

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	253099
Address:	Wokingham Baptist Church, Milton Road, Wokingham, RG40 1DE		
Proposal:	Full application for proposed replacement of part of the existing atrium roof with a flat roof and rooflight, plus associated refurbishment and changes to fenestration.		
Heritage Asset:	Wokingham Baptist Church – Grade II listed building since 1984 Wokingham Town Centre Conservation Area <i>Setting of:</i> Walls and gate piers to Baptist Church – Grade II Tudor House – Grade II* 2 and 4 Milton Road – Grade II 6 and 8 Milton Road – Grade II Former Police Station and walls – Grade II		
Site Visit Made:	No, but familiar with building and area		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes an alteration to the modern glazed barrel roof which links the original building to a later addition. Dating from the early 1990s, the glazed link was designed to reflect the rounded fenestration form of the 19th century host, and whilst obviously of its time, the element responds successfully to the original church.

Whilst the appearance may have been a relative success, it is evident the functional performance of the glazed link has failed in terms of weather mitigation and thus the need has arisen to alter the original design. The application proposes to remove the rear two-thirds of the barrel and replace with a flatted roof and rooflight. By retaining the front third, the overall appearance of the link – as primarily viewed from the front of the church – would not fundamentally change. To those looking carefully it might be apparent that the glazed barrel stops abruptly within the link, however this would not be considered to compromise the overall design ethos of the modern addition, nor the immediate host of which it adjoins. It is also understood that the proposed alteration will allow for better access to the

roofscape and thus allow for an improved maintenance routine, which can only seek to benefit the listed building.

With this in mind, no concerns are raised to the application as the proposals would not seek to adversely impact the significance of the listed building nor compromise the special interest of the host or those buildings within its setting.

Conditions			
N/A			
Date:	27/01/2026	Signed:	Roderick McDonald Built Heritage Officer