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SPECIALIST PLANNING & HERITAGE CONSULTANTS

Heritage, Design and Access Statement

No.37 Rose Street, Wokingham

For Mr and Mrs Van Vilet

FEBRUARY 2026

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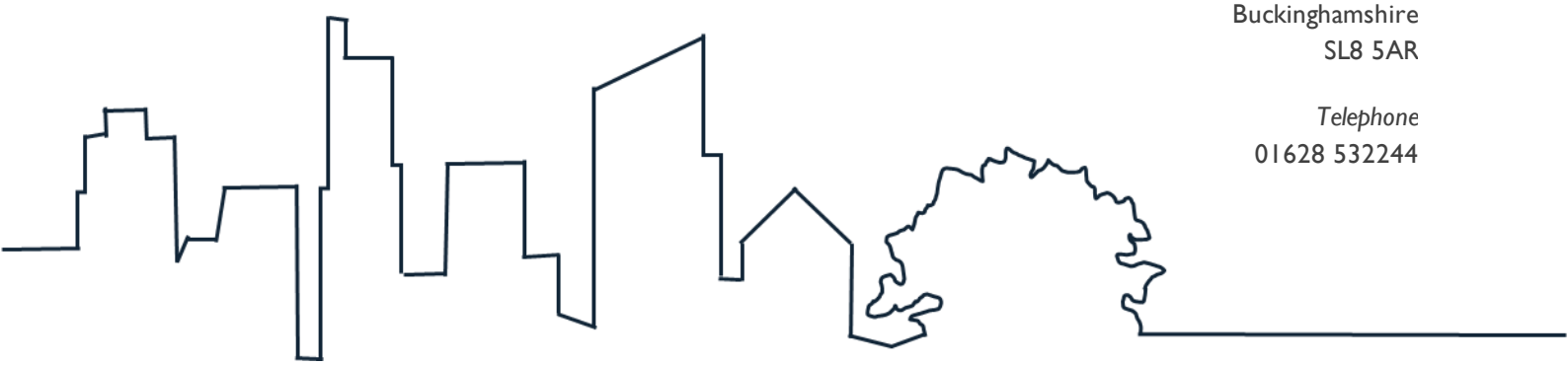

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1 INTRODUCTION

1.1 This heritage statement has been prepared by Walsingham Planning and Heritage on behalf of the clients Mr and Mrs Van Vilet. It relates to a listed building consent for "replacement windows on the rear elevation, insertion of wood burner and associated flue liner, installation of insulation to roof and reconfiguration of modern extension" at No.37 Rose Street, Wokingham.

1.2 No.37 Rose Street is a timber framed house with brick infill panels which dates from 1450. The property forms part of a terrace along with Nos.33-39 (odd); all the properties within the terrace are Grade II* listed. The property is also sited within the Wokingham Town Centre Conservation Area.

1.3 The proposed scheme of works has been carefully considered to ensure that there is no harm to the significance of the asset, whilst ensuring the building can continue to function sustainably as a family home.

1.4 The purpose of this report is to provide an overview of the Grade II* designated heritage asset and assess the potential impact that the scheme would have on the significance of the asset and its setting.

1.5 The report has been produced in accordance with the requirements of the National Planning Policy Framework (December 2024), National Planning Policy Guidance, and the Historic England Good Practice and Advice Notes "Managing Significance in Decision-Taking in the Historic Environment" published in 2015 and "The Setting of Heritage Assets" published in July 2017. These require applicants to make an assessment of the significance of Heritage Assets and their settings in relation to proposed development and make an assessment of the impact of their proposals upon them.

1.6 The statement demonstrates to the Council that the significance of the historic environment has been fully assessed and understood and that the conservation impacts of the proposed scheme have been properly considered as an integral part of the proposals and have informed the accompanying design process.

2 SITE CONTEXT

2.1 Rose Street is positioned within the town centre of Wokingham and is sited approximately 200m to the west of All Saints Church with the road providing a direct link between the Church and Broad Street and the Market Place.

2.2 Rose Street is largely residential on its easternmost edge, consisting of predominantly two storey timber framed and brick buildings with pitched roofs which are covered with clay tile. Rose Street was laid out in the 13th Century, as a planned extension to the town, and retains a strong sense of scale and rhythm to the street scene, created by the width of the burgage plots and the scale of the timber framed, vernacular buildings.

