



HERITAGE STATEMENT - PLANNING

37 Broad Street, Wokingham, RG40 1AU

Prepared for: Mr and Mrs Thapar

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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Job number: 2174
37 Broad Street, Wokingham, RG40 1AU

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 37 Broad Street, Wokingham, RG40 1AU

Local Authority: Wokingham Borough Council

Conservation Area: Wokingham Town Centre Archaeological Notification Area: Yes

Building Use: Residential

Listing Status: Grade II List entry no. 1154679

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	Y
World Heritage Site	N

Non Designated Heritage Asset	N
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Project Overview:

Rear ground floor and basement extension to existing house. New side conservation rooflights. New set back dormer within roof valley behind chimney. Internal alterations and refurbishment. Removal of part of the side wall and replacement with a fence.

There is a wish to improve the existing residential accommodation to maximise functional use and improve the aesthetics of the rear elevation. The property was converted to residential in 2009 however the minimum was done to the property in order to achieve this by the last owners. There is a wish by the new owners to bring the internals up to its former high status as a single dwelling for the benefit of the conservation of the property long term



Photo 1 – View of front/side elevation (southwest)

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Photo 2 and 3 – View of the dwelling from Broad Street



Photo 4 and 5 – View of the rear elevation (northeast)



Photo 6 and 7 – View of the basement steps and ground floor rear exit

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Basement and ground floor contemporary brick rear glazed extension with external lightwell to link the ground floor and basement. The basement is currently in a poor condition and unusable in parts. The works bring those parts of the building back into functional use.
- Brick rear extension to provide a boot room and relocate the family bathroom.
- Conversion of the existing first floor bathroom into a home office.
- Ground floor cloakroom.
- No change to front guest bedroom in the basement or lounge on the ground floor.
- Relocation of the kitchen to the basement area. New larder area.
- Refit of the utility room.
- Renewal of the existing plant area in the basement including renewal of the tanking to the space.
- Removal the rear part of the side external wall to allow sufficient space for a car with electric car charging point. Replace section with a fence. Retain front portion.
- New Ensuite at first floor level to the front bedroom.
- New master suite to the second floor with dressing room area and ensuite. New set back conservation rooflights to improve light levels.
- New set back leaded dormer to rear bedroom to improve head height and functioning space as well as provide access to maintain roof valley.
- New side window (frosted) to landing on second floor to enhance light levels.
- Electrically rewiring.
- New plumbing and heating throughout impacted rooms.
- Redecoration of impacted rooms. Retention of existing joinery and doors throughout. Any new required to match existing.

Setting Overview/ Context:

37 Broad Street is one of a matching pair of mid 19th Century semi detached Grade II Listed town houses with prominent and distinctive gable ends addressing Broad Street, a busy high trafficked route through the town. It is located in a prominent location within Wokingham Town Centre.

The local area is a Conservation Area. The Conservation Area Appraisal describes Broad Street as a large open space dominated by a wide road. The buildings along Broad Street are mainly of detached and individual styles predominantly of red brick and slate.

