

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260594
Address:	The Rose, 30 Market Place, Wokingham, RG40 1AP		
Proposal:	Application for Listed Building consent for proposed repairs to single storey rear roof, installation of new ceiling lining to the ground floor commercial kitchen and minor alterations to the rear first floor section to facilitate use as a two bedroom staff flat.		
Heritage Asset:	Ye Olde Rose Inne – Grade II listed since 1951 Wokingham Town Conservation Area <i>Setting of:</i> The Town Hall – Grade II* 3-4 Market Place – Grade II 5 Market Place – Grade II 6 Market Place – Grade II* Roebuck Public House, Market Place – Grade II Fosters, Market Place – Grade II K6 Telephone Kiosk , Market Place – Grade II Drinking Fountain, Market Place – Grade II Red Lion Public House – Grade II* 22 Market Place – Grade II 23 and 34 Market Place – Grade II <i>Listed buildings and conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies</i>		
Site Visit Made:	Yes		

Summary Of Recommendations

No objection subject to further details

Comments On Proposal

The application proposes a number of alterations at the Rose Inn (Ye Olde Rose Inne), a Grade II listed building, located within the Wokingham Town Centre Conservation Area, as to include: changes to an outbuilding, internal re-arrangement and subdivision and a replacement of 1no. window.

The Rose Inn has a complex phasing, effectively formed from two neighbouring 15th century timber framed buildings, brought partly together in the 18th century with a new front element, re-built following a fire, with 19th century extensions, 20th century alterations and re-building after another fire, and more recently further alterations with a glazed canopy spanning the alley (gap) between the two original burgage plots. The proposals contained with this listed building consent application solely relate to the 19th century stable/coaching wing and to a separated (albeit now physically attached to a modern neighbouring property and boundary wall) 19th century outhouse/barn.

The Rose Inn is located on the Market Place, directly opposite Poulton and Woodman's exceptional Grade II* Town Hall, within a cluster of historic buildings, and one of the town's historic public houses and coaching inns. This area of the town is remarkably well preserved – reflected by – and perhaps partly because of – the concentration of statutory listings. This is a highly sensitive area of townscape and thus any proposed change must be appropriately considered and managed.

In respect to the separated barn, it is proposed to address the structural deficiency on the roof structure through the introduce of 2no. ridge beams (one timber, one steel – due to the span) – the building is internally separated into three parts, and thus the roof structures can be addressed separately. The barn is currently being used for storage for the public house, including chilled cellar storage. Originally simple brick walling under a pitched gabled plain tile roof, the actual fabric of the barn has been substantially altered – some brick walling remains, however there is a large amount of modern blockwork, the entire roof structure is modern and no other internal features are present (not that they would be particularly expected in a building of this type). Whilst the phrase can be often overused – but given the replacement of replacement of fabric, it would be fair to describe the building as a 'trigger's broom'. Notwithstanding this, the barn is still a historic building and positively contributes to the significance of the host and the wider conservation area, thus any alterations should be appropriately considered. Given the proposals do not particularly impact the little remaining historic fabric, and would not seek to alter the external appearance (due to the roof tiles to be re-used), the proposed works would seek to preserve the building's special interest and not seek to harm its significance – thus no concerns are raised to this proposal.

With regards to the other proposals, these solely concern the 19th century stabling/coach house wing of the public house. Much like the rest of the building, this element has been heavily altered numerous times, most recently with the installation of modern kitchens on the ground floor. One part of the proposal is to uprate the ceiling for fire safety purposes – given this is a modern ceiling, and the appearance as compared to the extant would not change, no concerns are raised to this proposal.

Upstairs, of the first floor, it is proposed to alter the existing layout and fabric as to create a two-bedroom staff flat. The area is currently used for storage and is somewhat underwhelming, no historic features survive, other than the windows and their architrave joinery (which it is important to retain and repair as appropriate).

There is some extant sub-division, some of it modern stud work, some masonry, and it is proposed to rationalise the planform as to create a simple two-bedroom flat. Given the previous alteration here, compared with the limited loss of fabric (none likely to be particularly historic) and the sensible proposed layout, no concerns are raised to the rearrangement as to create the domestic accommodation.

