

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242929 + 242930
Address:	36 Rose Street, Wokingham, RG40 1XU.		
Proposal:	242929: Householder application for the proposed refurbishment of two listed terrace properties to refresh the finishes and repair some legacy water damage to internal plaster walls. No structural alterations are proposed. The removal and making good of a shared non-structural lean-to glazed conservatory roof and enclosure is proposed to reinstate separate access into private garden spaces at the rear of the properties. 242930: Householder application for the proposed refurbishment of two listed terrace properties to refresh the finishes and repair some legacy water damage to internal plaster walls. No structural alterations are proposed. The removal and making good of a shared non-structural lean-to glazed conservatory roof and enclosure is proposed to reinstate separate access into private garden spaces at the rear of the properties.		
Heritage Asset:	36-38 Rose Street – grade II status listed building, since 1969. 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 – prior to submission of applications.		

Summary Of Recommendations

In **principle proposals are acceptable** other than there being presently an inconsistency with the proposed plan, which need to be rectified and the intended use of composite cladding being considered to be an inappropriate in this case and would need to be replaced with a more appropriate material/cladding system.

Comments On Proposal

Set on the back edge line of the pavement to Rose Street, nos.36 and 38 Rose Street are a historic former pair of two-storey painted rendered houses, with tiled pitched roof that hold grade II listed building status and are within the Wokingham Town Centre Conservation Area, and are themselves flanked by properties that also

hold listed building status. Historic England's National Heritage List for England (NHLE) listing description identifies nos.36 and 38 Rose Street as a pair of early 17th century houses of part timber framed rendered and painted, part brick construction, and altered in the 20th century. According to the submitted Planning Statement (November 2024) for nos.36 and 38 Rose Street, 'the site most recently used as a singular residential property and is currently vacant' (paragraph 3.2). There being presently a single garden area to the rear.

Proposed Works

The applications seeks works to create to put back nos.36-38 back into use as two separate dwellings. Works involve the removal of the 20th century conservatory to the rear, which currently provides a means of connectivity between the two former houses that form the present vacant dwelling unit. Works to repair the failing flat roof of the two-storey 20th century extension built between the rear historic single storey gable range of each house. There are no intended internal structural changes proposed, the intension being to repair the water/damp damaged walling and the general updating of the interiors, including the kitchen and bathroom of each house. There is the intention to replace the existing front and rear windows of both properties, replace the front doors and the open flat roofed entrance canopy over them.

The existing windows are all modern additions and of no historic note. With those to the front of the properties being timber framed side hung and fixed multi-pane single glazed windows with modern fanlight features to them. The proposal is to replace these existing windows with timber framed sliding sash windows that are to be double glazed, with internal spacers and applied glazing bars to give the windows a multi-pane 'Georgian' appearance to them. Whilst the use of double glazing for windows of a listed building can typically be inappropriate where the windows are traditional. Here however given the form of the existing it is considered that visually the new paint finished timber framed windows would lead to a visual improvement to these historic properties, whilst providing thermal, noise and security upgrades to them.

It is a comparable situation with respect to the front doors, neither are of any historic age or significance. Somewhat usually here is noted that historically the door opening to no.36 is narrower than that of no.38 Rose Street. The proposed replacement front doors would replicate the form of the existing front door of no.38 and would in so doing help give this pair of dwellings a more unified appearance to them.

The current flat-roofed porch canopy spans across both front doors and is in a somewhat depilated condition, and whilst potentially of holding a degree of age is otherwise thought to hold only limited significance. As such there would be not necessarily be any objection to it being replaced. The intended replacement canopy would be marginally thicker and have a gently slope to its mono pitched canopy roof and include down lighting.

With respect to the replacement windows and exterior doors, whilst scaled drawings have been submitted for the front windows and front doors, it appear no details have been provided to cover the replacement of the rear windows and back doors. Such

details are required but could be dealt with by means of an appropriately worded condition.

To rear garden is to be divided into two, although it is not made clear in the applications the manner in which this is to be done.

With respect to the timber clad rear 20th century two storey extensions it is proposed to replace the cladding with modern synthetic composite form of shiplap cladding.

Submitted Plan Inconsistencies and/or Conflicting Details

Firstly it should be noted that the proposed floor plan drawings for nos. 38 and 38, respectively drawings Po003.10-01100 and P003.10-012 00, whilst titled 'Proposed Floor Plans...' 'have the same drawing references as those for the; Existing Floor Plans ...'

Secondly with respect to the proposed floor plan drawings for each dwelling these are annotated to say that existing windows and exterior doors are to be retained, which is contrary to the other submitted details such as the proposed front and rear elevation drawings and the drawings for replacement front windows and front doors.

As for the 1:200 scaled existing and proposed site plans, neither show the red site line on them, which with the colour scheme employed on the drawings makes is somewhat unclear the site boundary, especially with to the small area to the rear of no.38 that is labelled as 'adjacent property garden' that is directly looked out to on from the kitchen window of No.38.

Aside from the above points concerning the submitted material there is from a heritage stance otherwise no objection raised subject to the conditions suggested below.

Conditions

Suggested conditions.

CM7 Further details required.

Prior to the commencement of the relevant works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as approved prior to occupation of the properties as hereby approved:

- a] Details identifying location with no.38 Rose Street where repair to the walling, flooring, and ceiling where repair is required due to water ingress/damp has occurred. Details are to also set out the schedule/means for repair to these areas. Works shall then be undertaken in accordance with the details as approved.
- b] Details setting out the means by which the historic beam timbers are to be prepared for redecoration.
- c] Details setting out the alterations to be made to the fireplaces of each property.

Joinery Details (Rear Windows/Rear Exterior Doors/ Internal Doors)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new windows/external doors to the rear of nos.36-38 Rose Street, along

with all new/replacement internal doors to the properties, until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include:

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior and interior door(s), along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- External finishes to be stated.

Installation of the new windows and doors is to then be undertaken in accordance with the details as approved.

CN4 No mechanical or chemical cleaning

No mechanical or chemical cleaning or stripping treatment shall be applied to the timber frame of the building without the prior written approval of the local planning authority.

Lath & Plaster Ceilings

Notwithstanding the details submitted no existing traditional lath and plaster ceiling are to be replaced unless otherwise agreed in writing by the local planning authority prior to works to the ceilings being undertaken.

CN2 Matching finishes

All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

CP7 No sawing or drilling, channelling, and/or notching of Historic Timbers

No historic timbers or joints between timbers shall be sawn, drilled through, or notched/channelled in connection with the works hereby approved without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby approved.

CC1 Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

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:	13/03/25	Signed:	Keith Frost Built Heritage Officer
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