

# **HWICCE HERITAGE**

**HERITAGE IMPACT ASSESSMENT**

**ON**

**5 BROAD STREET,**

**WOKINGHAM, BERKSHIRE,**

**RG40 1JS**

**NGR SU 81167 68623**

**FEBRUARY 2025**

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**SUMMARY**

*This report was requested by Barbarella Architecture and Design to cover the proposed replacement door 5 Broad Street, Wokingham (NGR SU 81167 68623).*

*It is noted that the site is located in Wokingham Central Conservation Area, which is a Designated Heritage Asset and that there are a number of buildings and structures in the area that are Listed Buildings in their own right, which are also Designated Heritage Assets. A number of other structures in Broad Street are not listed but could be considered Non-Designated Heritage Assets in an individual capacity as they are integral for maintaining the street scene in central Wokingham.*

*The proposal site 5 Broad Street contains the location of former burgage plot. Plot 5, which appears to contain a bank since c 1900 appears from a picture of the 1890s to have been a replaced structure at that time for an earlier timber one. The outline of the building changes on the Ordnance Survey maps (third and fourth series). The front façade of this building is maintained in these proposals except for the replacement of the main door, which largely negates visual impact on Listed Buildings and the Conservation Area along Broad Street. One historic photograph of the front of the building has been identified and it seems that the door at this time was set further back in the doorway. This would imply that the current door may not be original, but due to the angle of the image this is not definitive.*

## 1 INTRODUCTION

### 1.1 Report Origins

This report was requested for 5 Broad Street, Wokingham (former National Westminster Bank), where a proposal for a replacement door is considered. This report is intended to identify any potential impacts to the historic environment.

### 1.2 Site Location

The site is located in central Wokingham at the junction on Broad Street (NGR SU 81167 68623).

### 1.3 Site Description

The proposal site is bounded on the southwest side by Broad Street and on the southeast by 1-3. On the northwest side in Broad Street there are three buildings that are listed, and on the northeast side in Rose Street there is a listed building.

### 1.4 Site Geology and Topography

Topographically the area is located on the terraces around Emm Brook, which is located 50-60m AOD.

The underlying geology (<https://geologyviewer.bgs.ac.uk>) is the Bagshot Formation a sand sedimentary bedrock.

### 1.5 Proposed Development

The proposal is to replace the door into the purpose built National Westminster Bank (5 Broad Street), which will minimally impact the views of the Wokingham Central Conservation Area.

