragraph 216 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.3 Planning Practice Guidance (PPG)
- 3.3.1

The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:
 - sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.
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3.4 Wokingham Local Plan

3.4.1 The Wokingham Local Plan constitutes the Core Strategy (adopted January 2010), and the Managing Development Delivery (adopted February 2014).

Core Strategy (2010)

3.4.2 **Policy CP3 ‘General Principles for Development’** states that planning permission will be granted for proposals that:

- Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- Provide a functional, accessible, safe, secure and adaptable scheme;
- Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses;
- Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;

3.4.3 **Policy CP14 ‘Growth and Renaissance of Wokingham Town Centre’** states that Wokingham, as a major town centre in Berkshire is considered suitable for growth. Proposals should retain and enhance the historic market town character of Wokingham and maintain its position in the Berkshire retail hierarchy by conserving and enhancing historic quality and interest.

Managing Development Delivery (2014)

3.4.4 **Policy TB24 ‘Designated Heritage Assets’** states that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

- 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.
- 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.

3.4.5 Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

3.4.6 **Policy TB25 ‘Archaeology’** states that Areas of high archaeological potential are shown on the Policies Map. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not

practical, applicants shall provide for excavation, recording and archiving of the remains.

3.5 Supplementary Planning Documents

3.5.1 The key Supplementary Planning Documents for these proposed works is the Wokingham Town Centre Masterplan (adopted June 2010) and the Wokingham Town Centre Conservation Area Appraisal.

Wokingham Town Centre Masterplan (2010)

3.5.2 This includes the established masterplan urban design strategy which states that development proposals should protect and enhance the character, appearance, setting and historic plan form of the town centre, and will be required to:

- achieve a high standard of design, with appropriate scale, height, massing and materials in accordance with the townscape appraisal provided in section 3 of this report;
- demonstrate the impact on the setting of the Town Centre Conservation Area in a Design and Access Statement;
- retain buildings which make a positive contribution including Listed Buildings and Buildings of Townscape Merit;
- enhance or replace buildings/structures which detract from the appearance and character of the area;
- safeguard important views and vistas to from and within the area;
- maintain the variety and richness of the local townscape such as routes, boundaries, plot widths and building lines;
- retain and restore traditional features such as historic shopfronts.

Wokingham Town Centre Conservation Area Appraisal

3.5.3 Wokingham Borough Council’s Wokingham Town Centre Conservation Area Appraisal describes the townscape character of the Wokingham Town Centre Conservation Area, describing the history and key features of the area and what makes it significant.

3.6 Emerging Local Plan

3.6.1 The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025. The key draft emerging policies are summarised below.

3.6.2 **Policy DH1 ‘Placemaking and quality design’** states that all new development must be of high-quality design to endure over the lifetime of the development and create a strong sense of place. A development proposal will be considered of high quality design where it achieves the following design principles:

- Reinforces or creates a positive sense of place and local distinctiveness through design that reflects and enhances the local natural, cultural and historic character of the area;

b) Does not prejudice by way of design and layout, the comprehensive development of a wider opportunity;

c) Where relevant, takes an integrated approach to placemaking which allows people to safely and conveniently access the services they need within and beyond the site;

d) Respects and enhances the local, natural and historic character of the area, paying particular attention to siting, layout, urban grain, rhythm, density, height, scale, bulk, massing, proportion, enclosures, materials and detailing;

e) Embraces opportunities for innovative design and new technologies, where appropriate, which sympathetically complement or contrast with the character and appearance of an area;

f) Provides a layout and form that delivers energy efficient buildings in accordance with Policy CE1;

g) Optimises the efficient use of land, with higher development densities provided in town centres and other sustainable locations.

3.6.3 **Policy DH5 ‘The Historic Environment’** states that Designated heritage assets, including Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens, are irreplaceable resources that, subject to their significance, should be conserved for the benefit of future generations.

3.6.4 Development proposals should conserve and, wherever possible, seek to enhance, the archaeological, architectural, artistic or historic interest of all heritage assets, including the contribution made by their setting. This will be achieved through:

a) Identifying and understanding the heritage assets that may be affected by the proposed works, at an early stage in the design process;

b) Supporting works that secure the sensitive use, enjoyment, conservation and/or enhancement of heritage assets and their settings, particularly in relation to designated assets identified as being at risk; and

c) Retaining and/or incorporating existing features or details of historic or architectural interest and/or design quality into the scheme through the sensitive design of development.

3.6.5 Where development proposals have the potential to affect a heritage asset and/or its setting, a heritage assessment should be prepared in a level of detail proportionate to the asset’s importance. This assessment should be submitted as part of a planning application and should describe the significance of the heritage asset and its setting, before assessing the potential impact of the proposal on its significance.

