

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	261148
Address:	54 Denmark Street, Wokingham, RG40 2BB.		
Proposal:	Full application for the proposed change of use of first floor to post-16 SEND hub, including full replacement of external fenestration, installation of a new double-door entrance at first floor level, installation of a new heat pump system, replacement of existing AC units at roof level and installation of additional solar panels		
Heritage Asset:	Wokingham Town Centre & Langborough Road Conservation Area, in which the following listed buildings lie within the immediate opposite or in vicinity to the application site The Dukes Head Public House, Nos. 51 & 53 Denmark Street Nos. 47 & 49 Denmark Street No. 45 Denmark Street, Nos. 37 & 39 Denmark Street, No 35 Denmark Street, No.31 Denmark Street, The Lord Ragland, Denmark Street The Courtyard, Denmark Street The application site also lies within Archaeological Site 60. Listed Buildings along with Conservation Areas are classed as designated heritage assets under the NPPF and in the Council's Local Plan policies		
Site Visit Made:	Previously.		

Summary Of Recommendations

No objection.

Comments On Proposal

The site lies within the southern portion of the Wokingham Town Centre Conservation Area with that of the adjoining Langborough Road Conservation Area. The building on the site built the former public library for the town is not considered to be hold any historic or architectural worth, being built in the 1990s and exhibiting the typical public architectural traits of the day, including elements such as having colour finished window frames.

With the repurposing of this building there are to be limited external changes made such as the introduction of additional solar panels and the addition in the grounds of

an ASHP system. The most notable external change proposed (and noted already largely implemented) being the replacement of the now somewhat dated red framed fenestration for seemingly like for like replacement albeit with a grey frame finish. This change of the fenestration frame colour to grey reflects and compliments the similar grey frame finish of the nearby new build.

From the stance of the conservation area and the setting of those close-by listed buildings the external changes to the building are judged to have a neutral impact.

Conditions			
N/A			
Date:	14/07/26	Signed:	Keith Frost Built Heritage Officer



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