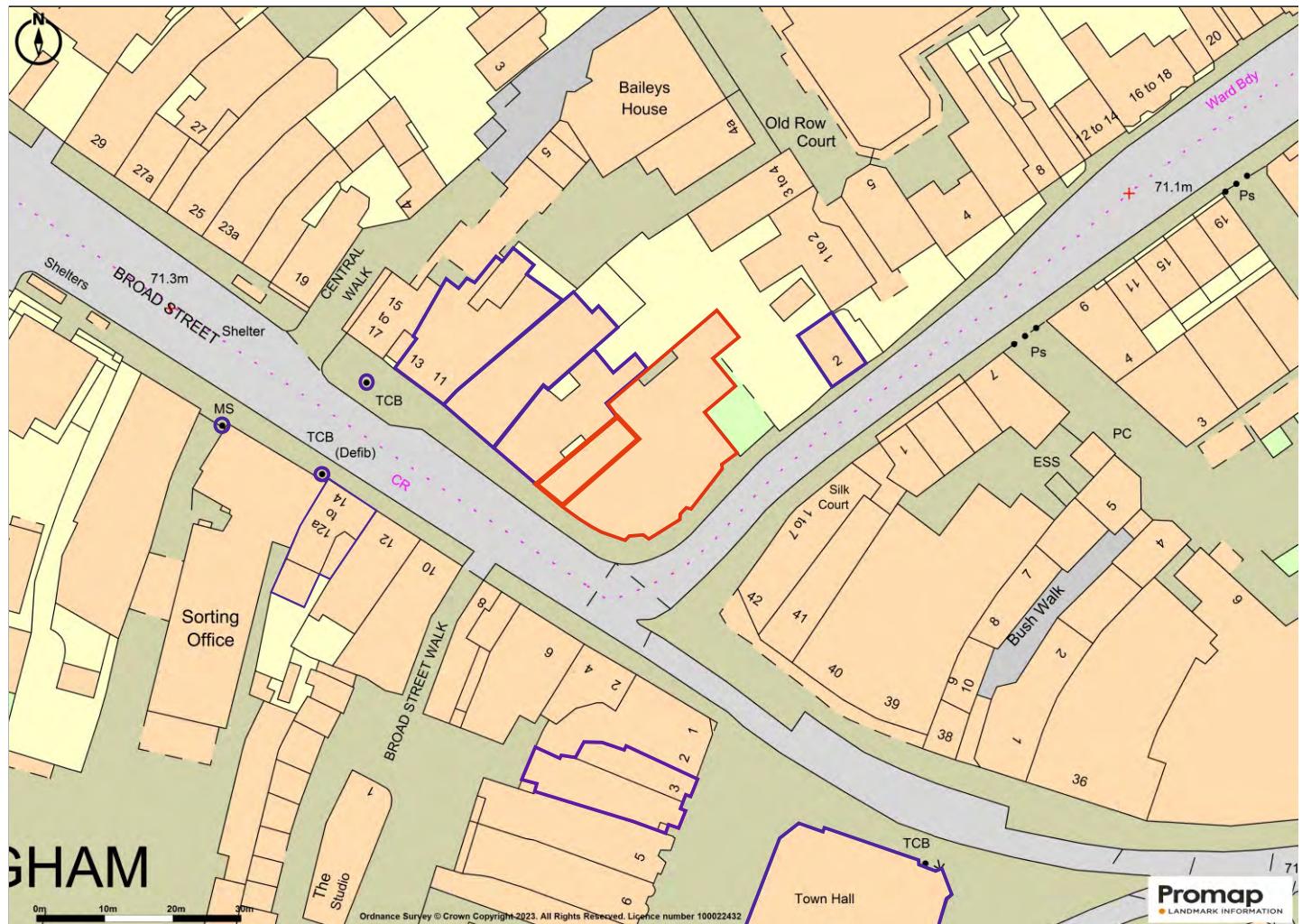


Figure 1: Site location and Listed Buildings

## 2 LEGISLATION AND PLANNING POLICY

### 2.1 Legislation

#### England

The acts listed below cover the protection of significant heritage remains and as such are relevant to this report. These pieces of legislation cover Listed Buildings and Conservation Areas.

The “*Town and Country Planning Act*” of 1947

The “*Historic Buildings and Ancient Monuments Act*” of 1953, a forerunner of:

The 1990 “*Planning (Listed Building and Conservation Areas) Act*”.

These acts are the most significant in respect to this application as it covers the creation of Wokingham Central Conservation Area and also the Listed Buildings in that Conservation Area.

“*The Levelling-up and Regeneration Act*” 2023 contains heritage components, most notably on the legal requirements for authorities to keep a Historic Environment Record. This was accompanied by the latest revision of the National Planning Policy Framework (see below).

### 2.2 National Planning Guidelines and Policies

Section 16 of the revised National Planning Policy Framework, latest version (NPPF 2024)’ provides current guidance related to heritage issues within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This is supported by the Planning Practice Guidance, initially published in 2014 and subsequently updated, which attempts to simplify the explanation of certain aspects of the NPPF. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets.

Annex 2 is a glossary of meanings as used in the policy document. Phrases of particular relevance to this report include:

A Heritage Asset is *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local authority (including local listing).*

A Designated Heritage Asset is *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*

The Historic Environment is *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Paragraph **202** further defines what Heritage Assets are in that they are '*sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value.*' The lower designation here is perhaps significant, because it indicates sites and buildings of local significance (entries on a locally produced list of significance or non-designated heritage assets).

The following paragraphs are also relevant to the effects of the proposed development on Heritage Assets:

Paragraphs **207** and **208** state that the significance of a heritage asset, along with the potential impact to the significance, should be described and assessed if it will be affected by a development. This should be undertaken prior to the determination of any application. The need to avoid or minimise conflict between a heritage asset's conservation and proposed development is set out in paragraph **210**.

