

HURST

Conservation Area



Hurst Conservation Area was designated in June 1971. This leaflet explains the responsibilities of Wokingham District Council and property owners within the Conservation Area.

Conservation in Wokingham District

Wokingham District Council wishes to preserve and enhance those parts of the District that are of special architectural or historic interest; certain areas are worthy of special protection and are therefore designated as conservation areas.



What is a conservation area?

The character of conservation areas can vary considerably, but they are normally historic areas centred on a concentration of listed buildings. All the elements of the area are important in creating the character including street patterns, open spaces, trees, and groups of buildings.

The designation of a conservation area means that the planning authority can exercise stronger control over the development of the location so that its special character can be protected and enhanced.

What does designation of a conservation area mean?

- ❖ **Control of demolition**
Buildings within the conservation area cannot be demolished without the consent of the planning authority.
- ❖ **Control of works to trees**
Apart from those trees already protected by Tree Preservation Orders, no works can be carried out on trees within the conservation area without giving notice to the planning authority six weeks prior to the work being carried out.
- ❖ **Advertisements**
A high standard of control on the display of adverts is in force. New advertising must be in keeping with the character of the area.
- ❖ **Local Plan Policies**
Additional control is also applied through the local plan policies. These state that all the features making up the character of the conservation area will be preserved and enhanced. The design of new development within the area, must be sympathetic, and in keeping with the existing character, giving special regard to the setting of listed buildings.
- ❖ **Listed Buildings**
Conservation areas usually contain a number of listed buildings. These are buildings that because of their special architectural or historical importance are placed on a nationally recognised list. Listed Building Consent is required to alter, extend or demolish a listed building.





History of the village

The name Hurst means wooded hill, this describes the village as it would have been in the days when it was part of the Royal Windsor Forest. Hurst has also been at one time part of Wiltshire. The Hinton Hundred around Hurst was owned by the Earl of Salisbury whose main interests lay some distance away in Wiltshire, where he held the Hundred court of Amesbury. For legal reasons, to ensure that matters concerning the Hundred of Hinton could pass to his court at Amesbury, the Earl regarded them as in Wiltshire not Berkshire. There are historic maps that show the area between Twyford and Wokingham as Wiltshire.

The oldest surviving building in the village of Hurst is the Church of St Nicholas which dates from the 12th Century. The main body of the Church is built in flint, which is typical of other local churches, and has a later brick tower. The Church forms the focus of the hamlet conservation area and the nucleus of the village, which is scattered around the rural lanes in small groups and ribbons of houses and cottages built through succeeding centuries.

The village displays a sense of unity with buildings of similar ages. The materials reflect the local vernacular: red brick, with blue brick decoration, and clay tiles. The Barker Almhouses, opposite St. Nicholas's displays mellow brick work typical of the period in Berkshire.

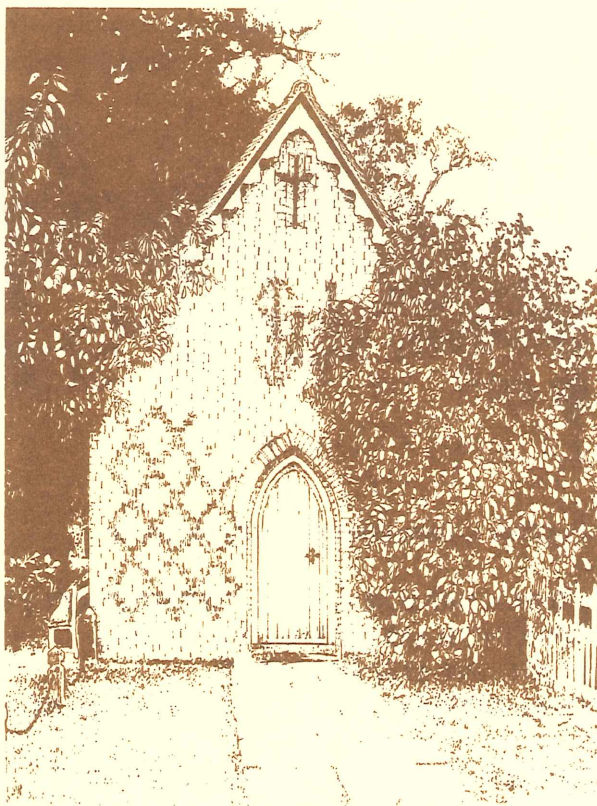
Why was the area around St Nicholas Church in Hurst designated a conservation area?

