



The University of Reading

Museum of English Rural Life, 6 Redlands Road,
Reading, RG1 5EX

Heritage and Design and Access Statement

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1. Introduction

- 1.1. This Heritage Statement (statement) has been prepared by Bailey Partnership's Chartered Town Planning service on behalf of The University of Reading (the applicant) in support of listed building consent for:

“The installation of new secondary glazing to room G.22, new access controls within the main staff entrance and the extension of the existing intruder alarm equipment in ‘The Lodge’ and associated works.”

- 1.2. This statement provides a description of the site and proposed development plus an analysis of the main heritage considerations raised by the proposals. It contains an assessment of relevant legislation, both local and national planning policy and provides a reasoned planning balance of the proposal.
- 1.3. This Heritage Statement has allowed for a clear understanding of the special architectural and historic qualities of the building, and significance of the heritage asset to be achieved.

Heritage Assets

- 1.4. First listed in 1978, “Front Block of St Andrew’s Hall and Stable Lodge to North” is Grade II listed (list entry number: 1321880) (Appendix A), detailed as a house built in 1880. Formerly known as East Thorpe, the property was designed by Alfred Waterhouse, for Alfred Palmer, as a two and three storey red brick building with gables and a tiled roof. The building has careful detailing, with terracotta window details, sash windows with segmental heads and a single storey front entrance porch of Gothic inspiration. Additionally, the building has a 3 storey block with octagonal turret, a stable court and a two storey lodge attached. The listing notes that the interior of the property has been altered, but retains some original features¹.
- 1.5. The nearest heritage asset to the application site is circa 200m, however, due to the location of the nearby heritage assets and the other surrounding buildings blocking any viewpoints, the assessment of their settings is not deemed necessary. Figure 1 below illustrates the location of the heritage assets in relation to the application site.

¹ Historic England (<https://historicengland.org.uk/listing/the-list/>)

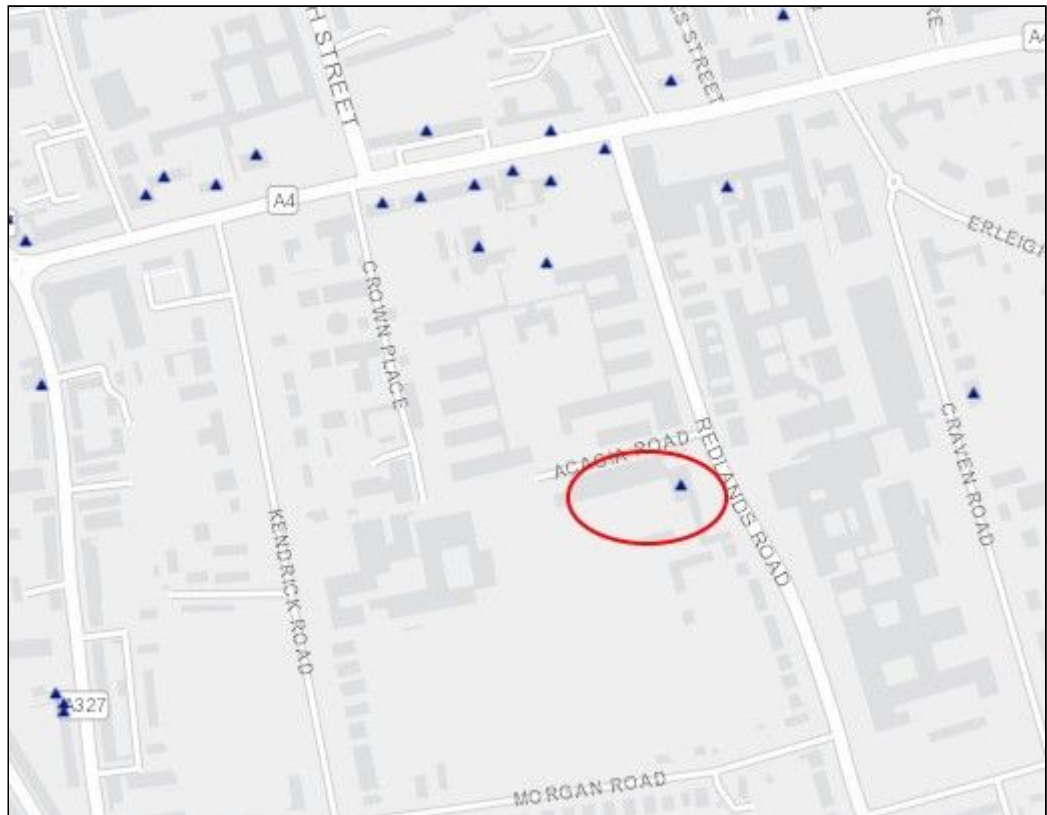


Figure 1: The listed buildings within the surrounding area of the application site. The application site (Museum of English Rural Life) is circled in red.²

² Taken from Historic England, edited by Author (<https://historicengland.org.uk/listing/the-list/map-search>)

Background

- 1.6. Originally known as East Thorpe House, St Andrew's Hall was designed by Victorian architect Alfred Waterhouse, as a private home for Sir Alfred Palmer of the famous Reading biscuit company Huntley and Palmers. Built and designed from 1880 to 1882, in a Gothic Revival Town House style, the property consisted of a house and stable block³. By 1897 East Thorpe was the only significant development on the west side of Redlands Road⁴.
- 1.7. Below, Figures 2 to 7 show Alfred Waterhouse's designs for the original development of East Thorpe, drawn in 1880:

