



Heritage Impact Assessment
for the Proposed Development

at
104 Oxford Road

Reading



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1 Assessing Significance and effects on 104 Oxford Road

1.1 Purpose and the nature of the Proposal

- 1.1.1 Archway Heritage are instructed to inform an application for planning permission and listed building consent for the proposed installation of air conditioning units (heating and cooling) within the Grade II listed Royal Meteorological Society building on the corner of Oxford Road and Eaton Place, Reading. As a listed building, it has a moderate level of importance and medium value at national level (see Tables 1 and 2, Appendix 5).
- 1.1.2 Options for renewing or replacing the boiler system have been considered by our clients and they have decided to opt for the air-conditioning units as the most environmentally friendly option currently available to them, which also fulfils their needs and reduces the building's environmental impact. As custodians of this listed building, it is also important to recognise the need to accord with established conservation principles and philosophy, unless there are any valid reasons to deviate from them. A 'whole house' approach in accordance with Historic England guidance and the option of commissioning a level III SQA qualified 'energy efficiency and retrofit of traditional buildings' contractor to provide advice has been discussed with our clients (Historic England 2018b). Our clients are also aware that the *"interactions between a building and the internal and external environments are complex and dynamic. It can be difficult, therefore, to fully predict the effects of particular retrofit measures and to assess the technical risks with any degree of certainty"* (Iain McCaig 2017). Therefore, monitoring as part of a maintenance schedule has been recommended to our clients.
- 1.1.3 The Significance of this Grade II listed building (List Entry Number: 1113549) lies in the building's architectural interest, historic interest, archaeological interest, artistic interest and its setting (see Appendix 6). The setting beyond the walled garden contributes in a limited way to the Significance of the listed building, however the listed building does make a contribution to the setting of Oxford Road, which is within the building Russell Street / Castle Hill Conservation Area. It is listed under Key Positive Characteristics.
- 1.1.4 This part of Oxford Road Character Area has an evidential mix of Georgian and Victorian buildings and "evidences the early 19th century link between the town centre and Oxford Road" (Reading Borough Council 2020, page 137). The Royal Meteorological Society building differs from many of the historic terraces along the Road, being detached and set back within its own front garden. Like Number 101, it is one of the remaining early 19th century villas that were dotted along this road prior to the later expansion of the town westwards. The proposed installation would be located on the west facing elevation of the extension. Therefore, due to the lack of visual intrusion a settings assessment was deemed unnecessary.



- 1.1.5 Assessing the effect on the building, in its current condition, and balancing that with conservation priorities is the focus of this assessment in line with Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment by Historic England (2015). Background

1.2 Background

- 1.2.1 Pre-application advice was sought and initial feedback was provided by the Local Planning Authority's Conservation Consultant. Correspondence regarding the existing ventilation and regulation of temperature was discussed. Archway Heritage notes other installation options were considered¹, including locating the outdoor units on the roof. However, there is insufficient flat space to fit the units due to the location of the roof mounted solar panels. The advice was to commission a heritage statement and a noise assessment.
- 1.2.2 Advice from Archway Heritage included:
- looking into alternative locations for the external units;
 - ensure there are draft strips in good condition, in good condition and fit for purpose, sealing around windows and doors, and whether windows are openable;
 - recommending installation window hangings and curtains to help regulate heat, cold, sunlight and moisture;
 - recommending a regular inspection and maintenance schedule; and
 - recommending that inspections are made to ensure the drainage system is sufficient to carry the extra humidity extracted from the proposed AC units and, if not, consider installing a new drainage run between the grill and proposed location of units.
- 1.2.3 The approach and methodology applied herein is based on Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015) and Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency (Historic England 2018b).

1.3 Architectural and Evidential Significance

- 1.3.1 Architectural interest and communal values connected with buildings provide meanings that form a sense of place that people can relate to, and may form part of a collective experience or memory. As one of the early villas along the Road, this building holds meaning within the historic development of the area, in addition to its own image evidential and architectural value.
- 1.3.2 The building dates from the early 19th century. Unlike many of the neighbouring properties, it is set back from the street edge, connected by a path. The building is a high

¹ The adjacent building is under separate ownership.



quality red brick of Flemish bond construction with a hipped slate roof and is two storeys high, and displays a series of decorative details. Detailing on the front façade consists of a small moulded stucco cornice and blocking course, which complements the arched fanlight to 6 panelled door. The sash windows have glazing bars, four windows on ground floor and five windows on the first floor.