3.6.6 Development proposals that would cause substantial harm to, or total loss of significance of a designated heritage asset, will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm, or where all the following criteria apply:

- The nature of the heritage asset prevents all reasonable uses of the site;
- No viable use of the heritage asset can be found through appropriate marketing that will enable its conservation;
- Conservation by grant-funding or another form of not-for-profit, charitable or public ownership is demonstrably not possible; and

- d) The harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.6.7 Where a development proposal would cause less than substantial harm to the significance of a designated heritage asset, clear and convincing justification will need to be provided to demonstrate the public benefits of the proposal that could not otherwise be achieved. The level of public benefit must outweigh any harm to a designated heritage asset.
- 3.6.8 Local Historic Parks and Gardens and Areas of Special Character are included on the Policies Map. All non-designated heritage assets are identified and recorded on the council's website.
- 3.6.9 Development proposals should demonstrate how the traditional, historical, local and special character of a building, area, park or garden and its setting has been preserved and enhanced. This will enable an assessment of the degree of harm to, or loss of, non-designated heritage assets, balanced against their significance, the positive contribution made by the development and the extent to which any harm can be justified or mitigated.

4 Heritage Significance of 29 Broad Street

4.1 List Description

4.1.1 No. 29 Broad Street was designated as a Grade II listed building on 12 November 1951. The list entry (1118041) describes the building as:

House, now offices. Late C16 rebuilt mid C18, with C19 extension, altered C20. Brick, formerly tuck pointed with traces remaining, old tile gabled roof. Irregular plan with one framed bay remaining, an C18 rebuilt stair turret and late C19 extension at rear. 2 storeys. One flank chimney on left, one similar but taller on right. Small central pediment with moulded cornice projecting over moulded brick strings, flanked by stone coped parapet. Blocked arched window in pediment, 2 sash windows with glazing bars and architrave frames on first floor, and a central recessed panel between. On the ground floor 2 sash windows with glazing bars, tripartite on the left; a central 6 panelled door with arched brick hoodmould and plain semi-circular fanlight. All windows have gauged brick arches. Return west front has thin C19 framing with brick infill and an old tile gabled roof; plain brick gable on right.

4.2 History

4.2.1 The list description dates the earliest part of the building to the late 16th century and was rebuilt in the mid-18th century. It is unclear how much of this original fabric was rebuilt but it is likely that very little of the original fabric of the house remains. The front historic core is the most sensitive as it is the most likely to include the remaining late 16th century fabric fronting onto Broad Street.

4.2.2 The building was historically a house with rear outbuildings. These outbuildings and the building's high street position could indicate that it had a partial commercial use at an early date, but this is unconfirmed in historic records.

4.2.3 The 1839 tithe map shows the positioning of the historic core of structures and the rear outbuildings and extensions along the northern boundary of the plot. By this date, the historic croft to the rear was separated from the street-front toft as shown by the '28' plots to the rear.

1839 Tithe Map



Source: The Genealogist

4.2.4 The 1875 OS map shows the historic core building and the northern extension. The row of outbuildings has been demolished by this date. This map more clearly illustrates the front boundary walls seen along Broad Street.