Figure 1: View to the east along Rose Street, with No.37 positioned on the right hand side.

2.3 The historic and architectural qualities of the area is reflected in the number of listed buildings within the street; Nos. 33-39 (odd) are a Grade II* listed terrace, and there are an additional 10 Grade II listed buildings within 50m of No.37. Figure 1 and table 1 show the listed buildings within 50m of No.37 Rose Street. As indicated in Figure 1 there are a more listed building extending along the full length of Rose Street.

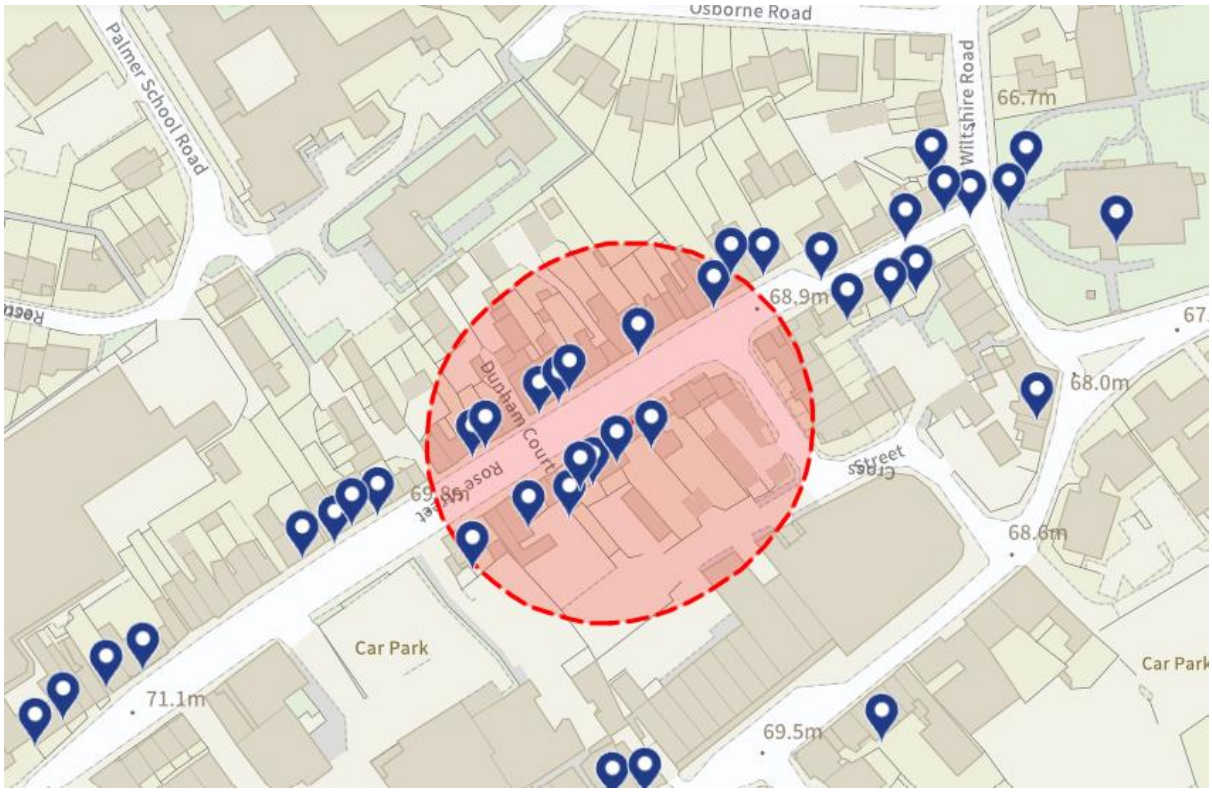

Figure 2: Designated Heritage Assets within Rose Street, with 50m radius indicated.

