

Woodley Green Conservation Area



Woodley Green Conservation Area was designated on 5th December 1990.

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 worth special protection and are therefore designated as conservation areas.

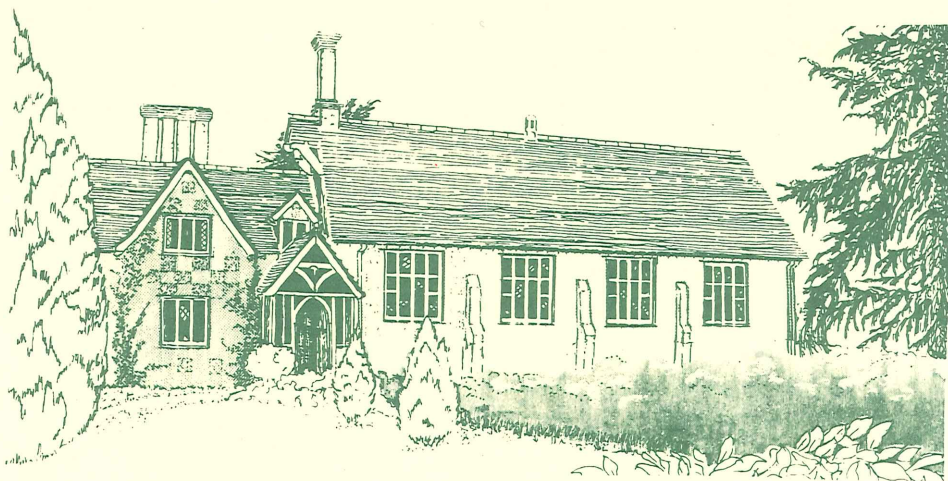
What is a conservation area?

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 will be important in creating the character of the conservation area 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 it's special character can be protected and enhanced.

Once a conservation area has been designated it is a requirement that the local authority formulate and publish positive proposals for the preservation and enhancement of the area.





What does designation of a conservation area mean?

Designation of a conservation area allows additional controls on development that do not apply elsewhere.

Control of demolition - Buildings within the conservation area cannot be demolished without the consent of the planning authority.

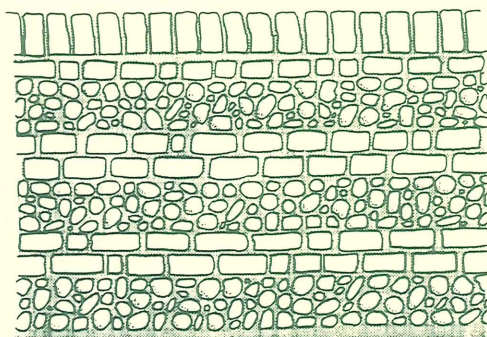
Control of works to trees - Apart from those trees already protected by Tree Preservation Orders, no works can be carried out on trees within the conservation area without giving notice to the planning authority six weeks prior to the work being carried out.

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.

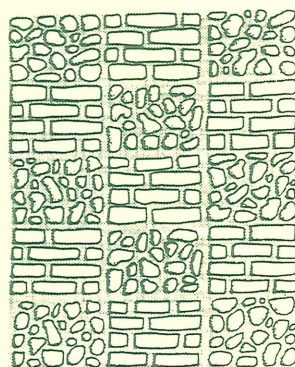
Local Plan Policies - Additional control is also applied through the local plan policies. These state that all the features making up the character of the conservation area will be preserved and enhanced. The design of new development within the area, must be sympathetic, and in keeping with the existing 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 use. Listed Building Consent is required to alter or demolish a listed building.

Woodley Green is characterised by buildings of mid to late 19th century construction. The area has a sense of spaciousness with the buildings set well back from the road, but is softened by the presence of mature trees in the frontages. The buildings are predominantly of red brick, but the Church and the Church Cottage and School House have a distinct finish using flint. The School House in particular has an attractive traditional chequered pattern using brick and flint.



Detail of wall



Detail of School House

Why was Woodley Green designated as a conservation area?

The conservation area at Woodley Green displays a sense of unity that could be easily harmed by inappropriate development, the designation means that development can be carefully controlled.

Church Mews opposite St John's Church is a good example of sensitive modern development that fits well within the conservation area respecting the style, character and scale of the older buildings, and their settings. This development was recognised in the Housing Project Design Awards 1992 for its potential excellence.



