

Design and Access Statement, Planning Statement, and Heritage Statement

37 Market Place (The former Bush Hotel, including 1-10 Bush Walk)

Proposed remedial works and/or replacements to shop fronts and windows



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DS-28/01/2025 -v1

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This document has been prepared to support a Listed Building Consent application pertaining to 37 Market Place (The former Bush Hotel, including 1-10 Bush Walk). The proposed works comprise: 1) remedial works and/or replacement of shopfronts in units 1-10 Bush Walk; and 2) remedial works and/or replacement of upper floor windows.

Site

37 Market Place (including Bush Walk) is a Grade II listed retail precinct in Wokingham town centre. It is a combination of the original three storey building fronting Market Place (which originates from the late 15th century) with more modern additions to the rear.

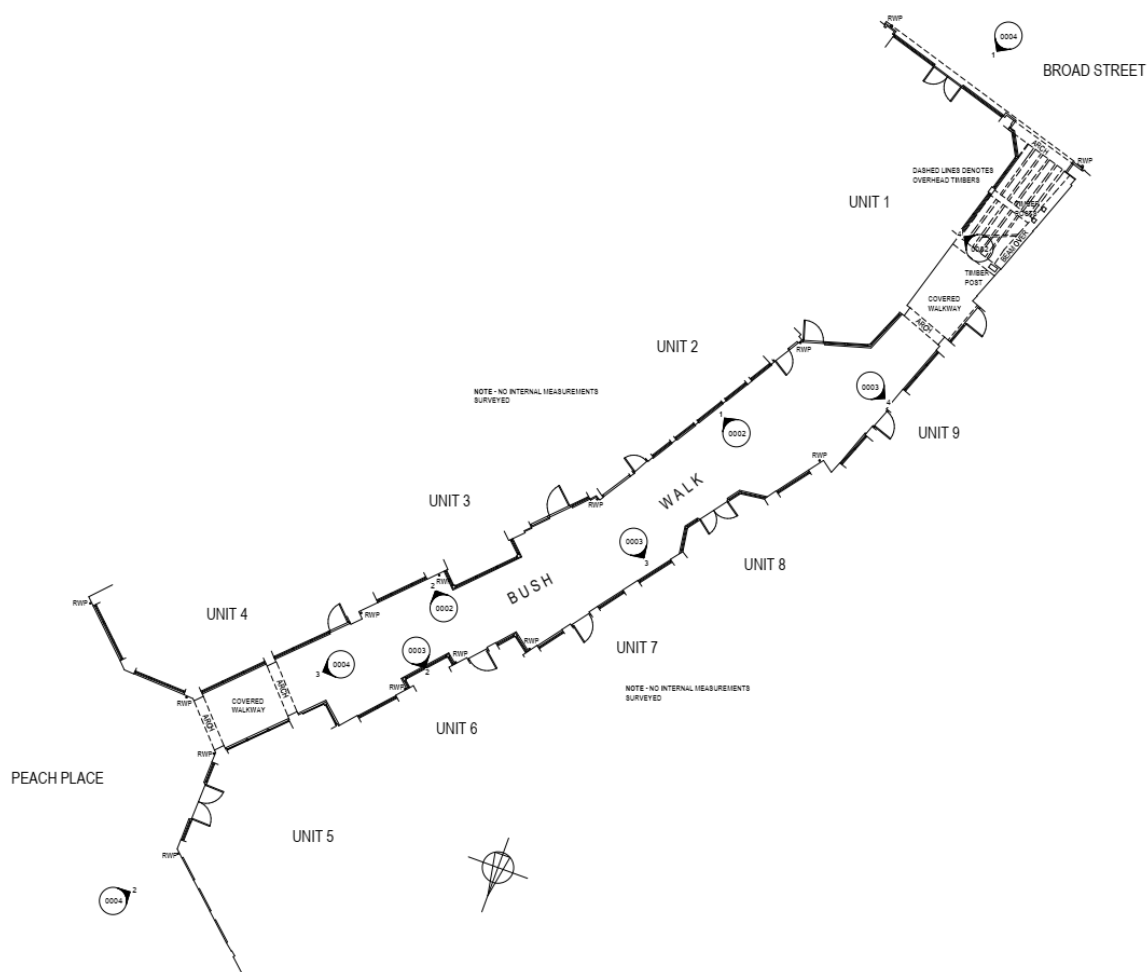
The precinct comprises ten units. Units 1-9 have ground floor shopfronts and unit 10, whilst accessed from Bush Walk, is located across the upper floors of the frontage building. Unit 1 to the south and units 4 and 5 to the north have double aspects facing Market Place and Peach Place respectively; whilst units 1, 2, 3 and 5 also have first floors.

