



**Heritage, Design and Access Statement
to accompany Listed Building Consent Application
for minor internal alterations and works at
The Maltings, Fobney Street, Reading RG1 6BT**

December 2019

1.0 Introduction

1.1 On 18 June 2019 planning permission (Ref:190619) was granted subject to condition, for the change of use of The Maltings, from use class A3 (restaurant and café) to B1 (business) to provide new office accommodation. Listed building consent (Ref: 190620) for the resultant changes to the listed building, was also granted. Since that time, work has been done towards the discharge of conditions attached to the planning permission and on how best to implement the extant approvals, particularly in relation to the Building Regulations.

1.2 The extant planning permission (Ref:190619) and listed building consent (Ref: 190620) grant consent for the following main changes to the The Maltings' internal fabric as summarised in the officer's delegated report:

- installation of secondary internal glazing
- ground-floor: removal of central modern stairway, removal of internal lobby and doors, removal of modern side staircase and partial removal of one internal wall, voids infilled;
- first-floor: removal of modern stud work walls and internal doors;
- second floor: removal of modern internal stud walls forming back-of-house restaurant area.

1.3 It is now apparent that to meet the requirement imposed by condition 4 of planning permission 190619 to achieve a minimum standard of BREEAM Very Good rating, to meet Building Regulations and to facilitate the conversion of the Maltings into a marketable, viable office building, some additional internal alterations are required. It is these that are the subject of this listed building consent application.

1.4 This Heritage, Design and Access Statement firstly sets out the legislative and policy background for making this listed building consent application. It then sets out the history of the Maltings, and explains the significance of The Maltings as a heritage asset. Finally it demonstrates that the proposed changes will in no way detrimentally affect the character of the building as a building of special architectural or historic interest: rather the proposals will enhance the building and will result in it having a viable use, thus facilitating its protection as a listed building. It is therefore concluded that this listed building consent application should be granted.

1.5 The documents that form a part of this listed building consent application are as follows:

- Covering letter
- Completed Listed Building consent application form
- Completed ownership certificate
- Location and Block Plan Dwg No: 265-D-01
- Existing Site Plan Dwg No: 265-D-02
- Existing Ground Floor Plan Dwg No: 265-D-04
- Existing First Floor Plan Dwg No: 265-D-05
- Existing Second Floor Dwg No: 265-D-06
- Existing Elevations Dwg No: 265-D-10
- Existing Elevations Dwg No: 265-D-11
- Existing Sections Dwg No: 265-D-14
- Proposed Site layout Dwg No: 265-W-10 Rev T
- Proposed Ground Floor Plan Dwg No: 265-W-20 Rev T
- Proposed First Floor Plan Dwg No: 265-W-21 Rev T

- Proposed Second Floor Plan Dwg No: 265-W-22 Rev T
- Proposed Section A-A Dwg No: 265-W-30 Rev T
- Proposed Section B-B Dwg No: 265-W-31 Rev T
- Proposed Construction Build Ups Dwg No: 265-W-50 Rev T
- Detail Sheet 01 Plan details Dwg No: 265-W-80 Rev T
- Detail Sheet 02 Section Details Dwg No: 265-W-81 Rev T
- Proposed North West Elevation Dwg No: 265-W-40 Rev T
- Proposed South East Elevation Dwg No: 265-W-42 Rev T
- Proposed South West and North Elevations Dwg No: 265-W-41 Rev T

2.0 Legislative and Policy Context

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that works for the alteration or extension of a listed building in any manner which would affect its character as a building of special architectural or historic interest, must be authorised. This is the reason for this Listed Building application.

2.2 There is no legal requirement that decisions made on listed building consent applications are made in accordance with the development plan. However, planning objectives may be a material considerations and such objectives are considered below. First, however relevant parts of the National Planning Policy Framework 2019 (as amended) and Planning Practice Guidance both of which are also material considerations are considered.

