

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242137
Address:	17 Peach Street, RG40 1XJ		
Proposal:	Full application for the proposed installation of a replacement front bay window.		
Heritage Asset:	17 Peach Street – NDHA Wokingham Town Centre Conservation Area Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	No		

Summary Of Recommendations

No objection subject to conditions

Comments On Proposal

The application proposes the replacement of a bay window and front door to no. 17 Peach Street, a 19th century townhouse, located within the Wokingham Town Centre Conservation Area. By virtue of its age, architectural and historic interest, as well as the positive contribution to the character and appearance of the Wokingham Town Centre Conservation Area, no. 17 Peach Street is considered a non-designated heritage asset (NDHA).

The below comments are in addition, and to be read alongside Built Heritage commentary of 28/08/2024 and 09/10/2024:

- The omission of the initially proposed lower section of curved design, which effectively created the elongated oval appearance is welcomed. The arched design to the top of the shopfront windows reflects the extant fanlight and whilst not common as a historic shopfront, the pattern is not unheard-of, being in a late 19th/early 20th century fashion, and thus considered acceptable with regards being sympathetic to the historic environment.
- As with so many things, the detail is very important here. The new timber shopfront's detail should seek to replicate that of an authentic shopfront. The mullions and arches should be formed with appropriate mouldings and the shop door seeking to be an accurate replica of the previous one.

- Given the acceptability of the amended proposed design, no objection is raised from a heritage perspective. If minded to approve, the below conditions are advised:

Conditions

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 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 1:10 and with details at 1:2. 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.

CN2 Matching finishes - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

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:

12/11/2024

Signed:

Roderick McDonald
Built Heritage Officer