- 1.3.3 The east facing elevation is lit by two timber framed sash windows, one on the ground floor and one on the second floor. Abutting the elevation is a single storey extension that wraps round from the rear, which is also lit by a sash window and adjacent to a door facing onto Oxford Road. The rear of the extension is lit by two windows behind security grills. The extension pre-dates the First Edition Ordnance Survey map.
- 1.3.4 The rear and the west-facing elevation of the extension are rendered and abutted by a low modern brick built wall and lit by a single sash window on the ground floor and two sash windows on the first floor.
- 1.3.5 The ground floor of the west facing elevation is lit by two timber sash windows, the first floor by one timber sash window and the second floor by a single timber sash window, which is directly opposite the window on the east facing elevation.
- 1.3.6 The internal finishes are in good condition with period features such as picture rails and skirting boards throughout and covings in the rooms of higher status. A change was permitted in 2009 when an internal non-load bearing wall was removed to create an enlarged meeting room. Otherwise, the building appears largely unaltered except for the window on the extension and the first floor window lighting the stairs. The level of sensitivity of the external architectural appearance and evidential value of its fabric holds **Very High Sensitivity** to further change (see Table 3, Appendix 5).

1.4 Historic Significance

- 1.4.1 The historic interest relates to both illustrative and associative values, which demonstrate the connections through time in any particular place. Illustrative values include the architectural “statement”, designed to reflect the increased wealth and importance of the area by the late nineteenth century. This property fits into that milieu and relates to the historical development of Oxford Road.
- 1.4.2 Royal Meteorological Society in black lettering above the opening of the porch was permitted in 1990, together with the removal of the letters ‘Mannson House’ referred to in the list entry. Royal Meteorological Society was established on April 3 1850 as ‘The British Meteorological Society’, and was incorporated by Royal Charter in 1866, when its name was changed to “The Meteorological Society”. 30 years of occupation of the building represents some historic significance.
- 1.4.3 The level of sensitivity of these historic connections holds **High Sensitivity**, which has



been affected by changes of use. Based on technical interest, the building also holds associative values within the Conservation Area. The level of sensitivity of these historic connections holds **High Sensitivity**, which has been affected by changes of use.

1.5 Artistic Significance

- 1.5.1 The domestic aesthetic of this villa and architectural detailing holds value and the retention of the building provides stimulus in supporting the sensory and intellectual appreciation of being in an historic part of Reading town centre. The current condition of the elevations reflects its Significance resulting in **Medium Sensitivity**.

1.6 Setting

- 1.6.1 However, beyond the attractiveness of the architectural style and high quality detailing, the building also provides an opportunity to derive sensory and intellectual stimulation from this place. However, the proposed installation would have little effect on the setting, being hidden from view, and its far more important that the building continues to be used by custodians who have proven they value it.

1.7 The level of the general significance of the heritage asset

- 1.7.1 Based on current evidence, the architectural, evidential and historic Significance is Medium as indicated by the List Entry. It is worth noting that the listing doesn't just include the frontage, though list entry summaries usually mention only the frontage, the legal designation relates to the whole property including the interior; any changes require permission².

² Making changes to a list of property without permission is an illegal act.

2 Impacts on the significance of the listed building

2.1 Current condition

- 2.1.1 As the condition of the building influences energy use, any visible signs of defects need to be corrected prior to investing in products that change humidity levels and the way air circulates within the building, which in turn affects energy use. A rapid visual walk-over, appropriate within current lock-down restrictions, found no damp-related defects internally; damp walls would be of particular concern. There are a number of key features within historic buildings that create a comfortable environment and healthy air flow including: chimneys, windows and doors. All need to be in functioning condition.