Property	Grade	List Entry No.
No. 25 Rose St	II	1319177
Nos. 27 and 29 Rose St	II	1118000
Nos. 31 and 31A Rose Street	II	1118001
No. 33 Rose Street	II*	1319178
Nos. 35 and 35A Rose Street	II*	1118002
No. 37 Rose Street	II*	1303276
No.39 Rose Street	II*	1118003
Nos. 46,48 and 50 Rose Street	II	1118035
The Small House	II	1155486
The Metropolitan Public House	II	1118036
No. 60 Rose Street	II	1155492
No. 62 Rose Street	II	1319155
Paradise Cottage The Old Bakery	II	1155497
No.78 Rose Street	II	1118037

Table 1: Designated heritage assets within 50m of No.37 Rose Street

2.4 No. 37 also is sited within the Wokingham Town Centre Conservation Area. The Conservation Area was designated in 1970 and extended in 1986 and subsequently in 1996. The conservation area benefits from an adopted character appraisal titled "Wokingham Town Centre and Langborough Road Conservation Area Study" produced by Wokingham District Council in 1996. The boundary map of the conservation area is detailed below.

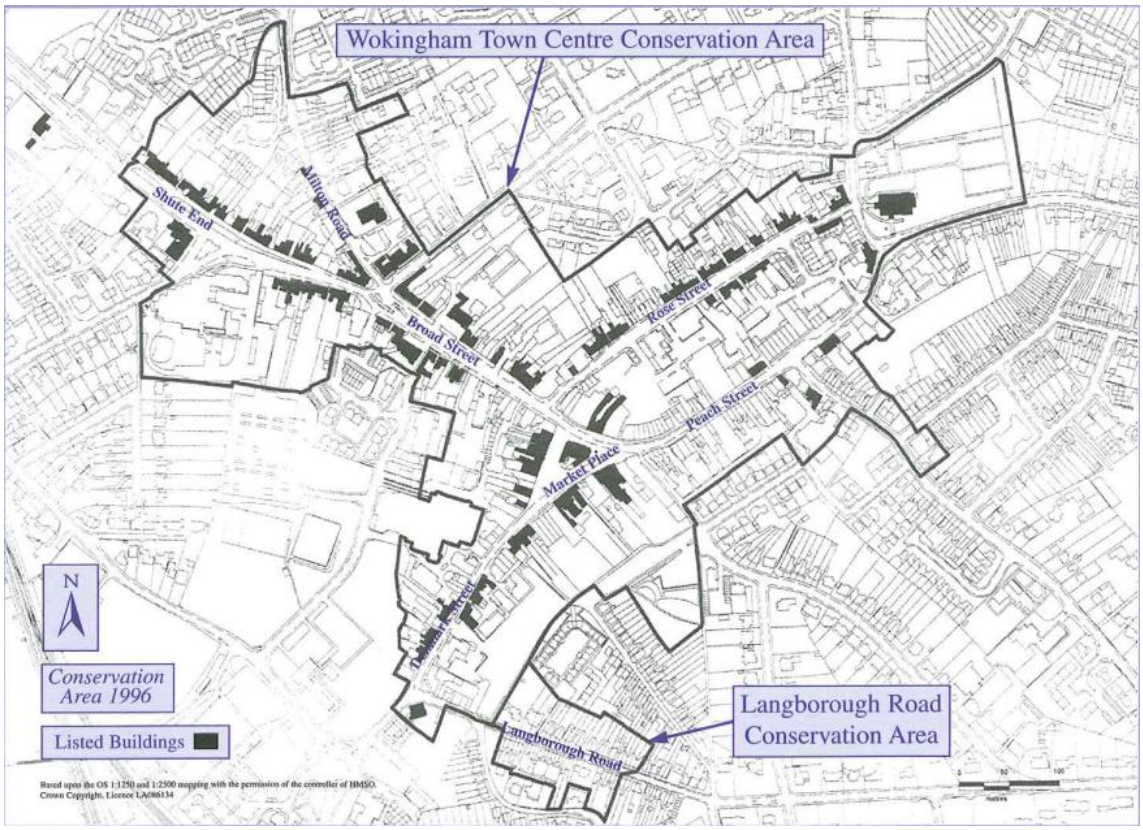

Figure 3: Boundary Map of the Wokingham Town Centre Conservation Area

3 RELEVANT PLANNING HISTORY

Reference	Proposal	Decision	Date
221549	Proposed erection of an outbuilding to form a detached garage/home office following demolition of the existing garage	Approve	July 2002
LB/2003/8904	Proposed single storey rear extension to listed building and erection of internal partitions. Partial demolition of existing rear extension.	Approve	March 2004
LA/1998/67121	Proposed demolition of existing rear extension and erection of two storey rear extension to dwelling	Refuse	August 1998

4 LEGISLATION AND PLANNING POLICY

4.1 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.2 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area, with respect to any buildings or other land therein.

