

Planning Heritage design and access statement for new meeting rooms within the ground floor hotel reception area

Malmaison Hotel, 18-20 Station Road, Reading, RG1 1JX.



DAKOTA
HOUSE OF DESIGN

Prepared by Dakota House of Design.

Malmaison Hotel, 18-20 Station road, Reading, RG1 1JX.

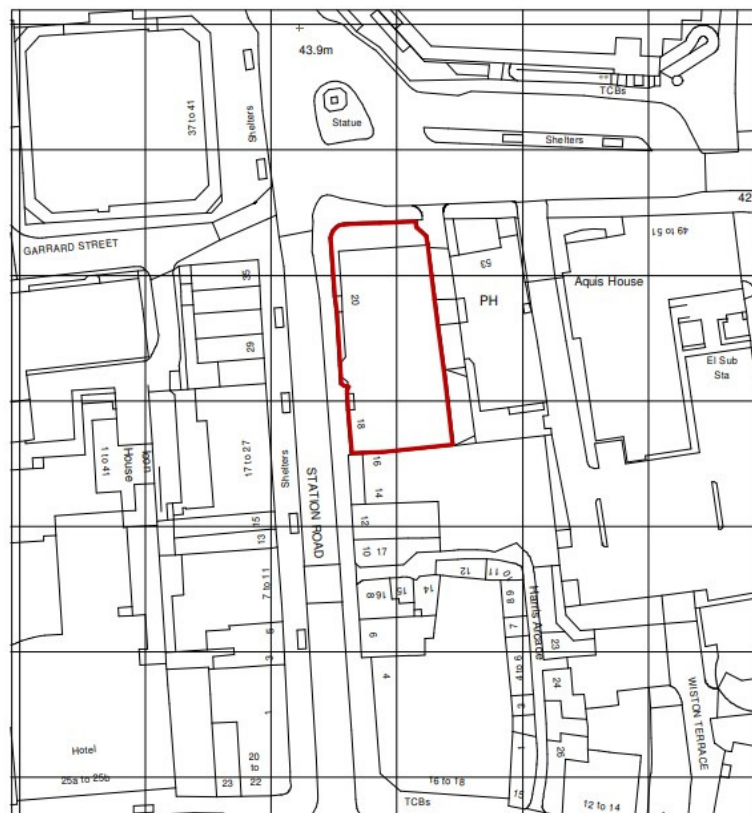
1.1 Introduction:

The statement should be read in conjunction with the Detailed drawings submitted with this application.

- 5524 23 100A existing ground floor.
- 5524 23 002B proposed ground floor.
- 5524 23 007 details zoom room and screens.
- 5524 23 100 proposed ground floor builder's work.
- 5524 23 101 existing site plan.
- 5524 23 102 proposed site plan.
- 5524 23 103 location plan.

The purpose of this statement is to support the listed building application for the proposed new fixtures and fittings to create an area of meeting rooms to be used by hotel guests. The current space is vacant previously used as a coffee shop and seating facility. The statement will set out how the proposal sustains the character and appearance of the listed building.

1.2 Site and surroundings



Ordnance Survey plan indicating building boundary in red NTS

The Malmaison hotel is located just west of the current Market place/ London Street conservation Area northern boundary as shown in an Orange circle and one block north west of the Town Hall square, all as indicated on the Reading Local Authority map below:



The buildings marked as coloured within the conservation area represented in red have listed status, the green represent buildings of townscape merit.

British Listed Buildings extract of property

18-20 STATION ROAD

5128 (East Side)

Great Western House (Formerly listed as Former Great Western Hotel)

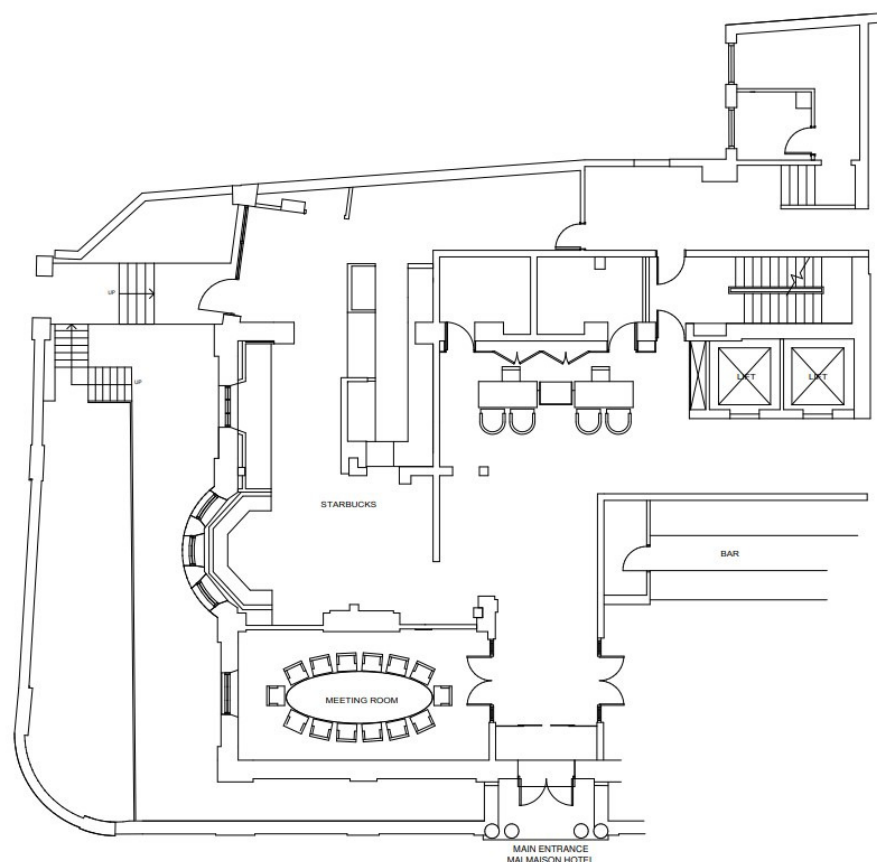
SU 7173 NE 1/582 26.7.73.

