

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250980
Address:	68-70 Peach Street, Wokingham, RG40 1XH.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.		
Heritage Asset:	Wokingham Town Centre Conservation Area – contains numerous listed buildings, with the following being closest to the site in question: • The Overhangs (Nos.53-59) Peach Street – Grade II listed buildings. • 33, 25/35A,37,39 Rose Street – Grade II* listed buildings. • 27/29, 31/31A Rose Street – Grade II listed buildings. Listed Buildings and Conservation Areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes.		

Summary Of Recommendations

Further information required.

From a heritage stance there is no objection in principle to the external changes that are intended. That said there is however concerns with respect to the apparent accuracy of the drawings submitted and the likelihood the trees situated up-close to the northern elevation of the building, and which are afford a degree of protection through being in a conservation area, being removed without permission.

Comments On Proposal

The building, the subject of this prior approval lies within the Wokingham Town Centre Conservation Area, on a back land location, in between Rose Street and Peach Street.

This late 20th century flat-roofed two-storey building sits to the rear of and is physically connected to the rear flat roofed single storey part of nos. 68-70 Peach, a property that forms part of a late 1960s era flat roofed two-storey arcade of retail units (Nos 54-72 Peach Street) with first-floor element above.

It is intended to form two residential flats in part of the first floor of the two storey flat roofed back land building that would see the addition of 2no. further r first floor windows on the northern elevation and the replacement of the large grill to the first

floor of the west elevation with two windows.

Existing Trees

Directly adjacent to the northern end of the building are a series of semi mature trees that lie outside of the red site line of this application site. Being within a conservation area, these trees are afforded a degree of protection that means that their removal and or cutting back will require approval to be sought from the Council to do so. The reason for highlighting the trees is that they would impact on the views and amount of light, when in leaf, to the northern end flat. f

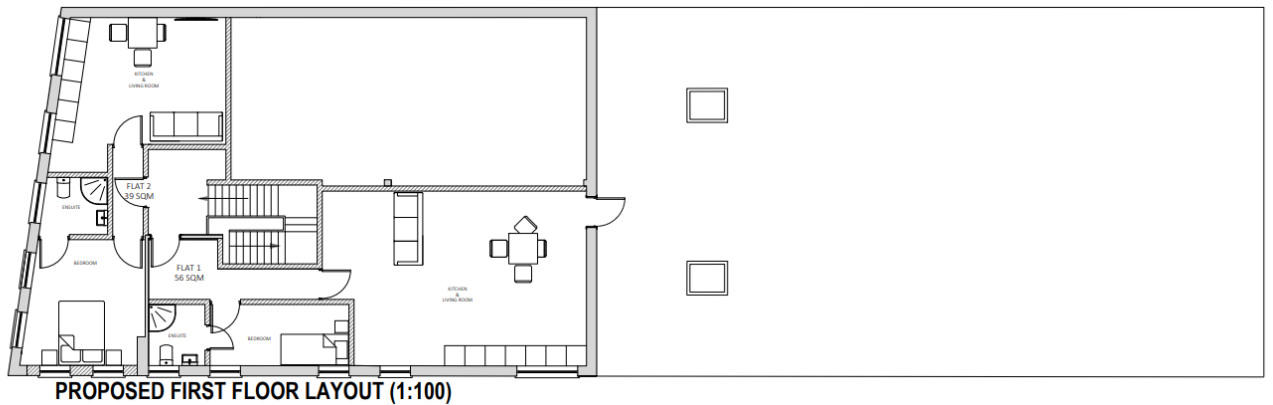
Existing & Proposed Plans

There are several elements of the existing and proposed floor plans and elevations for drawings AD 00-00 and AD-01-00, which appear incorrectly depicted, namely:

- No existing or proposed ground floor plans provided- given the first floor plans show there to be a staircase into the first floor space. Aside for an exterior door onto the flat roof/amenity space of the single storey rear element of the Peach Street unit, for one of the two flats it is otherwise not made clear the access to the flats.
- Proposed first floor plan shows approx. a third of the first floor would not form the residential space. No indication as to what the space is to be used for or how it would be accessed.
- Elevations (existing & proposed) depict the width of the flat roof/amenity space to the Peach Street fronting first floor flats, over the rear ground floor of the retail unit, to be longer than the building when it is only around a third of the length.
- Elevations (existing & proposed) depict 2no. roof/sky lights on the flat roof of the retail unit that do not exist.

Subject to clarification about the above matters, from a heritage stance there otherwise is no objection raised.

Conditions			
NA			
Date:	20/05/2025	Signed:	Keith Frost Built Heritage Officer



Extract of Drawing AD-01-00 (floor plan as proposed) shows:

- a disproportionately long flat roof/amenity area to the Peach Street flat over the retail shop.
- Approx. a third of the first floor is shown not to be part of the proposed flats and apparently has no means of access to that space (no stair case into that space shown on existing floor plans either).

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