4.3 The policy and guidance relevant to the content of this report, and the consideration of the application, includes the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), Historic England Good Practice Advice documents (advice notes 2 and 3) and Wokingham Council Development Plan (Adopted 2014).

4.4 **National Planning Policy Framework (December 2024)**

Chapter 16 - Conserving and Enhancing the Historic Environment

4.5 **Paragraph 202** states that heritage assets are and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

4.6 **Paragraph 207** states that in determining applications, local planning authorities should require an applicant to 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. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

4.7 **Paragraph 208** states that states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

4.8 **Paragraph 210** states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.9 **Paragraph 212** states 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, proportional to the weight of its importance.

4.10 **Paragraph 213** states that 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. Substantial harm to or loss of:

- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

4.11 **Paragraph 214** states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

4.12 Both the Significance and Setting of heritage assets is defined in the Glossary of the NPPF as follows:

Setting of a heritage asset

4.13 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.

Significance (for heritage policy)

4.14 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

National Planning Practice Guidance (NPPG)

4.15 The Historic Environment section of NPPG provides further guidance on enhancing and conserving the historic environment.

4.16 Conservation is defined as an active process of maintenance and managing change (NPPG Paragraph: 002 Reference ID: 18a-002-20190723). It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

4.17 The NPPF definition further states that in the in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows (NPPG Paragraph: 006 Reference ID: 18a-006-20190723):

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- architectural and Artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration

of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.18 The NPPF requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. The NPPG (Paragraph: 020 Reference ID: 18a-020-2019072) states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Historic England Good Practice Advice Notes

4.19 Advice Note 2, titled 'Managing Significance in Decision-Taking in the Historic Environment', and Advice Note 3, titled 'The Setting of Heritage Assets', are relevant to the consideration of this application.

4.20 Note 2 highlights that there are 4 types of Conservation Principles that an asset may hold, which are aesthetic, communal, historic and evidential value. The Assessment of Significance identifies the value attached to setting and significance of the surrounding heritage assets.

4.21 Advice Note 3, in relation to the impact of development on the setting of listed buildings highlights the steps which should be taken when assessing the significance of heritage assets. The curtilage, character and context of a heritage asset must be taken into consideration during assessment. This has been carefully considered as part of the assessment provided.

4.22 The application is therefore considered to meet the requirements of the NPPF, NPPG and Practice Guide in terms of the level of information researched, the information extracted from this process and the conclusions outlined in this report.

Wokingham Council Development Plan 2014

Managing Development Delivery Policy TB24: Designated Heritage Assets

4.23 This policy related to designated heritage assets; listed building, historic parks and gardens, scheduled ancient monuments and conservation areas. It states that the Borough Council will:

4.24 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.

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

5 STATEMENT OF SIGNIFICANCE

5.1 In line with the NPPF and NPPG, this report summarises the information researched in relation to the significance of the designated heritage assets before assessing any impact the proposed development may have. The documents examined include the Wokingham Council Development Plan, planning history, national and local records, historic maps, the heritage gateway and other statutory sources.

Historic Map Regression

5.2 The map regression which dates from 1875 to 1933 shows that there is a high level of preservation in the urban context of Rose Street until the present day. The 1871 maps clearly indicate the continuous frontages of the streetscene with burgage plots extending to the rear.

5.3 No.37 and its neighbours within the terrace read as a single range, and the subdivision within the terrace suggests that the houses have been successively altered in size and scale, by adding partition walls within the existing timber framed building.

The maps also show that there are some additional buildings adjacent to the front range – which may have been more functional, lean-to buildings to service the subdivided spaces within the range. However the front ranges – which are the timber framed elements of the designated heritage assets have remained unaltered in footprint and their relationship to Rose Street.

Figure 4: Ordnance Survey 25 Inch Map: Berkshire XXXVIII.15. Surveyed 1870-1, Published 1875

Figure 5: Ordnance Survey 25 Inch Map: Berkshire XXXVIII.15. Revised 1898, Published 1899.

Figure 6: Ordnance Survey 25 Inch Map: Berkshire XXXVIII.15. Revised 1909, Published 1911.