Bush Walk (the shops and shopfronts) was created in the late 1980s, through refurbishment, alterations and extensions to the building. Planning drawings from the application are included at appendix B. Units 1, 2, 3, 7, 8, 9 and 10 all sit within the originally listed building, whilst units 4-6 were added as extensions at the time.

The existing shop fronts are timber framed single glazed units; with the exception of Unit 7/8 (Strange the jeweller's) where, for security reasons, the tenant has previously upgraded to double glazing.

The windows and shopfronts are in varied decorative condition. Whilst maintenance has occurred over the years, some sills are delaminating and exposing the original timber below, whilst the majority are experiencing flaking finishes and an element of rot.

Figure 1: Existing Bush Walk Units



Proposal

Listed building consent is sought for remedial works to and/or replacement of all of the shopfronts (units 1-10 inclusive) and for remedial works to and/or replacement of the upper floor windows. A full schedule of the works is included with the application submissions. The works are part of the Council's ongoing maintenance responsibilities for the properties both as landlord and as guardian of the heritage asset.

The single glazed wooden framed shopfronts on units 1 and 2 will be made good and painted.

Consent is sought to replace shopfronts at units 3, 7, 8 and 9 with double glazed wooden framed shopfronts; the arrangement of which will match the existing shopfronts. The shopfront frames will be painted white internally and grey externally – exact shade of grey to be confirmed with the Council's Heritage Officer but generally to match the grey units at Peach Place.

It is proposed that the ground floor single glazed wooden framed shopfronts for units 4, 5 and 6 will be replaced with double glazed grey aluminium framed shopfronts. The window arrangement (mullions and transom etc.) will replicate those of the existing shopfronts, whilst the frames will be coloured to match the shopfront units in the adjacent Peach Place development to the north – RAL 7005 Mouse Grey.

The insertion of ground floor double glazed shopfronts along the parade will improve both energy performance and security.

It is also proposed to undertake maintenance (where necessary/possible) and redecorate the upper floor windows on the Market Place frontage and along Bush Walk. The wooden sash windows above units 1 and 2 require some maintenance but will remain as existing (single glazed timber sash).

Elsewhere along Bush Walk it is proposed to repair/maintain/redecorate the existing windows wherever possible. Where it is not possible to suitably repair these windows, it is proposed to replace the frames like for like in arrangement but double glazed and painted in a colour to be agreed with WBC's Heritage Officer.

Development Plan Policies

Core Strategy (2010)

Policy CP3 – General Principles for Development

“Planning permission will be granted for proposals that...c) have no detrimental impact upon important..., heritage, ...”

Policy CP14 – Growth and Renaissance of Wokingham Town Centre

“Proposals should retain and enhance the historic market town character of Wokingham and maintain its position in the Berkshire retail hierarchy by:... 2) Conserving and enhancing historic quality and interest;...”

Managing Development Delivery Local Plan (2014)

Policy TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

“The Borough Council will 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.

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

Heritage Impacts

37 Market Place (the former Bush Hotel, including 1-10 Bush Walk) is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) for its special architectural or historic interest. The site also sits within the Wokingham Town Centre Conservation Area.

