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WALSINGHAM PLANNING
SPECIALIST PLANNING & HERITAGE CONSULTANTS

Heritage Statement

The Rose, Wokingham

McMullen & Sons Ltd

MARCH 2026

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I INTRODUCTION

- I.1 This Heritage Statement has been prepared by Walsingham Planning, Planning & Heritage Consultants, on behalf of the clients McMullen & Sons. It relates to a listed building consent for *“repairs to the single storey roof of the outbuilding, a new ceiling lining to the ground floor commercial kitchen and internal alterations at first floor to facilitate use as staff accommodation”* at The Rose public house in Wokingham.
- I.2 The Rose (No.30 Market Place) consists of two box timber framed buildings that date from the 15th Century, that used to be separated by a medieval alley way. However, during the 19th Century, the building was re-fronted and amalgamated into one to function as The Rose Hotel. The building has undergone extensive change during the 20th Century, but the building has been retained as a restaurant and public house during that time.
- I.3 The property is also sited prominently within the centre of the Wokingham Town Centre Conservation Area.
- I.4 The proposed scheme of works has been carefully considered to ensure that there is no harm to the significance of the asset, whilst improving the building to ensure it can continue to function successfully and efficiently as a public house.
- I.5 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.
- I.6 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.
- I.7 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 The Rose is positioned at the north-eastern section of the Market Place, in the historic heart of Wokingham town centre.



Figure 1: The Rose as viewed from Broad Street with Town Hall to the right

- 2.2 The Market Place retains its dominance in the town centre due to its spatial qualities; it is a large triangular space enclosed to the north by Broad Street; with Denmark Street providing the approach to the south. Only the eastern side of the Market Place has vehicular access resulting in a wide public space punctuated by the Town Hall (Grade II* Listed).
- 2.3 The historic and architectural qualities of the area are reflected in a number of listed buildings being positioned around the historic space; there are 14 listed buildings and structures that are all Grade II or Grade II* listed as indicated in Figure 2. The listed buildings are detailed in table 1.