Figure 7: Ordnance Survey 25 Inch Map: Berkshire XXXVIII.15. Revised 1931, Published 1933

Figure 8: Front elevation of the Grade II* listed terrace of Nos. 33-39 (odd) Rose Street

No. 37 Rose Street

5.4 No. 37 Rose Street dates from 1450 and appears to have originally been a late medieval hall house which was later adapted to create a two-storey dwelling with an external chimney stack on the rear. No. 37 forms a terrace together with No. 33, 35 and 35A, and 39; all are contemporaneous in their construction and were formerly hall houses. No.37, along with the rest of the terrace are all listed at Grade II*.

5.5 No. 37 was first listed on 12th November 1951, with the listing being amended in 1987. The property is Grade II* listed under List Entry Number 1303276. The listing describes the building as follows:

No.37 (formerly listed as 12.11.51 Nos. 33, 35, 37, 39) G.V. II Wealden hall house and byre, now house. Mid C15, refurbished 1958. Timber framed with brick infill, and part brick; old tile roof. L-plan; 3 framed bays with former hall in centre, jettied on road front. Former byre of 2 framed bays adjoining at rear. 2 storeys. Large tall raked chimney at rear. Road front:-exposed timber framing on first floor, large curved brackets supporting jetty beam from ground floor posts. Centre part of former recessed hall underbuilt in brick; moulded bressumer beam on left and right of this section continuing on adjoining No.35 (listed separately 18/70). Part close studded on left. C20 leaded casements, those on first floor 3, 4 and 5-light, all behind diamond mullions. Small leaded oriel on ground floor to right of planked entrance door with small glazed section in centre, approached by 2 steps. Interior:- fine quality frame exposed. Heavy plain joists and principal beams with chamfers and stepped stops. Light joists inserted floor over former hall and moulded bressumer beam returned on west side. Shutter grooves to windows on north front on ground and first floors. Complete frame exposed on first floor with former louvred smoke outlet, now roofed over, in apex in east of hall bay. Exposed redundant crown post roof with clasped purlins, large curved knee and wind braces and reducing principal rafters. Broad rafters with holes in feet, facing west.*

5.6 The list description of the architectural features remains fairly accurate; however, there is no longer an oriel window to the right of the front door, and the two-bay byre (or outbuilding) which is mentioned in the description has been lost.

5.7 The building currently has a two-storey extension at the rear, and a subsequent single storey addition. It is considered that the two-storey extension was likely constructed during the 1958 refurbishment and takes the form of projecting gable with a half-hip, and steel framed casement windows. The single storey element and projecting a bay within the kitchen is

thought to have been added in the late 1970s. This is reflected in the historic map regression and the planning history.

Figure 9: Front elevation of No.37 Rose Street

Figure 10: Rear elevation of No.37 Rose Street

5.8 Other notable alterations, which have been omitted from the list description is the subdivision of the hall space; a partition wall was inserted in the mid-20th Century opposite the front entrance, to create an independent room to the left of the front door; as well as a small hallway for the front entrance.

5.9 Similarly, at first floor, the front range has been subdivided to create three bedrooms utilising the windows of the front elevations, and two bathrooms, accessed from a corridor adjacent to the rear elevation. The bathrooms are internal rooms and create a mezzanine level within two of the bedrooms, as the first floor has vaulted ceilings. Whilst the master bedroom is the only room in which all the timber framing and volume of the roof space can be fully appreciated, the timber framing is clearly evident in the other bedrooms and can be experienced directly at mezzanine level.

Figures 11 and 12: Mezzanine in relation to the roof structure, and example unhindered framing at first floor level

5.10 In terms of contributing to the significance of the asset, it is considered that the modern extensions to the rear of the building have no historic, evidential or aesthetic significance; this part of the building creates additional floorspace largely for functional purposes. It is the front range; the two-storey, timber framed section of the building which is historic and architecturally significant.

Wokingham Town Centre Conservation Area

5.11 Wokingham has developed from a Saxon settlement; the name of the town means "homestead of the people of Wocc". The medieval sections of the town first developed by 12th Century and in 1219 Henry III granted a market charter to the town. Within the charter, the Market Place and Rose Street were mentioned having already been established. Following the success of the market, there was development in the later parts of the 12th Century, which included the easternmost end of Rose Street, Peach Street and the link road of Cross Street, all of which follow the medieval town planning form with burgage plots. It is likely that the plot for No.37 was laid out at this time.

