



DESIGN and HERITAGE STATEMENT

Wingmore Lodge, 2 Rose St, Wokingham, RG40 1XU

Prepared for: Ben Newton and Susan Moore

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: Wingmore Lodge, 2 Rose St, Wokingham, RG40 1XU

Local Authority: Wokingham Borough Council

Conservation Area: Wokingham Town Centre

Archaeological Notification Area: None

Building Use: Residential/Commercial

Listing Status: Grade II List entry no. 1118032

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	Y
World Heritage Site	N
Non Designated Heritage Asset	N

Project Overview:

External repair works including repairing and redecorating windows, repointing, and redecoration of external doors. New third floor windows. Minor internal works including renewing the existing bathrooms, kitchen and redecoration.



Photo 1 – View front/side (east) elevation

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Photo 2-5 – View of front elevation (northeast)

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Photo 6 and 7 – View of front/side elevation (south/southeast)



Photo 8 and 9 – View of side/rear elevation (southwest)

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Photo 10 – View rear/side elevation (northwest)



Photo 11 – Streetview southwest elevation



Photo 12 and 13 – Streetview northeast elevation



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Photo 14 – third floor front windows



Photo 15 – third floor rear window



Photo 16 – third floor front window

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Photo 17 – ground floor front window RHS



Photo 18 – Ground floor front window LHS



Photo 19 – Front basement window

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Photo 20 – View of front door



Photo 21 and 22 – Reception rooms 1



Photo 23 – Reception Room 2

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Photo 24 – First floor bathroom

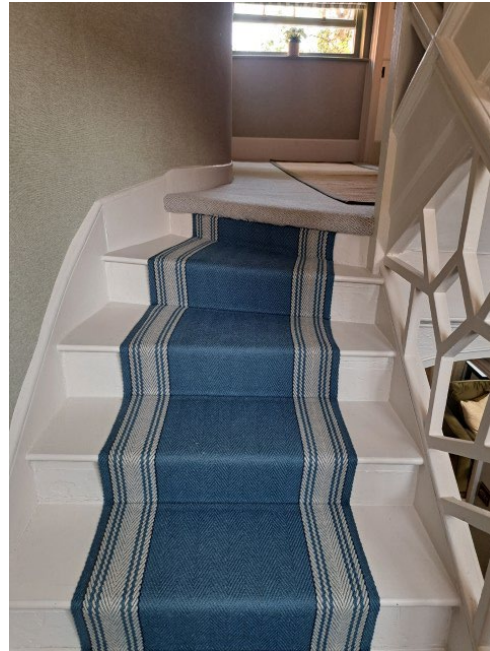


Photo 25 – stair

Reason for the works:

The property was purchased recently by the existing owners who wish to bring the building up to a good standard of repair as a residential house after a period of neglect. The works are required to ensure the long term conservation of the Listed Building and do not require any structural alterations or changes to the existing layout.

There is a wish to repair, service and redecorate the lower floor windows as they are still recoverable after a long period of neglect. The third floor ones are rotten beyond salvage and need to be replaced before they fall out. The surrounding timber work also needs repair.

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Drawings and Documents provided:

List of documents provided:

-  2184 E01 Location and Site Block Plan
-  2184 E02 Site Plan
-  2184 E03 Existing and Proposed Elevations 1
-  2184 E04 Existing and Proposed Elevations 2
-  2184 E05 Existing and Proposed Floor plans

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- No proposed structural works
- No proposed extension works.
- Replacement of the modern basement kitchen.
- Modern floor coverings replaced with new. No change in floor levels.
- No changes to internal joinery details. Like for like redecoration only.
- No change to existing staircase. New coverings.
- Like for like repair, servicing and redecoration of existing windows basement to second floor.
- Replacement matching timber windows with slimline heritage glazing to third floor. Repair and redecoration of timber surrounds to dormers.
- Render band and plinth repairs externally.
- New sanitaryware in existing locations. Replacement of modern tiling with new tiling.
- Retention and re-staining of existing floorboards.
- Renewal of existing wallpaper on previously decorated surfaces.
- Like for like repair and redecoration of existing front door. Repair of canopy over.
- Installation of new wood burning stoves with insulated flues to existing fireplaces. Line existing chimney. Chimneys swept.
- New blinds to existing windows replacing existing.
- New light fittings in existing locations.
- Redecoration of existing metal railings in front garden and side ladder.
- Timber slatted bin store to conceal existing wheelie bin area.
- New AC units on rear/ side wall in car park area to serve basement and RHS first floor bedroom. Timber screening to units
- Repointing of the existing external walls like for like with lime mortar using traditional techniques.
- No roof works.