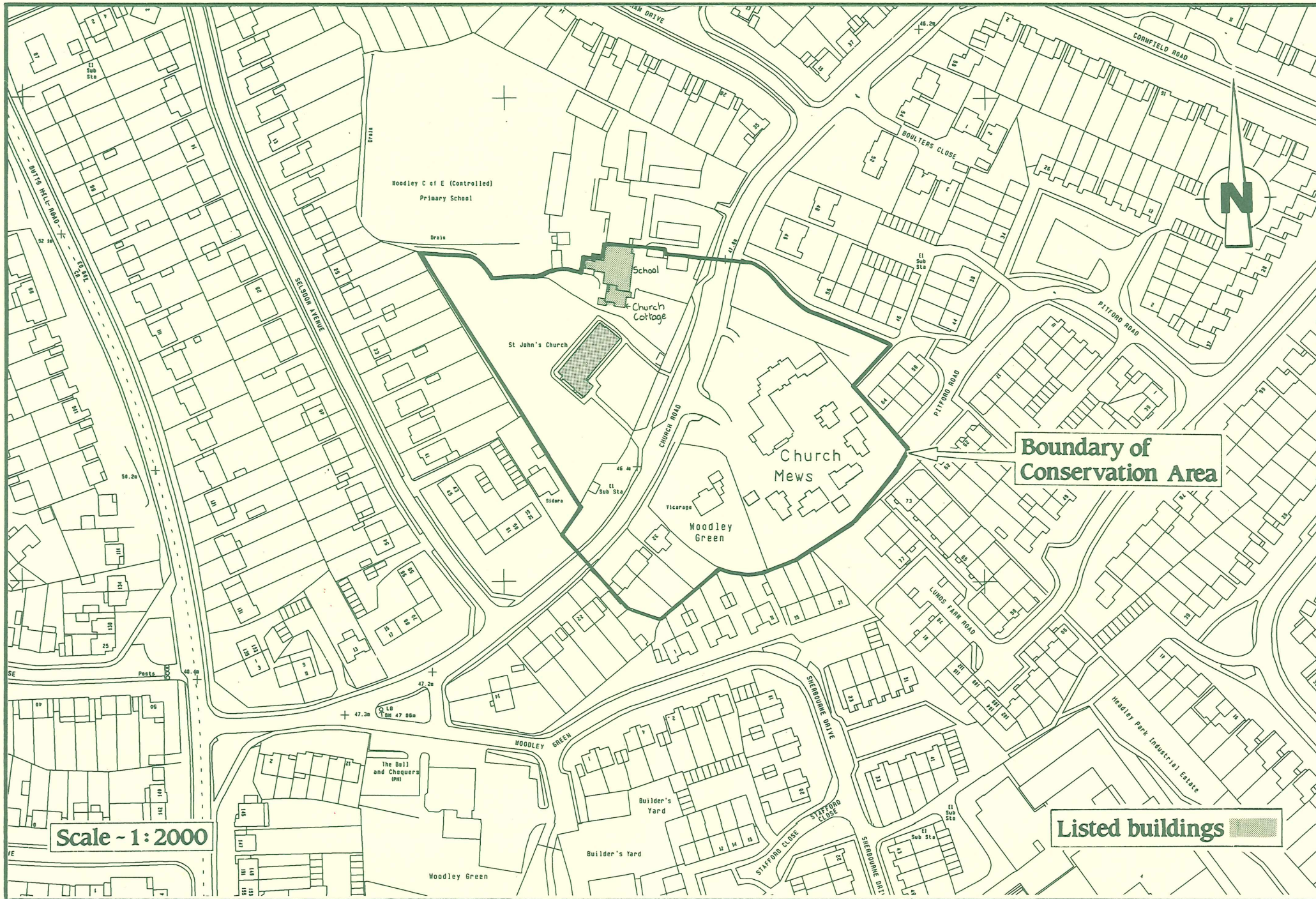
Improvements to the Conservation Area

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 trees and shrubs trimmed.
- Retain existing front walls and repair sensitively. Removal of walls may require conservation area consent, check first with the Planning Department.
- Keep buildings in good repair. Regular painting of exterior woodwork or 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 has a duty to devise proposals for enhancement of the conservation area.

A scheme of enhancement is being drawn up for the area between St John's Church and the road. This will improve the parking arrangement and surface finish to this area.



Scale ~ 1:2000

Boundary of
Conservation Area

Listed buildings

Works to Listed Buildings - It is an offence to carry out unauthorised works that would affect the character of 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