5.12 Wokingham prospered economically; the market was the economic centre for the surrounding agricultural industries, which continued into the 18th and 19th Centuries. Other historic industries of significance were the establishment of a bell foundry in the 14th Century which was said to be the main supplier of bells in southern England, silk weaving industries from the late 16th Century and the production of malt for London breweries from the mid-18th Century.

5.13 This economic prosperity has resulted in a townscape that whilst cohesive in terms of a palette of materials, does not have a predominant architectural style; it is clear that a number of historic buildings have been retained, with a number being re-fronted to reflect the contemporary fashions of the 18th and 19th Centuries, as well as their being renewal of building during the 18th and 19th Centuries. However, despite expansion of the town following the advent of the railway in the mid-19th Century, the town retains its medieval street pattern and urban grain.

5.14 The Conservation Area Character Appraisal states that Rose Street has retained most historic character on its western side; the building line, scale of house with low ridge and eaves height is largely consistent and the central section of the street includes simple cottages, that are mostly single pile and date back to the 15th Century. No.37 Rose Street forms part of the terrace of timber framed building which fulfils this characteristic and therefore informs the character and appearance of this part of the conservation area. The age and architectural quality of the building therefore positively contributes to the significance of the Wokingham Town Centre Conservation Area.

Summary of Significance

5.15 The significance of the asset has been assessed using Historic England's four defined values from its publication 'Conservation Principles'. These values are historic, evidential, aesthetic and communal significance. These are similar to, and interchangeable with, the four values within the NPPF which are architectural, archaeological, historical or artistic.

Historic Significance:

5.16 It is considered that No.37, has high historical significance as a surviving timber framed medieval hall house dating from 1450. Whilst the external envelope which forms part of the original hall house has the greatest rarity in terms of survival, the subsequent insertion of the first floor is equally important; the building serves a reminder of the evolving social hierarchies from the medieval period and how this was reflected in the use of domestic spaces, which was then translated into architectural changes.

5.17 The modern, part two, part single storey extensions to the building are not considered to contribute to the historic significance of the asset.

5.18 The asset also contributes to the understanding of the historic development of Wokingham as a town, as the building represents the medieval planned extension to the town.

Evidential Significance

5.19 The building due to its age is considered to have high evidential significance; whilst there is little in the way of documentary sources to support the understanding of the asset, aside from historic maps, it is considered that the fabric of the asset has intrinsic evidential value.

5.20 The venerable age of the timber framed range has evidential value in understanding traditional construction techniques and materials, and how the original form of the building was subsequently adapted and altered to fit the evolving domestic setting. Whilst the 20th Century alterations have limited interest, the early changes to window and doors have some value in terms of changing architectural fashions and materiality.

Aesthetic Significance

5.21 No.37 Rose Street is considered to have high aesthetic significance as the building retains much of its original aesthetic in terms of form, architectural character and materials. Whilst the building has been subject to changes, the key architectural features of the building have been retained alongside their detailing which provides evidence of the original design intention and finish. It is also considered that No.37 forms part of a wider, visually cohesive terrace, and therefore makes a strong contribution to the streetscene and the distinctiveness of Wokingham as a town.

Communal Significance

5.22 No.37 is considered to have low communal significance, due to the fact that the building has been used as private residence throughout its history. However, the historic nature of the building, and its architectural quality is high (aesthetic significance) means that the building is visually distinctive, and due to it forming part of a cohesive terrace results in a strong contribution to the character of Rose Street positioned on one of the main routes into the town centre, the building is likely to be easily recognisable to the local community.

6 PROPOSALS

6.1 The proposed scheme has been sensitively considered to ensure that there is minimal impact on the significance of the asset whilst ensuring the building can continue as a comfortable dwelling.

Fireplace

6.2 It is proposed that a wood burning stove is inserted within the existing fireplace. The proposed stove is a Stovax Futura 5 stove, which is matt black and measures 523mm X 588mm X 398mm, will be stood within the existing brick recess.