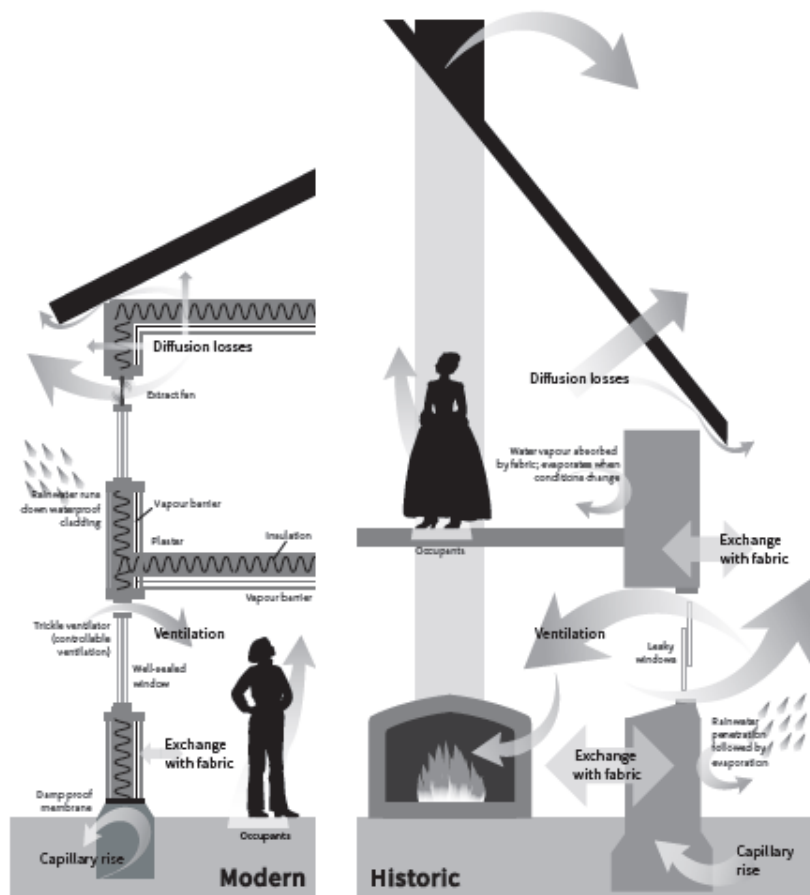


Figure 4
Typical differences in the movement of moisture and
air in modern and traditional construction.

- 2.1.2 It is also important to check whether each window is openable to ensure air flow, which is



key to good thermal performance. In order to respond to this a number of queries were raised:

- Are there insulating strips around the edges of each window?
- Are the chimneys clear of soot and other potential blockages?
- Are the rainwater goods free of debris?
- Are the brick walls pointed with mortar?

2.1.3 Sometimes a cement based mortar is used in repair of a building which reduces the ability of the walls to expel moisture. This is worth checking as it will influence the internal climate. Once it has been confirmed that all aspects of ventilation are well maintained, then modern interventions, such as proposed, can work well with adherence to monitoring and maintenance schedules.

2.1.4 The overall condition of the building appears well maintained. However, one area of concern is the render to the exterior rear wall, which masks the condition of the brick beneath and prevents lime mortar from performing its designed function of transferring water from the brick; lime mortar is designed to allow excess moisture to evaporate. Dampness that cannot evaporate from walls results in a wall that is colder than the rest of the building, which creates a temperature differential that can reduce the thermal performance of the building as a whole. The moss growth may be due more to its sheltered location than damp, however moss retains water and should be gently scrapped off (the application of chemicals is not advisable). The fine cracks in the render need to be checked prior to fitting equipment; if it is unstable then please seek advice. It would be preferable that the wall had not been rendered, however, a French drain at the base of the wall is recommendable to reduce the amount of water the brick behind is exposed to.

2.1.5 Drain pipes should be checked regularly to ensure they are fulfilling their function and adequate during heavy rainfall.

2.2 Use of the building

2.2.1 It is noted from correspondence forwarded to me that the effectiveness of ventilation from the sash windows is reduced by limited breeze due to the building's setting. The noise and fume levels are likely to be difficult to tolerate if windows are constantly open. The need for the control of temperature throughout summer within front facing rooms is also noted from correspondence. Appropriate window hangings, in addition to the blinds, will help and curtains would help to retain the correct humidity balance within the building.

2.2.2 With the aim of advising further on maintaining a healthy air flow within the building, I would suggest the following. The corridors and stairwells need to have a continuous flow of air circulating while the doors to individual rooms are closed, i.e. in use. When not in



use, ideally doors should be ajar to facilitate air circulation because historic homes were built to ensure air circulates throughout the building. The chimneys are key in that function, as long as they remain unblocked. When rooms are vacant, doors can remain open.

- 2.2.3 Energy performance testing is recommended by Historic England in their guide Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency (Historic England 2018b).

2.3 Proposed

- 2.3.1 The author has been informed that it is proposed to install a remote controlled air conditioning system (with 7-day timer controls) to replace the boiler, which is obsolete. The proposed location of the outdoor units is the wall of the extension where they would be stacked 3-high and out of sight around the corner of the return wall. The advantage of this location is that it is hidden from public view and it is also located near an existing drain, shown on the plans, marked as RWP. A drain cover grille nearby indicates the location of the underground drainage (see Plate 6).
- 2.3.2 An inspection of this is needed to ensure it is not blocked and has the capacity to take further flows of water from the proposed air conditioning system. If so, a short drain run into the RWP may be the best solution. Some solution for the management of water flow is recommended because the paving slabs against the face of the wall suggests there is no drain around the edge of the wall, which is liable to become damp. As previously explained, once walls become damp, they remain colder than the rest of the building and the temperature differential can reduce the thermal performance of the building as a whole. The removal of the low modern brick wall, unless it has a structural function, is recommendable for the same reasons.