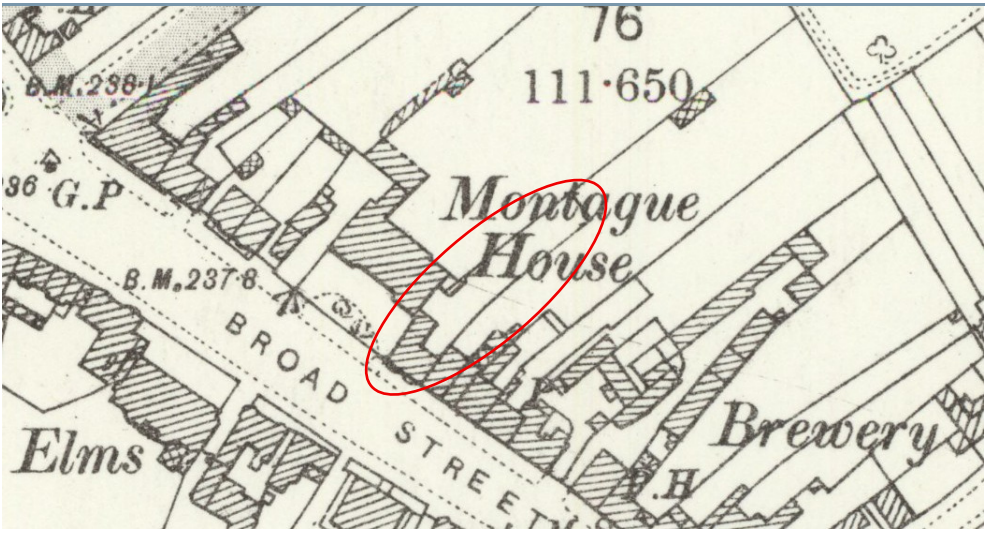
1875 OS Map



Source: NLS

4.2.5 The 1899 OS map illustrates a similar plot form, as shown below.

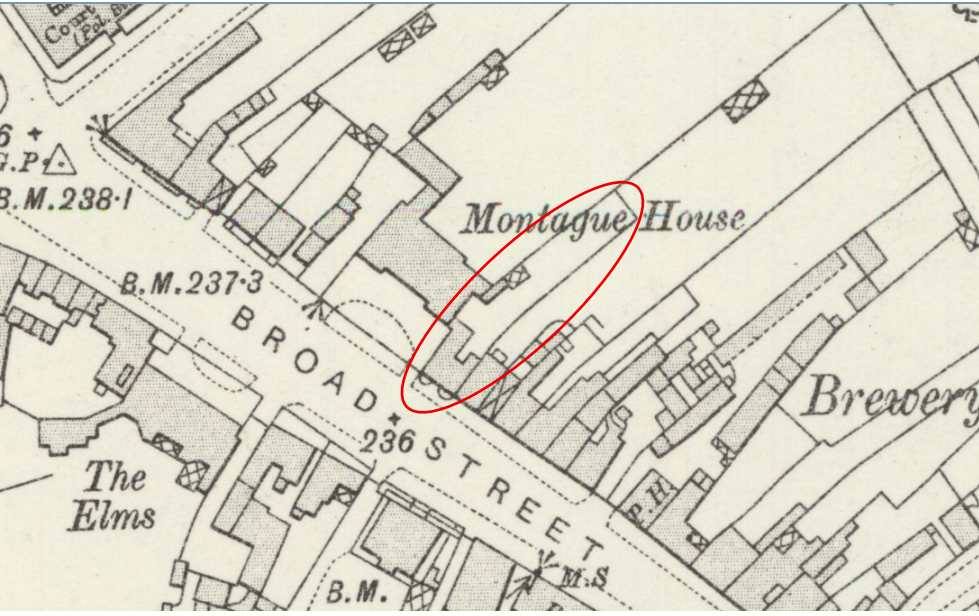
1899 OS Map



Source: NLS

4.2.6 Between 1899 and 1911, another small rear extension was constructed, as well as a rear greenhouse to the garden.

1911 OS Map



Source: NLS

4.2.7 The 1933 OS map illustrates that there was no further alteration in the early 20th century.

1933 OS Map



Source: NLS

4.2.8 The 1946 aerial photograph of the site is shown below. This is blurry and of poor quality but does illustrate the main rear extension.

1946 Aerial Photograph



Source: Historic England

4.2.9 The 1965 external photograph of the front elevation, shown below, illustrates the historic brick façade. The small boundary walls are also present, but there are no railings.

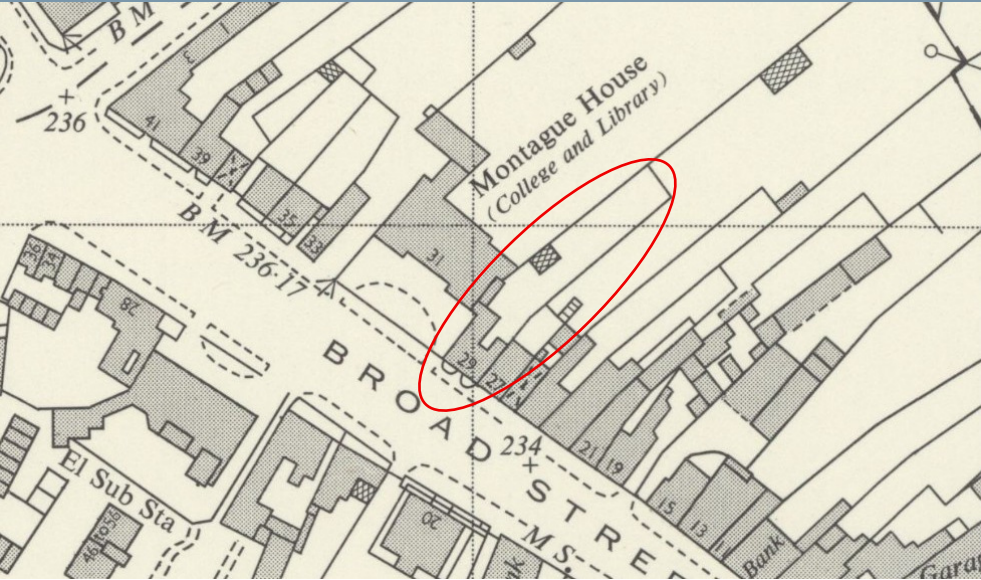
1965 Photograph



Source: Historic England

4.2.10 By the 1965 OS map, the rear outbuilding was removed but the rear glazed outbuilding was retained. There was no change to the main plot by this date.