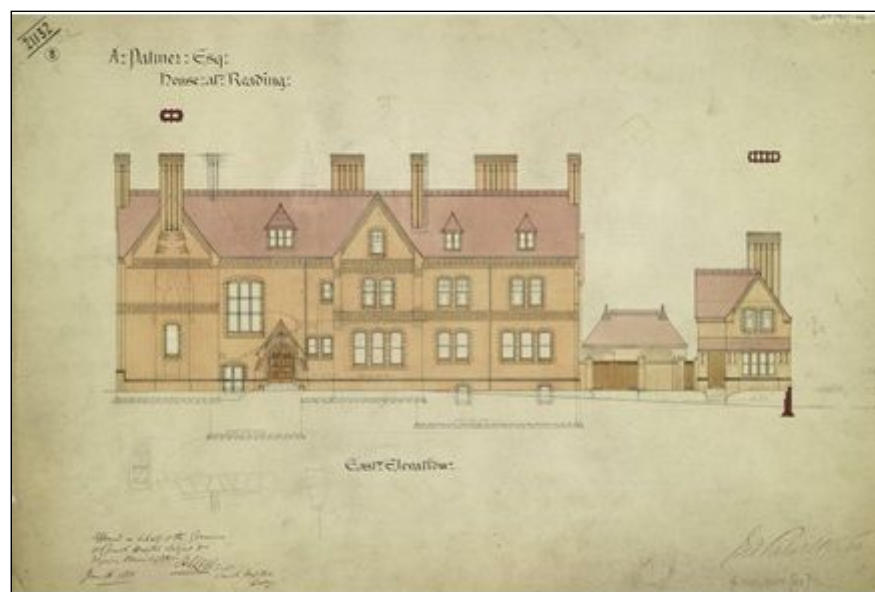


Figure 2: The east elevation (front facade) plan of East Thorpe House.⁵

³ The History of St Andrew's Hall a scrapbook (https://www.reading.ac.uk/merl/online_exhibitions/history/standrews_history.pdf)

⁴ Kendrick Conservation Area Character Appraisal (http://www.reading.gov.uk/media/8386/Kendrick-Full/pdf/Kendrick_Full.pdf)

⁵ RIBA Architecture.com

(<https://www.architecture.com/image-library/RIBApix/image-information/poster/design-for-east-thorpe-redlands-road-reading-berkshire-for-alfred-palmer-esq-east-elevation/posterid/RIBA36529.html>)



Figure 3: The west elevation plan of East Thorpe House.⁶

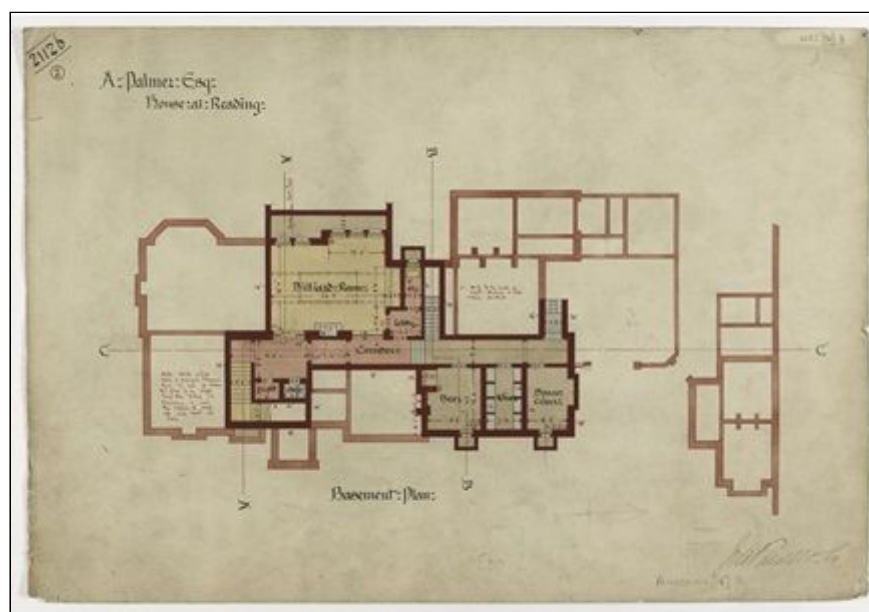


Figure 4: The basement plans of East Thorpe House.⁷

⁶ RIBA Architecture.com
 (<https://www.architecture.com/image-library/RIBApix/image-information/poster/designs-for-east-thorpe-redlands-road-reading-berkshire-for-alfred-palmer-esq-west-elevation/posterid/RIBA97722.html>)

⁷ RIBA Architecture.com
 (<https://www.architecture.com/image-library/RIBApix/image-information/poster/designs-for-east-thorpe-redlands-road-reading-berkshire-for-alfred-palmer-esq-basement-floor-plan/posterid/RIBA97719.html>)