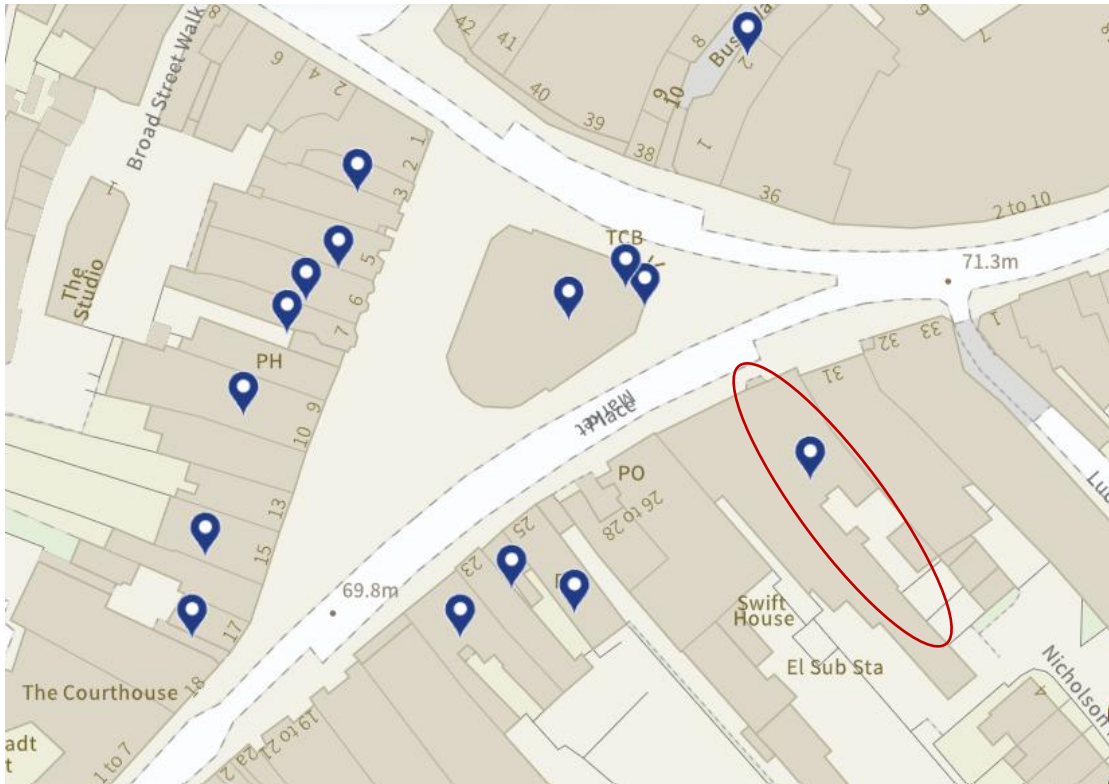


Figure 2: Designated Heritage Assets within the Market Place

Property	Grade	List Entry No.
No. 3 and 4 Market Place	II	1118020
No.5 Market Place	II	1319185
No.6 Market Place	II*	1118021
Nos. 7 and 8 Market Place	II	1118022
Nos. 9 and 10 Market Place	II	1319186
No 15 Market Place	II	1118023
No.17 Market Place	II	1303477
No. 22 Market Place	II	1319166
Nos. 23 and 24 Market Place	II	1319184
The Red Lion Public House	II*	1118018
The Rose -No.30 Market Place	II	1118019
The Town Hall	II*	1303481
The Drinking Fountain, 1m NE of Town Hall	II	1118057
K6 Telephone Box	II	1274160

Table 1: Designated heritage assets within the Market Place

- 2.4 Despite the concentration of listed buildings within the vicinity of The Rose, it is considered that the nature of the works would not affect the significance of those assets or have a material impact on their setting. As such, they will not form part of the significance assessment for this application.

- 2.5 The Rose is also 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.