1969 OS Map



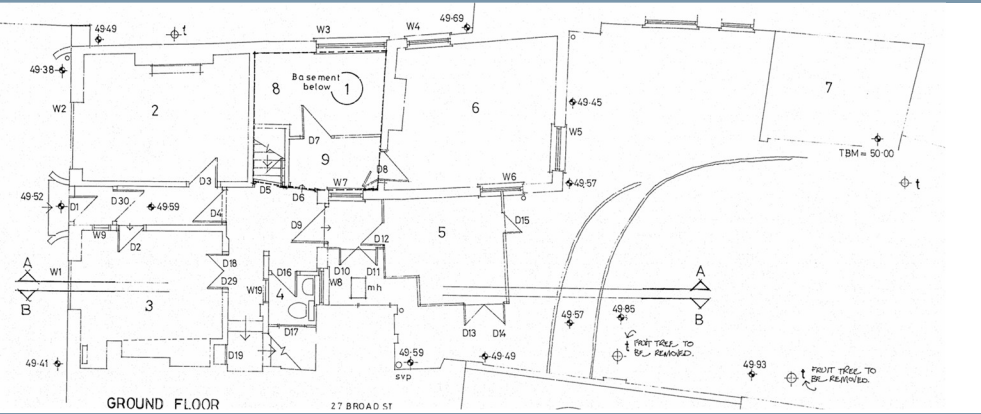
Source: NLS

4.2.11 At some point within the site's history, the building was converted from a residential use to an office use. The exact date of this is unclear as it is not recorded in the planning history or archival records but it would have taken place before the listing in 1951 as it is identified as 'House, now Offices' in the list description.

4.2.12 The October 1995 approval for the change of use and part two storey and part single storey rear extensions (ref: 44876 and 44877), was supported by the Conservation Officer as it would bring the building back into use and result in its renovation. The building was in a poor state of repair and was so significantly deteriorated that in July 1994 it required emergency repair works.

4.2.13 The Committee Report for this application also noted that while a similar proposal was approved in 1989, it was unable to be implemented due to the financial constraints of the applicant. The report noted that the 1995 works were less damaging to the historic integrity of the building than those approved in 1989 but would still ensure the unattractive 20th century additions would be remove and the front elevation would be fully restored.

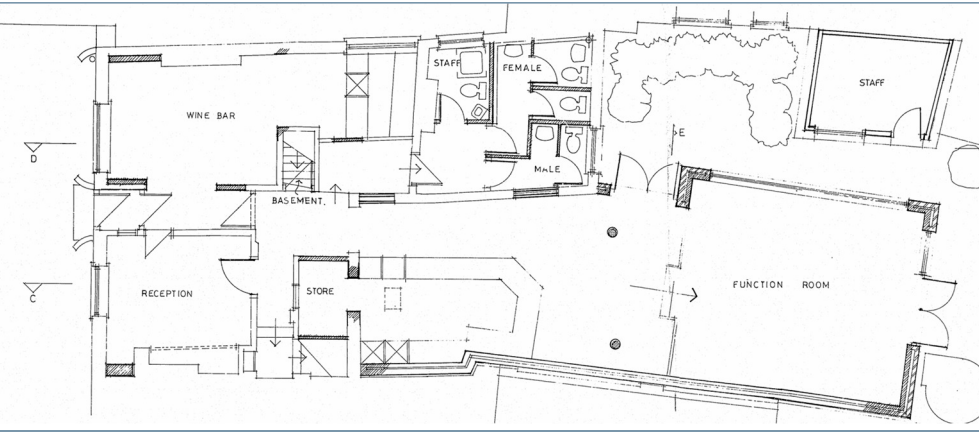
1995 Existing Ground Floor Plan



Source: Wokingham Borough Council

4.2.14 The proposed plan below illustrates the rear extension to include the WCs, the new bar as well as the function room and staff block to the rear of the plot. An opening was formed in the wine bar.

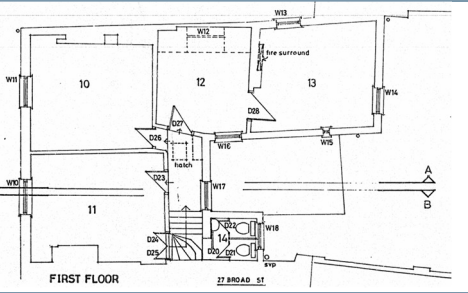
1995 Proposed Ground Floor Plan



Source: Wokingham Borough Council

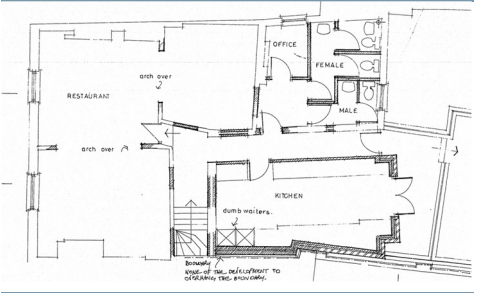
4.2.15 The proposed works to first floor included the formation of a kitchen within the two storey extension and another WCs.