3 Effects of the proposed

3.1 General

- 3.1.1 The proposed would have such limited effects on historic significance and setting as not to require detailed assessment. There would be no change to artistic Significance. Changes to the evidential Significance of the fabric are noted below. Changes to architectural Significance would be internal only. Both have a very high sensitivity to change.

3.2 Changes to Architectural and Evidential Significance

External

- 3.2.1 Guidance recommends that the outdoor units should be fixed through mortar joints to minimise damage to the brick. Due to the rendering it is difficult to estimate the location of those mortar joints. However, it has been suggested that using the mortar joints on the adjacent elevation would provide a guide. Archway Heritage advised that the render would need to be checked for stability prior to works beginning, should permission be granted. Archway Heritage also advised that a suitable sealant to safeguard all drilled holes against water ingress, irrespective of the type of plug used, will be required and will need to be replaced every few years as part of the regular maintenance schedule.
- 3.2.2 It is proposed to connect the outdoor units, through wall mounted pipes in trunking, to eight indoor Panasonic Etherea indoor units. This ensures that ducting would not need to be installed in any walls or ceilings. However, it is important to consider whether the plastic trunking increases the risk of fire spreading along its length, in the event of a fire. This risk has been raised with the applicant.
- 3.2.3 Drilling of a 50mm hole would be needed to connect the outdoor units to the electricity supply in the basement, which would be surface mounted. Again suitable sealants need to be applied to prevent water ingress.
- 3.2.4 By following the advice provided, the proposals will have a limited impact on the external aesthetics of the building and are reversible, in keeping with conservation principles, though the small impacts on fabric cannot be avoided.

Internal

- 3.2.5 The units on the ground and first floors would be located above the doors and the unit on the second floor would be located on the wall by the door. Beyond the aesthetic impacts, within the eight rooms (rooms 1, 2, 4, 7, 9, 10, 11, 12), there is a need to drill 65mm holes for this installation. In addition, each indoor unit would be fixed to the wall, which would impact on original plaster. However, a good methodology can minimise damage caused, ensuring it is very localised. Archway Heritage did query whether the contractors had



installed units in other listed or historic buildings and they confirmed they had.

- 3.2.6 By following the advice provided, the proposals will have an impact on the internal aesthetics of the building which are reversible, in keeping with conservation principles, though the small impacts on fabric cannot be avoided.
- 3.2.7 Monitoring and maintenance will address any condensation during future use of the building. Condensation or changes to the fabric should be recorded along with settings within HVAC noted so that advice can be sought from the contractor or manufacturer to adjust HVAC appropriately.
- 3.2.8 These changes would cause a **Very Small Impact** on the internal architecture and aesthetic appeal of the building, which would result in a **Minor Effect** if the advice is followed (see Tables 4 and 5, Appendix 5).

3.3 Justification for harmful impacts

- 3.3.1 Overall the system is considered low risk in terms of installation and unlikely to have more than localised impact on the fabric if the recommendations for inspection and maintenance schedules are adhered to. It would ensure the current occupants will continue to reside in the building, which is desirable because they have proven to be responsible custodians of this building, having occupied it since the 1990s.

3.4 Recommendations

- 3.4.1 Archway Heritage recommends that a maintenance schedule is compiled to ensure the appropriate and efficient up-keep of the building.



4 References

Department for Communities and Local Government (2021) National Planning Policy Framework. In: s.l.:s.n.

Highways Agency (2020) Cultural Heritage Management Plans, Section 3, Part 2, Volume 11 of the Design Manual for Roads and Bridges. Published online

Historic England (2017) The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Published online

Historic England (2008, under consultation review 2017) Conservation Principles For The Sustainable Management Of The Historic Environment.

Historic England (2018)a Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment. Published online.

Historic England (2018)b Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency. Published online.

Iain Mccaig (2017) Retrofit in Heritage Buildings Understanding the Risks BCD Special Report On Heritage Retrofit First Annual Edition. Published online at www.buildingconservation.com

International Council on Monuments and Sites - ICOMOS - (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Published online.

Landscape Institute (2013) Guidelines for Landscape and Visual Impact Assessment. Published online.

Reading Borough Council (2020) Russell Street / Castle Hill Conservation Area Appraisal March 2020. Published online.