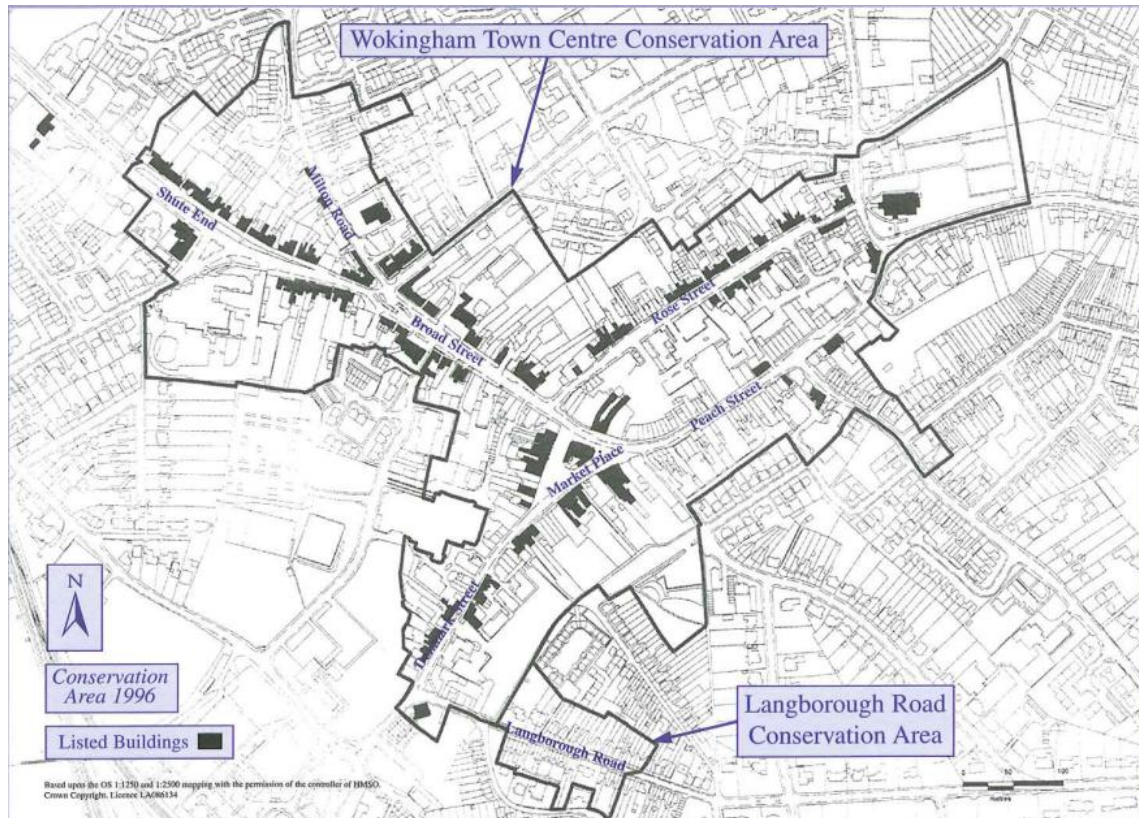


Figure 3: Boundary Map of the Wokingham Town Centre Conservation Area

3 RELEVANT PLANNING HISTORY

Reference	Proposal	Decision	Date
211688	Application for Listed Building consent for proposed internal alterations including provision of doors, ground floor bar and kitchen counter, and first floor toilets (retrospective).	Approve	Feb 2022
190645/ 1904546	Full application for the proposed change of use from restaurant to public house, internal and external alterations including replacement extensions to the rear first floor, with pitched roof and rear glass conservatory, replacement plant, changes to fenestrations, installation of flues and air extract in roof plus alterations to the front facade	Approve	June 2019
090719	Application for advertisement consent for one internally illumined fascia sign, one externally illuminated projecting sign, two internally illuminated menu cases, one externally illuminated sign composed of individually applied timber lettering and two non-illuminated signs.	Approve	December 2009

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.

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 1872 to 1933 shows that there is a high level of preservation in the urban context of The Market Place until the 20th Century. The 1871 maps clearly indicate the continuous frontages of the streetscene with burgage plots extending to the rear.
- 5.3 In the 1871 map The Rose is labelled the Rose Hotel; the two individual buildings are clearly evident on plan form with the north-eastern range having a much more compact footprint, whereas the south-western range extends along to burgage plot to its current extent.
- 5.4 By 1909, it is clear that the north-eastern range has been extended and there are more outbuildings along the north-eastern boundary. However, no further development is noted by 1933.

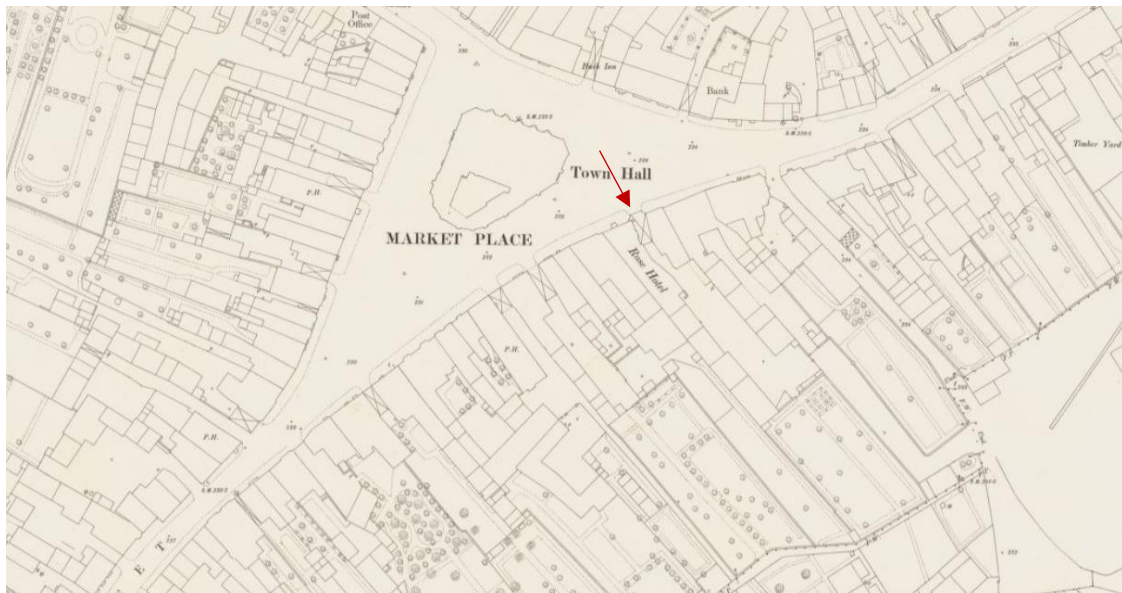


Figure 4: Ordnance Survey Town Plan: Berkshire XXXVIII.15.13 Surveyed 1871, Published 1872

This is a detailed historical map of a section of Reading, England. The map shows a network of streets, including 'Market Place', 'Denton Road', and 'Bowling'. A red arrow points to a location marked 'G.P.' (General Post Office) near 'Town Hall' and 'Market Place'. Other labels include 'Reading 7 London 38', 'D.H. Hall', 'Bowling', 'Tennis Courts', and various street names like 'Denton Road' and 'Market Place'. The map also shows numerous buildings, some with specific names like 'Hotel' and 'D. En'. A scale bar at the top left indicates distances to London and Reading.

