

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251653
Address:	2 Rose Street, Wokingham, RG40 1XU.		
Proposal:	Application for Listed Building Consent for the proposed internal and external repair works including renewing the existing kitchen and bathrooms, repairing and redecoration of windows, repointing and redecoration of external doors, new third floor windows, plus installation of 2no. floor mounted air con units with acoustic screening to rear elevation (part-retrospective)		
Heritage Asset:	Wigmore Lodge, 2 Rose Street – is a grade II listed building and has been since 1951. Wokingham Town Centre Conservation Area. Listed Buildings and conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes, on 22/07/25		

Summary Of Recommendations

Subject to the removal from the amended plans received on 8th September of the erroneously sought replacement of the second floor bathroom window on the south-east facing side elevation of the property, those amendment to the drawings as proposed (which now omit the rendering of the brick banding to the side elevations of the property) and clarification on the matter of the fixing of the fence screening, Built Heritage no longer raise any objection on that basis recommend consent be given subject to conditions.

Comments On Proposal

Orinal comments of 8th September according amended in response to receipt of amended plans received in response to the original comments.

Wigmore Lodge, 2 Rose Street is a three storey, with attic and basement, brick built mid-18th century town house. Set towards the south west end of Rose Street directly adjacent and at right-angles to the highway, with the principal frontage facing NE along Rose Street, this building is highly visible and makes an important contribution to the character and appearance of the Wokingham Town Centre Conservation Area, in which it lies.

Having recently been acquired by the current owners who are now seeking to

undertake works to upgrade and update this residential dwelling, which is to include the introduction of an air condition system (AC) and screening of the AC units and the refuse bins. Furthermore, it is proposed under this application to also undertake external repair and maintenance works, which includes repointing of the brickwork, repair and redecoration of the front door and the canopy over it, along with the repair and replacement of a number of windows.

The works, for which consent is being sought for are set, under the section headed Schedule of Intervention of the Design and Heritage Statement (see page 10).

Undertaken Internal Works

On visiting the property on 22nd July it was noted that, with the exception of works to repair/redecorate the windows and the intended replacement of a number of the windows to the upper part of the building, those internal works forming part of this application had already been undertaken. These completed works comprising the redecoration of the rooms, replacement of existing lighting fixtures, blinds, re-staining of the floor boards along with retiling, sanitary ware replacement, the refurbishment of the bathrooms and kitchen, along with the installation of wood burners in the fireplaces of the ground floor (with no required alteration to the fireplace themselves). Those works that have been undertaken are considered to be works that had not necessarily required the need here for consent, in having no impact (loss or harm) to the historic fabric/elements contributing to what is of significance about this property, as a designated heritage asset.

Whilst with respect to the new 'walk in' shower that has been created in the first-floor bathroom, this has been formed in front of the previously existing shower space that had occupied the recess to the right side of the blocked-up fireplace/chimney breast, through the addition of new false wall across the opening set flush with the front line of the fireplace/chimney breast to block off the former shower space. As the works to form the walk in shower constitute a material alteration, consent would be expected. As no harm or loss of historic fabric was understood to been required this already implement alteration is as such acceptable.

Windows

It is stated the existing windows from basement level up to, and including second floor levels are to be retained, repaired as needed and redecorated. The exception being that of a small square window on the south-west rear elevation that services a small second floor shower room. This window which is not considered to hold any historic value in itself, being a more recent adaptation to the building, and at the time of visiting the property had no glass in it, is shown on the proposed plans to be replaced, for which no objection is raised here. With respect to that window on the original comments it had been incorrectly stated that the proposed plans did not make clear works to the window when it did and consequently somewhat erroneously with the amended plans of the second floor bathroom window on the south-east facing side elevation of the property is proposed to now be replaced. However this is being a historic window that appears to be in fair condition such that its replacement would not be supported here and the proposed drawing accordingly amended to show the window is to be repaired and redecorated rather than replaced.

To ensure repair works would be satisfactory and in order to avoid any ambiguity as to the exact extent of repair works it is believed prudent to require the applicant by means of a condition, to set out the level of repair of each of the windows.

