

ROSE & THISTLE HERITAGE STATEMENT

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I.0 Proposal

- I.1. The Rose & Thistle is Grade II Listed, list entry number 1303783.
- I.2. Historic England listing cited below:
- Circa 1840 modernised. 2 storeys, 6 bays, glazing bar sashes. Slate roof. 2 modern pedimented doorpieces.*





Left hand side, clockwise: frontage, views of main bar area, existing bar fixture.
Right hand side, bottom to top: stable block, existing garden.

2.0 Site and structures

2.1. The site is located off Argyle Road in Reading, and comprises of an existing grade II listed public house with adjacent stable block.

3.0 Proposals and impact on historic building

3.01 The proposals seek to retain the original front presentation of the structure as far as possible, with no adverse impact on the historic element. The aim of the proposal is to provide a significant improvement in service for the pub customers.

3.02 The proposal consists of a number of works to the interior and exterior of the building, which are as follows:

- creation of new front entrance with lobby through creation of structural opening in place of existing window
- alteration to existing bar servery
- construction of new disabled toilet
- removal of existing entrance lobby
- making good and replacement of existing flooring, including new tiling and timber flooring
- erection of 9.5m x 12.1m open timber pergola in pub garden
- erection of no, 5 seating pods in pub garden
- redecoraion of interior areas
- full redecoration to toilets
- works to garden including replacement of existing gate
- structural and maintenance work to stable
- other miscellaneous works as detailed in drawing

The proposal is as detailed in the following drawings: BKDG 112 EX 001, EX 002, PR 001, PR 002, PR 003.

3.04 The proposal is instrumental in making the public house better suited to addressing customer needs.

3.05 The materials used for the project are in keeping with the existing site and

consequently do not detract from the appearance of the historic building nor its context.

3.06 The existing flooring to be replaced is contemporary and thus of no historic value, and neither is any of the existing equipment to be replaced; none of the fixtures or finishes affected are original to the building.

3.07 The back elevation has been substantially altered over the lifecycle of the building and is dominated by contemporary extensions; as a consequence, any works to the rear of the site will have no impact on the historical value of the structure. Additionally, these proposals will be hidden from street level by the existing wall bordering the Deepdene Close side of the property and so will not impact the perception of the site as a whole.

3.08 The proposed modifications to the frontage take into consideration the proportions of the facade and do not make a disproportionate impact on the front elevation of the building. The design of the new entrance lobby takes into account the height and roof pitch of the existing entrance pediments, aiming to use the same architectural language as the original structure.

3.09 The extensive use of glazing in the new entrance lobby lessens the visual impact of the new addition on the facade of the building as a whole; the proposed window arrangement takes into account the proportions of the existing window openings.

3.10 The entrance lobby to be removed is a contemporary addition to the interior; consequently its demolition has no impact on the historical fabric.

3.11 The proposed works to the stable building are necessary to maintain the structural integrity of the building and permit its continued use; no alteration to the external appearance of the structure will be carried out.

3.12 None of the works planned include structural modifications to the existing historical fabric.

4. Viability

4.1. The changes proposed will improve the user experience and increase the customer appeal of the pub, which is crucial to ensure the economic viability of

the pub going into the future.

- 4.2
- The proposal enables disabled access to the interior of the pub which has been hitherto difficult owing to the existing level arrangements.
- 4.2
- The structural works planned will ensure the good state of repair & continued use of the site in accordance with its original purpose.

5.

Conculsion

- 5.1
- In conclusion, it is considered that these proposals will be to the benefit of the listed building in terms of ensuring the economic viability of the public house. This is of particular importance in light of the frequent closures of local pubs and their disappearance as community assets in their own right, and thus ensures the listed building will be in continued use in accordance with its original purpose.
- 5.02
- In this respect, it would appear that paragraph 196 of NPPF July 2018 is relevant, which states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”