Policies on the level of harm to a Heritage Asset are set out in paragraphs **212** and **213** of *NPPF*. In the case of designated heritage assets great weight should be given to the asset's conservation, irrespective of the level of harm; any harm or loss of significance of a designated heritage asset should require clear and convincing justification. Footnote 75 states that non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

These are followed by paragraphs **213** and **214** that cover the weighing of this harm:

**214.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

**215.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

The *NPPF* makes provisions for protecting the significance of non-designated heritage assets in paragraph **216**; while paragraph **217** discusses loss of the whole or part of a heritage asset.

**216.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**217.** Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph **221** outlines the potential for conflict between enabling development and the preservation of heritage assets.

### **2.3 Local Planning Policy**

The *Planning and Compulsory Purchase Act 2004* and *NPPF* make provision for the use of a development plan. *NPPF* indicates that continued use of the Local Plan is required for decision making in the authority (sections **58** and **126**). The current Local Plan will, therefore, continue to form the basis for determining local planning applications until superseded by documents produced for the Local Development Framework are available, which includes a new draft Local Plan.

Section 38(6) of the *Planning and Compulsory Purchase Act 2004* states that:

If regard is to be made to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Wokingham Borough has a management strategy for the Local Plan (WB 2010), which includes the following policy.

**Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)**

1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.
2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
  - a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
  - b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.
3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

The design and access statement (Barbarella 2023) notes a number of local policies that will affect the decision making strategy.

### 3 METHODOLOGY

#### 3.1 Heritage Impact Assessment Aims and Objectives

The primary aim of the Heritage Impact Assessment is to provide an independent professional appraisal of the archaeological potential of the site and its setting. This follows the Government guidance in *NPPF* (2024) by presenting a synthesis of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2024), the report presents a research based evaluation using existing information. It additionally follows the Chartered Institute for Archaeologists (ClfA) *Standard* definition of a heritage impact assessment (ClfA 2017). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

#### 3.2 Heritage Impact Assessment Sources

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Heritage Impact Assessments or Desk-based Assessments (ClfA 2017). The work has involved the consultation of the available documentary evidence (historical sources), HER and National List sources, and historical maps (cartographic evidence), all of which have been supplemented with a site visit.

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site visit

The principal sources consulted in assessing this site were:

- The Historic Environment Record (HER) in the immediate location
- The National Heritage List for England
- The consultation of historic maps
- The consultation of old photographs
- A site visit

The Berkshire Historic Environment Record and National Historic Environment Record hold details of known archaeological and historical sites in the vicinity of the proposal site.

### 3.3 Heritage Impact Assessment Modelling and Analysis

The information about heritage assets both designated (Listed Buildings and others, see part 2.1) and non-designated heritage assets within the search area have been collated to provide a picture of the heritage attributes of the landscape.

### 3.4 Archaeological Time Periods

The following historical periods are used in the assessment and analysis of this report.

#### Historic

Early Medieval Period	AD 410 - AD 1066
High and Late Medieval Period	AD 1066 - AD 1542
Post Medieval Period	AD 1542 - AD 1704
Imperial	AD 1704 - AD 1800
Industrial	AD 1801 - AD 1900
Modern	1901 onwards

## 4 HISTORICAL AND HERITAGE BASELINE KNOWLEDGE

A heritage impact assessment is designed to provide an independent assessment in accordance with ClfA guidelines. This section thus contains a synthesis of the historical development of the area, the key archaeology of a surrounding search area, cartographic evidence, and a site visit. Some information may thus be duplicated due to this analysis.

### 4.1 The Historical Development of Wokingham and the site

The manor of Wokingham in 1086 formed part of the Manor of Sonning, which was held by the Bishop of Salisbury (VCH 1923, 225-36). The chapel of Wokingham was annexed to the church of Sonning in 1146 (VCH 1923, 225-36). The Bishop of Salisbury established a borough (town) at Wokingham in 1219 (VCH 1923, 225-36). The proposal site occupies one of these burgage plots.