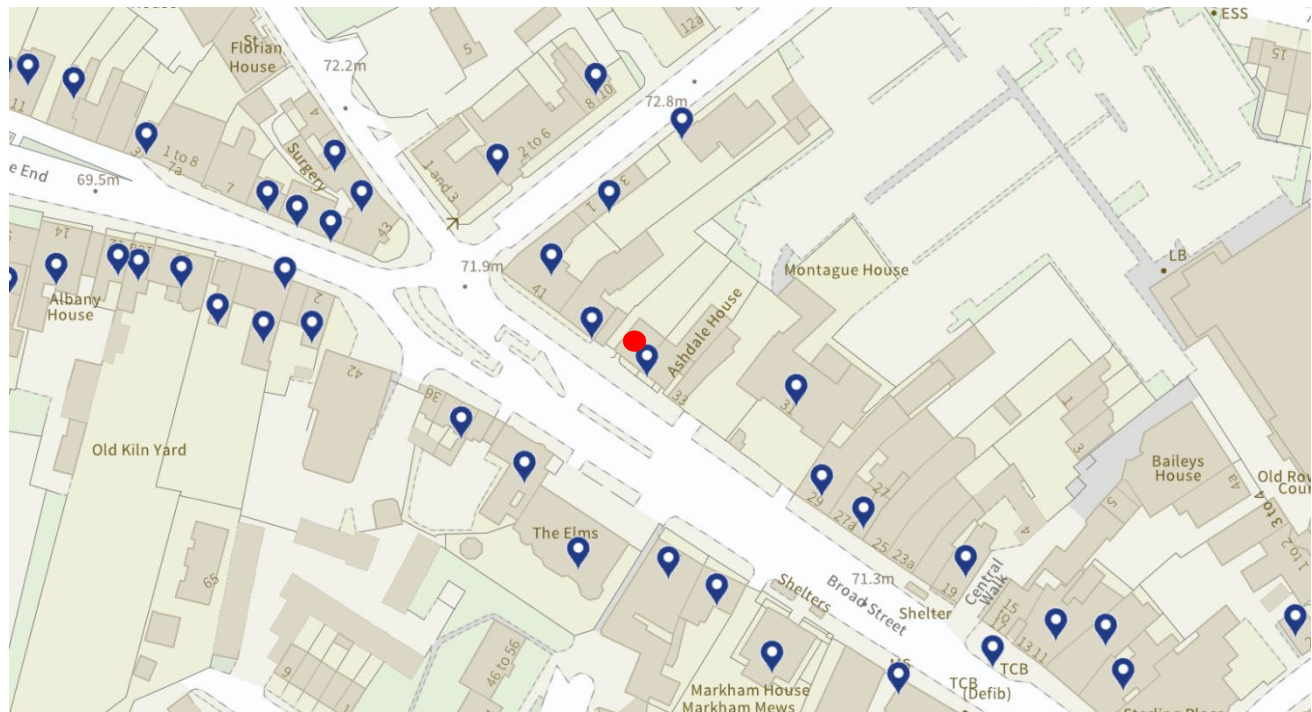
No. 37 is a red brick property with stone quoins and details and has 3 storeys plus a basement. It is set immediately on the pavement edge. The ground floor is elevated from the street level and accessed at the front and rear by a short flight of steps. The roof is a slate roof with clay ridge tiles with red brick chimneys being located to the valley side of each of the pair. Ornately detailed fascia boards are fixed to the gable ends. The building has a bay window to the front ground and basement and traditional painted timber sash windows throughout. The property is a single residential unit however in the past has been used as offices.

The rear of the property is much plainer in detail and unlike the front does not match the neighbouring property. There is a large decked area covering a basement which is accessed from some rear steps. There are metal escape railings scattered across the rear elevation from its former use as an office block.

The property has a long and good sized rear garden.

There is a high side gate giving vehicle access to the side of the property. The width however is not quite suitable for 1 car including the ability to enter and exit the vehicle and the right to use it as such was removed by a past planning application.

Setting: Urban Area Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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Site Planning History:

App. No.: 091884
Description: Proposed change of use of offices to residential use, plus alterations to form a single dwelling and erection of wrought iron gates and railings.
Received Date: 16/03/2009 Decision Date: 22/05/2009 Decision: Approve

App. No.: 091898
Description: Listed Building application for proposed change of use of offices to residential use, plus alterations to form a single dwelling and erection of wrought iron gates and railings.
Received Date: 16/03/2009 Decision Date: 22/05/2009 Decision: Approve

App. No.: 090134
Description: Proposed change of use from offices to residential, plus alterations to form two x 1 bedroom flat, one x 2 bedroom flat and erection of wrought iron gates and railings.
Received Date: 16/02/2009 Decision Date: 23/02/2009 Decision: Not proceeded with

App. No.: 090131
Description: Listed Building application for proposed change of use from offices to residential, plus alterations to form two x 1 bedroom flat, one x 2 bedroom flat and erection of wrought iron gates and railings.
Received Date: 16/02/2009 Decision Date: 23/02/2009 Decision: Not proceeded with

App. No.: 080060
Description: Proposed change of use to residential. Alterations to form 4 x 1 bedroom flats and erection of open porch on side elevation and wrought iron fence
Received Date: 23/10/2008 Decision Date: 24/12/2008 Decision: Refused

