



HERITAGE STATEMENT

All Saints Primary School
Brownlow road
Reading
RG1 6NP

This Heritage statement has been prepared in support of planning application by Green Retreats for the applicant Susannah Daniel consent is sought for:

The Erection of a single Storey timber clad contemporary building to be used as a Classroom.

The Application Site

All Saints School Is located along Brownlow Road which is predominantly residential the area is located within the Downshire square conservation area.

The main School building is a Victorian building erected in 1865 and is Grade II listed improvements to the school were made in 1971.

The School is a small primary school for children aged five to seven. At seven, the children transfer All saints' junior school or to another Junior school

Adjacent to the school is All saints Church this is also Grade II listed, the proposed building will not be seen from this location

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

List Entry No 1248739

READING BROWNLOW ROAD SU7073 934-0/12/10010 (East side) All Saints Infants School and playground area railings to west GV II Church of England infants school. 1865-6; by J.P. St Aubyn; extended late C20. Red brick in Flemish bond with blue brick bands and voussoirs and Bath stone windows. Clay plain tile roofs with gabled ends with moulded bargeboards supported on purlin ends and crested ridge tiles, the S.W. gable has terracotta patonce cross. PLAN: Two schoolrooms at right angles to each other forming a T-shaped plan with a porch and master's room or office in the S.E. angle. Victorian Gothic style. EXTERIOR: Single storey. Asymmetrical south front of 3 bays with gables to left and right, the right is smaller and projects further and in the space between a porch with a hipped roof, 3 lancets at the front and a pointed arch doorway at the side with plank door with wrought-iron hinges; set back behind the porch a smaller gable with 2 lancets; the main gables to left and right have large 3-light Geometric tracery windows with toothed brick pointed arches with blue brick voussoirs. Similar window in north gable of west range; the west side of this range 3 pairs of lancets between brick buttresses with set-offs and on the ridge of the roof a louvred bellcote set diagonally with a slate spire. At the rear, north, late C20 single-storey flat-roof extensions to the left of the gable. Including playground area railings to west with forked shafts and fleur-de-lis stanchions with scroll brackets. INTERIOR is virtually unaltered. The two schoolrooms are open to arch-braced roof trusses on corbels, the west schoolroom has boxed-in bell mechanism at apex of roof

The master's room or office and the vestibule have exposed braced common-rafter roof structures. Pointed arch plank doors and sliding doors between the schoolrooms.

Listing NGR: SU7038973004

 Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900. This is an A4 sized map and should be printed full size at A4 with no page scaling set. Name: ALL SAINTS INFANTS SCHOOL AND PLAYGROUND AREA RAILINGS TO WEST	Heritage Category: Listing
	List Entry No : 1248739
	Grade: II
	County:
	District: Reading Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SU 70389 73004
Map Scale:	1:2500
Print Date:	27 July 2020

 Historic England
HistoricEngland.org.uk

Impact on Listing

The Construction of the proposed Building within the playground area will not result in any alterations to the current school building and will not impact on any features for which the building is listed.

Adjacent to the school is All saints Church this is also Grade II listed, the proposed buildings will not be seen from this location and have no effect on the listing for this building

The proposed building will be situated to the rear of the Playground and replace some existing sheds, this area backs onto a large hedge and then residential gardens.

The proposed building would not adversely affect the amenities of any nearby properties and it will not result in any alterations to the current school building.