

Heritage Statement

September 2024

Land at rear of 13 MARKET PLACE WOKINGHAM RG40 1AL



Existing view of the land at rear No.13 Market Place.

The site currently has no usable parking space as it has been left unkept and overgrown.

INTRODUCTION

This Heritage Statement has been prepared in support of a full planning application located within the Wokingham Town Centre Conservation Area for the removal of existing self seeded trees, a new bin store and landscaping works including new feature trees to tidy up and enhance the land at the rear of No.13 Market Place.

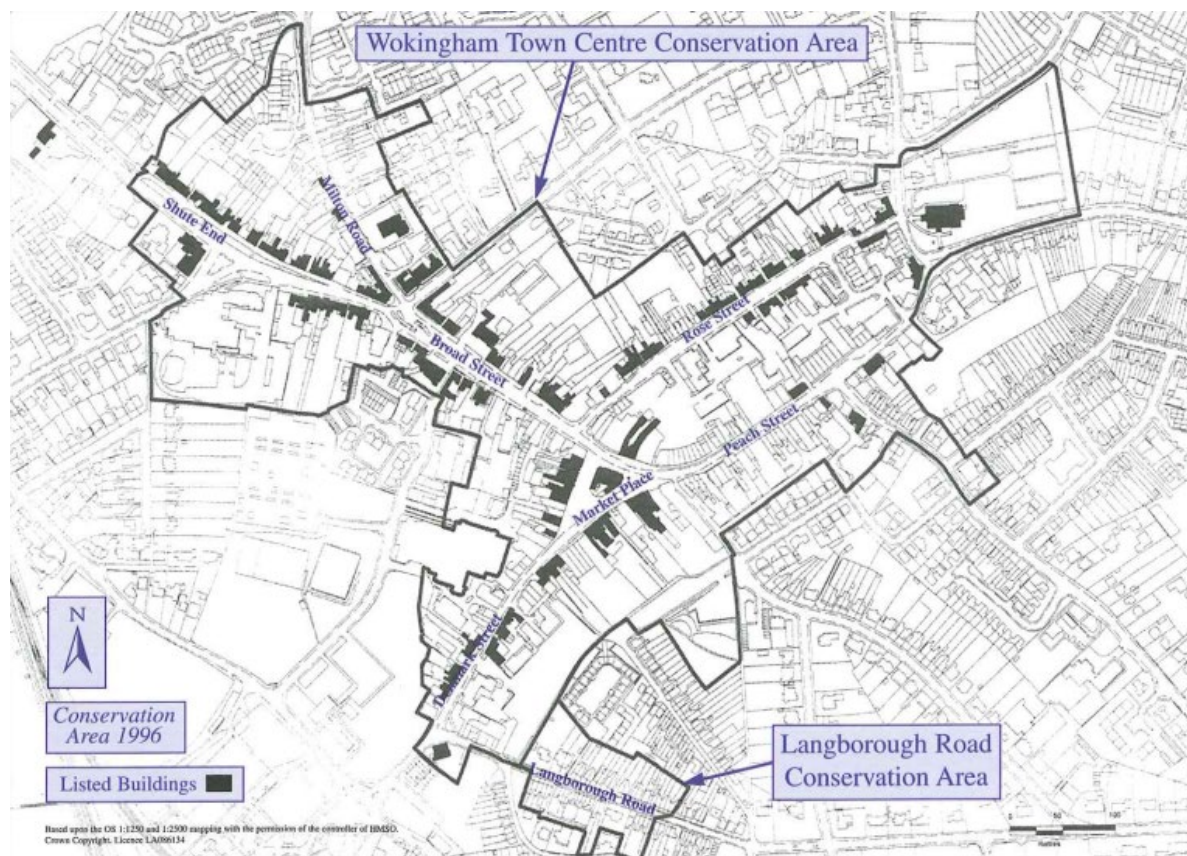
STATEMENT OF SIGNIFICANCE

The proposal does not affect the building at No.13, it simply aims to tidy up the land at the rear of No.13.

The Wokingham Town Centre Conservation Area Appraisal states:

“The building Styles are generally modest, predominantly of red brick with tiled clay roofs. The buildings tend to be of a small scale and offer the characteristics of a traditional Berkshire market town. Although the town has no dominant building types, the scale colouring and variation in detailing make it rich with texture and character.”

The heritage value and interest of the land at the rear of No.13 Market Place is mainly its contribution to the historical form of open space behind Market Place.