As for the third-floor attic and stair's landing windows, whilst it is not thought the applications has adequately demonstrate those windows to be replaced are in such poor state of condition such that they cannot be repaired, which would be the preferred heritage stance. That said it would appear from the fenestration form of these third floor/attic windows that they are of a later date to the large sash windows to the floors below and would be considered therefore to hold lesser historic significance as a result. Given that appears to be the case here such that somewhat reluctantly without definitive evidence that the windows cannot be repaired like for like windows in timber, with heritage slim profile double glazing would be acceptable subject to the joinery details being shown to be acceptable. As no scaled drawings have been provided to confirm the design/profiles of the windows such details would need to be dealt with by means of a condition should consent be given.

External Repointing & Render Works

In terms of the other external works, it is presumed the intention is to fully re-point the exterior brickwork of the building, although evidentially it does not appear particularly necessary at present in that the existing lime mortar did not seem to be that weathered out.

The removal of the existing pointing and in the reapplication of new lime mortar to the brick joints if done inappropriately can have quite a dramatic visual impact on the appearance of the building with the brick jointing becoming overtly apparent, through damage to the bricks in removing the existing pointing and the use of non-colour matched replacement lime mortar and excessive pointing. As such, it is considered prudent here to have the re-pointing works managed by means of a condition.

Rendering of Decorative Horizontal Brick Bands

As amended under the plans received on 8th September to previously objected to proposal to render the presently un-rendered and unpainted brick bands between floors to the SE and NW side elevations and the short returns to the banding on the SW rear elevation have been omitted. In terms of the still intended repair of and redecoration of the existing rendered and painted plinth band to the SE side and SW rear elevations of the building and those like already rendered and painted brick horizontal banding to the NE/front elevation between the ground and first-floor and the first and second floor, there is no objection raised.

Air Conditioning

It is proposed to site 2no. air conditioning units at the base of the north-western facing side elevation of the property, not visible from the public realm, in order to provide air conditioning for the basement and to the first floor bedroom. In principle the addition of the air condition system is not necessarily thought likely to harm the significance of this building however there is presently insufficient detail to confirm this. As such, further details including the routing to the specific rooms and the location and form of the outlets into those spaces should be required, so as to ensure

no or the minimal harm to historic fabric/features of the building. This can be however dealt with by means of an appropriately worded condition.

Enclosure Fencing for A/C Units & Recycling Bins

It is proposed to provide screening, in the form of painted vertical boarded wooden fencing, for both the bin area and for the air conditioning units and this is to be achieved by having the fencing free standing and not fixed in any physical manner to the listed building, thus avoiding potential damage to brickwork. The property's listed building status would mean that along with the need for consent, were the new fencing to be attached to the building itself, that planning permission would also be required too.

Drawing Anomalies

With respect to the submitted existing and proposed floor plans (drawing E05 rev. P1) it has been noted on visiting the property that it appears the staircase leading to the basement/kitchen maybe incorrectly depicted, as the wall either side of the door opening into the dining room of the basement are in line with each other, with the wall abutting directly the bottom of the steps on its RHS.

Summary

With the omission now of the original intended rendering over and painting of the horizontal brick banding to the sides and rear of the building the proposed works are considered to not harm the significance and appearance of this listed property or the contribution it makes to the appearance of the conservation area in which it lies. As such, the Built Heritage Officer would overall be supportive of the remaining works being applied for on the basis the proposed elevation drawings being changed to show the t second floor bathroom window on the south-east/Rose Street facing side elevation of the building is to be retained not replaced.

Conditions

Further details required.

Prior to the commencement of exterior works (including works to repair windows, front door & canopy) hereby approved, the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so approved:

- i. Window Schedule that sets out the repairs to be undertaken to the windows
- ii. Front Door Schedule that sets out the repairs to be undertaken to front door and door frame.
- iii. Front Door Canopy Schedule that sets out the repairs to be undertaken to the canopy structure.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Window Joinery Details

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new replacement window until such time as full joinery details have been

submitted to and approved in writing by the local planning authority. Details are to include.

- Annotated elevation drawings as proposed that clearly identifies the location of the window for which joinery details are being submitted for,
- 1:10 or 1:20 scaled drawings for each design of the new replacement, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- The frame material for new windows frames to be stated along with the external finish/decoration to the
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External finishes to be stated.