1995 Existing First Floor Plan



Source: Wokingham Borough Council

1995 Proposed First Floor Plan

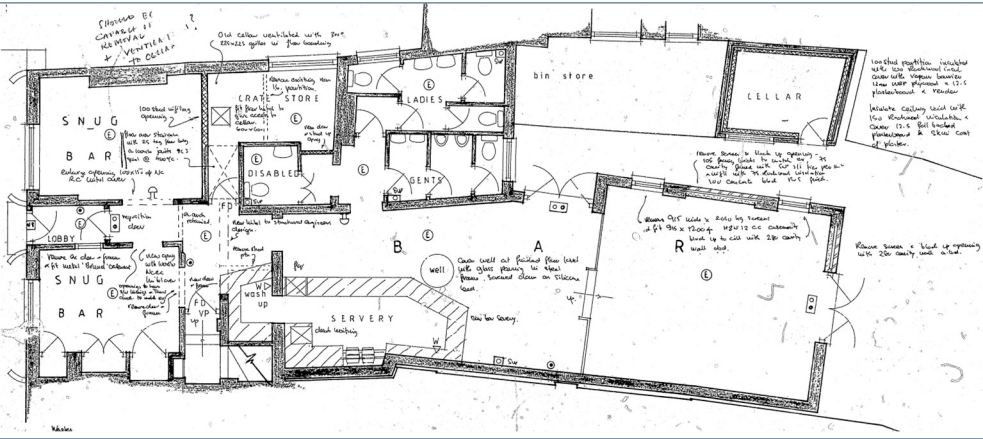


Source: Wokingham Borough Council

4.2.16 In 1997 (ref: F/1996/63818 & LA/1996/63819), proposed minor internal alterations to the kitchen extension were approved following the 1995 approval. The alterations are unclear from the poorly copied and saved planning documents, but it appears to be alterations to the side openings, rear elevation and roof structure of the kitchen extension. Some additional openings at first floor were proposed but it seems from the documentation that this was amended and reduced back to the openings seen on the 1995 approval.

4.2.17 In 1998 (ref: LA/1998/67092), there was an application for minor internal alterations. The proposed ground floor alterations are shown below. These included new openings to the front rooms, repointing the front elevation, removing elements of stud partitions and providing new structural support, new bar servery and alterations to the rear extensions.

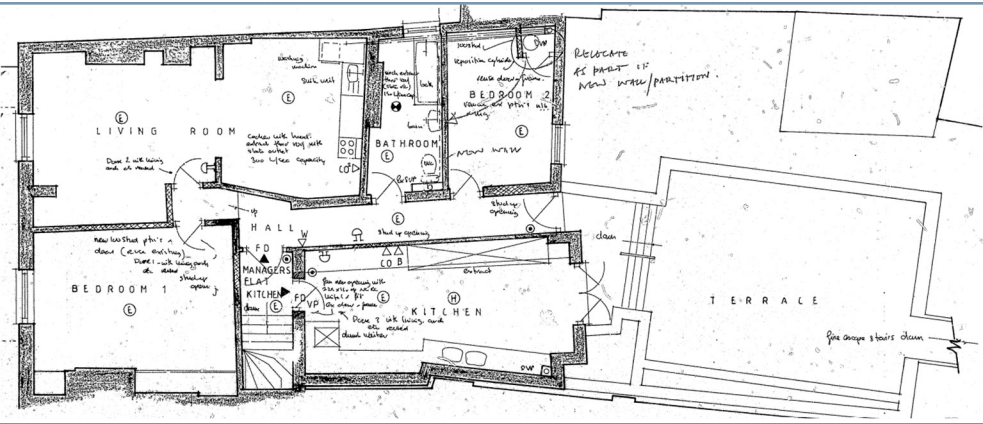
1998 Proposed Ground Floor Plan



Source: Wokingham Borough Council

4.2.18 The proposed alterations to the first floor included new stud partitions to form a living room, a bathroom and two bedrooms as part of staff accommodation. This floor still contained a kitchen for the public house as well as a terrace to the rear. This is shown below.

1998 Proposed First Floor Plan



Source: Wokingham Borough Council

4.2.19 There were also additional signage applications for externally illuminated signs (ref: A/1998/68044), a lantern and the retention of the railings to the front elevation (ref: LA/1998/68045). The plans for these were not available from the Council and so it is unclear whether the application included information of when the front railings were first installed. However, from photographic evidence, these railings were installed between 1965 and the 1998 application, as shown below.

1965 Photograph



Source: Historic England

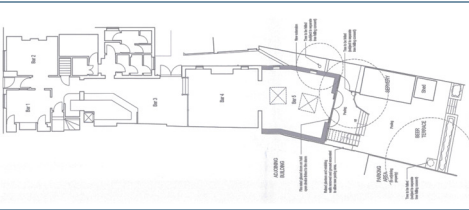
Existing Railings



Source: Heritage Potential

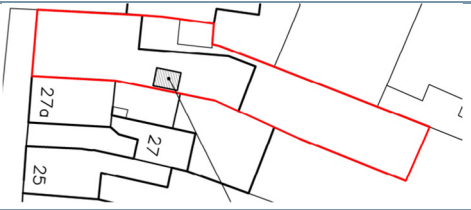
- 4.2.20 External alterations were also undertaken in 2000, with the proposed conversion of the existing pergola to a beer garden kiosk (ref: L002000).
- 4.2.21 Additional rear alterations were also approved in 2014 (ref: L/141781 & F/2014/1737), for the proposed erection of a single storey extension to the rear, removal of existing raised planters, paving and decking, and 2016 (ref: L162376 & L162377), for the proposed erection of an external store for fridge/freezer on first floor terrace.