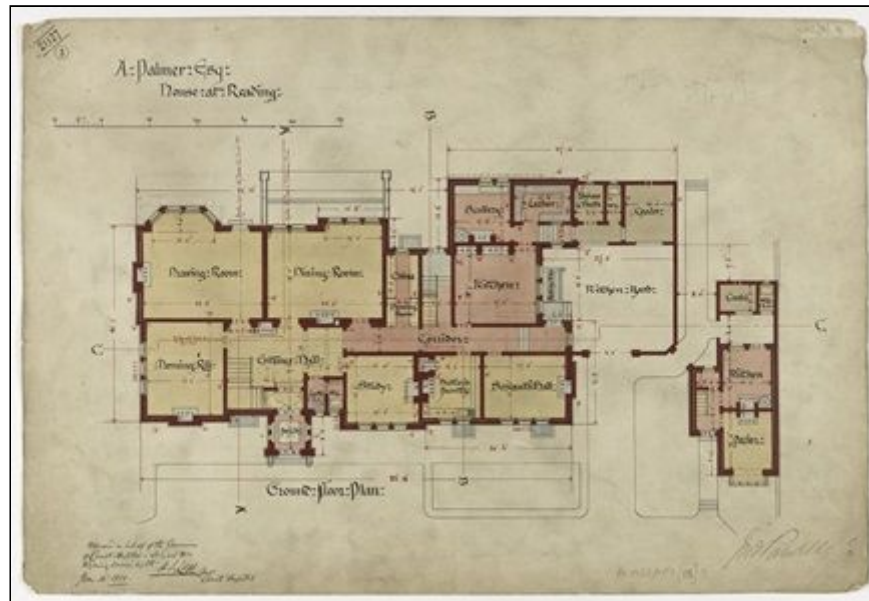


Figure 5: The ground floor plan of East Thorpe House.⁸

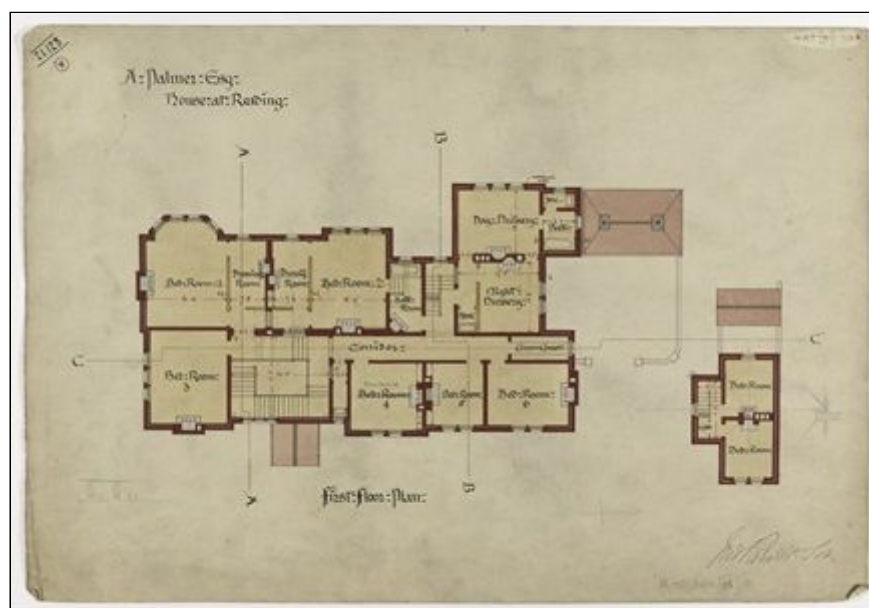


Figure 6: The first floor plan of East Thorpe House.⁹

⁸ RIBA Architecture.com

(<https://www.architecture.com/image-library/RIBApix/gallery-product/poster/designs-for-east-thorpe-redlands-road-reading-berkshire-for-alfred-palmer-esq-ground-floor-plan/posterid/RIBA97720.html?tab=print>)

⁹ RIBA Architecture.com

(<https://www.architecture.com/image-library/RIBApix/image-information/poster/designs-for-east-thorpe-redlands-road-reading-berkshire-for-alfred-palmer-esq-first-floor-plan/posterid/RIBA97721.htm>)

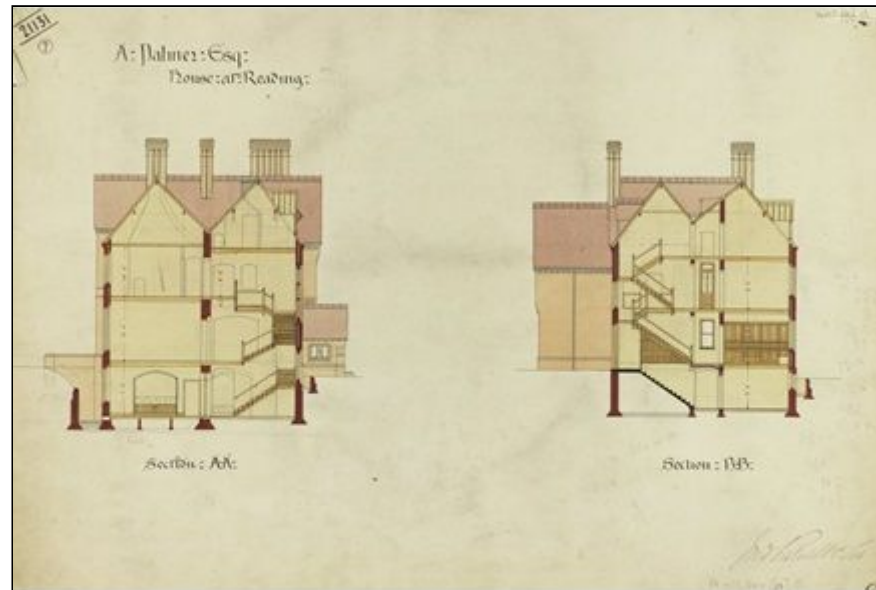


Figure 7: The section plans of East Thorpe House.¹⁰

- 1.8. In 1911, Palmer gave his home to the University of Reading when it was renamed to become St Andrew's Hall. At this time, the property was given a large extension block to enable the property to provide student accommodation. St Andrew's Hall was one of the first halls of residence at the University of Reading¹¹.



Figure 8: Overlooking the garden tennis courts towards St. Andrew's Hall student accommodation, c. 1920s. The new extension can be seen to the right hand side of the property.¹²

¹⁰ RIBA Architecture.com

(<https://www.architecture.com/image-library/ribapix/image-information/poster/design-for-east-thorpe-redlands-road-reading-berkshire-for-alfred-palmer-esq-sections/posterid/RIBA36528.html>)

¹¹ Kendrick Conservation Area Character Appraisal (<https://drive.google.com/file/d/0B0yCxu5Ik80lcG5QRUFXeXh4OFU/view>)

¹² The Museum of English Rural Life

(https://www.reading.ac.uk/merl/online_exhibitions/history/03_east_thorpe_waterhouse.php)

- 1.9. Through the late 20th Century, a number of amendments were made to the front elevation of the original section of St Andrew's Hall. These works included a new entrance porch, a new bay window and new gable ends to the front of the property as illustrated in red in Figure 9.



Figure 9: A plan to show the latter extensions by the University to the east elevation/front facade of East Thorpe in 1962/3 and 1973/4.¹³

- 1.10. Further alterations were made to the property in 2004, when a modern extension was built to the immediate rear of the Lodge at St Andrew's Hall to house the Museum of English Rural Life¹⁴ and again in 2005 when the Archive Store was built¹⁵.
- 1.11. Today, St Andrew's Hall continues to house the Museum of English Rural Life offering a free attractions to the general public, including: galleries; research collections; gardens; and cafe.