6.3 In combination with the wood burner, a 150mm flexible steel flue liner which will be wrapped in insulation (to reduce potential condensation within the chimney stack) will be installed down the flue to connect to the stove pipe. The flue will then be closed off by the insertion of a steel plate – which will be positioned above the bressummer internally. The existing chimney pot will remain in situ, but a rain cap terminus will be fitted.

6.4 Due to the height of the stove, the existing metal heat deflector plate will be reduced in depth.

Alterations to the modern extension

6.5 It is proposed that the wall nib between the kitchen and dining room will be removed to open out the space. It is proposed that a partition wall be inserted to create a small WC and utility room at the far end of the range. It is also proposed that the existing doorway, between the dining room and the garden will be enclosed at lower level with the wall made good. An enlarged casement window will replace the door and side window.

Window replacement

6.6 The windows on the rear elevation of the timber framed front range, and those within part two storey, part single storey extension are mid-20th Century metal framed casement windows, similar to those produced by Crittal. It is proposed that the existing metal framed windows will be replaced using aluminium casement windows, that are identical in terms of openers and glazing bar pattern, however the new windows will include double glazing. As part of the works, new cills will be installed, however all timber lintels will be preserved as existing.

Insulation

6.7 At first floor level, the building has vaulted ceilings in which the timber frame is evident. There is currently no insulation and due to the volume of the space it is hard to maintain a consistent temperature at upper levels. To improve the sustainability of the asset, it is proposed to install 50mm Sisalwool insulation with a breathable plasterboard which will be skimmed with lime.

6.8 Sisalwool is a brand which combines sisal (recycled from coffee sacks) with natural sheep wool, resulting in a hydroscopic insulation panels; ensuring that they are both breathable and prevent condensation by gradually releasing moisture.

7 IMPACT ASSESSMENT

7.1 It is considered that the proposed works will have a neutral impact on the significance of the Grade II* designated heritage asset, and will have no impact on the significance, character or appearance of the Wokingham Town Centre Conservation Area.

Fireplace

7.2 The fireplace is an early feature of the building; it is an external chimney stack that was added to the building when the first floor was inserted. The chimney is large in scale; the hearth and fireplace are constructed in red brick, with both the fireplace and the flue fully open. It has not been altered, with the exception of the installation of a steel heat screen positioned directly under the bressummer.

7.3 The proposal to install a wood burning stove is considered to have a neutral impact on the significance of the asset; the stove is an appropriate scale and will sit comfortably within the fireplace and will be fully demountable.

Figure 13: The fireplace as existing

7.4 The provision of a flexible steel flue liner, with associated insulation is considered to have a neutral impact on the significance of the asset but a mild beneficial impact on the conservation of the fabric of the chimney stack. Whilst there will be a low level of fixings at the top of the stack, the flue liner will protect the bricks within the chimney stack from the corrosive effects of the fumes. The insulation around the flue will also help reduce condensation as a result of fluctuations in temperature, ensuring the moisture level within the stack is lowered. Both measures therefore ensure the long term conservation of the original fabric, whilst allowing the feature to remain in use.

7.5 The reduction in the depth of the heat shield is considered to have a neutral impact, as this is a modern introduction to the fireplace to improve its functionality. As there is no intrinsic value in the material, its adaptation once more to improve the functionality will not affect the significance of the asset. Similarly, inserting a plate to close off the flue to prevent drafts will not significantly impact the historic fabric but improve the functionality the chimney.

7.6 As such, the proposals ensure the historic, evidential and aesthetic significance of the chimney and fireplace will be preserved, whilst there will be a small beneficial impact in terms of the long term conservation of the fabric of this part of the asset.

Figure 14: Fireplace showing brick hearth

Alterations to the modern extension

7.7 From the planning history and site visit, the part two storey, part single storey element of the building was constructed in the mid-20th Century, utilising modern construction materials and methods. The extension has been designed in a utilitarian manner; there is no architectural detailing of note. As such it is considered that the kitchen and dining area has no intrinsic value and does not contribute to the significance of the asset.

Figure 15: Internal view of modern extension showing wall nib to be removed

7.8 It should be noted that a WC in the proposed location was previously consented under application Ref: LB/2003/8904.

7.9 As such, the proposed removal of the wall nib, the creation of a WC/utility area, and the removal of the external door from the dining room to garden, and the creation of a window is not considered to affect the significance of the asset, or fundamentally alter the external appearance of the extension. The works will have a neutral impact on the asset.

