

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260875
Address:	Broad Street Tavern, 29 Broad Street, Wokingham, RG40 1AU		
Proposal:	Application for Listed Building consent for the proposed internal refurbishment including the removal of a pillar and re-fitting of the WCs, bar and seating area.		
Heritage Assets:	29 Broad Street – Grade II listed building since 1951 <i>Setting of:</i> The Gatehouse – Grade II Oxford House – Grade II Colburn House – Grade II Montague House – Grade II 30-36 Broad Street – Grade II 35 and 37 Broad Street – Grade II 28 Broad Street – Grade II The Elms – Grade II* 24 Broad Street – Grade II 22 Broad Street – Grade II Markham House – Grade II Tudor House – Grade II* (N.B. – not an exhaustive list) Wokingham Town Centre Conservation Area Listed buildings along with conservation areas 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

Comments On Proposal

The application proposes of a number of alterations to 29 Broad Street – The Broad Street Tavern public house – a Grade II listed building located within the heart of the Wokingham Town Centre Conservation Area. The proposals can be summarised as follows:

- Removal of a piece of walling
- Partial blocking up of a doorway at lower level
- Alteration to lavatory arrangement
- Other joinery including bar and seating installations.

The Broad Street Tavern was originally built as a dwellinghouse in the 16th century, subsequently re-built in the 18th century, used as offices in the 20th century and was altered and converted into a public house in the 1990s. The building is located in the middle of Broad Street, within a collection of historic buildings. 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.

Removal of walling

It is proposed to remove an element of walling within the centre of the building as to allow for more open access and space within the public house. The piece of walling is likely a remnant from a historic external wall, due to the thickness of the masonry, however due to the significantly evolved planform, the exact historic nature of the fabric is not entirely certain. The area was altered as part of the mid-1990s alterations, creating two openings, one appearing to be from a historic/previous doorway. It is proposed to remove the middle piece of walling from the two openings as to allow for a larger aperture. The extant downstand would be retained as would the nibs either side, thus allowing for the historic wall to be partially read. This, given with the loss of fabric is limited to masonry of circa 2ft in width (no other historic architectural features or fabric is to be lost), and the relative dilution of planform which has already occurred, results in an acceptable impact upon the significance of the building.

Partial blocking up of the doorway between front parlour room and hallway

The building contains two historic front parlours/drawings rooms (as were), the right hand-side (as view from the street) has a doorway from the room to a hallway behind. From the planning history and drawings (kindly presented by the applicant), this appears to be a historic door opening, first with a single hung door, then with two side hung doors, and then in 1998 door(s) removed to have a permanent opening. It is now proposed to block the doorway up to waist/dado rail height. This would be light-weight stud construction with matching timber panelling either side. The 'top' of the doorway would remain open, effectively an unglazed window. Planform is important here, but in this instance the lightweight alteration is effectively cosmetic decoration and easily reversible to reinstate the doorway as just that. Given this, no concerns are raised to this proposal.

In respect to the other proposals, alteration internal fixtures, fittings, joinery, bar etc. these are all modern fabric and within later parts of the building. They all concern the 1995 change of use to a public house and thus have limited impact upon the historic significance. Nevertheless, it is still important for any changes to be appropriate in form, design and material – of which these would be. Given this, no concerns are raised.

As such, it can be advised that no objection is raised, and the proposed alterations are considered acceptable in heritage terms, and would not seek to cause harm to the significance of the designated heritage asset, and being solely internal, would not harm the significance of the Conservation Area, nor the setting of neighbouring listed buildings. The special architectural and historic interest of the listed building would be preserved and thus the application accords with local and national policy.

Conditions

None advised beyond approved plans

Date:	03/05/2026	Signed:	Roderick McDonald Built Heritage Officer
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