One of the 1st Railway Hotels in Britain. 1844 Italianate. 3 storeys and basement. Stucco with rusticated quoins. Ground floor channelled. 5x3 bays divided by pilasters supporting an entablature and boldly projecting modillion cornice. Glazing bar sash windows with architraves. Balustraded balcony, frieze and cornice to 1st floor windows, centre with pediment. 2nd floor windows with bracket cornice. Central projecting portico with full Doric order and paired columns. 2 bay canted extension to right in matching style. North front has central bowed 3 light bay with cornice over on ground floor. High panelled parapet over cornice. Later 4 storey extension to left with carriage entry. Moulded coping to parapet. 2+1 bays. Modern extension to south. Similarities with Royal Station Hotel at Slough suggest I K Brunel as architect or one of his assistants. Balustraded area to street with heavy balusters. Curved to station approach corner.

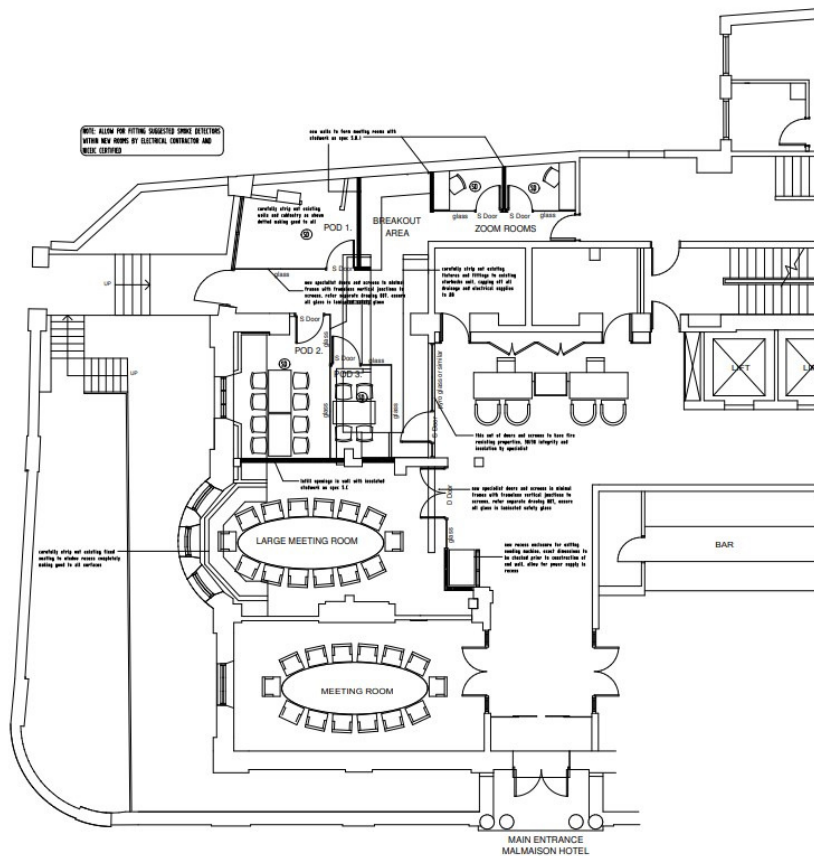
Listing NGR: SU7152473692

1.3 Proposed works requiring listed building consent

The existing plans indicate the now vacant coffee shop and seating areas, the proposal is to fit out this area with new variety of sized meeting rooms for use by hotel guests, the sizes of each room will be provided to accommodate the Malmaison brand of business operations and by popular requirements.