2014 Proposed Plan



Source: Wokingham Borough Council

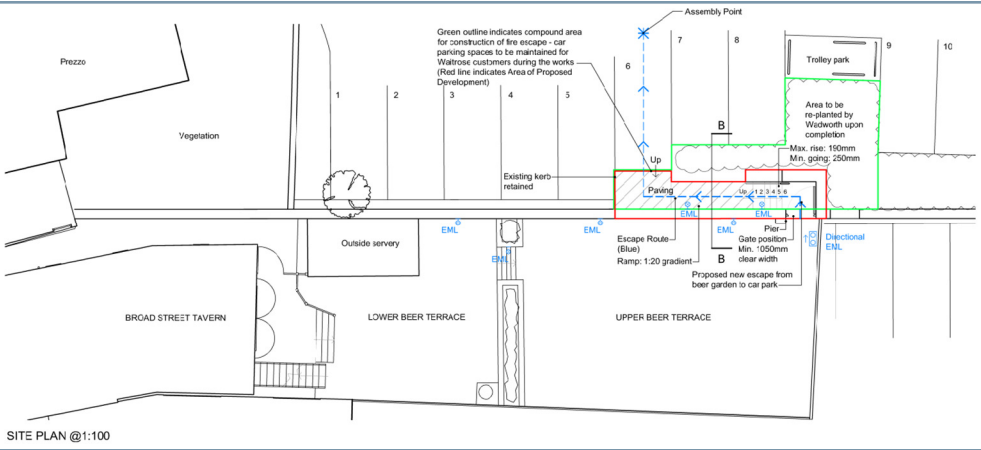
2016 Proposed Plan



Source: Wokingham Borough Council

4.2.22 The approved 2019 application (ref: L191778 & L191779) also included formation of the opening of the existing external boundary wall and provision of a fire escape in the rear of the plot.

2019 Proposed Plan



Source: Wokingham Borough Council

4.2.23 The most recent approval at the site includes the 2022 erection of a temporary marquee (ref: L222585 & L222586).

4.3 Statement of Significance

Historic Interest

- 4.3.1 The historic interest of the building is largely found in the core historic fabric and the front elevation. Due to the history of alteration and continued extension, dating at least as early as the 19th century and continuing throughout the 20th and 21st centuries. This building has seen internal and external alterations, particularly to the rear of the plot.
- 4.3.2 The building has had various uses, as it was originally constructed as a house, converted in the 20th century to offices and converted in 1995 to a public house. This evolution has been accompanied by various internal alterations and fit outs that have been necessary to accommodate new functions.
- 4.3.3 The building's modern use as a public house has been successful and ensured the long-term occupation and conservation of the building. This is particularly important in light of the 1994 emergency repair works from the building's lack of use and disrepair as offices.

Architectural Interest

- 4.3.4 The key architectural interest of the building can be identified in the interesting form of the front elevation with red brick detailing and central pediment, moulded cornice and brick strings with a stone coped parapet. The blocked arched window in pediment at first floor provides interest as it is used as a form of traditional signage for the public house.
- 4.3.5 Due to the history of alteration and extension, the key historic core to the front of the plot provides some architectural interest, where the plan form is conserved, although this has been continually altered. Beyond this historic core, much of the internal fabric has been changed through the various uses of the building throughout the 20th and 21st centuries.

Artistic Interest

- 4.3.6 There is limited artistic interest in the building.

Archaeological Interest

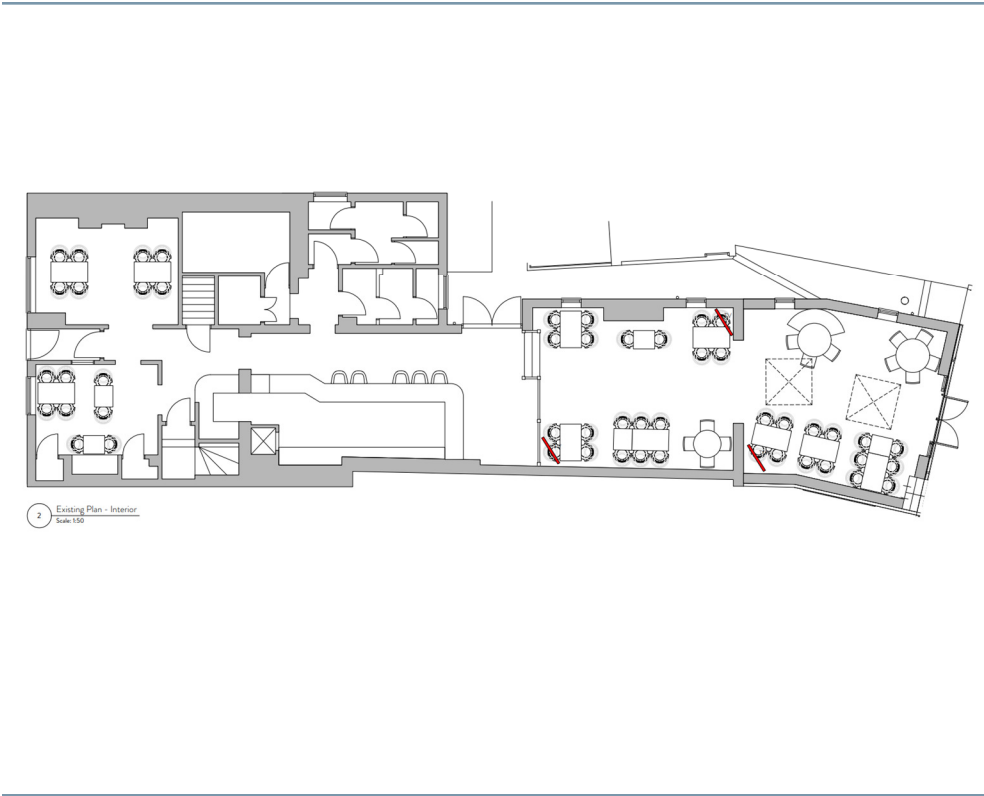
- 4.3.7 The site is located within an Area of High Archaeological Potential (Area 60). Any further assessment of archaeological interest is beyond the scope of this report.