National Planning Policy Framework 2019 as amended (NPPF2019)

2.3 Paragraph 189 states, “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.” For this reason, the significance of The Maltings as a heritage asset is assessed in section 5.0 of this Heritage Statement.

2.4 The glossary of the NPPF2019 states that “significance” is, “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

2.5 Planning Practice Guidance (PPG) (paragraph 007 ref ID: 18a-007020190723) explains why “significance” is important: “Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals”.

2.6 PPG (paragraph 018 REF ID: 18a-018-20190723) accepts that, “Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset”.

2.7 PPG (paragraph 015 Reference ID: 18a-015-20190723) states “It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.”

2.8 Similarly the NPPF2019 states, “In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive

contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Relevant Planning Policies of the Reading Borough Local Plan (RBLP) adopted November 2019

- 2.9 Policy EN1 Protection and enhancement of the historic environment. This states “Historic features, areas of historic importance and other elements of historic environment, including their setting will be protected and where possible enhanced.”
- 2.10 Policy CC2 Sustainable Design and Construction states that all minor non residential developments or conversion are required to meet the most up-to-date BREEAM ‘Very Good’ standard as a minimum...
- 2.11 Policy EM4 Maintaining a Variety of Premises This states that a range of types and sizes of units should be present in the Borough and proposals should maintain or enhance this range.

3.0 The History of The Maltings

- 3.1 The Maltings was listed as a Grade II listed building on 14 December 1978. It is listed as “Building now part of Courage’s Brewery”. The listing details are as follows:

“FOBNEY STREET 1. 5128 Building now part of Courage's Brewery SU 7173 SW 2/481 II 2. Once probably a malthouse. Picturesque setting on the River Kennet. Early C19. Red brick. 2 1/2 storeys with mansard tiled roof. 7 bays, altered on north side which has 2 dormers. To South: large segmental headed windows on ground floor, small on 1st floor with wood lintels, cast iron glazing bars. Gable end lunettes.”

- 3.2 The Heritage Report written by JP Heritage April 2019 which was submitted with the previous planning (Ref:190619) and listed building consent applications (Ref: 190620) and which forms Appendix A to this Statement, details the history of the Maltings. The points made which are of most note to this listed building application are as follows:

- earliest historical mapping to show the building is dated 1895;
- on this mapping building is described as “Hay and Corn Lofts”, “Harness” and “Chaff Cutting”.
- In 1891 H and G Seven Bridges Brewery had expanded to include Bear Wharf, including The Maltings.
- In 1960 the company amalgamated with Courage and Barclay, becoming the Courage Brewery Limited by 1970.

- 3.2 Nonetheless, it is of note that the Conservation Area Advisory Committee in commenting on the previous application relating to The Maltings stated that there is no evidence the building was ever used as a maltings.

- 3.3 In 1990, severe fire damaged the building. As set out in The Heritage Report written by JP Heritage April 2019 which was submitted with the previous planning (Ref:190619) and listed building consent application (Ref: 190620), this resulted in:

- Loss of the roof including covering and structure;
- Loss of the second floor structure;
- Loss of Timber posts between first and second floor;
- Loss of the first floor timber structure.

- 3.4 The 1990 fire has meant that the interior of the Maltings has been substantially rebuilt since it was listed in 1978.

4.0 Description of the Maltings

- 4.1 Sections 4.2, 4.3 and 4.4 of The Heritage Report written by JP Heritage April 2019 which was submitted with the previous planning application (Ref:190619) and listed building consent application (Ref: 190620) and which forms the Appendix A to this Heritage Statement, describes in detail the interior of The Maltings. These paragraphs are pertinent to this application.

5.0 The Significance of The Maltings

- 5.1 The NPPF2019 definition of “significance” states that this can be archaeological, architectural, artistic or historic. Those factors that give The Maltings significance are outlined below and have been identified from the Listing Schedule and the Officer Report on the previous Planning (Ref:190619) and Listed Building (Ref: 190620) applications.

Archaeological Significance

- 5.2 No evidence of archaeological significance was considered in the discussion of the previous Planning (Ref:190619) and Listed Building (Ref: 190620) applications.