App. No.: 080069
Description: Listed Building Application for proposed change of use to residential. Alterations to form 4 x 1 bedroom flats and erection of open porch on side elevation and wrought iron fence
Received Date: 04/11/2008 Decision Date: 24/12/2008 Decision: Refused

App. No.: 081418
Description: Proposed change of use from offices to D1
Received Date: 09/05/2008 Decision Date: 28/07/2008 Decision: Approve

App. No.: 030944
Description: Listed building application for the proposed installation of external improvements to disabled access plus the installation of external condenser.
Received Date: 29/09/2003 Decision Date: 20/11/2003 Decision: Approve

App. No.: 030495
Description: Circular 18/84 for the proposed erection of handrails to improve disabled access to building. Plus external condenser.
Received Date: 22/08/2003 Decision Date: 04/11/2003 Decision: No objections

App. No.: 971896
Description: Proposed Formation Of External Spiral Fire Escape Staircase To Rear Of Property
Received Date: 16/01/1997 Decision Date: 13/03/1997 Decision: Refused

App. No.: 971897
Description: Proposed Formation Of Spiral Staircase To Rear Of Building And Other Repair Work
Received Date: 16/01/1997 Decision Date: 13/03/1997 Decision: Refused

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Impacted Heritage Assets:

The building sits within the Wokingham Town Centre Conservation Area.

The building is Grade II Listed.

Official list entry

Heritage Category: Listed Building Grade: II
List Entry Number: 1154679 Date first listed: 02-Oct-1969
List Entry Name: NOS 35 AND 37 AND FRONT RAILINGS
Statutory Address 1: NOS 35 AND 37 AND FRONT RAILINGS, 35 AND 37, BROAD STREET

Location

Statutory Address: NOS 35 AND 37 AND FRONT RAILINGS, 35 AND 37, BROAD STREET
District: Wokingham (Unitary Authority)
Parish: Wokingham National Grid Reference: SU 81061 68702

Details

WOKINGHAM BROAD STREET SU 8168 NW (North side) 18/9 Nos. 35 and 37 and front railings 2.10.69 G.V. II Pair of houses, now offices. Mid C19 extended late C20. Brick, with stone quoins and dressings; slate gabled roof. 2 gables with carved bargeboards facing road, large C20 extension at rear. 3 storeys and basements. 2 large chimneys on inner roof slopes. 4 bay symmetrical front, sash windows. Bracketed mouldings to first floor window heads, and two, 3-light angular bays with slate roofs on ground floor; half glazed entrance doors at first and fourth bays approached by 5 steps. Iron railings on a low wall at front and returning on each side of steps.
Listing NGR: SU8106168702

The building is within the context of several Listed Buildings (see above and below).

Official list entry

Heritage Category: Listed Building Grade: II
List Entry Number: 1118042 Date first listed: 12-Nov-1951
List Entry Name: OXFORD HOUSE
Statutory Address 1: OXFORD HOUSE, 39, BROAD STREET

Location

Statutory Address: OXFORD HOUSE, 39, BROAD STREET
District: Wokingham (Unitary Authority)
Parish: Wokingham National Grid Reference: SU 81049 68710

Details

WOKINGHAM BROAD STREET SU 8168 NW (North side) 18/8 No. 39 (Oxford House) 12.11.51 G.V. II Town house, now offices and part house. Early C18 rebuild of early C17 house, extended late C19, altered mid C20. Plum brick with red brick dressings; old tile gabled roofs with ridge of C19 terracotta cresting. Rectangular plan with 2 hipped dormers facing road and extensions at rear and right hand side with one hipped dormer. Some old brickwork visible on rear gable. 2 storeys, cellars and attics; part 1½ storeys. Brick string at first floor level, and moulded brick course below moulded wooden eaves cornice. 4 bay front. Sash windows with stone cills and panelled sun blind casings; rubbed brick heads with scrolled carving on the first floor. Glazing altered. 6 panel door in second bay from right, in panelled reveal with architrave, plain rectangular fanlight, under a coved shell hood with cornice and offsets on elaborately carved brackets of acanthus pattern. Interior:- C18 open well stair with column on vase balusters, heavily moulded handrail and square newels. B.O.E. (Berkshire) p.309.
Listing NGR: SU8104968710

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

This area of Wokingham is noted for its high archaeological value particularly for post medieval deposits. The area of proposed extension covers extensively disturbed ground in the location of an existing basement so the level of significance is likely to drop significantly.