Installation of the new window(s)/external door(s)/roof-light(s) is to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Re-pointing of External Brickwork

Notwithstanding the details submitted no mechanical tools (grinders and/or circular saws, drills etc.) are to be used to remove the existing mortar pointing of the external brickwork. Furthermore, no re-pointing works shall be carried out until [and other than for] a discreet sample area showing the proposed mortar composition and colour and method of pointing) has been prepared on-site and the Council's Built Heritage Officer has been contacted and been out to inspected. Commencement of the repointing works shall only be commenced following writing approval by the local planning authority. The works shall thereafter be undertaken in accordance with the details so approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Brick Banding Detail to Side Elevations to Remain Unrendered and Unpainted

Notwithstanding the details submitted the consent hereby given exclude the rendering over and/or painting of the decorative brick bands (between ground and first floor levels) of the north-west and south-east facing side elevation walls of the building.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Extraction vents, Gas Flues, External Pipework, Ducting, and/or Service Cable Runs

Notwithstanding the details submitted there are to be no gas flues, extraction vents, pipework, services ducting, cable runs and/or utility boxes installed on the external

elevations other than those shown on the plans as approved, unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Air Conditioning System Details

Notwithstanding the details submitted, no works to install the hereby approved Air Condition system shall take place until further details have been submitted to and approved in writing by the local planning authority. The further details required being:

1. Confirmation of the size and location of the external located Air Condition Units, including details as to the manner the units are to be fixed in place (free standing or attached to the listed building (and how this would be done)).
2. Details to confirm the manner and routing of cabling, pipework and or ductwork to the basement and first floor bedroom, expected to be achieved with no or minimal harm to historic fabric).
3. Position and manner of air condition outlets with the rooms being served by the air condition system.

The installation of the air condition system is to then be undertaken in accordance with the details so approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

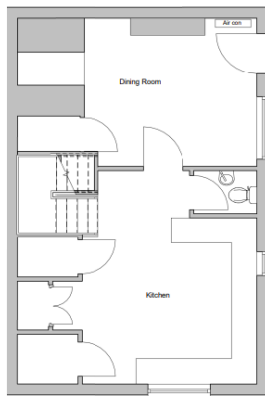
External Routing of Air Condition Units Pipework & Cabling

Notwithstanding the details submitted the routing of the air condition pipes and cabling on the exterior elevation of the building is to be done so without the pipes and/or cables being chased/channelled through the projecting brick horizontal banding, which is not to be altered/cut or removed.

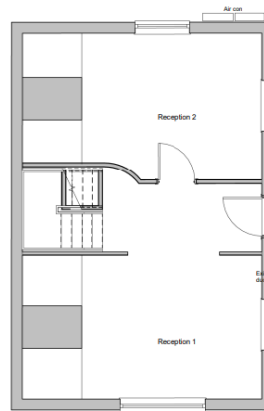
Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Date:	10/09/25	Signed:	Keith Frost Built Heritage Officer
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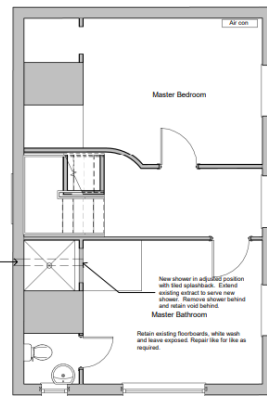
-1_Lower Ground Level
1 : 50



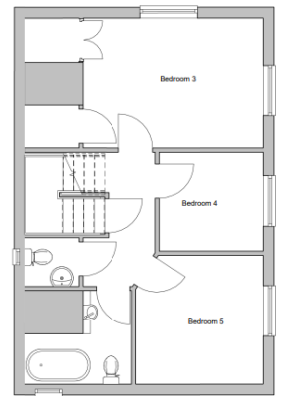
00_Ground Level
1 : 50



01_First Level
1 : 50



02_Second Level
1 : 50



Proposed floor plans (extract of drawing E05 rev. P1)



Basement stairs down into basement kitchen. 1st Floor Bathroom/shower. 2nd floor shower room (not WC room)



Visual impact that can the result of re-pointing.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