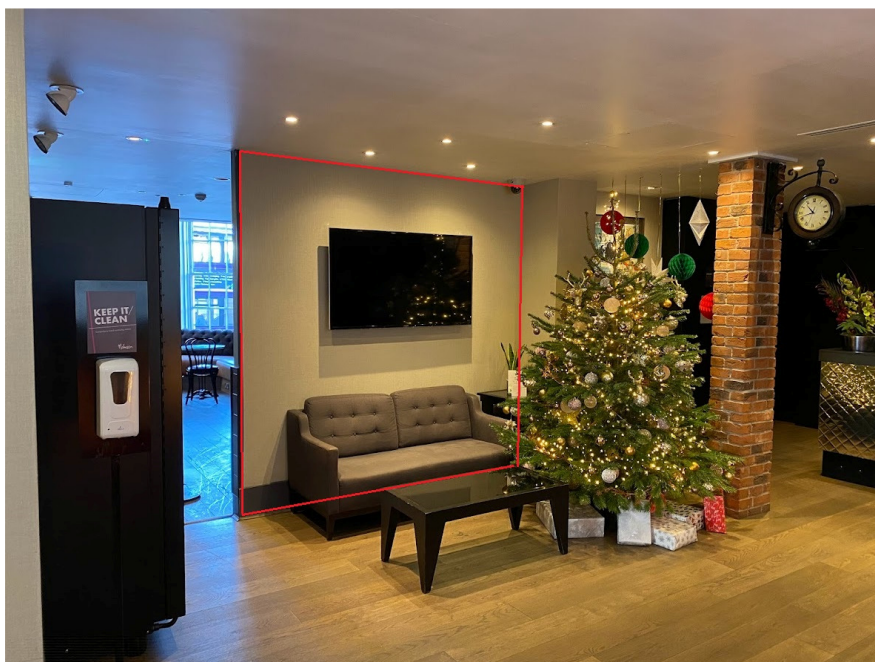


Existing part ground floor plan



Proposed part ground floor plan

Image 1



Wall indicated in red area to be removed and replaced with new screen and doors

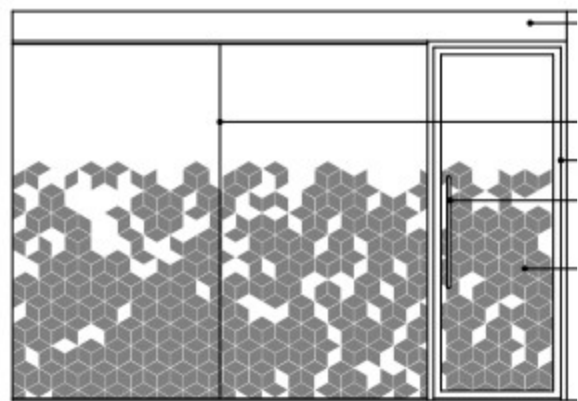
Image 2



Wall indicated in blue behind column to be replaced with new screen and doors



Ref image of screen partitions



typical elevation detail NTS

2.0 planning policy

This section sets out the planning policy context within which planning decisions are made on applications for Listed Building Consent. The planning policy that governs decisions in listed building applications is set out in national and local planning policy documents. For a development proposal to be acceptable it should comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 and supporting policy.

2.1 National Planning Policy Framework

The government published new guidance for all applications in the form of the National Planning Policy Framework (NPPF). In this document there is a presumption in favour of sustainable development unless policies within the NPPF indicate development should be restricted. At paragraph 17 the core planning principles are set out and these principles underpin decision making. One of these core principles is to *'conserve heritage assets in a manner appropriate to their significance so they can be enjoyed for their contribution to the quality of life of this and future generations'*.

In considering changes to the historic environment, paragraph 131 states that account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring. Paragraph

132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and any harm should require clear and convincing justification. It continues that significance can be harmed or lost through alteration or destruction of the heritage asset.

Annex 2 of NPPF sets out the definition of significance. It states that it is the 'value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.'

3.0 Understanding the Significance

In order to understand the impact of a proposal on a building the key to its success is to understand the significance of the asset by understanding its history of development. English Heritage state in its guidance notes Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment, the significance of a place embraces all the diverse cultural and natural heritage values that people associate with it. These values tend to grow over time as understanding deepens and evolves. In making the assessment consideration should be given to the inter-related heritage values which may be attached to a place. These range from evidential to historical, aesthetic through to communal values which derive from people's identification with the place.

3.1 Assessment of the impact of the proposal on the significance

The Great Western house is situated in an area rich in buildings of significance historical and architectural merit. It is significant because of the part it has played in the historical expansion on the railway this hotel was the first railway hotel in Britain and plays a significant part in the history of reading city expanse. Its attractive detailed facade and blends as part of the family of buildings constructed around the associated streets contribute to its significance.

The application proposal is limited to the ground floor internal areas therefore has no impact on the external façade on all elevations not does it have any effect on the existing internal original features

Seen as the application proposals are limited to a small modern section of the ground floor only and has no impact on the key features of the buildings history it shouldn't have any adverse effect on the building's significance in its surroundings

3.3 Conclusion

In summary the submitted proposal will replace a vacant space on the premises, the walls to be removed are modern and not structural to the integrity and historical interest of the building. The new screens are a branded style to suit the Malmaison standard, they are clean, contemporary and in keeping with the entire interior décor of the hotel.

It is considered that the proposals will sustain the character of the buildings history and as these are limited to internal areas only, typically they are not visible from the street, they are sympathetic to the character of the building and do not cause any adverse effects on its historical importance and fabric.