The site, 5 Broad Street, would appear to have been a burgage plot from the early 13<sup>th</sup> century. The neighbouring site of 1 and 3 Broad Street was formerly the site of an Inn called the George, which ceased trading before the end of the 17<sup>th</sup> century (Lea and Lea 1990, intro 7). The history of 1-3 is accounted in a report already submitted for development of that premises, with use of the pub name generally assessed in Cox (1994, 10-11). Wingmore Lodge (a listed building to the rear, see below) was created from an outbuilding on the ends of plots 1 and 3. A picture of Wingmore Lodge in 1965 (Plate 1: Lea and Lea 1990, plate 20) shows the adjacent rear buildings of plots 1 and 3 Broad Street that were removed, with the rear gable end of 1 Broad Street (the former George Inn). A photograph of the late 1890s

appears to show the front of the buildings of 1 and 3 Broad Street (Plate 2: Lea and Lea 1990, plate 79), and the neighbouring bank frontage (5 Broad Street) which contains an earlier building, all probably medieval timber framed structures. A photograph of the proposal site in the 1960s, shows the neo-Georgian bank frontage as it is now, and also the cake shop, former George Inn (Plate 3: Lea and Lea 1990, plate 80). Plots 1 and 3 were removed and replaced by a modern structure to plot 5, probably as part of street widening. 5 Broad Street is the location of a bank dating from c. 1900. The structure is not listed, and not designated other than being part of a Conservation Area.



Plate 1: Wingmore Lodge in 1965



Plate 2: Broad Street in the 1890s, bollard at entrance to Rose Street

Plate 3 shows the front of the National Westminster Bank, and is the only one identifiable with a front view. The recess in which the door is set appears to have the door on this picture placed further back than the current door. Although this is not conclusive that the door has been replaced, it is highly likely that it may have been replaced.



Plate 3: 1-5 Broad Street in 1960s (former George Inn and the Nat West)

The larger development site (1-5 Broad Street) has 20 planning applications with Wokingham Borough Council. There are a group of planning applications that pre-date 1998: planning ID 40917, 19173, 41625, 24689, 09729, 40392, 27845, 41915, and 27110. There are a further group of planning applications that are post-1998: planning ID 150282 (LBA), 960166 (signage), 232130 (fenestration alterations), 223135 (removal of signage), 150245 (advertisement application), 191108 (ATM), 140608 (signage), 230588 (removal of features), 152988 (replace ATMs), and 000578 (installation of satellite dish). The two most recent applications include 232115 (alteration of use from commercial), and 232647 (planning application), which the author wrote a previous report on. This report concerns a later application for the alteration of the entrance doorway to 5 Broad Street.

#### 4.2 Known Heritage (listed buildings see Figure 1)

Within 100m of the site there are a number of archaeological sites (16) of which the earliest at 30A Rose Street concerned the finding of a Mesolithic flint (00366.00.000). The majority of finds fit in with the establishment of the town in the early 13<sup>th</sup> century and its subsequent use. Excavations at Wigmore Lodge, 2 Rose Street (Wessex Archaeology 1988) has produced evidence of medieval and post-medieval features: ditches (00371.02.240), pits (00371.02.230), postholes (00371.02.200), beam slots (00371.02.220), and stake holes (00371.02.210). At Peach Place (MRM18236: SU812 686), which lies on the other side of Rose Street, medieval and post-medieval features have been identified. In Broad Street medieval pits were identified (WK15722: SU 811 686).

There are 29 listed buildings within 100m radius around the site of which the highest rated are the Red Lion at 25 Market Place a grade II\* structure (1118018: UID 41687) and the Town Hall of a similar rating (101303481: UID 41682). The Red Lion is some way away from the proposal site and will not be impacted by the development. The Town Hall is visible from the proposal site, but is still some way from the site.

##### *Town Hall (SU 81211 68561)*

*Town hall and police station, later also fire station; now town hall and offices, with four shops and enclosed market. 1860 with minor late-C20 alterations. (William Ford) Poulton (1822-1900) and*

*(William Henry) Woodman (1822-1879). Wheeler and Woodroffe, craftsmen. High Victorian Free Gothic style. Red brick, with blue brick and Bath stone dressings used to polychromatic effect. Steeply pitched slate roofs. Brick corbelled chimneys.*

*HISTORY: The Town Hall stands on the site of the Medieval Guildhall, which was demolished in 1858. The new Town Hall was opened on June 6, 1860 by Lord Braybrooke. It was funded in part by money available for a new County Police Station, and the building jointly housed the police until 1905 when the new police station was built. Two of the original three prison cells survive. In 1877, the Fire Brigade housed a horse-drawn fire engine in the covered market, and this use continued until 1969 when the fire station was built. The building also housed a covered market under the arches, which are now used as individual shops.*