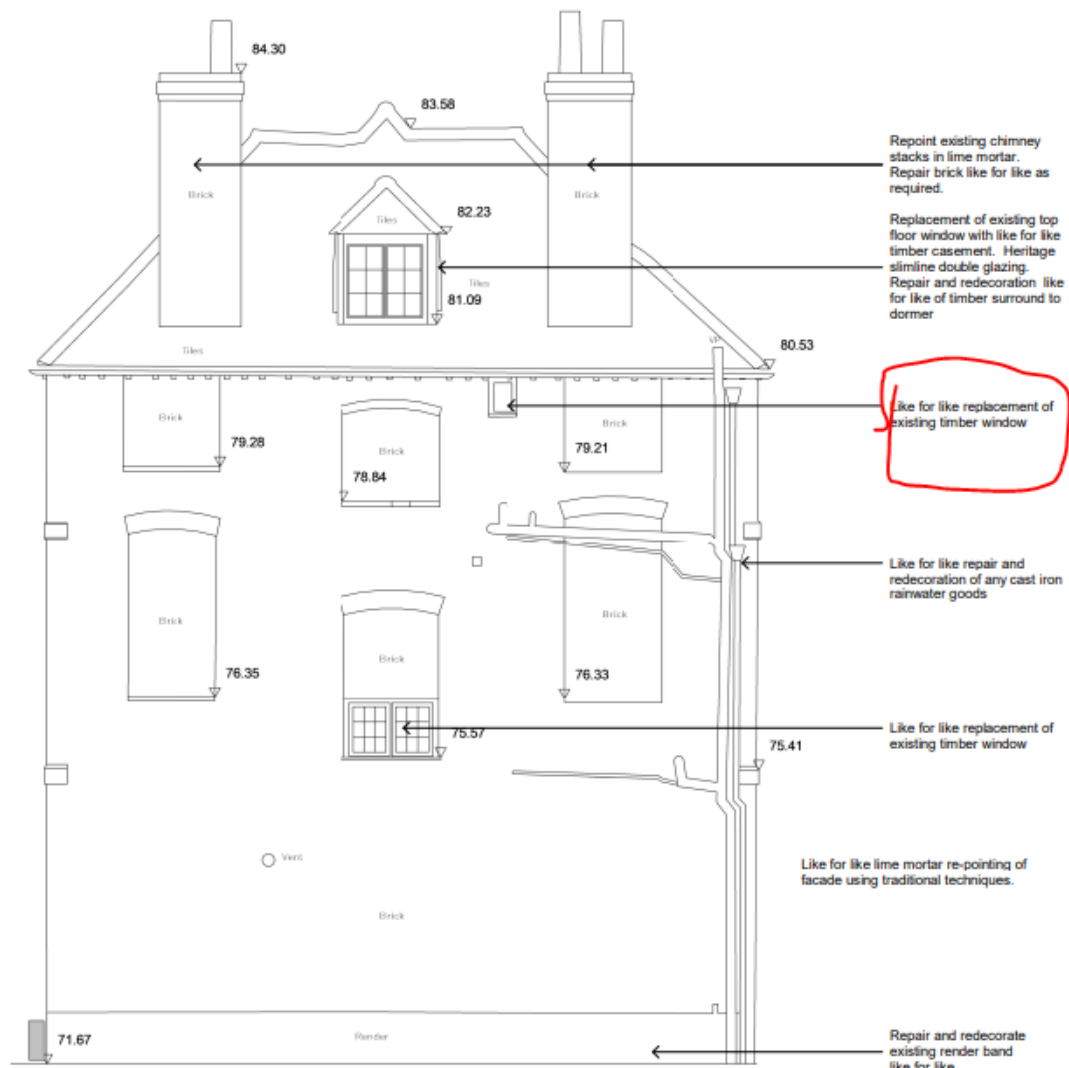
Public: Information that can be seen and used by everyone inside and outside the Council.



The second floor bathroom window on the south-east facing side elevation of the property to be retained and not replaced.

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Public: Information that can be seen and used by everyone inside and outside the Council.



Rear Elevation - South West

1 : 50

Originally submitted Proposed Elevation drawing E04 Rev.P1 clearly states small 2nd floor window to be replaced.

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