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Setting Overview/ Context:

The four storey, plus basement red brick townhouse is situated in Wokingham Town Centre Conservation Area and the property is Grade II Listed.

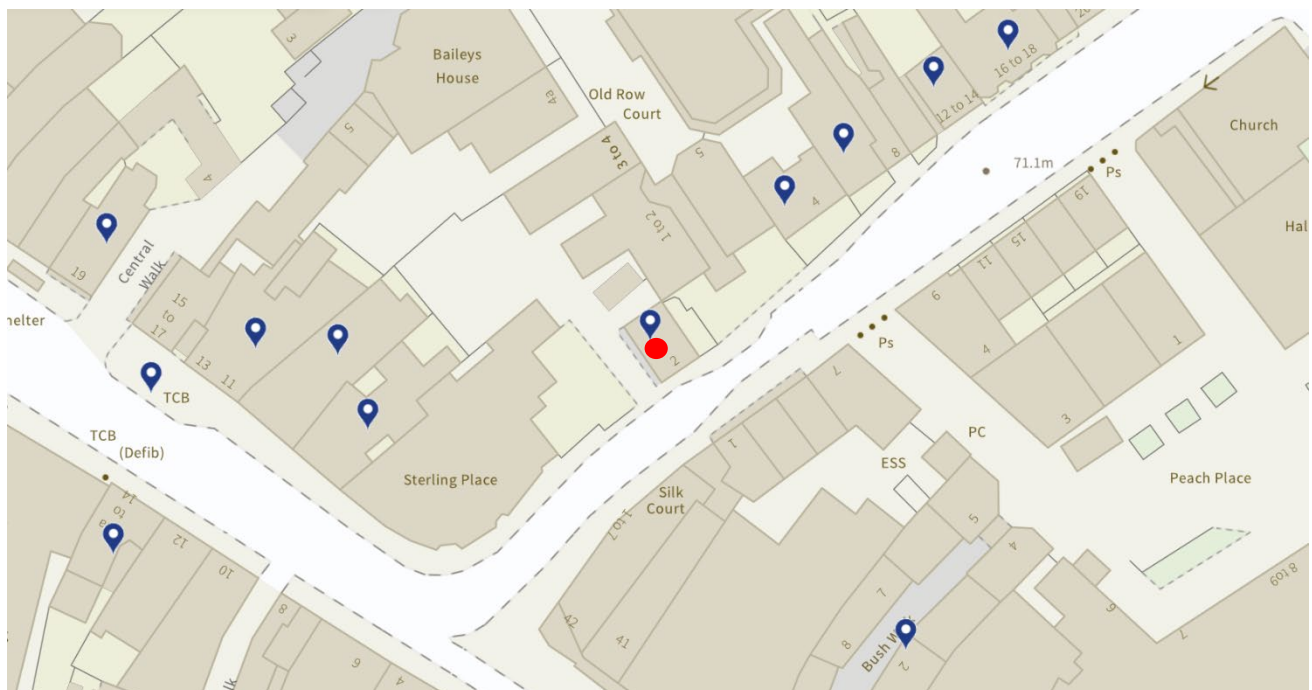
The site is situated to the western end of Rose Street in a prominent town centre location which contains a large number of timber framed buildings, the earliest estimated to date from the 14th Century, although many of them are noted as being disguised by the much later addition of brick facades. Many of the building along Rose Street are residential in nature.

The property is residential in use and was purchased recently by the existing owners who wish to bring the building up to a good standard of repair after a period of neglect.

The building contains timber sash windows and a centrally placed front door with canopy over. There is a small courtyard to the front of the property but the former large garden to the front now forms a public space in front of Old Row Court. To the side of the property accessed from a car parking area is a small recess serving as a parking space. The main plain clay tile roof contains two dominant red brick chimneys and a dormer to the front and rear of differing styles.