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The Rose

- 5.6 The Rose dates from the 15th Century and its during its long history it has formerly been known as 'The New Rose', 'Ye Olde Rose Inn' and 'The Rose Hotel'.
- 5.7 The building was originally constructed as two separate timber boxed framed buildings within adjacent burgage plots; between the two buildings was an alley way extending to the rear. However, by 1844 the two buildings were amalgamated into one building as The Rose Hotel.



Figure 7: Front elevation of The Rose, the entrance demarking the medieval alley between the two former buildings

- 5.8 The Rose was first listed on 12th November 1951, at Grade II under List Entry Number 1303276. The listing describes the building as follows:

Inn, now restaurants and bars. Early C15, altered C19 and C20. Part timber framed, part painted brick; old tile gabled roofs. Formerly H-plan now L-plan; front section partly rebuilt replica, in late C20 of C18 re-fronting destroyed by fire, but still retaining 2 timber framed bays. A further 6 framed bays behind this with the last a gabled crosswing framed separately. Adjoining this a former brick stable block. C20 extensions within internal angle. 2 storeys with one storey extensions. Road front:- black painted plinth, bracketed cornice, parapet with small coping. 8 bays, with wide angular bay on first floor to left of centre, projecting on cast iron columns, over recessed entry with a pair of large 6-panelled doors, flanked by Doric pilasters. Sash windows with glazing bars. The rear is irregular. The former stable block has an old tile gabled roof and a chimney cut down on ridge; Two 2-light and one 3-light casements with glazing bars in openings with chamfered brick jambs and heads with plain

stops; wooden cills. Ground floor windows similar but without chamfered openings. Interior:- Large fine quality timbers visible mostly on ground floor with heavy joists and large principal beams, some plain, some chamfered with lamb's tongue stops. First floor open to roof with mostly C20 softwood timbers set in a traditional form. The original timbers remain in the principal roof trusses. The end cross wing of 2 framed bays has heavy jowled posts, redundant crown post and clasped side purlins ; with C20 replacement rafters and curved windbraces.

- 5.9 The list description of the architectural features remains fairly accurate for the historic sections of the building, and indicate that the building has been successively altered and extended to suit the needs of the business but also as a response of loss due to fire.



Figure 8 and 9: The site of the former alley way between the 15th Century timber framed buildings. Internal view of the timber framing of the south-western building.

- 5.10 Recently, the building has undergone major refurbishment and extension in 2019/2020. The refurbishment and extension, permitted in June 2019 under Reference: 190645 and 190646 was for internal and external alterations, including replacement extensions at rear first floor, and a single storey pitched roof range with a contemporary conservatory enclosing the rear ranges, changes in fenestration and the installation of flues and extraction.

- 5.11 As part of the application, a heritage statement was provided by Cotswold Archaeology which included a historic building survey, which recorded key features and the areas of the building developed within the 5 distinct phases of the building's construction, ensuring the evidential significance of the asset was improved by the development.
- 5.12 In the report it has outlined that the building originally consisted of two timber boxed framed houses, separated by an alleyway, (see Figure 8) with rear two storey ranges that extended along the lines of the burgage plot. In 1844, the building was converted into the Rose Hotel; additions were made at this time, which included a stables with accommodation at first floor to the end of the western range. Several outbuildings were also constructed at this time; the later additions were all constructed in brick.
- 5.13 Subsequent fires within the building during the 20th Century resulted in areas of repair and reconstruction; the front brick façade is considered to be an early 20th Century change despite its classical Georgianised appearance.



