

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	241915 & 241916
Address:	Waitrose Ltd, Rectory Road, Wokingham, RG40 1BB.		
Proposal:	241915: Full application for proposed works to the car park boundary wall (Wall H1) including installation of 3 no. buttresses and a supporting wall, and restoration where necessary. 241916: Application for Listed Building consent for the proposed works to the car park boundary wall (Wall H1) including installation of 3 no. buttresses and a supporting wall, and restoration where necessary.		
Heritage Asset:	• Montague House & Attached Garden Walls, 31 Broad Street – listed building since 1951 (last reviewed 1993) of grade II* status. • Broad Street Tavern, 29 Broad Street – listed building since 1951 (last reviewed 2006) of grade II status. • The Gatehouse, 27 Broad Street - listed building since of grade II status. • Wokingham Town Centre Conservation Area – the application site and the above listed buildings lie within. The conservation area being designated in 1970 and last revised in 1996. Archaeological Site No 60. Listed buildings and Conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	Yes.		

Summary Of Recommendations

Recommend **approval** be given, subject to the conditions set out below.

Comments On Proposal

The joint applications for listed building consent and planning permission are for a scheme of works to repair and provide structural support a section of historic tall brick boundary walling to the Waitrose store car park.

The 24.75 metre length of 3.4 metre tall historic brick walling referred to Wall H1 under represent the remaining north-easterly section of a 18th century era garden boundary walling that extends back in a south-westerly direction to join with Montague House. The length of walling stretching back from that of Wall H1, referred to as Wall H2 likewise forms part of the boundary to Waitrose car park, with the rear beer garden of the Broad Street Tavern lying on the other side of it. Both parts of this historic former garden boundary wall (Walls H1 & H2) come under the grade II* listing of Montague House and whilst no longer under the ownership of that property, being now part of Waitrose, this boundary walling, the walling is still deemed to hold listed building status.

Both sections of the listed boundary walling are in need of works of partial rebuild of their upper

courses of brickwork and the need for areas of the brickwork to the walls to be repointed. Presently Wall H2 is subject to the concurrent separate application for listed building consent, under 241565, for its repair and partial rebuild (top courses of brickworks).

In the case of the works intended to the H1 length of walling, due to the more severe condition it is in, with north eastern end of the walling have a serious lean to it such that it is acknowledged to being at great risk of collapse. Whilst in 2022 listed building consent was given under to take down and rebuild several metres of north-eastern end of the wall on new foundation and the addition of several small buttress on the Waitrose side of the walling. However, following the grant of that consent the applicant sought to take down and rebuild a far greater length of the wall, which from a heritage stance was not acceptable.

Subsequent discussions between the applicant, their agents and the Council have resulted in the scheme that now proposes the whole length of Wall H1 to be retained in-situ, repaired (with the brickwork being repointed and the re-instatement of the missing areas of brickwork to the top of the wall) as well as the addition of 3no. brick built compression buttresses added on the Gatehouse side of the walling and keyed into it, along with the addition of a supporting end wall return to the north eastern terminal end of the walling to make safe the lean in the walling and prevent the outward lean of the walling from becoming worse.

From a heritage stance the approach of this scheme as proposed is very much a welcomed one that retains this original historic boundary walling, sees it repaired and made safe from collapse. The addition of the compression buttresses being a traditional and proven approach to dealing with leaning boundary walling. As such Built Heritage is fully supportive of the proposed works. There is however a degree of concern that damage or even collapse of the walling could occur during the undertaken of the works if the structure is not adequately supported and protected when undertaken, The single skinned bricked up arched opening to the walling of particular concern. As such, further details on just how the walling is to be temporarily supported and protected during the undertaking of the works should be sought and thus can be done by means of a condition.

Conditions

Notwithstanding the details submitted works hereby approved, the rebuilding of the top portion of the walling is to be undertaken using the existing bricks and half round coping bricks, and where additional bricks/coping are required, these are to match the existing in size, colour and finish unless otherwise agreed in writing by the local planning authority prior to the use of the alternative bricks/coping.

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.

CM6 Notice of commencement

A minimum seven calendar days' notice of the commencement of the works hereby approved shall be given in writing to the local planning authority, quoting the above reference number and addressed to the Conservation Officer, Wokingham Borough Council, Council Offices, Shute End, Wokingham, RG40 1BN, or if by email, marked for the attention of the Built Heritage Officer and sent to development.control@wokingham.gov.uk. The period of notice does not commence until receipt by the developer of an acknowledgement from the local planning authority that either the written notice or the email of notice has been received.

Reason: To allow opportunity for inspection and monitoring of the works to help ensure the satisfactory control of the work to the listed building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

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A minimum seven calendar days' notice of the commencement of the works hereby approved shall be given in writing to the local planning authority, quoting the above reference number and addressed to the Conservation Officer, Wokingham Borough Council, Council Offices, Shute End, Wokingham, RG40 1BN, or if by email, marked for the attention of the Built Heritage Officer and sent to development.control@wokingham.gov.uk. The period of notice does not commence until receipt by the developer of an acknowledgement from the local planning authority that either the written notice or the email of notice has been received.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

CM7 Further details required

Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so approved.

- a) Details and a sample of the lime mortar to be used, including confirmation of the pointing finish to be used.
- b) Details and sample of the bricks and mortar to be used for the construction of the buttresses and the return walling to the end of the wall H1.
- c) Scaled profile drawing at 1:5 or 1:10 scale (as appropriate) detailing the top-section of the walling that is to be rebuilt.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

CM9 Walling stability

The works (including also ground works) hereby approved shall not commence until measures and works required to secure the safety and stability of the Wall H1 have been implemented in full accordance with a Scheme to be submitted to and approved in writing by the local planning authority.

The measures and works to be included in the Scheme shall, where necessary, include measures to support the walling and protected in-situ the bricked in arched (door) opening whilst works to form the new buttresses and repairs to the walling are being undertaken.

The measures and works so approved shall be maintained in accordance with the approved Scheme to ensure the safety and stability of the walling until works hereby permitted have been completed.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Date:	22/10/2024	Signed:	Keith Frost Built Heritage Officer
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