Setting: Urban Area

Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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Site Planning History:

App. No.: 162784 iLap Ref No.: None

Full application for the proposed change of use from residential/ retail use to office (B1) use with associated staff toilets, meeting and kitchen facilities.

Received: 05/10/2016

Decided: 24/01/2017

Decision: Application Withdrawn

App. No.: 091348 iLap Ref No.: F/2009/2247

Proposed change of use of first floor from residential use to retail shop (A1).

Received: 26/10/2009

Decided: 12/02/2010

Decision: Application Withdrawn

App. No.: 090886 iLap Ref No.: LB/2009/2284

Application for listed building consent for the proposed change of use of first floor residential accommodation to retail use (A1) and provision of fire separation from residential accommodation.

Received: 29/10/2009

Decided: 12/02/2010

Decision: Application Withdrawn

App. No.: 092252 iLap Ref No.: F/2009/1685

Proposed change of use of first floor from residential use to retail shop (A1)

Received : 11/08/2009

Decided: 05/10/2009

Decision: Refused

App. No.: 092265 iLap Ref No.: LB/2009/1688

Description: Application for listed building consent for the proposed change of use of first floor residential accommodation to retail shop use (A1), revised openings to two rooms and provision of fire separation from residential accommodation.

Received: 11/08/2009

Decided: 05/10/2009

Decision: Refused

App. No.: 001492 iLap Ref No.: VAR/2000/2451

Proposed variation of condition 1 on consent 44808 to renew approval of change of use to restaurant and provision of escape stairs.

Received: 22/09/2000

Decided: 02/04/2001

Decision: Approve

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Impacted Heritage Assets:

The building sits within the Wokingham Town Centre Conservation Area.

The building is Grade II Listed.

Official list entry

Heritage Category: Listed Building

Grade: II List Entry Number: 1118032 Date first listed: 12-Nov-1951

List Entry Name: WINGMORE LODGE

Statutory Address 1: WINGMORE LODGE, 2, ROSE STREET

Location

Statutory Address: WINGMORE LODGE, 2, ROSE STREET

District: Wokingham (Unitary Authority) Parish: Wokingham

National Grid Reference: SU 81205 68644

Details

WOKINGHAM ROSE STREET SU 8168 NW (North west side) No.2 (Wingmore Lodge) 18/39 12.11.51 II G.V. Town house. Mid C18. Brick, hipped old tile roof. 2 cell, central staircase plan. 3 storey, cellar and attic. 2 chimneys on rear roof slope, one with clay pots. Brick strings at first and second floor levels, rendered on north east front; dentilled eaves. 3 bay front facing down Rose Street, early C20 triangular dormer with 2 small sashes with glazing bars. Sash windows with glazing bars, central 6 panel entrance door, architrave, plain rectangular fanlight and flat moulded hood; approached by 3 stone steps and plain iron handrails. South east and south west fronts have blocked windows, and one large window with large panes facing street. Wingmore Lodge forms an important visual element to the south west end of Rose Street, and can be seen along the whole length of the street from the north east.

Listing NGR: SU8120568644

The building is within the context of a number of Listed Buildings predominantly on the north side of Rose Street.



Historic England mapping extract

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

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 – NPPF

Archeological: 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.

There are no proposed below ground works as part of the proposals so this has not been reviewed in great detail as part of this report. The HER Records however highlight the following on the site and therefore the area below ground is likely to have a high significance value :

Name: Beam slot at 2 Rose Street, Wokingham, Berkshire
HER Number: 00371.02.220
Record Type: Monument

Grid Reference: SU 812 686
Administrative Area/Parish: Wokingham, Wokingham, Berkshire
Map: [Show location on Streetmap](#)

Summary

A beam slot was found during an archaeological excavation at 2 Rose Street.

Monument Type(s):

[BEAM SLOT](#) (Medieval to Post Medieval - 1401 AD to 1900 AD)

Name: Pits at 2 Rose Street, Wokingham, Berkshire
HER Number: 00371.02.230
Record Type: Monument

Grid Reference: SU 812 686
Administrative Area/Parish: Wokingham, Wokingham, Berkshire
Map: [Show location on Streetmap](#)

Summary

Six pits revealed during an archaeological excavation, three of which contained 15th-16th century pottery.

