

CLM

PLANNING

Design, Access and Heritage Statement

Rear extension to form kitchen. Window planters to front elevation. Revised furniture layout to outside seating area and boundary planters. Internal alterations comprising removal of modern partitions and doors and formation of double door opening between first floor rooms.



St Mary's Church House, Chain Street, Reading, RG1 2HX

For Bill's Restaurants Ltd

Introduction

St Mary's Church House is a listed building constructed in the early to mid C18 and is in use as a restaurant. It is located at the southern end of Chain Street and fronts the pedestrian area between St Mary's Church House and St Mary's Church which is a Grade I listed building. On the west side of the building is a single storey extension built in 1931 which is attached to 1 St Mary's Gate also a listed building (Grade II) and is used as offices. The building is located in the Town Centre and within St Mary's Butts/Castle Street Conservation Area designated in 1972.

The application proposes an extension to the rear of the building to form a kitchen to the restaurant attached to a 1931 flat roofed extension. Other external changes proposed comprise window planters to the ground and first floor sash windows at the front of the building and a revised furniture layout to the approved outside seating area. Internal changes to the building relate to the removal of modern partitions and doors, new partition walls associated with the new kitchen area and formation of a double door opening between first floor rooms. Planning permission and listed building consent is sought for these works.

Design

Use and Amount,

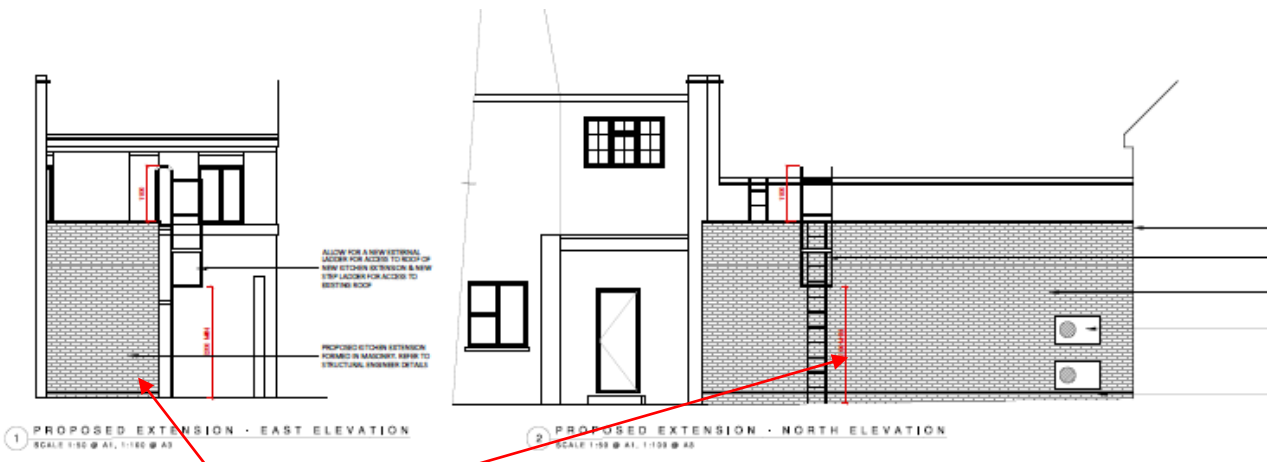
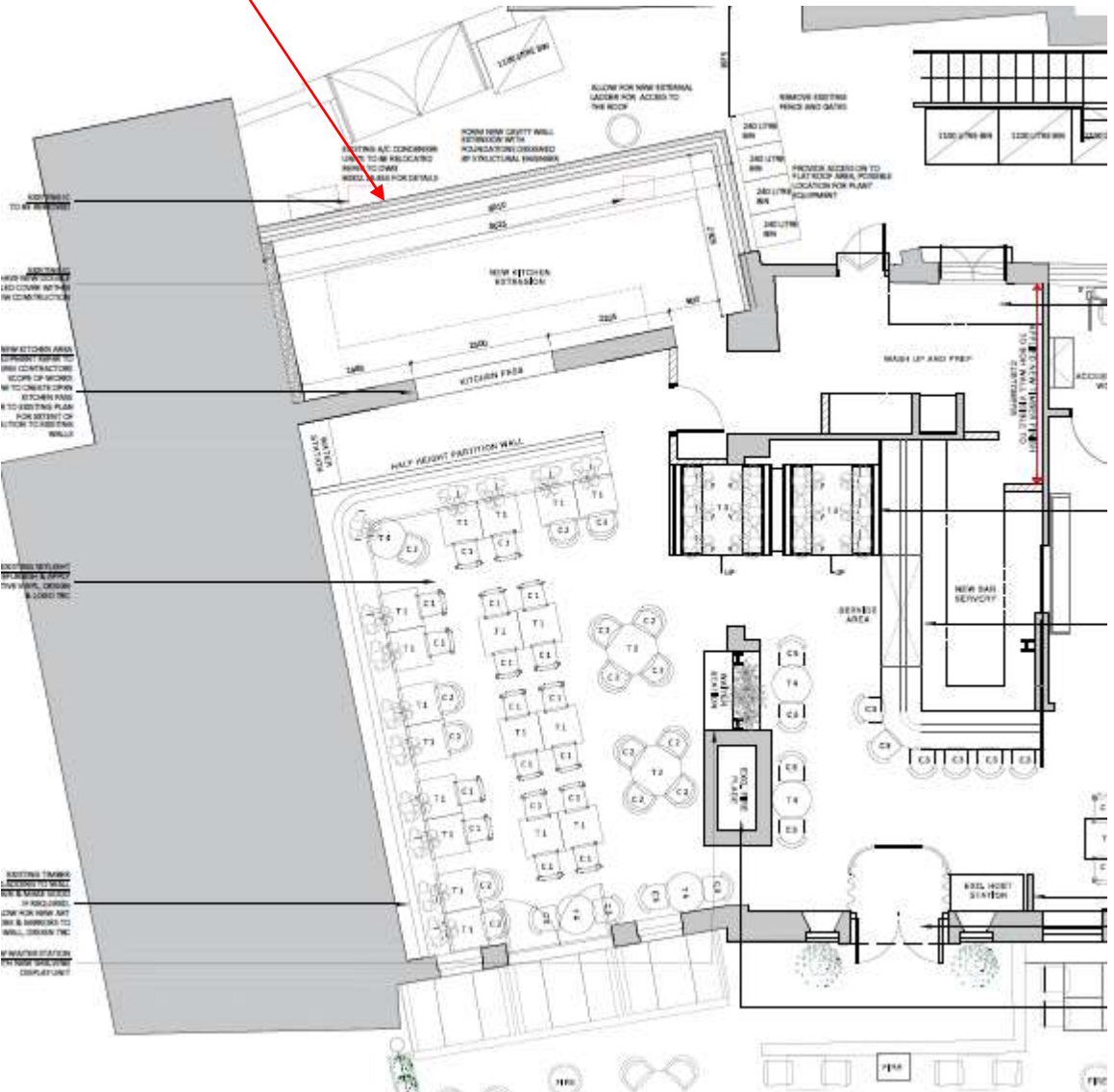
The existing use of the building as a restaurant (A3) will not alter as a result of the proposed external and internal alterations to the building. The rear extension is some 27m². The use was permitted under 10/00715/FUL.