¹³ University of Reading Alfred Waterhouse and MERL (<http://blogs.reading.ac.uk/merl/files/2013/06/East-Thorpe1.png>)

¹⁴ http://www.reading.gov.uk/media/8386/Kendrick-Full/pdf/Kendrick_Full.pdf, Page 16

¹⁵ https://digitisation.jiscinvolve.org/wp/files/2015/09/case_study_resource_discovery_merl.pdf, Page 2

2. Site Location and Description of Development

- 2.1. The application site St Andrew's Hall, is more commonly known today as the "Museum of English Rural Life", herein referred to as "MERL". The site is located within the City of Reading and forms part of the University of Reading's London Road Campus.

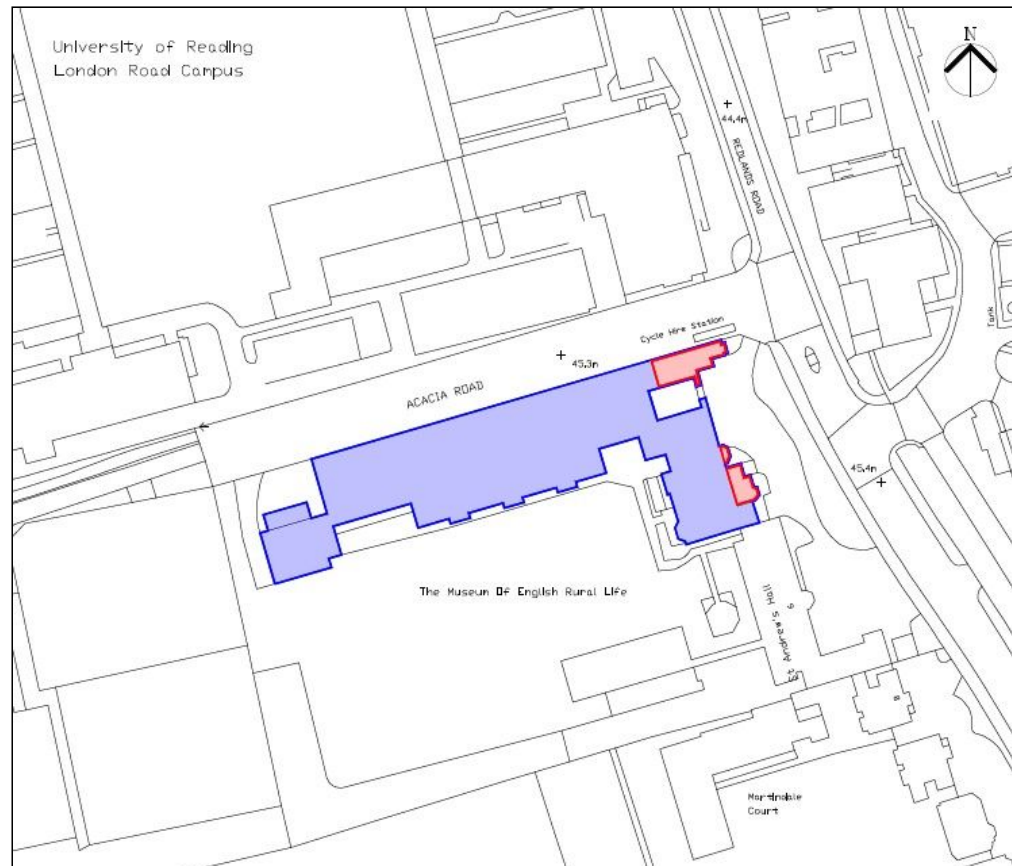


Figure 10: An extract of the site location plan depicting the building in blue and area subject to the works in red.¹⁶

- 2.2. The site is located within the Kendrick Road Conservation Area (CA).

¹⁶ Bailey Partnership

Proposals

- 2.3. The proposals seek to provide essential upgrades to the security of the building, installing new secondary glazing to room G.22 and new access controls to the main staff entrance, as well as extending the existing intruder alarm in 'The Lodge'.
- 2.4. Any works proposed to the building have been done so to ensure they are reversible wherever possible, reflecting an appropriate conservation approach, to ensure that there is no harm to the heritage asset. All new cables will be fitted to ensure that there is minimal impact to the existing features, with careful routing and finishing. Where possible, the cabling will be routed through walls to minimise its visibility, using staples to preserve the architectural continuity of the existing finishes. Where this is not possible, in small sections of the building a new surface mounted white trunking will be installed to encase the cables and remain in keeping with the existing cable installations. Furthermore, to ensure that the original facade of the heritage asset is not altered or harmed, where it has been identified that essential upgrading is required to windows, secondary glazing has been proposed.
- 2.5. The proposed upgrades are required due to necessary enhancements to the current security standards. It is important to note that elements of the proposals have to be built to modern standards, in order to meet the Building Regulation Standards.

3. Statement of Significance

3.1. In accordance with Historic England's Conservation Principles Policies and Guidance (2008), a Statement of Heritage Significance is required to understand a place and its significance which is appropriate and proportionate in scope and depth to the decision to be made.

3.2. Paragraph 189 of the National Planning Policy Framework 2019 (Framework) 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." (paragraph 189, the Framework).

3.3. To enable an understanding of the cultural and natural heritage values the application site, comprehensive research was carried out to determine its history, fabric and character, as set out in Sections 1, 2 and 4 of this statement. This research has been fundamental to enabling the historical and aesthetic values of the application site to be identified, through the understanding of how and why the application site has changed over time.

3.4. Historic England's Conservation Principles Policies and Guidance (2008) requires that the "setting" of the application site to be understood. Therefore, to enable the relationship of the surroundings in which a place is experienced, both its local context and its past and present relationships to the adjacent landscape must be considered and understood. Through the extensive research carried out it is clear that the application site has a greater value for its architectural value and prominence on Redlands Road.