Monument Type(s):

[PIT](#) (Medieval to Post Medieval - 1400 AD to 1600 AD)
[BELL CASTING PIT?](#) (Medieval to Post Medieval - 1401 AD to 1600 AD)

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Name: Stakehole at 2 Rose Street, Wokingham, Berkshire
HER Number: 00371.02.210
Record Type: Monument

Grid Reference: SU 812 686
Administrative Area/Parish: Wokingham, Wokingham, Berkshire
Map: [Show location on Streetmap](#)

Summary

A stakehole was found during an archaeological excavation in 1988.

Monument Type(s):

[STAKE HOLE](#) (Medieval to Post Medieval - 1401 AD to 1900 AD)

Name: Ditches at 2 Rose Street, Wokingham, Berkshire
HER Number: 00371.02.240
Record Type: Monument

Grid Reference: SU 812 686
Administrative Area/Parish: Wokingham, Wokingham, Berkshire
Map: [Show location on Streetmap](#)

Summary

Eight ditches revealed during an archaeological excavation in 1988.

Monument Type(s):

[DITCH](#) (Medieval to Post Medieval - 1401 AD to 1900 AD)

Historic: *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.*

Wokingham Museum identifies Wingmore Lodge with the following description: 'Wingmore Lodge in Rose Street is an early 18th century four storey house which has a large cellar thought to have been used as a warehouse. It was once a gamekeeper's lodge for Windsor Park. It was once the home of the well known Gadd family'.

The Gadd family owned a number of local businesses including a coal business (1882), a house removal business (1890s) and an antiques and furniture shop and were heavily involved with the Wokingham Methodist community. Isaiah Gadd

In 1839 the building is registered as being owned by Charles Simonds Junior and occupied by William Beechey.

The road along which the property sits was originally called Row Lane and connected Broad Street and Rose Street. It appears to be merged into Rose Street between 1894 and 1899.

By 1891 the property was residential in nature occupied by the Cox Family. Thomas Cox was a carpenter and Wheel Wright and his two daughters were dress makers. They were still in occupation in the 1901 census.

By 1910 the property had been sold to Septimus Barry and was occupied by Mcbarry as a house and garden.

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In more recent years the property has been recorded as being used as a non gambling poker club (2006) and a womans boutique clothing store (evident in google streetview 2009 - 2018) .

It was sold at auction in 2024 as a residential house after a period of vacancy.



Photo taken from Wokingham Virtual Museum Building collection 1965

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Wingmore Lodge, 2 Rose St, Wokingham, RG40 1XU



Extract from Historic England Aerial Photo EPW023256 1928



Historic England Archive Photo 6th August 2000

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Architectural or Artistic: *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.*

The property is a prominent Listed building within Rose Street, visible along the length of the street and is of high architectural significance because of this, reflecting the mid 18th Century development of Wokingham .

It is a street identified by the Conservation Area Appraisal document as retaining most of its historic character and has architectural significance to the wider town setting. Apart from the boundary wall (seen in the photo above), the building form appears to have changed very little in the historic mapping available .

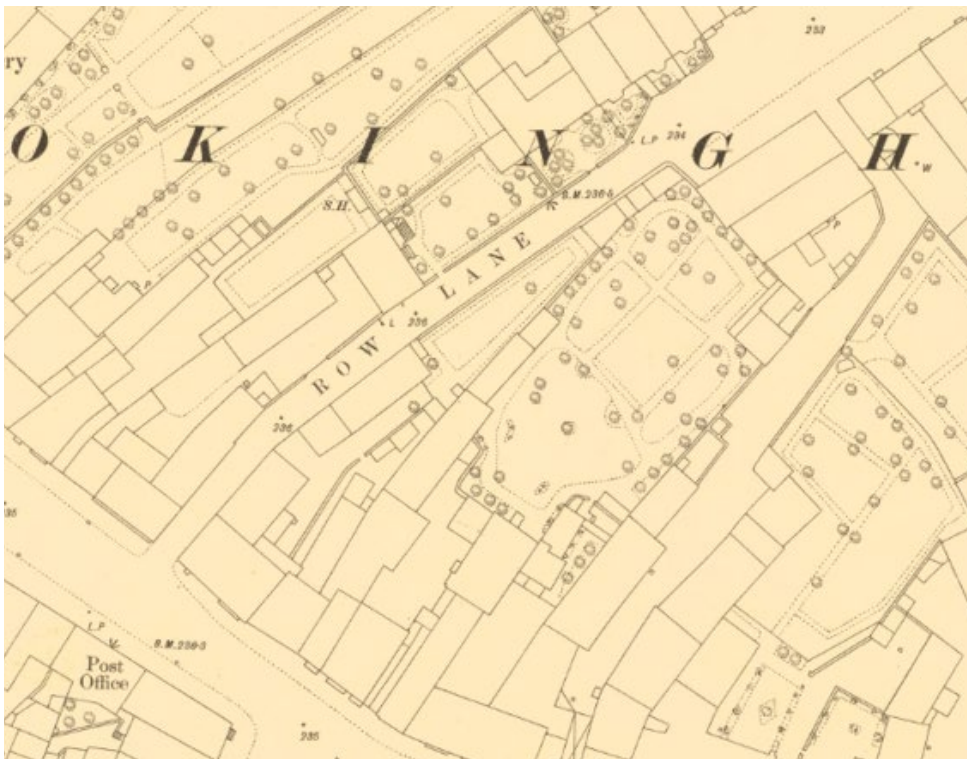
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Historic Mapping – For reference dating only, not for reproduction



