

AVH (UK) LTD.



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Open Space

Willon End Park

Malvern

WR13 6NN

HERITAGE STATEMENT

FOR 1-2 Bush Walk, Wokingham RG40 1AT

For JG Foods Limited

Pensnett Trading Estate

Dudley

West Midlands

Trading as Grape Tree



Heritage Statement

Justification of Works

The previous tenant was Pret now no longer trading at this site.

Grape Tree will be taking on a new 10 year lease and plan to open a shop to add to the 132 plus shops trading nationwide and want to replicate their corporate identity within the bounds of the conservation standards.

Internally the existing finishes will remain.

The shopfront at the moment is painted with a white undercoat inside and out, the existing fascia has been prepared in the same way. The pilasters, ornamental pilaster headers and the small stall risers are of stone or rendered finish and appear to have been painted with the same white undercoat.

The intention is that the shopfront remains exactly as it is but that the colour is changed internally and externally to Lead White Satin Finish which is a Dulux Heritage Range colour. The fascia panel and mouldings will be finished the same. The stonework and ornamental headers will be decorated with a matching suitable exterior stone paint. The small rendered stall risers will be painted in black stone paint, this is mainly to keep the bottom of the elevation from looking dirty ongoing.

The signage to be applied directly to the painted fascia will be logos and name on stand off lettering similar to the previous tenants form of signage. On the blanked out panels of the existing shopfront, which are to be retained will be highlighted by corporate small signage as will the panel over the existing door.

The existing shopfront and the proposed shop front plans provided as a separate attachment.

Access

The access to the retail unit will not be altered so will remain as exists.

The unit is an end of terrace 2 storey building on Bush Walk with a pavement level tiled entrance to a recessed double main door.

The entrance is a double door access in Bush Walk and will be one of two access to the retail unit. The entrance is set back into a recess which is flush with the existing pavement and allows good access for wheelchairs etc.

Schedule of Works.

Proposed Internal Finishes.

There is no Listing on the interior of the premises.

The existing shop fit will be stripped out and the walls will be plasterboard taped and jointed finish painted white throughout.

Part of the existing ceiling is a modern hard ceiling in the front area and partly plastered ceiling in the rear.

The floor will remain as it and will be repaired where needed.

The existing white walls will be painted Soft Moss 3 which is the corporate finish.

The ceiling and solid front ceiling will be retained. The existing lighting is not conducive with the product on sale and so all the existing lighting will be removed and replaced with suitable LED lighting throughout.

The existing floor will be retained.

A stud wall will be erected at the rear of the shop to provide storage and security for the rear doors.

The new display units are not fixed back to the walls but are fixed end to end for stability.

The counter is free standing and is shown butted against the side wall opposite the stud wall which is built against one of the side window.

Extra lighting will be added to the window areas to boost appearance.

The interior door frame and skirting will be painted in satin black and the door in Soft Moss 2 Satin.

The interior of the shop front will be painted to match the exterior in Lead White as described below.

The exterior woodwork will be painted in Lead White . The existing fascia panel will be painted Lead White ready to accept the proposed signage applied for separately under listed advertising permission.

Shopfront Finishes.

Dulux Heritage Range Lead White in satin finish for the shopfront woodwork

A Lead White Satin Finish to the fascia ready for signage.

Surrounding stonework in matching white and black to stall risers.

The entrance tiling remains and cleaned.

Signage

It is proposed to have the main signage made up of fret cut letters and logos as standard fixed on stand of fixings. The sizes will be set to fit the existing fascia but also to retain the design and balance of Grape Tree corporate signs. This is based on the previous tenants accepted signage.

300mm high internally fitted vinyl graphics are intended to be fitted to the bottom of the existing windows and doors where the glass meets the woodwork.

Listed Building Summary

Location

Statutory Address:

1-2 Bush Walk, Wokingham, RG40 1AT

Heritage Category:

Listed Building
Grade: II
List Entry Number: 1155129
National Grid Reference : SU8124268615

Details

This list entry was subject to a Minor Amendment on 25 May 2023 to correct the name and address and to reformat the text current standards SU 8168 NW 18/24

WOKINGHAM MARKET PLACE (north side) No.37 (The former Bush Hotel, including Nos.

1-10 Bush Walk)(formerly listed as No.37 (The Old Bull and Bush, including Nos. 1-10 Bush Walk) previously listed as The Bush Hotel)

12.11.51 G.V. II Former inn, now shops. Late C15, extended C17, extended and altered late C18, C19 and C20. Part timber framed, part painted brick, part tile hung; slate roof

over front section, old tile gabled roofs at rear. U-plan; front section probably four framed bays originally, with yard entry second bay from left and now covered in. Nine framed bays in eastern rear wing, the middle three bays the former hall, and three framed bays in western rear wing, with brick former stables on end. Front section three storeys and cellar, rear wings one and half and two storeys. Road front: three bays.

Sash

windows with glazing bars on tile hung upper floors. Two large flanking chimneys.

Ground floor of rusticated brick piers between large C20 windows with glazing bars, and

supporting frieze and dentilled cornice. Yard entry formerly in centre bay, now to left.

Rear wings: on the west two framed bays of two storeys with thin framing on first floor and painted brick infill, two- and three- light C19 casements; central chimney on ridge.

On the right and at end of this one and half storeys painted brick former stables with two gabled hay loading bays breaking eaves with planked doors. C20, two-light metal casements on ground floor. On the east two storey wing of timber framed bays rendered and painted. Two tall chimneys on rear slope. Three large, early C19 sash windows with glazing bars on ground floor; C19 irregular two-light casements on first floor. Interior: most of remaining timber frame visible in eastern wing, with heavy beams and joists, jowled posts and arch braces. Sooted roof timbers in hall section. A two cell cellar probably C15 in part under front section partly of brick and conglomerate, with arched recesses under chimney and pointed niche in north wall.

Listing NGR: SU8123268584

Attachments.

Mocked-up picture of the proposed shopfront signage and colour sent as separate attachment.