3.5. Consequently, when considering the significance of the heritage asset "front block of St Andrew's Hall and Stable Lodge to north" it is clear that the main significance of the building is derived from its aesthetic value designed by Alfred Waterhouse and built in 1880. Historic England's list entry acknowledges the buildings high architectural value, listing the careful detailing of the property and the features of architectural merit. With the building's uses over time, first as a house, donated to the university and used

as student accommodation, and now as a museum, it can be recognised that there is also a cultural and communal value to the building.

4. Relevant Planning History

- 4.1. In this instance, the most relevant planning history is:
- 4.2. **Application ref: 190139** for “Installation of 84 solar panels to roof” granted a conditional approval 16th April 2019.
- 4.3. **Application ref: 190140** for “Installation of 84 solar panels to roof” granted a conditional approval 16th April 2019.
- 4.4. **Application ref: 161738** for “Mixed works to trees within the grounds of the MERL” granted a conditional approval 28th September 2016.
- 4.5. **Application ref: 161388** for “Fixing of information signage on the building face” granted a conditional approval 2nd September 2016.
- 4.6. **Application ref: 161142** for “4 no. pole-mounted banners and 5 no. unlit panel signs to provide location and information about the museum” granted a conditional approval 2nd September 2016.
- 4.7. **Application ref: 131592** for “Extensions of existing gallery space” granted a conditional approval 14th April 2015.
- 4.8. **Application ref: 141905** for “Application for approval of details reserved by conditions 2 (Materials) and 5 (Cycle Storage) of 131591” granted a conditional approval 12th March 2015.
- 4.9. **Application ref: 141835** for “The installation of a small kitchenette in the former St Andrew’s Hall at the University of Reading’s Museum of English Rural Life and the remodelling of one external door on the rear elevation to form a ‘Dutch’ door granted a conditional approval 13th February 2015.
- 4.10. **Application ref: 141974** for “Non-Material change to planning permission 131591 for: i) replacement of spiral staircase with single flight stair ii) replacement of window to end wall extension 2 with brick window facade iii) minor adjustment to size and location of new double door to workshop iv) adjustment to size and location of new double door to extension 1” granted a conditional approval 24th April 2014.
- 4.11. **Application ref: 131591** for “Extensions to existing gallery space” granted a conditional approval 25th July 2014.
- 4.12. **Application ref: 130281** for “Reduce on Cedar in height to below point of damage caused by loss of major limb” granted a conditional approval 29th January 2013.

- 4.13. **Application ref: 111338** for “4296 Holly - Fell to ground level 4297 Yew - Raise crown to approximately 4m on drive side 4298 Holly cv. Fell to ground level 4299 Norway Maple - Lift crown to approximately 5, (lowest 3 branches) 4306 Laurel - Fell to ground level 4300 Cotoneaster - Fell to ground level 4301 Yew - Fell to ground level 4302 - Fell to ground level 4303 Holly - Fell to ground level 4307 Holly - Fell to ground level” granted a conditional approval 8th June 2011.
- 4.14. **Application ref: 091914** for “Installation of disabled refuge communication equipment; works to upgrade doors to fire doors; fire stopping to existing and new service penetrations through some fire compartment walls; adaptations to non-illuminated fire exit signage and replacing one recessed down lighter for an emergency version” granted a conditional approval 20th January 2010.
- 4.15. **Application ref: 050376** for “Break through existing window to create entrance to glazed link to new archive storage facility” granted a conditional approval 9th May 2005.
- 4.16. **Application ref: 050715** for “Provision of an archive storage facility for the Museum of English Rural Life” granted a conditional approval 9th May 2005.
- 4.17. **Application ref: 040759** for “Non-illuminated external signage for the Museum of English Rural Life” granted a conditional approval 4th October 2004.
- 4.18. **Application ref: 021046** for “New boundary wall and single storey sub-station. Minor re-landscaping around new building and existing tree” granted a conditional approval 30th October 2002.
- 4.19. **Application ref: 020704** for “Change of use and conversion of building from residential, and erection of extension to form cafe and office space serving visitors and staff to the Rural History Centre” granted a conditional approval 20th June 2002.
- 4.20. **Application ref: 020768** for “Internal and external alterations to the Porter's Lodge to facilitate conversion from residential to refreshment area (ground floor) and offices (first floor) to serve the Rural History Centre (previously granted consent No. 00/00357/FUL)” granted a conditional approval 20th June 2002.
- 4.21. **Application ref: 991327** for “Repair and conversion of Grade II Listed Mansion to provide library, archive and study facilities and construction of a new accessible store for housing the Rural History Centre Collections” granted a conditional approval 20th December 2000.

- 4.22. **Application ref: 991328** for “Repair and conservation of Grade II Listed Mansion, (including the installation of a lift, re-servicing and minor alterations to provide disabled access) to house library and archive facilities” granted a conditional approval 31st January 2001.
- 4.23. **Application ref: 980686** for “Lay dark grey PVC single ply roofing membrane” granted a conditional approval 20th January 1999.
- 4.24. **Application ref: 940311** for “Change of use of part of the garden to provide 4 parking spaces” granted a conditional approval 15th December 1994.
- 4.25. **Application ref: 930096** for “Variation of Conditions 8 & 9 on planning permission 92/0440/FD for extensions to the existing building which relate to hours of operation and meetings by over 200 people” granted a conditional approval 2nd July 1993.
- 4.26. **Application ref: 920965** for “Variation (non compliance) of condition nos 8 and 9 attached to planning permission 92/0440/FD” granted a conditional approval 22nd October 1992.
- 4.27. **Application ref: 900414** for “Replace windows in North elevation of the Lodge - 10 in number with similar design” granted a conditional approval 1st October 1990.

5. Heritage Statement

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.1. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) require special regard to the desirability of preserving the listed building, its setting or any features of special architectural or historic interest which it possesses.
- 5.2. The statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.3. In this instance it is clear that the proposals are consistent with the aims and requirements of the primary legislation and planning policy and guidance. The proposals would not have a detrimental impact upon their setting and would preserve the significance of the designated heritage asset.