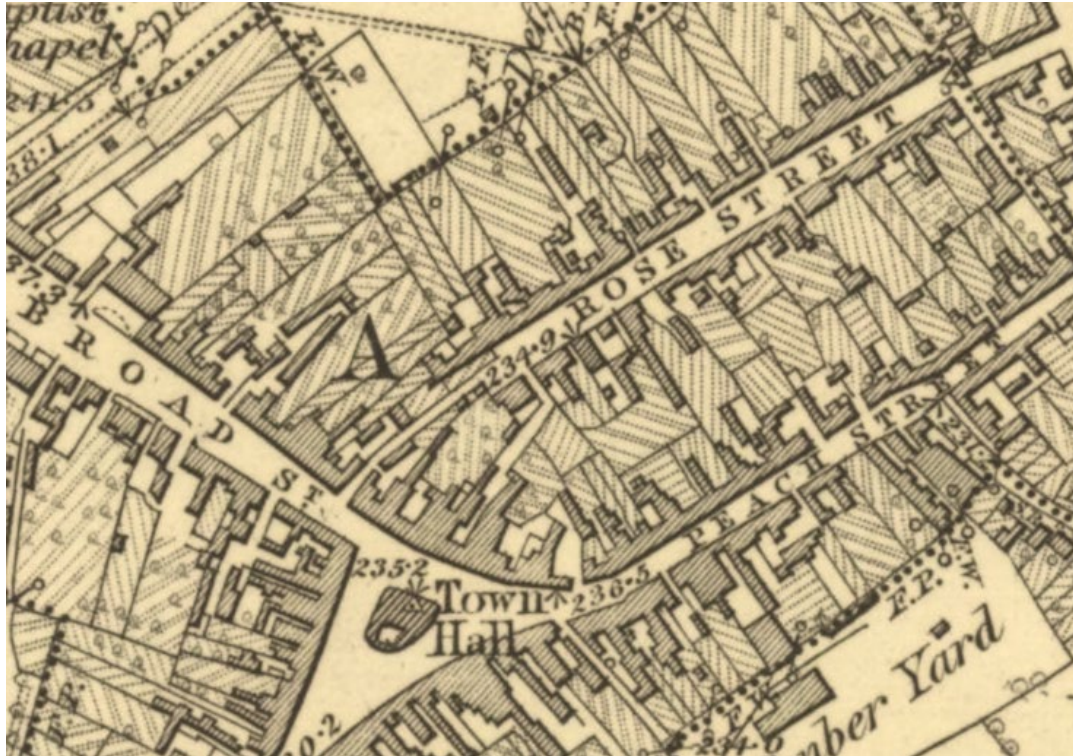
Extract from Map of the Parish of Wokingham 1825



