

HERITAGE STATEMENT TO ACCOMPANY PLANNING AND CONSERVATION CONSENT FOR SINGLE STOREY REAR EXTENSION

25, LANGBOROUGH ROAD, WOKINGHAM, RG40 2BU

DESCRIPTION OF THE PROPOSAL

The owner of 25, Langborough Road, RG40 2BU in **Wokingham Borough Council** seeks approval for the following works, i.e. **Loft conversion with a full width flat roof dormer to the rear and one conservation style rooflight to the front.**

CONTEXT AND ANALYSIS OF THE EXISTING BUILDING

25, Langborough Road is a two-storey terraced property. The property is located on Langborough Road and lies within **Wokingham Town Centre and Langborough Conservation Area** of the **Wokingham Borough Council**.



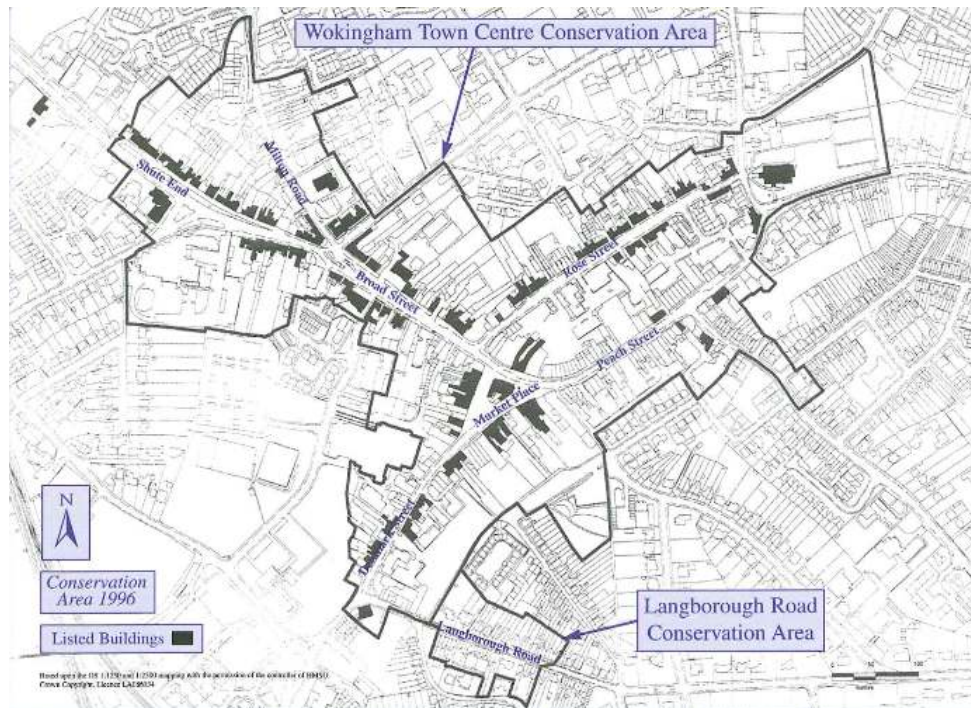
Front View



Rear View

Location

The Wokingham Town Centre Conservation Area is in the heart of Wokingham. The area contains the historic core of the town including Rose Street, Peach Street, Denmark Street, Broad Street and Shute End. The boundaries delineate the area of old town. Adjacent to this is Victorian Langborough Road Conservation Area (see map below).



Map of Langborough Conservation Area

History and Development

The Langborough Conservation Area developed during the Victorian period, reflecting Wokingham's growth in the 19th century. As the town expanded, this area emerged as a mixed residential neighbourhood with both substantial villas and more modest workers' cottages. The larger villas were built first, mainly along the northwestern end of the road, designed to showcase status and architectural fashion of the era. Their scale and ornamentation reflect the prosperity of Wokingham's middle class during this time.

Further development introduced smaller artisan and worker cottages toward the southeastern end. These houses were simpler in design and built closer to the road, providing affordable accommodation for Victorian workers employed in and around the town. Despite their modesty, many original features have survived.

Over time, the street layout, building heights, and close enclosure of the road have remained largely intact. This consistency allows the area to retain its Victorian character and provides insight into Wokingham's social and architectural development during the 19th century. Today, Langborough stands as an important representation of the town's historic growth, combining both ornate villas and workers' homes within one cohesive streetscape.