Case Law

- 5.4. The Court of Appeal judgement on *Catesby Estates Ltd. v Steer* [2018] EWCA Civ 1697 (Catesby Estates Ltd) determined that:

“...the section 66(1) duty, where it relates to the effect of a proposed development on the setting of a listed building, makes it necessary for the decisionmaker to understand what that setting is – even if its extent is difficult or impossible to delineate exactly – and whether the site of the proposed development will be within it or in some way related to it.” (paragraph 28, Catesby Estates Ltd).

[and]

“...none of the relevant policy, guidance and advice prescribes for all cases a single approach to identifying the extent of a listed building’s setting. Nor could it. In every case where that has to be done, the decision maker must apply planning judgment to the particular facts and circumstances, having regard to relevant policy, guidance and advice. The facts and circumstances will differ from one case to the next. It may be that the site of the proposed development, though physically close to a listed building, has no real relationship with it and falls outside its setting, while another site, much further away, nevertheless has an important relationship with the listed building and is within its setting...” (paragraph 29, Catesby Estates Ltd).

[and]

“...the effect of a particular development on the setting of a listed building – where, when and how that effect is likely to be perceived, whether or not it will preserve the setting of the listed building, whether, under government policy in the NPPF, it will harm the “significance” of the listed building as a heritage asset, and how it bears on the planning balance – are all matters for the planning decision maker, subject, of course, to... “considerable importance and weight” must be given to the desirability of preserving the setting of a heritage asset.” (paragraph 30, Catesby Estates Ltd).

- 5.5. The Court of Appeal judgement is a material planning consideration.
- 5.6. Accordingly, this assessment considers the impact of the proposal on the significance of the property, known under the listing descriptions as “Front Block of St Andrew’s Hall and Stable Lodge to North”, list entry number: 1321880.

National Planning Policy Framework 2019 (Framework)

- 5.7. It is important to provide the definition of “designated heritage asset” which is as follows:

“Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation” (Page 66, The Framework) [Bailey Partnership bold].

- 5.8. It is therefore taken that the designated heritage assets in this instance are the Grade II listed “front block of St Andrew’s Hall and Stable Lodge to north” and the Kendrick Road Conservation Area (CA). As previously mentioned in paragraph 1.5 of this statement, no other heritage assets will be considered due to the location of these heritage assets and the other surrounding buildings blocking any viewpoints (see Figure 1).
- 5.9. Paragraphs 192, 193, 194 and 196 of the Framework are relevant for the determination of an application which affects a designated heritage asset.
- 5.10. Paragraph 192 states:

“In determining planning 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” (paragraph 192, the Framework) [Bailey Partnership bold].*

5.11. Paragraph 193 states:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight should be given to the asset’s conservation** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance” (Paragraph 193, the Framework) [Bailey Partnership bold].*

5.12. Paragraph 194 states:

*“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. **Substantial harm to or loss of:***

- ***grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional” (paragraph 194, the Framework) [Bailey Partnership bold].*

5.13. The proposals will not cause any substantial harm or loss of the Grade II listed building, “Front Block of St Andrew’s Hall and Stable Lodge to North”. The proposals seek to provide essential upgrades to the security of the building, while ensuring that emergency exit routes remain compliant, to ensure that the property is fit for purpose and its active use can continue. The proposals will sympathetically upgrade the security and alarm systems within the property, providing amongst others items: a new access control panel door; access keypads; motion detectors; and secondary glazing.

5.14. Furthermore, there is no reference to Conservation Areas in paragraph 194 of the Framework, above. Therefore, it can be understood that Conservation Areas are not deemed as an “asset of the highest significance” and subsequently paragraph 194 of the Framework is not applicable in this instance

5.15. Paragraph 196 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 securing its optimum viable use**” (paragraph 196, the Framework) [Bailey Partnership bold].*

- 5.16. The proposals will amount to less than substantial harm whilst bringing significant benefits to the public, as mentioned in paragraphs 8.5 to 8.8 of this statement.

Planning Practice Guidance (PPG)

- 5.17. The PPG states:

*“**Conservation is an active process of maintenance and managing change...** Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan making and decision making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.” (Paragraph: 002 Reference ID: 18a-002-20190723, PPG) [Bailey Partnership bold].*

- 5.18. This application seeks to provide essential maintenance and upgrades to the Grade II listed building, to ensure that it is fit for purpose and up to Building Regulation standards so that its active use can continue. It is clear that this proposal is purely for the maintenance and upgrading to the security of the heritage asset to allow for the continued active use of the building. Suitable consideration to conservation has been given in order to successfully manage this change.

The Kendrick Conservation Area

- 5.19. When considering the application site, the proposed Kendrick Conservation Area Character Appraisal (KCACA) states:

“An early O.S. map shows that St Andrew’s Hall (1880) was the only significant development on the west side of Redlands Road in 1897.” (Page 15, KCACA).

[and]

“The most notable building in Redlands Road is St. Andrew’s Hall; a grade II listed building... It is characterised by many original features including steep gables, prominent chimneys and sash windows with terracotta window

detailing. The intricate detailing of the eccentric two and three storey building provides an interesting frontage to Redlands Road.” (Page 16, KCACA).

- 5.20. However, despite the KCACA signifying the building’s historical importance and its prominence in the area, in the townscape appraisal St Andrew’s Hall is only highlighted as a listed building, and is not recognised as a focal building or an important view within the CA (Figure 10). Nevertheless, to ensure that there is no impact on the appearance or character of the heritage asset nor the CA, there have been negligible changes proposed to the external facade of the building.



Figure 10: Kendrick Conservation Area Townscape Appraisal Map¹⁷

Historic England Guidance

- 5.21. Historic England’s *Making Changes to Heritage Assets* Historic England Advice Note 2, illustrates the application of the policies set out in the Framework in determining applications for planning permission and listed building consent. Regard has been given to this advice note when considering the works to the heritage asset.