Architectural Significance

- 5.3 The overall design and appearance of the building gives it its significance. Of particular significance, as identified in the listing schedule are the red brick elevations, the mansard roof, dormer windows on the north side, large segmental windows on the ground floor, small first floor windows with wooden lintels, cast iron glazing bars and gable end lunettes.
- 5.4 Internally, of particular significance, as identified in the officer report on the previous planning (Ref:190619) and listed building (Ref: 190620) applications are the cast iron columns and the crittal windows throughout.
- 5.5 The officer report also identified as significant, internal timberwork to the mansard roof with iron reinforcing straps and timber flooring. As a result of reconstruction after the 1990 fire, it is unlikely that these are original in total, although it is recognised that some existing materials might have been salvaged from the original building. Whilst these have significance as a result of their design, their significance is less than it would have been, were materials to have been original.
- 5.6 Nonetheless, it should be noted that the officer did then note that the building had been vacant for 18 months (report was written in June 2019), that there were a number of broken windows and that the building was beginning to deteriorate due to lack of occupancy. In order to secure the building, windows are now boarded.

6.0 Recent and Relevant Planning and Listed Building Consent History

- 6.1 190619/FUL and 190620/LBC Change of use from use class A3 (restaurant and café) to B1 (a) new office accommodation and an application for changes to a listed building. Approved 18 June 2019.
- 6.2 990242 Change of use of The Brewery for retail, restaurant and residential purposes. Approved 2 May 2002. No listed building consent for this work is shown on Reading Borough Council's website.
- 6.3 910626 External and internal alterations with an extension to Listed Building. Demolition of buildings and structures attached to Listed Building: Change of use to public house, restaurant and hotel facilities. Approved 20 December 1991.

7.0 The Current Proposals

- 7.1 The current proposals concern the building's interior: they must be considered in the light of the extant planning permission (Ref:190619) and listed building consent (Ref: 190620) for the change of use from use class A3 (restaurant and café) to B1 (business) to provide new office accommodation.
- 7.2 The submitted proposed drawings show current proposals. The key proposals which do not form a part of the extant listed building consent (ref: 190620) are as follows:

Amended layout

In order to provide toilets and kitchenettes on each floor the following changes are proposed:

- Ground Floor: amended layout to accommodate a toilet built to accessible standards, 2 additional W.C.s, and a kitchenette: existing rooms are now proposed as an office and a storage area.
- First Floor: amended layout to accommodate storage area, 2 W.C.s, a kitchenette and an access area;
- Second Floor: amended layout to facilitate reduction in number of W.Cs to two, provision of kitchenette, a storage area and an access lobby.

Safety feature

- Ground floor southeast windows with sills under 800mm to be equipped with protection from falling;
- Existing timber beams to be boxed out to stop spread of fire as specified on Section B-B.

Addition of internal insulation

- As specified in drawings headed Construction build ups, external walls will have a skim finish behind which will be boarding, a services void and insulation. This will necessitate the removal of existing wooden panelling previously proposed to be used as a service void.
- As shown in proposed Sections A-A and B-B the roof will be lined with insulated plasterboard, Gyproc or similar.

Additional change

- Boarded ceiling in the kitchen area to be taken down. Existing joist ceiling to be retained.
- Existing kitchen ventilation units to be removed

8.0 Assessment of Impact of Current Proposals

- 8.1 The implementation of planning permission (Ref:190619) for the change of use of The Maltings from use class A3 (restaurant and café) to B1 (business) to provide new office accommodation will help to achieve the objectives of policies EN1, and EM4 of the recently adopted Reading Borough Local Plan for the following reasons:
- The change of use of The Maltings will protect this Grade II listed building by giving it a viable use and will result in its repair and on-going upkeep: it will therefore implement Policy EN1 which states that , "Historic features...will be protected and enhanced: the importance of such viability is recognised in the Planning Practice Guidance quoted in paragraph 2.7 above.