Figure 10: Rear elevation showing the contemporary glazed extension

- 5.14 It is considered that the refurbishment scheme has positively enhanced the legibility of the multi-phased asset; the glazed conservatory allows the exterior of the building to be seen and experienced; the 15th Century timber framing is clearly evident, with later 19th Century brick additions at the rear of the ranges. The conservatory also shows how the alleyway between

the buildings has been incorporated into the building whilst allowing the adjacent ranges to be seen and understood. There is also a well balanced mix of contemporary design that sits comfortably next to the historic fabric.



Figures 11,12 and 13: Internal views of the modern glazed extension at The Rose.

Wokingham Town Centre Conservation Area

- 5.15 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.
- 5.16 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.
- 5.17 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.
- 5.18 It is considered that The Rose positively contributes to the significance of the conservation area as it represents the medieval development of Wokingham through its burgage plot development and timber framing. However, the asset was adapted to respond to the expansion of the town in 19th Century. Its current use as a public house and restaurant continues to support the character and vitality of the area, whilst preserving the architectural character of the asset.

Summary of Significance

- 5.19 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:

- 5.20 It is considered that The Rose's historical significance is connected to its 15th Century origins as typical forms of medieval town planning; timber box framed dwelling sat within long linear burgage plots. The siting of the houses adjacent to the market place would have greater prestige in terms economic and social standing within Wokingham itself.
- 5.21 It is considered that the subsequent extensions and alterations along the burgage plot boundaries reveal how the building was adapted to serve the economic and social needs of the town. This is particularly reflected in the conglomeration of the two buildings in the middle of the 19th Century to form The Rose Inn, which reflected the expansion of the town and its socio-economic development alongside improved transport links.

Evidential Significance

- 5.22 The building due to its age is considered to have a medium level evidential significance.
- 5.23 In terms of documentary sources, the historic building record by Cotswold Archaeology (2019) provides a sound overview of the available sources.
- 5.24 However, it is considered that the fabric of the asset has intrinsic value, however, the level of contribution is not uniform across the site.
- 5.25 It is considered that the 15th Century box framed section of the buildings, adjacent to the frontage and including the western range to the rear have the highest level of significance in its fabric. However, sections of this phase were adversely affected by the 20th Century fires on site.
- 5.26 Overall the building has evidential value in understanding traditional construction technique and materials, and how the medieval burgage plots have been adapted into the modern eras.

Aesthetic Significance

- 5.27 The Rose is considered to have medium aesthetic significance. The greatest level of aesthetic significance is derived from the 15th Century timber framing within the building. Although not evident from the frontage, the juxtaposition from the clean, uniform Georgian style frontage

into the strong heavy beams of the 15th Century timber framing is visually interesting. The remaining timber framing is the predominate feature of the buildings, and along with fireplaces.

- 5.28 The 19th Century additions to the building have been retained and are distinguishable by their brick construction. The 2019 extension to the building improves the aesthetic of the rear of the building, emphasising the medieval passageway and allows views towards the various ranges within the building.
- 5.29 The scale and architectural character of the frontage is considered to be harmonious with the streetscene of the market place, in terms of materiality and detailing, therefore positively impacting on the character and appearance of the Wokingham Conservation Area.

Communal Significance

- 5.30 The Rose is considered to have medium communal significance which is directly related to its use as a hotel, public house and restaurant for the past 150. The Rose, in its various forms, has been a site for local people and visitors to the town to commune, and therefore functioning as part of the local community infrastructure for a significant period of time.

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 carrying out necessary repairs and improving the facilities for staff.

Repairs to the outbuilding roof

- 6.2 It is proposed that the repairs are undertaken to the single storey outbuilding on the eastern side of the courtyard which is currently used as a chilled cellar with a disused boiler room.
- 6.3 It is proposed that the roof will be stripped of all clay tiles which will be retained and set aside.
- 6.4 It is proposed that a steel ridge beam will be installed, set within the modern blockwork within the end gable and partition walls across the chilled cellar. A timber ridge beam will be used to span the smaller boiler room.
- 6.5 It is proposed that new timbers will be bolted to the existing rafters to strengthen the structure. New roofing felt and battens will be installed and the original clay tiles will be replaced. It is proposed that matching reclaimed tiles will be utilised for broken or defective tiles.

New ceiling finish to kitchen

- 6.6 It is proposed to install two layers of 15mm soundblock fireline board within the kitchen, WC and entrance corridor, which will then be skimmed and painted.
- 6.7 The new ceiling is essential to ensure a 60 minute protection time between the kitchen and the proposed staff accommodation above it. Related to this, upgraded fire doors will be installed in the existing positions.
- 6.8 The soundbloc board will also improve the noise compartmentalisation ensuring a better residential amenity.