¹⁷ Kendrick Conservation Area Character Appraisal, edited by Author
 (http://www.reading.gov.uk/media/8386/Kendrick-Full/pdf/Kendrick_Full.pdf)

- 5.22. The proposals will not cause any substantial harm or loss to the Grade II listed building, "Front Block of St Andrew's Hall and Stable Lodge to North". The proposals in fact allow for the installation of a number of updated security features within the heritage asset, to allow for the buildings continued use as a museum. Enabling the continued active use of the listed building, "Front Block of St Andrew's Hall and Stable Lodge to North", as a museum is an effective form of active management.
- 5.23. All new cables will be fitted to ensure that there is minimal impact to the existing features, with careful routing and finishing. Where possible, the cabling will be routed through walls to minimise its visibility, using staples to preserve the architectural continuity of the existing finishes. Where this is not possible, in small sections of the building new surface mounted white trunking will be installed to encase the cables and remain in keeping with the existing cable installations. These measures will ensure that the works to the building are reversible wherever possible, reflecting an appropriate conservation approach, to ensure that there is no harm to the heritage asset, in accordance with Historic England's *Making Changes to Heritage Assets Historic England Guidance Note 2* and *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*.
- 5.24. For both for security reasons and thermal performance it has been recognised that the bay window of room G.22 is in need of upgrading. To ensure that the original windows are retained unaltered the proposals seek to install secondary glazing internally. The installation of sectionary windows will ensure that there is no loss of historic fabric and that the installation will be reversible. Furthermore, the installation of internal secondary windows will ensure that there will be no material change to the external facade of the building.
- 5.25. This proposal includes the maintenance and improvement to the existing security of the heritage asset, enabling the continued use of the premises. This is a significant benefit of the proposals as active use is an effective management technique for listed buildings.
- 5.26. It is therefore clear that the proposals would not amount to substantial harm.

Impact on Setting of Listed Building

- 5.27. Paragraph 127 states:

"Planning policies and decisions should ensure that developments:

- c) *...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not*

preventing or discouraging appropriate innovation or change (such as increased densities);...” (Paragraph 127, the Framework).

5.28. Paragraph 190 states:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.” (Paragraph 190, the Framework).

5.29. As previously mentioned in paragraph 5.8 of this statement, in this instance the assessment of the setting on any of the surrounding listed buildings is not deemed necessary due to the location of these heritage assets and the other surrounding buildings blocking any viewpoints (see Figure 1).

6. The Adopted Development Plan (DP)

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise.
- 6.2. In this instance both the Reading Borough Local Development Framework Core Strategy (adopted January 2008), the Reading Borough Local Development Framework Reading Central Area Action Plan to 2026 (adopted January 2009) and the Sites and Detailed Policies Document (adopted 2012, amended 2015) provides the adopted DP.
- 6.3. The relevant DP policies are as follows:

***Reading Borough Local Development Framework Core Strategy
(adopted January 2008)***

- Policy CS7 - Design and the Public Realm
- Policy CS33 - Protection and Enhancement of the Historic Environment

- 6.4. The above policies are dealt with in Section 6.

7. Other Material Considerations

Emerging Draft Reading Borough Local Plan (May 2017) (eRBLP)

- 7.1. Whilst the eRBLP is not yet formally adopted as the DP for the policy area we recognise that it is at an advanced stage of preparation and having been subject to examination earlier this year some weight can be afforded to it in the decision making process (in accordance with paragraph 48, the Framework).
- 7.2. The relevant eRBLP policies are as follows:
- Policy EN1 - Protection and Enhancement of the Historic Environment
 - Policy EN3 - Enhancement of Conservation Areas

8. Assessment

Accord with the Adopted DP

- 8.1. The proposals accord with Policy CS33 of the Reading Borough Local Development Framework Core Strategy, through the conservation and custodianship of the historic environment, in a high quality manner.

Design and Use of Materials

- 8.2. All works are to be executed in a sympathetic manner with respect afforded to the Grade II listed building. As previously mentioned in paragraph 5.23 of this statement, all new cabling will be routed through walls to minimise its visibility, using staples to preserve the architectural continuity of the existing finishes. Where this is not possible, new surface mounted trunking will be used to encase the cables to match the existing, to ensure that there is minimal impact to the existing features and all works are reversible wherever possible.
- 8.3. As previously mentioned in paragraphs 5.20 and 5.24 of this statement, to ensure that there is no impact on the appearance or character of the heritage asset nor the CA, there has been negligible changes proposed to the external facade of the building. It is clear that an appropriate conservation approach has been employed, to ensure that there is no harm to the heritage asset.
- 8.4. The proposals are therefore in accordance with Policies CS7 and CS33 of the DP.

Significant Benefits of the Proposal

- 8.5. The Framework (paragraphs 192, 193, 194 and 196) seeks to sustain and enhance the significance of heritage assets, giving great weight to the asset's conservation. This application seeks to conserve the Grade II listed building, "Front Block of St Andrew's Hall and Stable Lodge to North", through the replacement and enhancement of the existing plant room and pipework, to ensure that the active use of the building can remain. This essential maintenance, in accordance with the adopted DP, is required for the custodianship of the heritage asset as well as to enable the buildings active use. This is a significant social and economic benefit of the proposals.
- 8.6. The building is a museum, so the most significant benefit is that the proposals will allow for the general public to continue to visit the the research collections and galleries, providing educational and cultural significance. The benefits deriving from the educational offer are lifelong.

-
- 8.7. The proposals will also deliver a modest social and economic benefit through the creation of jobs during the construction phase.
- 8.8. The above mentioned significant benefits are considered to be of such weight that these can justify a positive determination of the application. This is in addition to the clear support afforded by the adopted DP.

9. Conclusion

- 9.1. The proposal has been carefully considered against the relevant legislation, policies and guidance. It is clear that the proposed works are only for the essential conservation and custodianship of the heritage asset to facilitate the full use of the building. It can be agreed that the proposals are acceptable in terms of heritage as outlined in detail in Section 5 above. Therefore, the proposal is acceptable in terms of heritage impact and should be approved without delay.
- 9.2. The proposals are clearly supported by the adopted DP and the Framework, as discussed in detail in Section 5 and 8 above, and therefore should be approved in accordance with paragraph 11 of the Framework.
- 9.3. Further, there are significant social and economic benefits resulting from the proposals, which carry substantial weight in its favour.
- 9.4. We respectfully request that the proposals should be approved without delay.