5 Proposals

5.1.1 The proposed works to the site are entirely located within the interior of the ground floor. These works include:

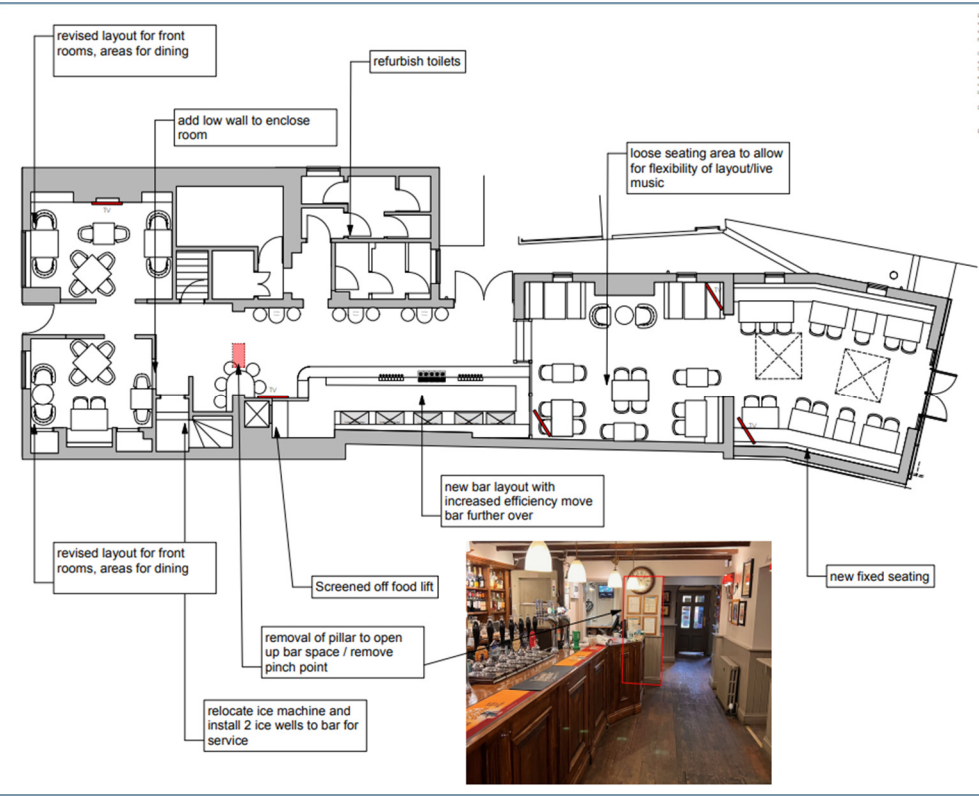
- Addition of a low wall to enclose room;
- Removal of pillar to open up bar space;
- Screening of food lift;
- Refurbish toilets;
- New bar layout;
- New fixed seating to rear.