- The change of use of The Maltings will provide new office floorspace, built to high specification which will contribute to the range of types and sizes of units available in Reading as required by Policy EM4.

8.2 In order to achieve the benefits of this implementation and the most up-to-date BREEAM 'Very Good' standard as required by Policy CC2 of the RBLP, works to the Listed Building, that do not yet have listed building consent, are required. It is this that has determined their design and so this is the context for the consideration of the impact of the current proposals on the special architectural character or historic interest of The Maltings.

Impact on Archaeological Significance

8.3 As already stated, changes to the Maltings approved under planning permission 190619 and listed building consent 190620 were not considered in the Planning Officer's report to have any impact on any matters of archaeological significance.

Impact on Architectural or Historic Significance

8.4 No changes are currently proposed to the roof or to any of the building facades other than removal of signage and planters: these proposals will not therefore significantly affect the building's setting or external appearance.

8.5 Internal changes are minimal and do not change the fundamental character of the building:

- The change in floor plans and addition of a kitchenette and wcs on each floor will have a minimal impact: the open character of The Maltings, its wooden floors and its cast iron columns will remain. The proposed change in layout is to ensure the office floorspace is marketable and therefore, that the project is viable.
- Crittal windows will remain;
- Protection from falling at 1100mm to south east ground floor windows will be finished to match or compliment adjacent materials. Please note that this is a safety feature the appearance of which will protect the character of the building;
- Existing timber beams will be boxed out to stop spread of fire as specified on Section B-B with a material that will prevent the spread of fire: this is a safety feature: the choice of materials will ensure that there will not be a detrimental impact;
- To enable the addition of new insulation and provision of a service void, existing timber panelling on walls (an example of which is seen in Figure 23 Appendix A), will be removed: this is not mentioned in building's listing schedule nor in the Planning Officer report relating to the previous applications and is likely to have been installed after the fire in 1990. It is not therefore considered to be architecturally or historically significant. In addition, the loss of the panelling in order to enable increased insulation which will contribute to the achievement of the BREEAM target set out in development plan policy.
- The roof will be lined with insulated plasterboard which will contribute to the achievement of the BREEAM target set out in development plan policy. The Planning Officer report does consider the "internal historic timberwork to the mansard roof with iron reinforcing straps". However, the photograph in Figure 5 Appendix A of The Maltings after the fire in 1990 clearly shows the roof to be destroyed: Queen struts and raking struts have been replicated. Existing timberwork and iron reinforcing straps are therefore of limited historic interest even if comprising materials from the original roof. Nonetheless, as see in Section A-A, the supporting structure of the roof will remain.
- The boarded ceiling in the kitchen area will be removed with existing joist ceiling retained: it is likely that this will enhance the appearance of the building.

- 8.6 To the south west of The Maltings and attached, as shown the south east elevation (265-W-42-T) is a brick wall that has suffered tree damage, on top of which sits cast iron railings. The wall will be repaired and the cast iron railings, removed shot blasted, painted black and replaced as existing. This will not result in any material change in appearance of the wall or the cast iron railings.

Access

- 8.7 Access issues are not pertinent to this listed building consent application.

Material Considerations

- 8.8 The proposal will facilitate the implementation of the change of use of The Maltings to office accommodation which will provide activity and occupation on this site, and new office floorspace in the spirit of the newly adopted RBLP which is a material consideration in the determination of this Listed Building Consent application.
- 8.9 Similarly the proposals comply with the Heritage related policies of the NPPF and Planning Practice Guidance, as they will result in the overall enhancement of The Maltings.

9.0 Conclusion

- 9.1 The current proposals, when considered alongside the extant listed building consent 190620, are required to implement planning permission 190619. As explained above, the proposals are not significant and will not be detrimental to the archaeological, architectural or historic character of the listed building.
- 9.2 Rather the proposals will enhance the building: they will result in it having a viable use, and will facilitate its protection as a listed building and its continued maintenance.
- 9.3 For these reasons, this listed building consent application should be approved.