Character and materials

Langborough Road forms part of Wokingham's Victorian Conservation Area. The street is characterised by a mix of large Victorian villas at the northwestern end and smaller artisan cottages further along. The villas are predominantly red brick with grey brick detailing and

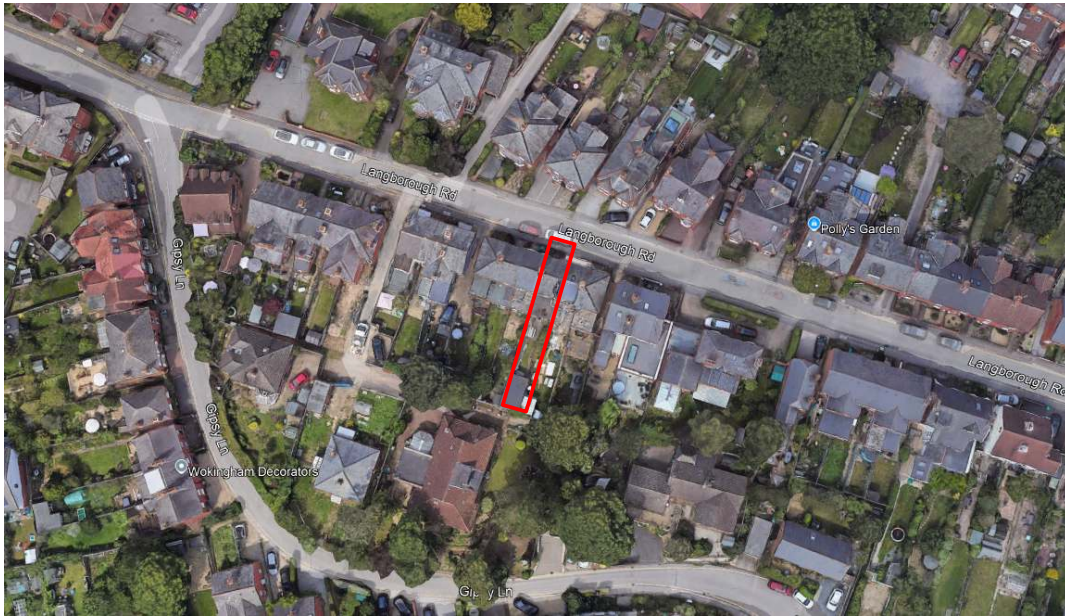
terracotta tiles, while the cottages feature simpler, plain red-brick facades. Many original architectural elements—such as sash windows, doors, and brickwork—remain intact.

The road itself is narrow and strongly enclosed by its buildings, which stand close to the street on both sides. As it rises gently uphill towards the boundary of the conservation area, long-distance views become limited, creating a visually contained and intimate streetscape. Toward the southeast, the buildings become smaller in scale, with reduced frontage heights, reflecting the area's historic association with Victorian workers' housing.

The neighbourhood is visually appealing and contains excellent examples of Victorian architecture, from ornate villas to modest workers' cottages. Its distinct character sets it apart from the Town Centre Conservation Area, warranting its separate conservation designation and contributing significantly to Wokingham's historic environment.

A townscape analysis of Wokingham's conservation areas highlights Langborough Road as a strong example of Victorian development, displaying both grand villas and modest artisan homes, unified by their consistent use of red brick. The continuous frontage of buildings creates a pronounced sense of enclosure. The villas at the northwestern entrance stand on wide plots with mature planting and detailed architectural features, giving the street a dignified and impressive start. As the road progresses southeastward, the frontage becomes tighter, with smaller cottages positioned close to the pavement, producing a more modest and intimate townscape.

Despite the variation in building size and function, the area maintains a cohesive appearance through its shared materials, architectural detailing, and retained historic features. Overall, the street scene is unified, attractive, and distinctly Victorian, clearly illustrating the area's development from affluent villas to practical workers housing.



Subject site and its surroundings

Street Appearance

25 Langborough Road is a two-storey terraced Victorian property, featuring traditional red brickwork, uPVC sash windows, and a slate roof. Set back behind a small front area, it maintains the consistent building line and architectural character of the street, contributing to the historic charm of the area.





Street scene of subject property No. 25 Langborough Road

The applicant is not doing anything to change the external street appearance of the house.