Appendix A



FRONT BLOCK OF ST ANDREW'S HALL AND STABLE LODGE TO NORTH

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1321880

Date first listed:

14-Dec-1978

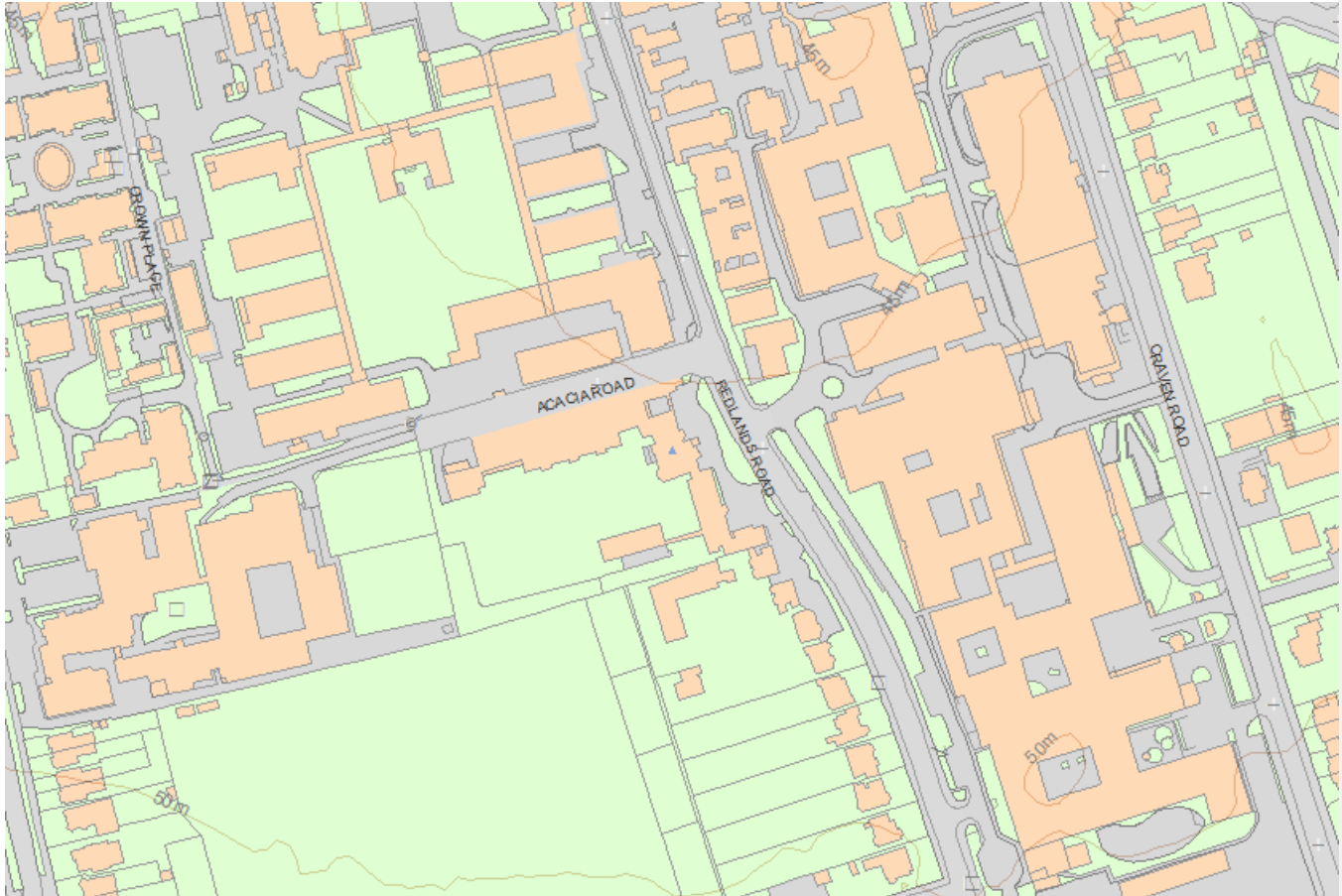
Date of most recent amendment:

16-May-1979

Statutory Address:

FRONT BLOCK OF ST ANDREW'S HALL AND STABLE LODGE TO NORTH, REDLANDS ROAD

Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1321880 .pdf**

(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/445590/HLE_A4L_Grade|HLE_A3L_Grade

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 16-Sep-2019 at 12:34:12.

Location

Statutory Address:

FRONT BLOCK OF ST ANDREW'S HALL AND STABLE LODGE TO NORTH, REDLANDS ROAD

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

District:

Reading (Unitary Authority)

National Grid Reference:

SU 72382 72733

Details

In the entry for

REDLANDS ROAD (west side)

9/162A St. Andrew's Hall

the address shall be amended to read Front block of St. Andrew's Hall and stable lodge to north

REDLANDS ROAD 1. 5128 (West Side) St Andrew's Hall SU 7272 9/162A II 2. Formerly East Thorpe. 1880. Designed by Alfred Waterhouse as a house for Alfred Palmer. 2 and 3 storeys red brick with gables. Tiled roof. Careful detailing. Terracotta window details. Sash windows with segmental heads. Entrance front has single storey porch of Gothic inspiration. 2 gables and a mullion and transom window behind. To right is a gable and a 2 storey canted bay window. To left is a 3 storeyed block with octagonal turret. Stable court with 2 storey lodge attached. Interior altered but retains spacious stair hall to north with original fireplace and dado and 1st floor landing, doors retain Waterhouse furniture and 3 windows and 1 door have Waterhouse grisaille glass. Entrance lobby to north also retain Waterhouse details and glass.

Listing NGR: SU7238272733

Legacy

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

Legacy System number:

39136

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

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 08 Oct 2007

Reference: IOE01/15838/31

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