

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250074
Address:	68-70 Peach Street, Wokingham, RG40 1XH.		
Proposal:	Full application for the proposed relocation of ground floor shop frontage, changes to fenestration and installation of electric roller shutter.		
Heritage Asset:	Wokingham Town Centre Conservation Area Conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

From a heritage stance **objection** is raised to the proposed installation of an externally mounted security roller shutter, which is considered will result in a negative change to the appearance and character of the part of the conservation area in which 68-70 Peach Street lies. As such the proposal is considered to go contrary to policy CP3 of the Core Strategy Development Plan Document (2010) and policy TB24 of the Managing Development Delivery Document (Local Plan) (2014).

Comments On Proposal

No. 68-70 Peach Street is part of a short parade of shops within a 1960s era development on Peach Street, which lies within the Wokingham Town Centre Conservation Area. This 1960s development is considered to have at best a largely neutral impact presently on the character and appearance of the conservation area.

It is proposed to replace the existing shopfront window and door with a new one, which is to have a glazed sliding entrance door to it, with the whole new shopfront set back by approximately 1 metre from the position of the present one. Additionally it is proposed to have installed in the location of the existing glazed shopfront an external security roller shutter.

The Council's Borough Design Guide SPD (June 2012) on retail development within conservation areas states in para. 7.8.6 that where security measures are intended such as shutters these 'should be integrated within the overall design of the shopfront.' Additionally the SPD sets out on page 91, the expectation that 'where external shutters are demonstrated to be necessary the design should not have a negative impact on the street scene.'

From a heritage stance the Built Heritage Officer is of the opinion that the proposed roller shutter would at those times when its down have a negative impact to the character and appearance of the conservation area, in creating a less than welcoming feature in the street scene. As such the Built Heritage Officer is opposed to the security shutter as proposed.

Were the position of the existing shop frontage be kept and a security shutter installed on the inner face of shopfront (i.e. behind the glazing) from a heritage stance this is likely to prove to be acceptable.

At this point it is worth noting that the neighbouring retail unit (66 Peach Street) has had an external shutter added to it in recent years (from Street View images sometime after October 2020 but before August 2021) for which there appears to be no record of planning permission being applied for or given, and as such appears to be unauthorised.

As proposed the proposals are considered to go contrary to the aims of the Council under policy CP3 of the Core Strategy Development Plan Document (2010) and policy TB24 of the Managing Development Delivery Document (Local Plan) (2014). As such from a heritage stance objection is raised to the proposals

Date:	03/04/25	Signed:	Keith Frost Built Heritage Officer
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