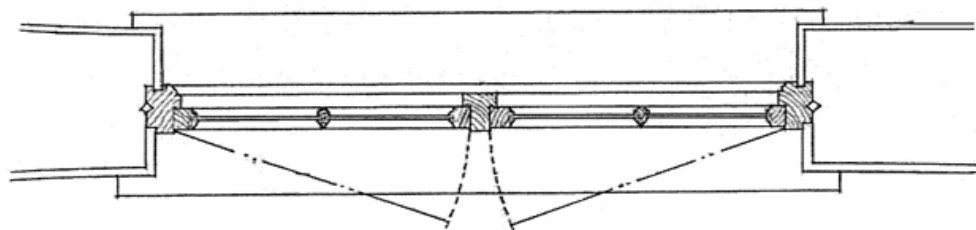
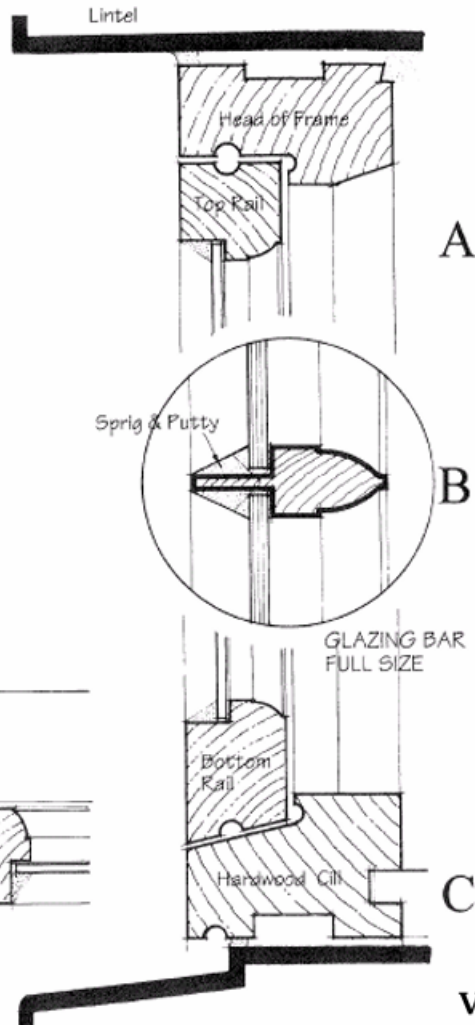
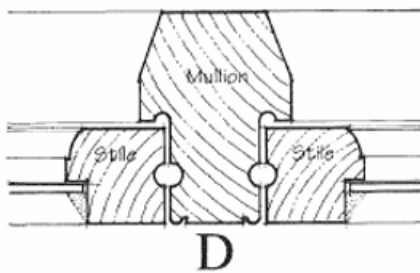
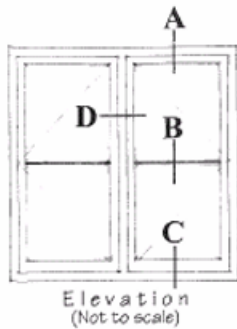
In respect to the replacement window – the upstairs of this 19th century block contains three fenestration openings to the north-east flank. These windows appear to be original, or in any rate historic. They are set with finely detailed chamfered and plain stop brick mouldings – a very attractive architectural detail. The windows are two casements – three casements to the middle – and two casements in pattern. Regrettably one of the casements has been replaced with a single open pane with a hit-and-miss vent. To the south-east elevation at first floor level, there exists another window, a metal framed triple-window with two side hung and one top hung casements. This window has clearly been inserted at a later date – likely during the inter-war period from the type of window and associated brickwork. The aperture has a flat brick arch with some relatively crudely inserted closers and other brickwork making good. Whilst of lower significance than the original 19th century windows, the opening is still of some interest as it demonstrates the evolution of use and the change in need for this area of the building. Notwithstanding this, the design of the metal framed window is slightly incongruous (but not entirely unpleasant) as compared with the Victorian design, and has signs of damage. Given this, the proposed replacement would be considered acceptable subject to detailing.

Further to this detailing, the submitted drawings are slightly remiss in that they don't include the crucial sectional and detailed elements expected for this type of window in a historic building – it would be expected to have a section showing the glazing type, dimensions, relationship with glazing bars, their dimensions, type of hinges (to be butt hinges) etc. The general proposed design, being a two-casement, side hung window is acceptable, however further details are required. It would be expected for the new window to be an exact replica of the historic ones adjacent – having Ovolo moulded glazing bars affixed with putty etc. The details are important here, as it was noticed that a poorly detailed double glazed window has been installed at first floor level in the main part of the building (at the top of the stairs, overlooking the courtyard) – no planning history can be found for this modern alteration (it appears to be 5-10 years in date) – irrespective, the detailing is inappropriate and thus it is important the new window, as proposed in this application, is appropriately detailed.

An example of the type of details required:

TRADITIONAL CASEMENT WINDOWS

Single Glazing



In addition, the question is asked – what is to become of the window that has been replaced with the single sheet of glass and hit-and-miss extract to one of the original windows? This is to be in one of the bedrooms for the flat, and it would be expected that the glass is removed (with the hit-and-miss fan not being terrible efficient/nice for the occupant letting in cold air etc.) and for a replica of the removed casement to be installed – would this also be proposed by the applicant? This would be greatly encouraged as it would seek to reinstate a lost architectural detail.

In summary, no objection is raised to the principle of the proposals. The alterations to the outhouse/storage barn are commensurate with the extant condition and use, and the submitted structural information is considered sufficient and thus no further

information would be sought under condition.

The internal alterations raise no objection given the altered fabric and relatively simple nature – just to note, as mentioned above, given the window architrave is pretty much the only historic detail left in the area, please ensure this is retained and repaired.

The only outstanding information would be the further details of the windows – as noted above the submitted drawings just need a few extra details – they also appear to show the glazing fixed with timber beading as opposed to putty – confirmation is needed on the glazing bar design, dimensions etc. And related to this, if the applicant wishes to, the replacement of the single glass pane with hit-and-miss extract – just the same level of details required for this. As the applicant has submitted all the drawings at application stage it would be assumed they do not wish this to be conditioned? That is perfectly acceptable, but this level of detail would need to be submitted prior to the grant of consent, or it can be conditioned – either or.

In conclusion, it can be advised the proposed alterations (subject to the acceptance of the further details) would seek to preserve the special interest of the listed building and would not seek to cause harm to the significance of the designated heritage asset of the Rose Inn. They would also not seek to harm the significance of the Conservation Area, nor the setting of the other identified heritage assets. Thus, they would not conflict with local and national policies and guidance.

Conditions

None, if all details are submitted as part of the application, otherwise window condition – wording to be advised upon.

Date:	05/05/2026	Signed:	Roderick McDonald Built Heritage Officer
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