*Group value with the listed buildings around the perimeter of the site and the dated 1881 Drinking Fountain (q.v.) and K6 Telephone Kiosk (q.v.) immediately adjacent to the Town Hall.*

There are 7 listed buildings in adjacent areas of Broad Street: 7, 9, 11 and 13 on the northeast side and 12A-14 on the southwest side. There are two K6 telephone boxes and a milestone adjacent to the Post Office. In Rose Street there is the listed structure of Wingmore Lodge (which is not visible to the front of 5 Broad Street). In the Market Place there are other listed buildings but none visible from the proposal site, of which the nearest is 3-4.

### **7 Broad Street (SU8116768632)**

*Town house, now offices. Early C19 altered C20. Brick, painted rendered front, tile roof hipped on right. Irregular plan with C20 extensions at rear. 2 storeys. Low parapet with plain stone coping. 3 bay front, sash windows with glazing bars on first floor, those on ground floor without bars, but all with architrave frames. Pair of glazed C20 doors in wide entrance to right of centre.*

### **9 Broad Street (SU 81163 68642)**

*Town house, now offices. Late C18, altered C20. Brick first floor, painted render ground floor with quoins. Open plan ground floor. 2 storeys. Platband, modillion course at eaves level, parapet with plain stone coping. 3 bay front, tripartite sash windows on first floor with flat gauged brick arches. C20 shopfront of no special interest.*

### **11 and 13 Broad Street (SU 81152 68643)**

*2 houses, now shop and offices. Late C18. Altered mid C20. Brick, old tile gabled roof. Open plan ground floor. 2 storeys. Modillion eaves course, parapet with plain stone coping. 3 bay front sash windows with glazing bars, those on right in a 3-sided shallow canted bay. Large C20 shop windows on ground floor and glazed C20 entrance door to offices on left, both having no special interest.*

### **12A-14 Broad Street (SU 811 686)**

*House and shop. Fifteenth century, with late eighteenth-century front. Timber frame, brick front, steep-pitched clay tiled roofs. Two storeys. Two-bay timber framed range parallel to the street with C20 extension to rear. C20 shopfront to ground-floor; two small-paned sash windows to first floor with dentil eaves cornice.*

**Milestone (SU 81117 68631)**

*Late C18. Square stone set diagonally, with small plinth. Incised Roman lettering reads on east face:- To Reading 7 and on the west face:- To London 32 The stone was erected following the construction, in the C18, of the Windsor Forest Turnpike.*

**K6 Phone Box (SU 81138 68637)**

*Pair of Telephone kiosks. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosks with domed roofs. Unperforated crowns to top panels; one kiosk with George VI crowns, the other with replacement Elizabeth II crowns. Margin glazing to windows and doors.*

**Wingmore Lodge, Rose Street (SU 81205 68644)**

This lies on the end of the plots associated with 1-3 Broad Street, it is not visible to the front of 5 Broad Street.



Plate 4: Wingmore Lodge from south

**3 and 4 Market Place (SU 81178 68581)**

This structure is not visible from 5 Broad Street and it will not be impacted on.

#### 4.3 Cartographic Research



Figure 2: Rocque Map 1776-7 showing rough area of proposal site (not scaled)

The earliest map of Wokingham is the county map produced by Rocque in 1776-7 (Figure 2: TM/128). This map appears to indicate that no buildings existed as part of the Broad Street frontage at 1 and 3, which is inconsistent with photographs and historic data. There may be a structure at 5 Broad Street. The map has a stylised representation and cannot be seen as overly accurate in its representation here.



Figure 3: Windsor Forest map showing rough location of site (not scaled)

The design of Wokingham is shown in more detailed plans in three maps of the early and mid-19<sup>th</sup> century. The earliest of these is the 1817 map of Windsor Forest (Figure 3: D/P154/268). This is the earliest detailed map of Wokingham and shows that 1 and 3 Broad Street has a frontage, but behind 1 Broad Street there is an outbuilding fronting Rose Street. There is a building on 5 Broad Street (west part of plot), but it is an earlier structure. Wingmoore Lodge or 2 Rose Street exists as a rectangle with faded colouring at the northeast end of plots 1 and 3. The faded grey colour may suggest that it originated as a malt house for the George Inn.