5 Appendix: Methodology and Method of Assessment

5.1 General approach

- 5.1.1 The historic environment consists of buildings, monuments, settlements, buried sites or scapes on land or underwater. This appendix explains the approach taken to determine the significance of Heritage Assets and the predicted residual effects of the Proposals, where possible. Each of the aspects considered is dealt with individually in the sections below.
- 5.1.2 The detail of the assessment presented in the report is proportionate to identify issues likely to be relevant in enabling *“an informed and reasonable decision to be made”* when determining the planning application for the Proposals.
- 5.1.3 The assessed likely residual effect is used as the basis for assessing the ‘Harm’ caused by the Proposals in accordance with the National Planning Policy Framework (‘NPPF’, DCLG 2021), which stipulates that all proposals fall into one of two scenarios: ‘Substantial Harm’ and ‘Less than Substantial Harm’.
- 5.1.4 The assessment was undertaken in accordance with the principles of the NPPF, within the context of the Development Plan and is produced in line with: Historic England’s Good Practice Advice in Planning 2 (2015), to:
- *Understand the significance of the affected assets*
 - *Understand the impact of the proposal on that significance*
 - *Avoid, minimise and mitigate impact in ways that meets the objectives of the National Planning Policy Framework*
 - *Look for opportunities to better reveal or enhance significance*
 - *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change*
 - *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets*
- 5.1.5 It also utilises the guidance provided in Conservation Principles, Policies and Guidance, published in 2008 by English Heritage, when working on projects that have a direct physical impact on Heritage Assets. In addition, the tables are adapted from the Design Manual for Roads and Bridges (2020), Guidelines for Landscape and Visual Impact Assessment (2013) and Guidance on Heritage Impact Assessments for Cultural World Heritage Properties by the International Council on Monuments and Sites (ICOMOS) (2011).
- 5.1.6 To begin the explanation of methodology and method of assessment, clarity of the use of



the term significance is provided.

5.2 Significance of Heritage Assets

- 5.2.1 From a heritage perspective, significance is defined in Annex 2 of the NPPF as the Heritage Assets interest which *“may be archaeological, architectural, artistic or historic”*. Included in the definition of significance, in Annex 2 of the NPPF, is a statement about setting - *“Significance derives not only from a Heritage Asset’s physical presence, but also from its setting”*.
- 5.2.2 This definition ties in with the Conservation Principles guidance document published by Historic England (2008). Conservation Principles, Policies and Guidance (Historic England 2008) provides more information on how the above may be interpreted, as evidential and illustrative, historical, aesthetic and communal. The significance of the heritage asset leads to a judgement of the Heritage Assets importance, in policy terms. The degree of protection afforded to a heritage asset is based on its significance and expressed as having a specific degree of importance.
- 5.2.3 Where there would be a likely reduction of significance caused by the Proposed Development, the importance of the Heritage Assets is assessed (see Table 1).

Table 1: Criteria for measuring the importance attributed to designated Heritage Assets

Importance	Indicative criteria
Very High	Heritage Assets of acknowledged international significance
High	Grade I and Grade II* (Scotland: Category A) Listed Buildings Grade I Registered Parks and Gardens, Conservation Areas containing very important buildings Other Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade
Medium	Grade II (Scotland: Category B) Listed Buildings
Low	‘Locally Listed’ buildings (Scotland Category C(S) Listed Buildings) Historic (unlisted) buildings of modest quality in their fabric or historical association
Very Low	Buildings of no architectural or historical note; buildings of an intrusive character
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance



5.3 Gathering evidence and assessing significance of Listed Buildings

- 5.3.1 Any changes to the readability or understanding of the building and the relative importance of the historic fabric is assessed in terms of how renovations would alter the Value of individual components. Value is a term attributed based on the contribution to the building and may be measured (see Table 2).



Table 2: Criteria for measuring the Value of historic fabric

Level	Indicative criteria
Very High	Components notable in a Grade I or Grade II* Listed Building or Registered Park and Garden or a Conservation Area
High	Components essential to the listing of a Grade II Listed Building or Registered Park and Garden
Moderate	Individual elements make up part of the components that add to the importance of a Grade II Listed Building or Registered Park and Garden
Low	Individual elements make up part of the components that aid readability but do not add to the importance of the building
Very Low	Components that detract from or mask the significance of the building

5.3.2 The Value may be evidential, historic (illustrative), aesthetic and communal contributions to the significance of a Listed Building.