Figure 16: External door within modern extension to be removed

Window Replacement

7.10 It is considered that the proposed windows will have a neutral impact on the historic, evidential and aesthetic significance of the asset.

7.11 The existing windows are modern metal framed casement windows that are single glazed. The windows are positioned on the rear elevation of the timber framed range and within the modern part-two storey, part single storey 20th Century extension.

7.12 It is proposed that the existing single glazed casement window will be replaced in a like for like fashion in terms of design, materiality and glazing bar pattern, however, the new windows will be double glazed, to improve the thermal performance of these windows.

7.13 It is considered that there would be a neutral impact on the historic and evidential value of the listed building; the existing windows are modern replacements, and have no intrinsic value in their fabric. In terms of aesthetic significance; the appearance of the rear of the building will be preserved due to the matching design and materiality. The proposal does have the benefit of improving the sustainability of the building.

Figure 17 (top): Modern metal framed windows to the rear of historic range and Figure 18 (bottom): Matching metal casement windows in the modern extension

Insulation

7.14 It is considered that the proposed insulation will have a neutral impact on the historic, evidential and aesthetic significance of the listed building.

7.15 Currently the timber framing is highly evident within all the rooms in the front range at first floor level due to the vaulted ceilings. However, between the timber framed elements, fibreboard has been inserted to provide a smooth internal surface and to enclose the rear of the tiled roof structure. This is a modern insertion and has no intrinsic value.

Figure 19: Timber framing at first floor; sitting proud of the modern hardboard panels used to enclose the roof structure, and create partitions between rooms

7.16 It is proposed that 50mm deep Sisalwool insulation batts will be installed; these will be positioned between all the roof timbers. To provide a smooth finish a breathable plasterboard panel will be affixed back to the timber battens and not the historic roof timbers, to ensure the works are reversible and do not affect significant historic fabric.

7.17 It is recognised that that installation of the insulation will result in the visible depth of the timbers being reduced. However, the timbers will still sit proud of the finished ceiling surface, ensuring the feature is retained and dominant in the visual composition of the ceiling.

7.18 However, it is considered that the introduction of insulation and improving the sustainability and thermal performance of the listed building is a heritage benefit; the proposed Sisalwool is a sustainable alternative to traditional fibre glass insulation and its hydroscopic and breathable qualities, which combined with breathable plasterboard and lime render are appropriate to the asset as the materials will work in tandem with the traditional, vernacular building.

7.19 The proposed works are entirely reversible; the insulation panels and plasterboard will be affixed to the existing fibreboard panels, and not to the historic timbers.

7.20 As such, there will be a neutral impact on the historic, evidential and aesthetic significance of the asset, as the works are fully reversible, work in tandem with the traditional construction of the asset and ensure the timber framing will be retained as the dominant feature of the rooms, whilst positively improving the sustainability of the asset.

Figure 20: Framing in master bedroom; the insulation will reduce the depth of the timbers but they will remain clearly evident and a strong architectural feature.

Design and Access

7.21 The scheme is considered to have minimal impact on the accessibility of the listed building, and preserve the appearance of the building.

7.22 There is no material change in how the building is accessed; the loss of the door within the modern extension does not prevent access to the rear garden; the primary 'back door' is retained in situ. As such, there is no real change to the circulation around the asset.

7.23 In terms of design; the designation of the building as a Grade II* listed building has meant that the proposed new windows are cohesive in both materiality and design, preserving the appearance of the asset as existing.

8 CONCLUSION

8.1 It is considered that the proposed works to the listed building will have a neutral impact on the historic, evidential and aesthetic significance of the No.37 Rose Street as a Grade II* listed building. The works have been sympathetically considered to preserve the existing character of the asset, ensuring a visual continuity but also ensure that the sustainability of the asset is increased to ensure the building remains a long term residence.

8.2 It is considered that the works will have no impact on the significance of the Wokingham Town Centre conservation area, as the works are internal or only visible at the rear of the property, which does not affect any public views.

8.3 As such, it is considered that the proposals accord with Chapter 16 of the NPPF as well as the heritage policies within the 2025 Draft NPPF, and reflect the principles for designated heritage assets within Policy TB24 of the Managing Development Delivery Local Plan as adopted by Wokingham Council.