The Wokingham tithe map of 1842 (Figure 4: D/P154/27B) shows the same arrangement that is on the 1817 map, but with an additional building to the rear of plot 3, and an extension to the rear of plot 5 (northwest part of site). It is debatable but plot 5 appears to have a deviation in its street line, which could be a central porch.



Figure 4: Tithe Map 1842 showing rough area of site and Wingmore Lodge (not scaled)

There is a plan of the Wokingham dated 1852 (Figure 5: WO/Z3/7), which is derived from the 1842 map. The building outlines are the same, apart from the addition of a small structure to the southwest of Wingmore Lodge.

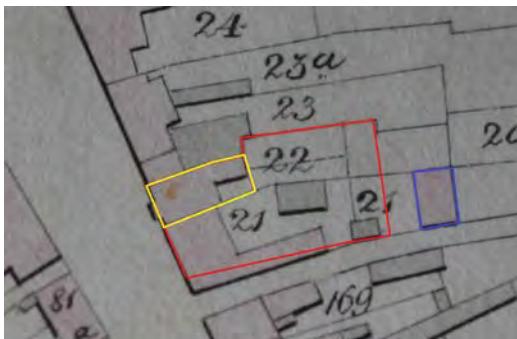


Figure 5: Wokingham Plan 1852 showing rough area of site and Wingmore Lodge (not scaled)



Figure 6: First Edition OS, c 1875, site and Wingmore Lodge (not scaled)

There was an Ordnance Survey map produced at each of the four times that the maps were reproduced nationally. The First Edition Ordnance Survey Map (Figure 6: Berks XXXVIII.15) that was produced c 1870-75 it is apparent that the form of the building on the site is not that which is located there now (plots 1-5). It appears to be the case that Rose Street has been widened at its southwest end, and that the building on the northwest side of Rose Street have been removed and rebuilt.

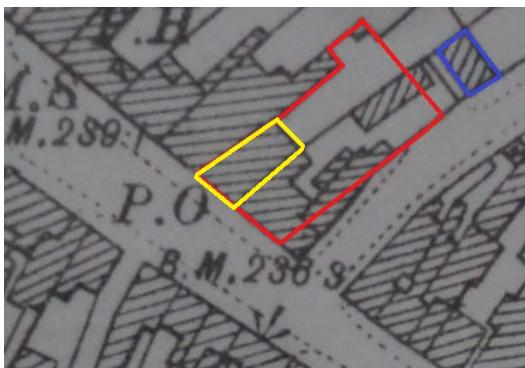


Figure 7: Second Edition OS map, 1899, site and Wingmore Lodge (not to scale)

The subsequent three maps the Second Edition Ordnance Survey Map (Figure 7: Berks XXXVIII.15) that was produced in 1898-99 shows that further alterations have occurred on the site. It is apparent that some activity has taken place on plot 5, which is the location of the earliest part of the National Westminster Bank or its predecessor bank. This in conjunction with the photograph on the 1890s would indicate that the building was reconstructed or revamped in the late 1890s or first decade of the 20<sup>th</sup> century.



Plate 8: Third Edition OS map, 1911, Site and Wigmore Lodge (not scaled)

There are further outline changes to the building on the Third Edition Ordnance Survey Map (Figure 8: Berks XXXVIII.15) that was produced 1909-11, and the Fourth Edition Ordnance Survey Map (Figure 9: Berks XXXVIII.15) that was produced 1931-1933. On both of these maps there is a reference to a bank at this location. This would mean that the bank façade (plot 5) had been created by 1910. The square corner of the building at the junction of Broad Street and Rose Street is evident on Ordnance Survey maps until those dated 1972. At some time after this date the building is demolished and a new built erected.



Figure 9: Fourth Edition OS map, 1933, site and Wingmore Lodge (not scaled)

#### 4.4 Site Visit

A site visit occurred on 14/02/2025 to ascertain the current building group and their location in the Conservation Area and its setting to the other listed buildings.

The larger site (1-5 Broad Street) was visited externally and it was ascertained that the proposal site consist of two surviving component parts, the original bank (plot 5), which is a creation of 1898-1910, and the rebuild of plot 1 and 3.