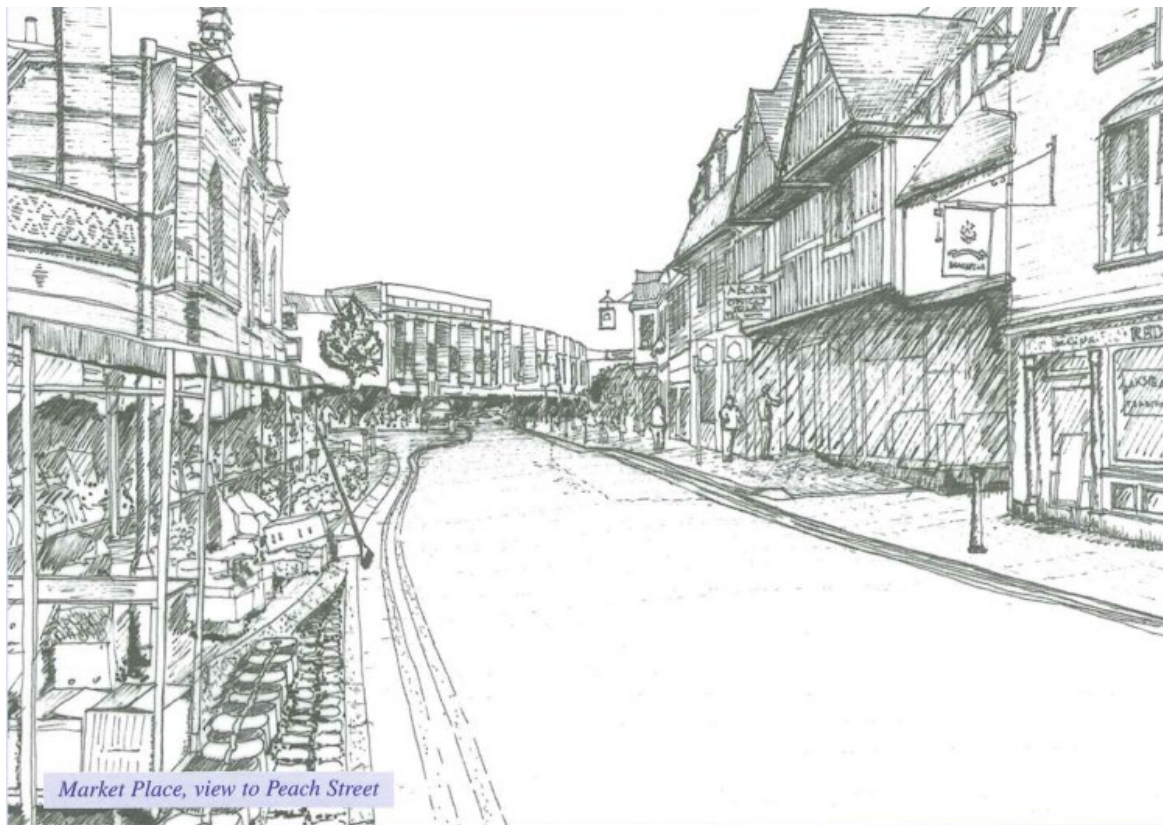
Extract from the Wokingham Town Centre Conservation Area designations and special contributions map.

IMPORTANT CHARACTERISTICS OF THE AREA

The site is located within the Wokingham Town Centre Conservation Area, that includes Market Place.

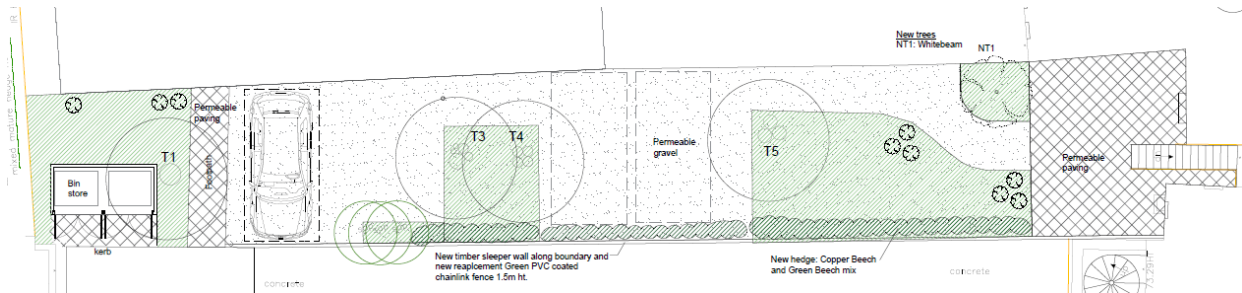
The Market Place Character Zone states:

- Wokingham's centre was and is still the Market Place. This area is well enclosed on all sides by a collection of listed buildings creating a roughly triangular shape."
- The dominant building of the core is the Town Hall.
- The Market Place is dominated by brick paving, which was introduced in 1990 as an enhancement scheme.
- The relatively young trees help to soften the visual appearance of the area.
- The sense of enclosure and the vitality of this predominantly shopping area, helps to promote this as the core of the town.



THE PROPOSAL AND IMPACT OF THE DEVELOPMENT

- The works will not harm the surrounding conservation area. The site is located at the rear of No.13 and surrounded by the back yards of commercial units.
- The site currently has no usable parking space as it has been left unkept and overgrown.
- All other adjacent commercial units have concrete yards used for parking and no trees. The works will enhance what is currently a very unsightly, overgrown patch on land.
- The proposal seeks to add new planting and soft landscaping to enhance the site.
- The proposal will have no impact on the conservation area as it retains the historic open space.



Proposed layout plan