

# MEMORANDUM

|                  |                                                                                                                                                         |         |        |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| From:            | Built Heritage Officer                                                                                                                                  |         |        |
| Service          | Green Infrastructure                                                                                                                                    | App No: | 251154 |
| Address:         | The Old Post House, The Street, Swallowfield, Wokingham, RG7 1QY                                                                                        |         |        |
| Proposal:        | Application for a certificate of lawfulness for the proposed reconstruction and repair of part of the external elevation.                               |         |        |
| Heritage Asset:  | The Old Post House and Swallowfield Cottage – Grade II listed building since 1986.                                                                      |         |        |
|                  | Swallowfield Conservation Area                                                                                                                          |         |        |
|                  | Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies. |         |        |
| Site Visit Made: | No                                                                                                                                                      |         |        |

## Summary Of Recommendations

No objection

## Comments On Proposal

The above application seeks a certificate of lawfulness for the taking down and re-construction of circa 14<sup>m2</sup> of brick walling to the side elevation of The Old Post Office, required following vehicle impact damage. The Old Post Office – along with the attached neighbour of Swallowfield Cottage are formed from an 18<sup>th</sup> century building with subsequent alterations in the 19<sup>th</sup> and 20<sup>th</sup> centuries located on the corner of The Street and Swallowfield Street in the Swallowfield Conservation Area.

The element of the building is understood to date from 1984-1985, of red brick in a Flemish Bond with the top third tile hung. The roof is of clay tile, half hipped with dormer windows either side and a small oculus window on the hip end. Despite being modern, this element is rather successful – it is well designed and detailed. Indeed, a sketch of the building is included in the Conservation Area Appraisal document. The lower roadside elevation is blank – the area in question – giving the impression of an authentic historic element, almost like a ‘barn-like’ appendage to the host structure.

As result of the impact damage, it is necessary to re-construct a significant portion of the elevation's walling. Whilst the actual impact area is fairly limited, it is apparent the wall has suffered numerous fractures as result, hence the need to take down and re-construct the larger area. Whilst this element is fairly modern, and thus there is limited concern over the fabric, it is important that the works are well executed as to preserve the interest of the historic parts of the building. The submitted schedule of works is well considered and appropriate in specification and methodology, and therefore no concerns are raised.

Given the above, no objection is raised to the application.

| Conditions   |             |                |                                             |
|--------------|-------------|----------------|---------------------------------------------|
| N/A          |             |                |                                             |
| <b>Date:</b> | 21/06//2025 | <b>Signed:</b> | Roderick McDonald<br>Built Heritage Officer |