Plot 5 is a neo-Georgian structure of c 1900 (Plate 5). It has two storeys with three bays. The ground floor contains a door left side with two windows to the right. These are round headed with key stones. The door is a double door set in a stone architrave surround. The base of these windows is set in a stone podium. Above the podium there are moulded quoins created by raised brick. Between the ground floor

and first floor decoration there is a band of stone. The first floor contains three windows, above which is a parapet. The first floor windows are sash with square heads and moulded surrounds, and sills. Behind the parapet is a mansard roof structure with slate covering and window inserted. This is the façade that will be affected by the alteration of the door. It is not conclusive that this is not the original door, but a picture from the 1960s (plate 3) appears to show the door set further back in its recess.



Plate 5: Plot 5 Broad Street, and plots 1 and 3 to right

## 5 DISCUSSION

### 5.1 Archaeological Background

The proposed development site is located on a former medieval burgage plot, but as there is no proposed alteration to the ground only the upper part of the structure, then this knowledge is background information. The main archaeological remains are the standing structures. Listed buildings (Designated Heritage Assets), in line with Historic England advice, have a high heritage value, while historic buildings in a Conservation Area that are not listed have a medium heritage value.

### 5.2 The Heritage of the Proposal Site Location

The site has a number of listed buildings in close proximity (high heritage value), which include three structures on the northwest side of plot 5 Broad Street. There is a further listed property on the opposite side of Broad Street, along with two K6 telephone boxes and a mile stone. The Town Hall is also visible from the site, but probably distant enough that it will not be impacted upon. In Rose Street Wingmore Lodge (number 2) is listed. It appears historically to have been constructed not on an original burgage plot in its own right, but constructed across the northeast ends of plots 1 and 3. All of these buildings are going to have no physical impact and no or largely negligible visible impact.

Older buildings in a Conservation Area that are not listed have a medium heritage value, and could be classed as a non-designated heritage asset. This could cover the HSBC bank across the road from the site. The impact here is negligible.

The site in discussion here 5 Broad Street is going to be impacted with the removal of the main front door, which is the only alteration to the façade. It is not apparent that this is the original door. The alteration will have an impact, but this does not cover any great loss to the structure, and the replacement of the door will have negligible impact to the structure.

### **5.3 The Impact of Previous Development on Potential Heritage Remains**

The widening of Rose Street entrance and the construction of the new build on plots 1 and 3 Broad Street have had a considerable impact on the visual impact on Broad and Rose Street.

### **5.4 The Impact of the Proposal on Designated Heritage Assets**

The area contains a number of designated heritage assets; this includes the Conservation Area and the Listed Buildings.

#### **Conservation Areas**

Conservation Areas are created by local authorities in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Although they are a product of local government the fact that they are creations from national legislation means that they are designated heritage assets. The proposed development lies in the Conservation Area. The changing of a door on a non-designated building in the Conservation Area will have negligible impact on the Conservation Area.

#### **Listed Buildings**

There are a number of listed buildings in the area, of which most are shielded in some way from the proposed alterations in the Conservation Area. This alteration will have no or negligible visible impact on any listed building.

### **5.5 The Impact of the Proposal on Non-designated Heritage Assets**

Plot 5 Broad Street, has no designation other than its location in the Conservation Area. The proposal will alter this structure with the replacement of the main door. The door is possibly not original.

## **6 CONCLUSIONS**

This report was requested by Barbarella Architecture and Design to cover the proposed alterations to a door at 5 Broad Street, Wokingham. During the compilation of this report evidence has been looked at on the HER and National Heritage List, cartographic evidence at Royal Berkshire Record Office and a site visit was made.

It is noted that the site is located in Wokingham Central Conservation Area, which is a Designated Heritage Asset and that there are a number of buildings and structures in the area that are Listed Buildings, which are Designated Heritage Assets in their own right. A number of other structures in Broad Street and Rose Street that are not listed could be considered Non-Designated Heritage Assets in an individual capacity as they are integral for maintaining the street scene in central Wokingham.

The proposal 5 Broad Street contains the location of a burgage plot. Plot 5, which contained a bank since c 1900 appears from a picture of the 1890s to have been a replaced for an earlier timber frame building. The outline of the building changes on the Ordnance Survey maps. The front façade of this c 1900 building is maintained, but it is proposed the door is replaced.

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