5.4 Sensitivity

5.4.1 A measure of the sensitivity of the Heritage Assets is based on the indicative criteria in Table 3.

Table 3: Criteria measuring the sensitivity of a heritage asset to further change

Level	Indicative criteria
Very High	The original fabric has been preserved with limited degrees of incremental changes
High	The original fabric has been reduced by medium degrees of incremental changes or sufficient of the fabric can be conserved so that patch repair is recommendable
Medium	Much of the original fabric has been replaced or the condition of the fabric requires replacement of sections or structural elements to support the surviving surrounding fabric
Low	Specific areas of the original building has been compromised by changes not in keeping with the original fabric or the fabric is disintegrating and cannot be reinstated intact
Very Low	The original fabric has been compromised across a larger part of the building



5.5 Impacts

5.5.1 The assessment of the impact is carried out on the heritage asset. The indicative criteria forming the basis for the magnitude of impact is given in Table 4.

Table 4: Criteria for measuring the magnitude of impact

Magnitude	Indicative Criteria
Very Large	Total loss of heritage asset without recorded evidence.
Large	Extensive disturbance of most or all known and potential architectural fabric, such that the resource is totally altered
Medium	Widespread disturbance of many known and potential architectural fabric, such that the resource is clearly modified
Small	Limited disturbance across a wide area or within areas of known and architectural fabric such that the Heritage Asset is slightly altered
Very Small	Very minor impacts on known and potential architectural fabric
None	No Impact on known and potential architectural fabric



5.6 Effects

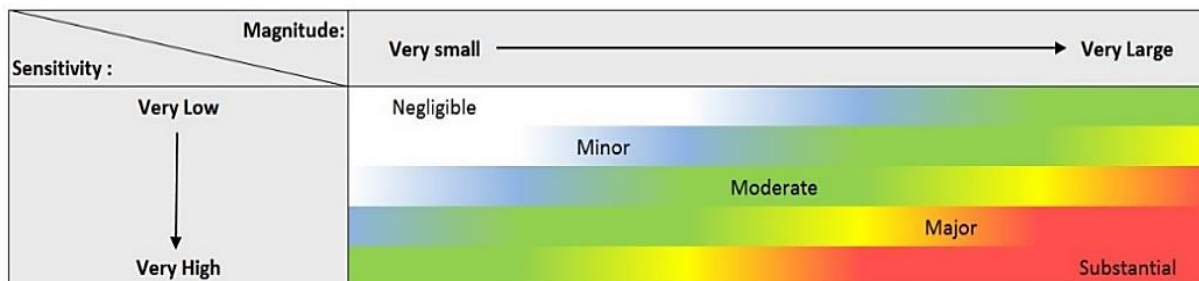
- 5.6.1 Assessing the combination of the sensitivity of the heritage asset and the magnitude of impact provides a resultant level of effect (see Table 5), which may be beneficial or adverse. When assessing the likely effects of the Proposed Development on Heritage Assets, the sensitivity of different elements of change is considered for location, fabric and appearance of the Proposed Development.

Table 5: Criteria for measuring the likely effects

Effect	Indicative criteria
Substantial	Change to most or all architectural fabric
Major	Changes to many known and potential architectural fabric
Moderate	Changes to known and potential architectural fabric
Minor	Changes to elements of known and potential architectural fabric
Negligible	Very minor changes to known and potential architectural fabric
Undefined	Changes to the potential Heritage Assets would occur but the extent and the quality of the potential architectural fabric is unknown
No Change	No change to known and potential architectural fabric

- 5.6.2 Once mitigation has been taken into consideration, what remains are the likely residual effects which may be beneficial or adverse (see Table 6).

Table 6: The relationship between sensitivity, impact and effect



5.7 The assessment effects within the planning context

- 5.7.1 The criteria adopted for determining the likely residual effect equates to the degree of harm (NPPF paragraphs 199-208) to the significance of a heritage asset, which may be **‘Substantial harm’** or **‘less than substantial harm’**.



6 Appendix: List Entry

MANNSON HOUSE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113549

Date first listed: 14-Dec-1978

Statutory Address: MANNSON HOUSE, 104, OXFORD ROAD

Location

The building or site itself may lie within the boundary of more than one authority.

Statutory Address: MANNSON HOUSE, 104, OXFORD ROAD

District: Reading (Unitary Authority)

National Grid Reference: SU 70919 73409

Details

OXFORD ROAD 1. 5128 (North Side) No 104 (Mannson on House) SU 7073 12/219 II 2. Early C19. 2 storeys. Red brick, small moulded stucco cornice and blocking. course. Slate roof (hipped). Glazing bar sash windows, 5 on 1st floor, 4 on ground floor. Central Doric portico with moulded steps, arched fanlight to 6 panelled door.