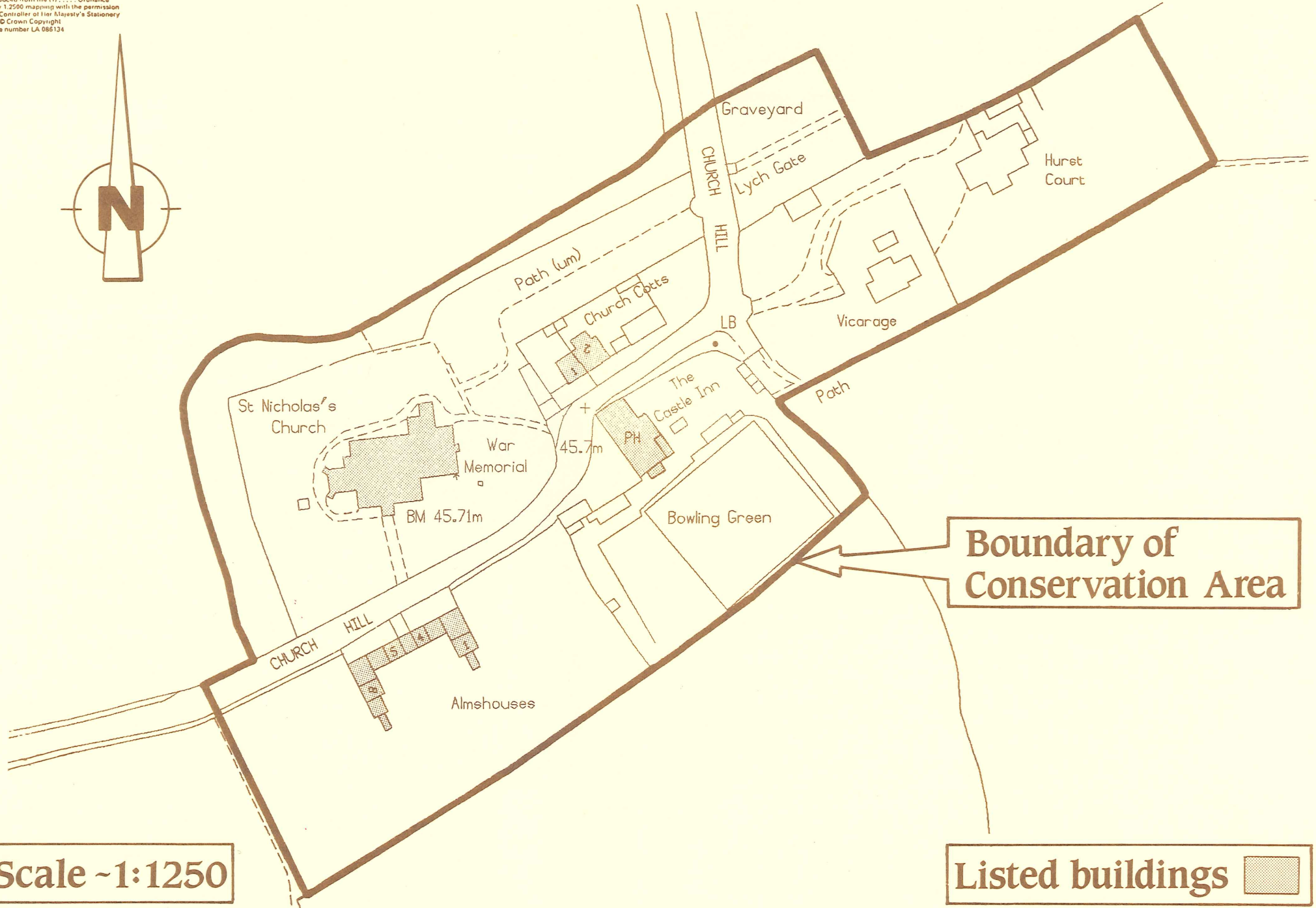
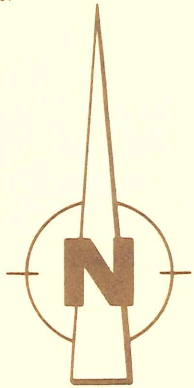
The conservation area in Hurst displays a special historic quality that could easily be harmed by inappropriate development. The designation means that development can be carefully controlled. The location of the buildings in the conservation area is particularly important, because it demonstrates how the various activities related to one another in a traditional village settlement.

Improvements to the Conservation Area

What can owners/occupiers of buildings within the conservation area do, to help preserve and enhance it?

- ❖ Seek advice on any changes proposed to buildings/front boundaries from the Planning Department.
- ❖ Keep gardens tidy and shrubs trimmed.
- ❖ Retain existing front walls and repair sensitively. Removal of walls may require conservation area consent, check first with the Planning Department.
- ❖ Maintain buildings in good repair. Regular painting of exterior woodwork and rendering will help.
- ❖ Keep out-buildings in good repair.
- ❖ Seek advice from the Planning Department on the erection of new out-buildings; these include sheds, garages, greenhouses, conservatories; these may require planning consent or listed building consent. In addition to works that individuals can carry out, the Planning Authority from time to time will carry out proposals for enhancement of the conservation area.





Scale ~1:1250

Listed buildings 

Works to Listed Buildings

It is an offence to carry out unauthorised works to a listed building. This would include alterations or extensions, full or partial demolition of the building.

To authorise works to listed buildings, Listed Building Consent is required, this is obtained from Wokingham District Council's Planning Department.

Local Plan Policies

Just as conservation areas are protected by policies in the local plan, so are listed buildings, these seek to control the appropriate use of listed buildings, if a change of use is being considered.



Further information is available from:

The Urban Design & Conservation Officer for WBC.

Email: development.control@wokingham.gov.uk or
Tel: (0118) 974 6282

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