Alteration to provide staff accommodation

- 6.9 At first floor of the former stable block are a series of small rooms which were formerly toilets for the restaurant. At present they are used as storage.

- 6.10 It is proposed that all the existing stud partition walls and existing doors will be removed. The crittal window on the gable end will also be removed.
- 6.11 It is proposed that new stud partitions will be created to divide the space into staff accommodation consisting of two double bedrooms, a bathroom and a kitchen.
- 6.12 All existing windows will be refurbished, and a new matching timber casement window will be installed in the gable end.

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.

Repairs to the outbuilding roof

- 7.2 The existing outbuilding, although vernacular in appearance, is likely to date from the 20th Century. There is modern blockwork within the outbuilding and the roof structure is constructed of modern softwood timber. As such, whilst the external appearance is harmonious with the designated heritage asset, there is no fabric within its construction that has intrinsic significance, other than the clay tiles themselves.



Figure 14: External appearance of the outbuilding.



Figure 15: Internal view of cold cellar showing modern construction materials

- 7.3 It is therefore proposed that the existing tiles will be stripped and retained, for reuse.
- 7.4 The works to the strengthen the roof structure only affect modern materials so there is no loss of significant historic fabric.
- 7.5 The reinstatement of the tiles will ensure that the outward appearance of the building will be consistent with the existing, whilst remedying the structural defects. As such, the setting of the listed building will be preserved, as will the character and appearance of the conservation area.

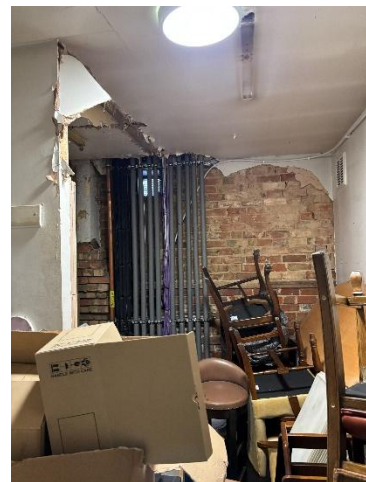
New ceiling finish to kitchen

- 7.6 It is considered that the proposed new ceiling finishes to the kitchen, WC and corridor will have a neutral impact on the significance of the asset.
- 7.7 This part of the asset was completely refurbished in the 2019 scheme. The location of the kitchen on the ground floor of the stable block means that the area has already been significantly altered and is devoid of historic detailing and fabric, other than in its construction.
- 7.8 As such, the works to the ceiling will make to material change to the appearance or materiality of the ceiling within this part of the building.
- 7.9 Similarly, there are currently modern fire doors to the rooms which will be upgraded, and will provide consistency in the existing aesthetic.

Alteration to provide staff accommodation

- 7.10 At first floor of the former stable block are a series of small rooms which were formerly toilets for the former restaurant. At present they are used as storage as they were not included as part of the refurbishment of the building in 2019.
- 7.11 There is no historic fabric within this part of the asset, other than the envelope of the building; the existing partitions are modern, constructed of stud walls, clad in plasterboard and finished with tiles in the former toilets or plaster in the adjacent store room and corridor. Within the room there is also significant areas of pipework and ducting where were installed in the 2019 refurbishment.
- 7.12 As such, the removal of these partitions will not affect the evidential or historic significance of the asset.

- 7.13 Similarly, the proposed subdivision of the space will have a neutral impact; the new partition lines respect the existing fenestration and will be constructed in modern materials in a fully reversible manner.
- 7.14 The proposal to remove the existing crittal style metal framed window, which is in poor condition, is considered to be have a neutral impact on the asset. The window is a 20th Century insertion within the 19th Century addition to the building, and therefore appears anomalous within this part of the asset. It is proposed that it is replaced with a timber window that is cohesive in style with the existing and therefore preserving the character of the asset and that of the conservation area.



Figures 16-20: External view of former stable block and site for proposed staff accommodation. Internal views of existing store rooms showing an absence of historic features and materials.

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 Rose as a Grade II listed building. The works have been sympathetically considered to preserve the existing character of the asset.
- 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.