

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251923
Address:	Finchampstead C Of E School, The Village, Finchampstead, Wokingham, RG40 4JR		
Proposal:	Full application for the proposed erection of a single storey front extension to create a new year 5 and 6 breakout classroom and resource area, single storey front extension to boys toilet and single storey front/side extension to extend the link corridor.		
Heritage Asset:	Finchampstead, The Village - Area of Special Character (AoSC) - (NDHA) <i>Setting of:</i> The Verge - Grade II since 1986 Finchampstead Baptist Church – Grade II since 1986 The Thatched Cottage – Grade II since 1986 Finchampstead War Memorial – Grade II since 2016 Broad Oak Cottage - NDHA		
Site Visit Made:	Yes – external only		

Summary Of Recommendations

No objection subject to conditions

Comments On Proposal

Thank you for re-consulting Built Heritage on the above application. Further to an amended scheme being proposed, the following comments are made:

- The revised design, as to include further material detailing and differing fenestration, results in a greater degree of sympathetic appearance not only to the host, but the immediate and wider context, and as such is greatly welcomed.
- Given the proposed detailing and material use, the proposed design is considered to be of a high architectural standard, and presents as an exemplar scheme for this type of building and function. As previously noted, this structure should last for decades, if not more, and with the proposed design, this allows for an important legacy building not only for the school but the wider community.

- With this in mind, no objection is raised from a heritage perspective, if minded to approve, the below conditions are suggested as to secure a high standard of build finish.

Conditions

Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable, including a brick sample panel of a minimum of 1m x 1m. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

- 1. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;*
- 2. the material, size, texture, colour, profile, and source of stonework;*
- 3. the material, size, texture, colour, profile, and source of roofing materials;*
- 4. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
- 5. the proposed rainwater goods*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all external and internal windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:20 and with details at 1:5 as appropriate. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Date:	11/11/2025	Signed:	Roderick McDonald Built Heritage Officer
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