
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242156
Address:	11 The Terrace, Wokingham, RG40 1BP		
Proposal:	Application for Listed Building Consent for the proposed internal alterations to form a new doorway.		
Heritage Assets:	11 The Terrace – Grade II listed building Wokingham Town Centre Conservation Area Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	No		

Summary Of Recommendations

Objection – harm to significance of heritage asset and insufficient information.

Comments On Proposal

The application proposes alteration to no. 11 The Terrace, Shute End, a Grade II listed building located within the Wokingham Town Centre Conservation Area. The main element of 11 The Terrace dates from the 16th century, a single celled timber-framed house with later 18th and 19th century alteration and addition. The proposals can be broadly summarised as follows:

- New connection between 16th core and 19th century element as to facilitate a doorway and subsequent creation of a dressing room and en-suite.
- Related to this, the removal and blocking up of a 19th century door with a new stud partition within the room currently known as 'Bedroom 3'.
- Further removal of partition walling in the current bathroom.

The current application follows the withdrawal of application 230825 which included the above proposed alteration.

Concern is raised over the potential loss of historic fabric as result of the opening between Bedrooms 1 and 3. Whilst some exploratory work has been undertaken, this is not sufficient as to fully understand the nature of the underlying fabric and thus appropriately assess its significance. As a 16th century structure, presumably mostly timber framed, there may well be timbers in this walling, with the area of concern perfectly placed for a wind brace to be located and thus a doorway in this position may cut directly across this, and other possible timbers. If timbers framing

is located in this area, then alteration or removal as to facilitate the proposed opening would be entirely inappropriate. To further assess the impact upon the fabric would require move invasive exploratory works, which in themselves would require separate consent. Until such time as to the exact nature of all the fabric to be impacted can be understood, the principle of an opening here would not be supported.

Further to the potential impact upon historic fabric from connecting Bedrooms 1 and 3, the proposed loss/blocking up of the doorway between the Bedroom 3 and the bathroom lobby raises concern. The loss of the apparent 19th century door and associated frame and joinery would seek to erode the significance of the legibility of the evolution the building. Even if the doorway was retained and simply 'locked' shut, it is uncertain as to how practical this would be given the proposed siting and orientation of the en-suite bathroom.

Notwithstanding the above primary concerns over the loss of historic fabric is the impact upon the plan form. The area in question appears to be an addition of the 1870s as to provide an entrance hall and additional bedroom above, but has always had the linear route pattern 'front to back' on both ground and first floors. This evolved planform, which is apparently unchanged from the 19th century, allows for the clear separation of the 16th century single celled element. Which being effectively separated from the later addition can clearly be read and thus understood, contributing to the building's significance.

In conclusion, the proposed alterations would result in erosion to the planform and would seek to dilute and thus undermine the legibility of this sensitive building. Combined with this, the proposed loss of fabric would, and has the potential to, fundamentally and permanently impact the building's special interest. As such, the as proposed alterations would result in less than substantial harm to the significance of the identified heritage asset. This harm would arise through the loss of historic fabric and erosion to the planform resulting in dilution to the special interest. No public benefits have been identified that would outweigh this harm (Section 16, NPPF).

Through the loss of historic fabric and erosion to the plan form the proposed alterations would fail to preserve the special architectural and historic interest of the listed building (S16 and S66, P(LBCA)A 90).

Given the identified harm, the proposed development would conflict with Policy CP3 of the Wokingham Borough Council Core Strategy and Policy TB24 of the Managing Development Delivery local plan.

As such, an objection is raised against the application and refusal is recommended if not withdrawn.

Conditions
N/A

Date:	04/10/2024	Signed:	Roderick McDonald Built Heritage Officer
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