Existing Ground Floor Plan



Source: Simple Simon

Proposed Ground Floor Plan



Source: Simple Simon

6 Heritage Impact Assessment

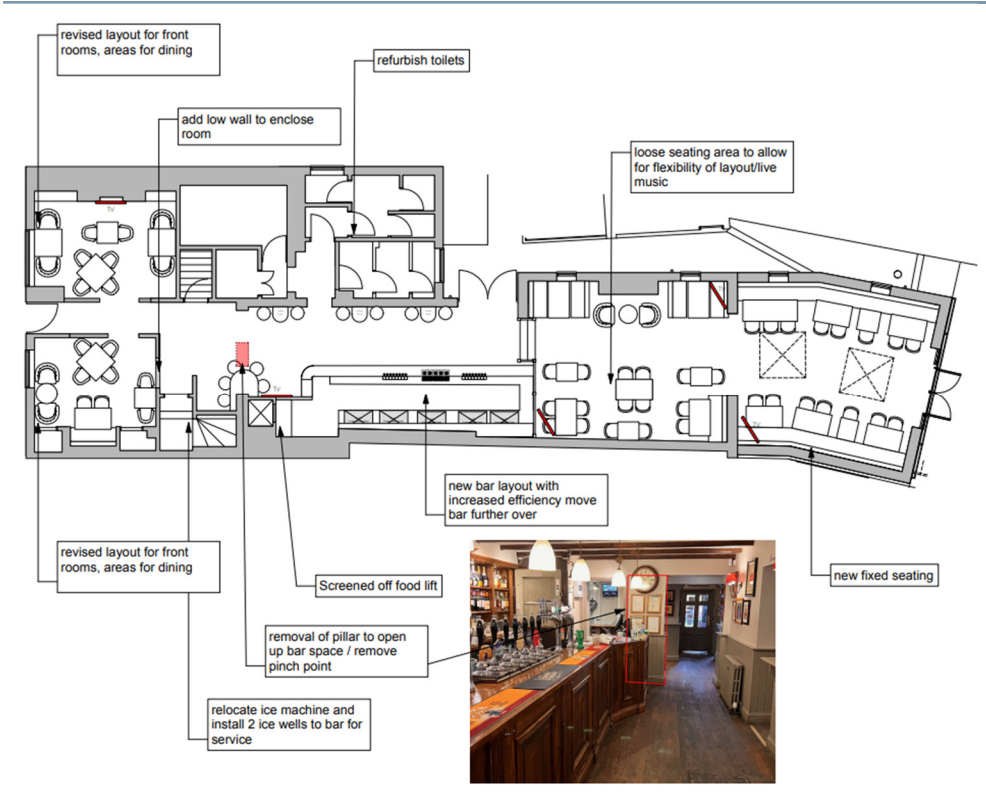
6.1 Introduction

- 6.1.1 The main consideration of this heritage assessment is:
- The Impact on the Significance of 29 Broad Street.

6.2 Impact on the Significance of 29 Broad Street

6.2.1 As mentioned in Section 4 of this Statement, the building’s use as a public house has been successful and ensured the long-term upkeep of the building. This is particularly important in light of the 1994 emergency repair works which were necessary due to the building’s lack of use as offices. Therefore, the conversion to a public house has been beneficial and should be supported to ensure the long-term conservation of the building. These works seek to continue this use and constitute minor refurbishment works necessary for a public house.

Proposed Plan



Source: Simple Simon

6.2.2 The proposals include the addition of a low wall to enclose the front room, as shown below. The planning history illustrates that this opening was previously a door but was opened up in 1998. The low wall will enclose the room but this will be a minor and reversible alteration that will not harm the listed building, considering its modern alteration.

Existing Front Room (Area of Proposed Alteration Circled)



Source: Heritage Potential

6.2.3 The proposed works to the bar area include the removal of pillar to open up bar space, the installation of a new bar, and new screening to the food lift.

Existing Bar and Pillar



Source: Heritage Potential

6.2.4 The pillar itself is a feature retained from the 1995 conversion of the building to a public house. It currently provides a pinch point which restricts customer circulation in a critical trade area between the front door and bar servery. It is therefore an appropriate and important intervention to future proof the functionality of this space. The removal of this pillar will better ensure the interior can function efficiently as a public house. It relates to a minor change within a plan form that has already moved on considerably from its historic intention.

- 6.2.5 The proposals include the installation of a new bar. This bar is modern, first installed as part of the 1995 conversion, and altered again as part of the 1998 works.
- 6.2.6 Similarly, the screening of the food lift is a simple alteration to the modern fabric related to the public house installation.
- 6.2.7 The proposals to refurbish the existing toilets are a minor alteration to modern fabric which are typical refurbishment works for a public house.
- 6.2.8 The proposed new fixed seating to rear is within the 2014 extension and therefore will not impact any historic fabric.

Rear Seating Area



Source: Heritage Potential

6.3 Summary

- 6.3.1 The proposed works are all typical refurbishment works that are necessary to continue the use of this building as a successful public house which is the best way to continue to conserve the building’s heritage significance, particularly considering its history of under-use and disrepair.
- 6.3.2 None of the proposed works would result in any harm to the listed building and are considered to be compliant with the current Local Plan (2010), including policies CP3, CP14, and TB24. As the works will secure the sensitive use and conservation of the listed building, they are also compliant with the Emerging Local Plan, namely policies DH1 and DH5.

7 Conclusion

- 7.1.1 This Heritage Statement provides an assessment of the works in relation to the relevant national and local planning policies. The heritage assessment demonstrates that the proposal could positively improve the design and functionality of the interior.
- 7.1.2 The assessment highlights the importance of the site’s history including the alterations impacting the site. This assessment concludes that:
 - The building’s use as a public house has secured its long-term conservation and upkeep, unlike its historic under-use and eventual disrepair as an office;
 - The proposed works are all minor refurbishment works which continue to support this successful use and ensure the long-term conservation of the building.
- 7.1.3 For the above reasons, none of the works proposed would result in ‘harm’ to the listed building. As such, paragraphs 214 and 215 of the NPPF do not need to be engaged. The works also fully comply with local policy and guidance, as referenced above.