
Blakes Lock Sewage Pumping Station – Listed Building Consent Supporting Statement

Listed Building Consent Application for
Replacement Doors and Windows



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1. Site Description

- 1.1. Blakes Lock Sewage Pumping Station is a Grade II Listed Building located on Gas Works Road, Reading on the north bank of the River Kennet. The building was constructed around 1870 from red brick. The interior walls of the building are painted white and existing cabling is attached to the brickwork.
- 1.2. The building adjoins the Bel & Dragon restaurant to the west. To the east lies the Screen House, another Grade II listed building. A further Grade II listed building, the pump and turbine house, lies to the south of the building extending out over the River Kennet.
- 1.3. The site provides critical sewerage infrastructure required to maintain effective drainage of the sewerage network in Reading.

2. Background and Proposed Works

- 2.1. The existing windows and doors to the pumping station are in poor condition and as a result it is intended to replace them on a like for like basis.
- 2.2. Works to listed buildings are restricted under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that:

“no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

Proposed Works

- 2.3. It is proposed to install replacement windows and doors which will be a like for like replacement of the existing windows and doors. As such it could be considered that the works proposed do not require consent under Section 7 of the Planning (Listed Buildings and Conservation) Areas Act 1990. However, for the avoidance of doubt listed building consent is being sought for the proposed works.
- 2.4. Further details of the proposed works are provided on the following drawings which support the application:
- Dwg No. 218.3.020 – Existing and Proposed North Elevation
 - Dwg No. 218.3.021 – Existing and Proposed East Elevation
 - Dwg No. 218.3.022 – Existing and Proposed South Elevation Rev A
 - Dwg No. 218.3.140 - Window Type 1 Details
 - Dwg No. 218.3.141 – Window Type 2 Details
 - Dwg No. 218.3.142 - Door Type 1 Details

3. Heritage Statement

- 3.1. The listing description for the building sets out the building is a Grade II listed building constructed around 1870. The listing description relates predominantly to the external features of the building. The full listing description is provided below:

“Red brick walls with grey brick patterning; stone and grey brick dressings; cast iron small-pane windows; red tile roof. T-plan, the west block originally housing the boilers, the east block the steam engines. Later C19 addition in north east angle; further extended C20 chimney (to north west) demolished. Free gothic style. Main (south) elevation to River Kennet has, in gable to left, arcade of 3 bays, defined by plain brick piers carrying segmental arches. Centre bay has double-leaf doors, outer bays originally single doors, now timber casements, between brick panels, under full width cast iron overlights. Large sexfoil window to gable. Block to right has 3 pairs of pilaster buttresses with lancets between, above a tall plinth (pierced by two C20 windows). Intervening bays are to left, large gothic doorway with solid, shouldered head bearing arms of Borough of Reading and fitted with pair of three quarter glazed doors, all set in gabled brick panel; to centre bay, a cinquefoil window; to right, a round-headed doorway now blocked. Corbel-table in brick to eaves and verges, elaborately detailed. Gothic iron ventilators to ridge.”

- 3.2. A number of other listed buildings are located in close proximity to the building as set out in the site description above.
- 3.3. The proposed works will result in the replacement of the existing windows and doors with new windows and doors designed to match the design of the existing features. As such the proposed works will enhance the setting of the building and the surrounding listed buildings by replacing existing windows and doors that are in a poor condition.

4. Appraisal

- 4.1. The existing doors and windows need to be replaced as the existing doors and windows are in a poor condition as can be seen in photographs 1 and 2 below.



Photograph 1: Existing doors on south elevation.



Photograph 2: Existing window on south elevation.

- 4.2. Given the replacement windows and doors have been designed to match the existing they are not considered to alter the special character of the building and it is not considered that they constitute works that would require consent under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, for the avoidance of doubt listed building consent is being requested. Should it be considered that the works do not require consent then the application could be withdrawn.
- 4.3. The statutory development plan is formed of the Reading Core Strategy (adopted in 2008 incorporating alterations adopted in 2015) and the Sites and Detailed Policies Document (adopted in 2012).

5. Design

Design

- 5.1. The works will replace the existing windows and doors. The new windows and doors have been designed to match the existing and will be of wood construction with a painted finish. Where possible the existing glass panes where possible. All ironmongery works will also match the existing.

6. Conclusion

- 6.1. The proposed works are not considered to impact on the special character of the building and it is not considered that they constitute works that would require consent under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, to ensure no conflict with the Act the application has been prepared and details of the works provided.
- 6.2. The works will assist with the ongoing maintenance of the heritage asset and will help to protect the critical infrastructure located within the building while ensuring that the works enhance the appearance of the listed building. The proposals therefore accord with adopted planning policy at the national and local level and consent should be granted.

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