

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250288
Address:	37 Market Place, Wokingham, RG40 1AT.		
Proposal:	Application for Listed Building consent for the proposed shop front and window repairs and/or replacements.		
Heritage Asset:	- Nos.37-38 Market Place (The Old Bull & Bush, including Nos. 1-10 Bush Walk) – Grade II status listed building, since 1951. - Wokingham Town Centre Conservation Area – includes numerous listed buildings, with many being situated around Market Place, with the grade II* listed Town Hall, situated directly opposite site. Listed Buildings 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

No objection, subject to the consent being subject to the conditions set out below.

Comments On Proposal

No.37 Market Place and the rear ranges to it that form Bush Walk, has since 1951 held grade II listed status and occupy a prominent location on Market Place within the central core of the Wokingham Town Centre Conservation Area the historic central. This historic former inn (and later hotel) was converted to its present retail use in the late 1980s and is owned and managed by the Council.

This application seeks the replacement of the shop frontages of units 3 to 5 Bush Walk along with their first floor windows, along with the intention to potentially replacement of the 6no.upper-floor sash windows on the frontage of 37 Market Place. Furthermore, whilst the combined units 1 and 2 Bush Walk, to the western Market Place end of Bush Walk and which includes the Market Place shop frontage of no.37 Market Place for which a separate application made by the new tenant of these units under 242725 that included redecoration of the Market Place shop frontage, was approved in March, it is proposed under this application to include works to the projecting glazed unit on Bush Walk.

Bush Walk Frontages

The shop frontages and first floor windows of the Bush Walk retail units, are of no historic value, although but their form and materials are considered to be in keeping.

The scheme for the replacement of the windows and shop frontages to Bush Walk, including those units facing onto new the Peach Place development are it is understood required in part due to the poor condition of some of the shop frontages as well as in order to address practical issues faced by several of the tenants to do with security, thermal improvements and ventilation issues.

Other than the matter of the sash windows on the Market Place frontage the proposed scheme of works is fundamentally that as discussed, on site last summer, with Michael Cashin, Senior Surveyor of the Council's Estates Team. A previous discussed proposal for the single shop door to unit 8 closed off as the tenant only uses the pair of doors to unit 7. This is not shown to be now the intention under this application.

Given the non-historic modern extension built to the eastern end of Bush Walk and in light of the recent Peach Place development, a pragmatic approach as been agreed upon in terms of the frame materials for the new shop frontages and upper windows in that those units closest to and facing onto Peach Place are to have powder coated aluminium frames to them, which will visually tie in with the Peach Place development. Whilst the western historic portion of Bush Walk would have replacement shop frontages with timber frames, in order to be in keeping with the historic nature of the frontage building and the conservation area setting in which this property lies. With the intention to have refurbished the first floor windows or replaced like for like if found to be uneconomical to repair.

From a heritage stance there is no objection to the proposed works however whilst the Schedule of Works refers to the new shop frontages, and windows having frames to match the existing however there are no scaled joinery details provided as would be expected for replacement of such elements on a listed building. As such it is advised that such details be provided ideally prior to the applications determination or made the subject of a condition to the consent that is given.

Sash Windows to Market Place Frontage

From a visual and heritage stance the Market Place elevation of the property holds a high degree of importance, with the sash windows being an important aspect of this. These sash windows had not really been touched upon at last year's on site discussion. As such, from a heritage stance there is a degree of concern given the lack of information on these sash windows and in having not been an opportunity to see-up close these windows, to assess their condition that their replacement should be conditioned to ensure replacements are strictly necessary and that the replacements are of an appropriate matching design.

In conclusion, overall the proposals are considered acceptable and do not impact what is significant about this property as a listed building or the appearance of the conservation area, in which it lies. That said there is however the need for full joinery details for the replacement shop frontages and windows.

Conditions

Sash Windows to Market Place Frontage

Notwithstanding the details submitted no works to remove and/or replace any of the sash windows to the Market Street frontage shall be undertaken until it has been agreed in writing by the local planning authority to do so. There would be the need to provide justification for the need to replace rather than repair the sash windows along with providing full joinery details for the replacement units in accordance with the joinery details condition.

JOINERY DETAILS (Windows/Exterior Doors)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof-light(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include.

- 1:10 or 1:20 scaled drawings of the new window(s)/external door(s)/roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing (putty or with beading).
- External finishes to be stated.

Installation of the new window(s)/external door(s)/roof-light(s) is to then be undertaken in accordance with the details as approved.

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:	16/04/2025	Signed:	Keith Frost Built Heritage Officer
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- **NB.** Drawing A 0002: (Existing) Elevations- Units 1-4; A 0003: (Existing) Elevations – Units 5-9; A 1002 Proposed Elevations- Units 1-4; and A 1003: Proposed Elevations – Units 5-9. It is noted all these drawing are considered to be wrongly annotated with respect to the indicated ‘mock tudor timbers with rendered panels’ as the timbers are either historic or like for like replacement of fire damaged timbers.

Drawing A 0004: Elevations- Road And Courtyard, it appears no corresponding proposed elevations drawing submitted.