Listing NGR: SU7091973409

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 39104

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



Royal Meteorological Society, Oxford Road, Reading Heritage Statement



Plate 1: View of the front and side elevation of the building and extension



Royal Meteorological Society, Oxford Road, Reading Heritage Statement



Plate 2: View of the rear of the building and extension



Royal Meteorological Society, Oxford Road, Reading Heritage Statement

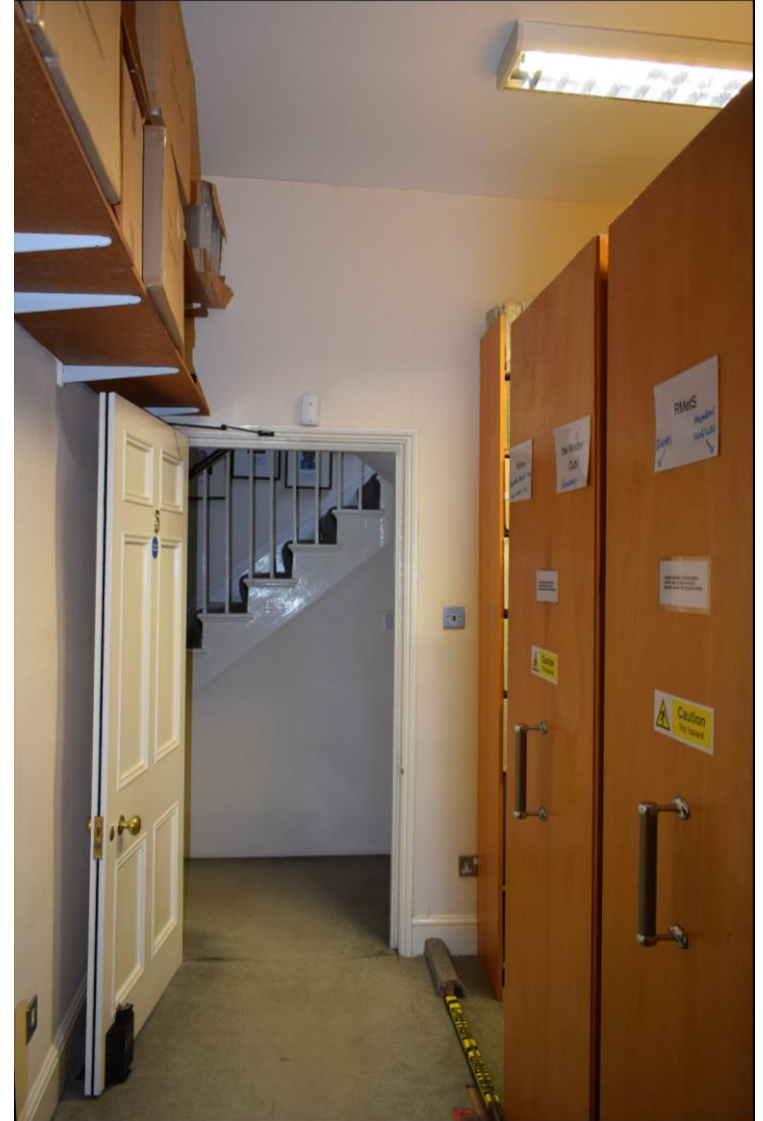


Plate 3: View of ground floor rooms, where units are to be installed



Royal Meteorological Society, Oxford Road, Reading Heritage Statement

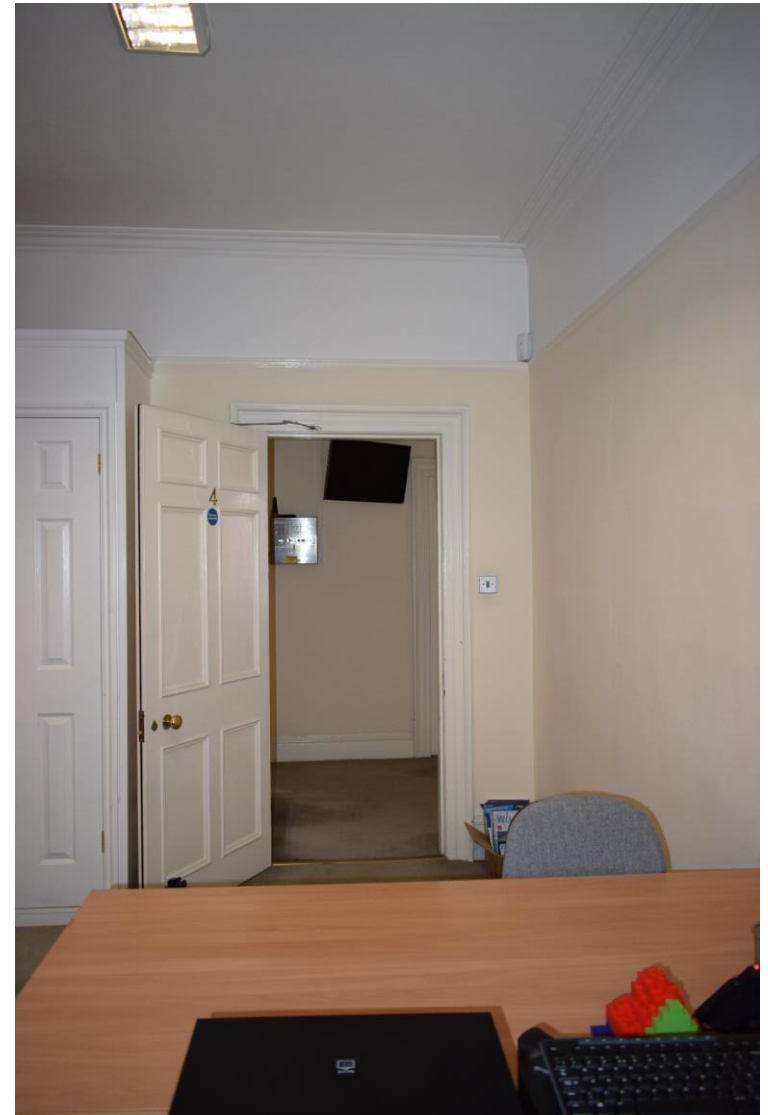