Historic: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The property is believed to have been built in the mid 1800s as a pair of townhouses. It does not appear to be the building shown on the 1825 mapping. In 1839 the land was recorded as having been owned and occupied by Edward Home but appears to be a different building. The building appears clearly on the map by 1872.

By 1910 both houses were owned by JM Wescott and each property rented as 2 separate tenancies presumably the basement rented separated in each case to the main house.

It is not clear when the building started to be used as offices however the building is recorded as being offices in 1969 when it was Listed and there are recorded applications for disabled access in 2003. The building was changed from offices back to residential use in 2009.



Extract from photo taken in 1924 -Wokingham a Pictorial History

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Architectural or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The buildings have architectural value from the front as a pair and are an important part of the historical streetscene of Broad Street.

Architecturally they reflect the 19th Century prosperity of Wokingham, particularly at that end of the town located close to prominent dwellings such as The Elms and Montague House.

The materiality and detailing of the buildings reflect the local vernacular.

At the rear of the building the property is of a much lower architectural significance and is currently suffering the scars of its previous office use.

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Historic Mapping – For reference dating only, not for reproduction



Extract from Map of Parish of Wokingham 1825



Extract from Berkshire XXXVIII 15.8 1872

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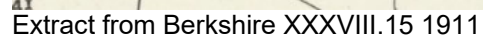
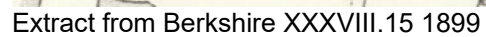


Extract from Berkshire XXXVIII.15 1875

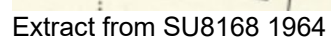
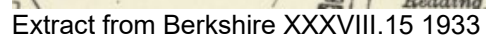


Extract from Berkshire XXXVIII 1883

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Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

The aim of the proposals is to retain the architectural significance of the front elevation whilst enhancing the currently poor condition rear elevation.

The new rear extension is designed to be a modern intervention sympathetically scaled and designed to sit subserviently next to the visually dominant townhouse, allowing the original building form to be legible.

The multistorey 'tower' extension is of a design typically found on this era of house and deliberately sits below the roof eaves so not to interrupt detailing.

A proposed rear dormer extension enhances the functionality of the spaces and is set well back from the elevations and concealed behind the front chimney in the roof valley from the wider context.

Overall the proposals aim to provide a high quality investment in the property supporting its use as a single dwelling.

Internally:

The proposed works largely retain the original floor layout retaining the architectural detailing where present in the property. There is a wish to enhance the functionality of the property ensuring the provision of critical elements for long term conservation such as a large functioning kitchen and a master bedroom suite.

Scale and Massing:

There is deliberately no change to the scale or massing of the building from the street scene with the proposed rear extensions sympathetically concealed from view. The new extensions at the rear bring the basement back into functional use in a high quality manner whilst remaining subservient to the original building massing and that of its neighbours.

Archeaology:

The proposed area of extension is situated over an existing basement in an area of high past ground disturbance. For this reason we believe that there is no known harm to below ground archaeology.

Use:

There is no proposed change of use from residential and the proposals support the functionality of the building as a single dwelling. Changes to provide a better relationship to the external amenity space and provision of a good sized master suite reinforce the use as a high quality family dwelling.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023 and 2024.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, '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. Heritage assets are either designated heritage assets or non-designated heritage assets.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

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 directly or indirectly affect 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.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

The designs are the result of collaborative discussions with the local authority and care and consideration to the existing architectural form and character of the existing building. The extensions are sensitively located for minimal impact and are not visible on approach to the Listed Building or from the wider Conservation Area.

The proposals are sensitive in their massing, detail and materiality and appropriate to the site with minimal loss of historic material and without erosion of the architectural character.

They seek to enhance the functionality of the property improving the quality of the investment from the developer led approach that originally had it converted from offices to a single dwelling.

We feel that the scheme produced is sensitive and supportable and in line with the guidelines produced by Historic England creating heritage gains for both the site and wider area.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 13/06/25 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):