The listing of the property is included at appendix A. It was first listed in 1951.

The property is a former inn, previously known as the Bush Hotel and the Olde Bull and Bush Hotel. It was constructed in the late C15, but has since been extended and altered over the centuries. Bush Walk was created in the late 1980s when the property was converted, refurbished/altered and extended to form the 10 retail units – see appendix B.

The Bush Walk shopfronts and units 4-6 are all additions to the property at the time Bush Walk was created in the late 1980s. Of themselves therefore they hold limited special architectural or historic interest. The sensitive replacement of the shopfronts as proposed will have limited impact upon the special architectural or historical interest of the listed building; or upon the character and appearance of the Conservation Area within which the property sits.

The windows above units 1 and 2, the most sensitive part of the building, will remain single glazed timber sashes; whilst the repair and/or replacement of the other upper floor windows, as proposed, will not diminish the important character and special architectural or historic interest of the listed building and of the Conservation Area within which it sits.

Appendix A

Historic England Official List Entry

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1155129**

Date first listed: **12-Nov-1951**

Date of most recent amendment: **15-Jul-1987**

List Entry Name: **37 Market Place (The former Bush Hotel, including 1-10 Bush Walk)**

Statutory Address 1: **1-10, Bush Walk, Wokingham, RG40 1AT**

Statutory Address 2: **Former Bush Hotel, 37, Market Place, Wokingham, RG40 1AT**

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: **1-10, Bush Walk, Wokingham, RG40 1AT**

Statutory Address: **Former Bush Hotel, 37, Market Place, Wokingham, RG40 1AT**

The building or site itself may lie within the boundary of more than one authority.

District: **Wokingham (Unitary Authority)**

Parish: **Wokingham**

National Grid Reference: **SU8124268615**

Details

This list entry was subject to a Minor Amendment on 25 May 2023 to correct the name and address and to reformat the text current standards SU 8168 NW 18/24

WOKINGHAM MARKET PLACE (north side) No.37 (The former Bush Hotel, including Nos.

1-10 Bush Walk)

(formerly listed as No.37 (The Old Bull and Bush, including Nos. 1-10 Bush Walk)
previously listed as The Bush Hotel)

12.11.51 G.V. II Former inn, now shops. Late C15, extended C17, extended and altered late C18, C19 and C20. Part timber framed, part painted brick, part tile hung; slate roof over front section, old tile gabled roofs at rear. U-plan; front section probably four framed bays originally, with yard entry second bay from left and now covered in. Nine framed bays in eastern rear wing, the middle three bays the former hall, and three framed bays in western rear wing, with brick former stables on end. Front section three storeys and cellar, rear wings one and half and two storeys.

Road front: three bays. Sash windows with glazing bars on tile hung upper floors. Two large flanking chimneys. Ground floor of rusticated brick piers between large C20 windows with glazing bars, and supporting frieze and dentilled cornice. Yard entry formerly in centre bay, now to left.

Rear wings: on the west two framed bays of two storeys with thin framing on first floor and painted brick infill, two- and three- light C19 casements; central chimney on ridge. On the right and at end of this one and half storeys painted brick former stables with two gabled hay loading bays breaking eaves with planked doors. C20, two-light metal casements on ground floor. On the east two storey wing of timber framed bays rendered and painted. Two tall chimneys on rear slope. Three large, early C19 sash windows with glazing bars on ground floor; C19 irregular two-light casements on first floor.

Interior: most of remaining timber frame visible in eastern wing, with heavy beams and joists, jowled posts and arch braces. Sooted roof timbers in hall section. A two cell cellar probably C15 in part under front section partly of brick and conglomerate, with arched recesses under chimney and pointed niche in north wall.

Listing NGR: SU8123268584

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **41684**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

APPENDIX B

Listed Building Consent 28368 – Existing and Proposed Floor Plans