Extract from Berkshire Wokingham XXXVIII.15.13 1872

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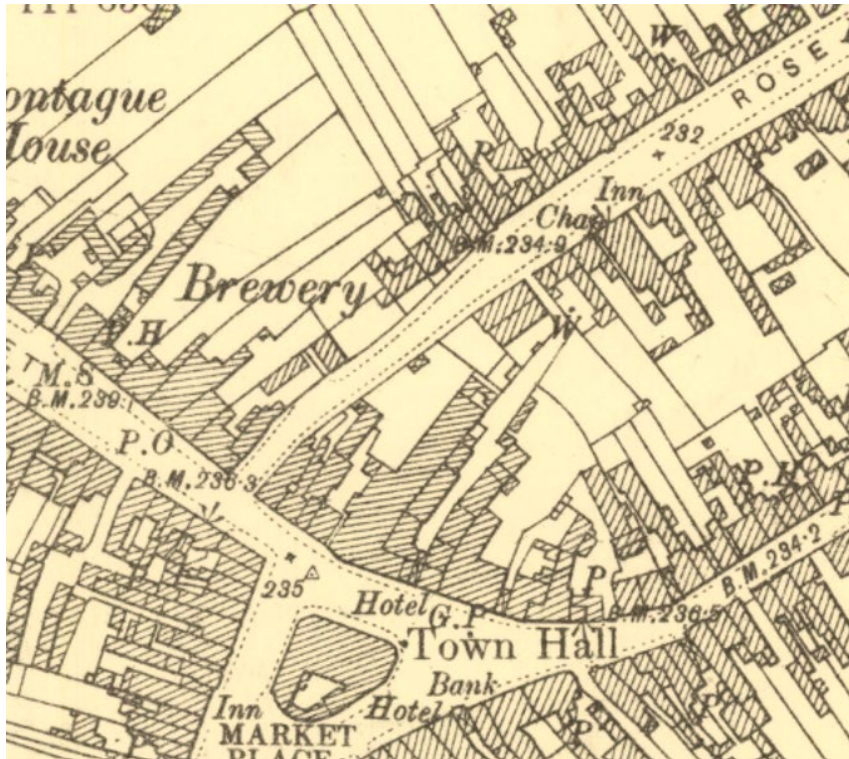
Extract from Berkshire XXXVIII 1883



Extract from Berkshire XXXVIII.15 1894

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Extract from Berkshire XXXVIII.15 1899



Extract from Berkshire XXXVIII.15 1911

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Extract from Berkshire XXXVIII.15 1933



Extract from SU8068 1964

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

The prominence of the existing building and its deterioration in building fabric due to past neglect is harmful to both the Listed Building itself and the wider setting of the Conservation Area. The proposals do not seek to alter the visuals of the existing building elevations but instead bring them into a good state of repair.

Specialist advice has been sought for the repair of the windows and the repointing of the façade and works will be carried out using traditional techniques by skilled contractors and to a high quality.

At the front of the property the repair and redecoration of the railings and front canopy will make visual improvements to the streetscene. The bin screening will visually enhance the setting by hiding the modern wheelie bins.

The proposed air conditioning is to be tucked into the parking bay at the rear/ side of the building so that it is not visible in the public domain.

Overall the works enhance the buildings contribution to the historic setting of Wokingham ensuring its conservation for future years.

Internally:

There are no proposed changes to the internal layouts or any proposed structural changes. The majority of the work is like for like redecoration or renewal of modern elements such as the kitchen and bathrooms.

There is no anticipated loss of historic fabric as a result of the works.

There is no proposed change to internal joinery within the property.

Scale and Massing:

There is no proposed change to the scale or massing of the existing building.

Archeaology:

There are no proposed below ground works as part of these proposals so there is no known impact upon below ground archaeology.

Use:

There is no proposed change of use for the property from single residential purpose. The property is currently in a poor state of repair and the works support the long term conservation of the building as well as enhancing thermal comfort for the occupants through fabric repair.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023 and 2024.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned 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. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, '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. Heritage assets are either designated heritage assets or non-designated heritage assets.

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. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

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When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. 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, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

Wingmore House is a prominent building in a poor state of repair after years of neglect. The proposed works repair and restore the existing building fabric in a like for like manner ensuring its long term conservation to the benefit of both the building itself and the Conservation Area setting.

The proposals do not result in the loss of historic fabric nor a change in the layouts of the property. There are no proposed extensions to the property.

Overall the proposals are sympathetic in terms of detailing and materiality and act in accordance with both local and national heritage planning policy.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 13/06/25 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):