Plate 4: View of ground floor rooms, where units are to be installed



Royal Meteorological Society, Oxford Road, Reading Heritage Statement

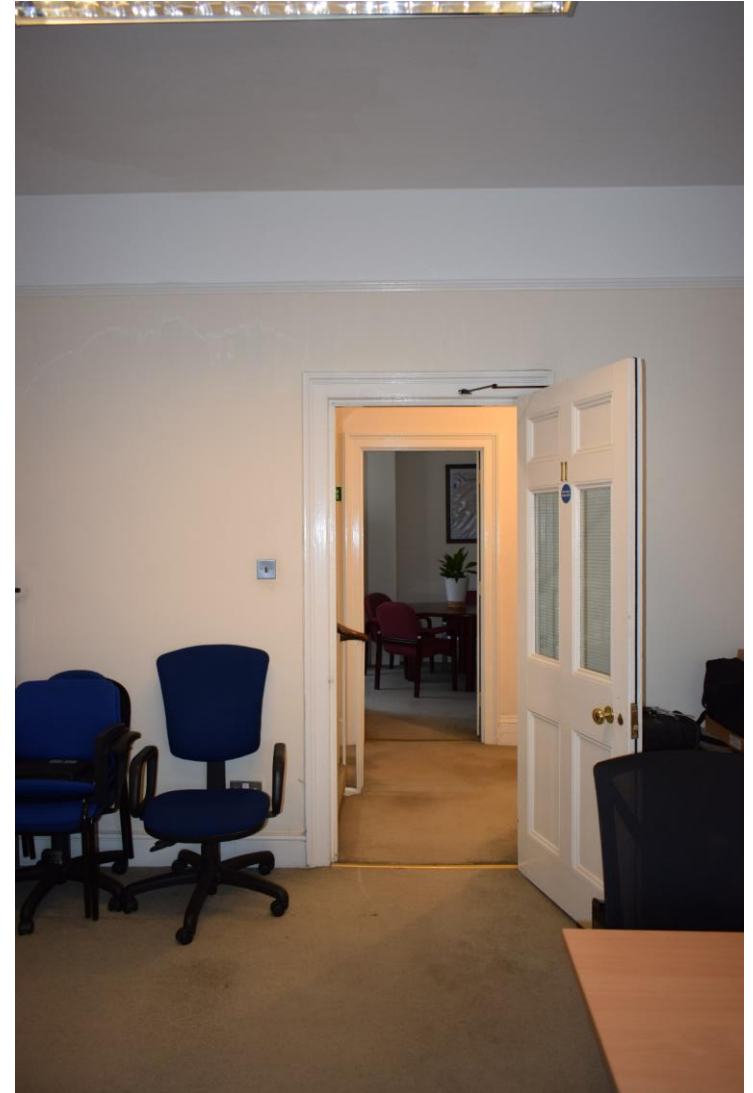


Plate 5: View of first floor rooms, where units are to be installed



Royal Meteorological Society, Oxford Road, Reading Heritage Statement



Plate 6: View of first floor rooms, where units are to be installed



Royal Meteorological Society, Oxford Road, Reading Heritage Statement



Plate 7: View of the second floor room, where the unit is to be installed



Royal Meteorological Society, Oxford Road, Reading Heritage Statement



Plate 8: View of the boiler and the west-facing elevation of the extension