Layout, Scale, Landscaping and Appearance.

The kitchen serving the restaurant is located in the 1931 extension to the building. The proposal is to relocate the kitchen within a new extension at the rear of the 1931 extension. The proposed extension is 8.51m wide by 3.24m deep by 3.5m high and has matching brickwork walls and flat roof behind a parapet wall. The existing metal roof access ladder would be repositioned on the extension's rear wall as would two air conditioning units. Brickwork would be removed from the rear wall of the 1931 extension

to create a door opening into the proposed kitchen and a kitchen pass. Ventilation equipment for the kitchen will be as approved by application number 171885.

Proposed Extension

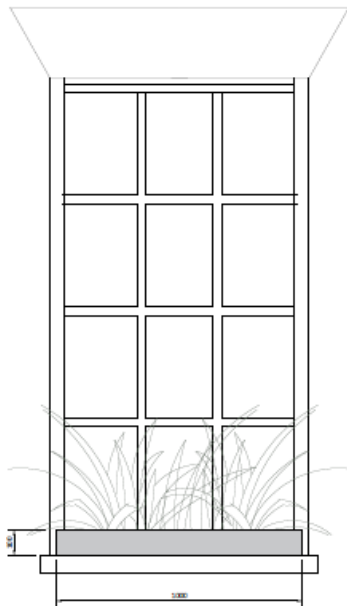


Proposed Extension

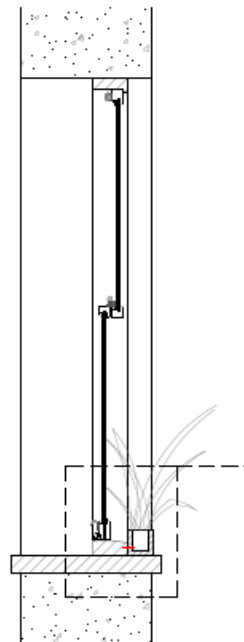


Photograph of north wall of 1931 extension. Proposed kitchen extension abuts this wall.

On the front of the building it is proposed fix window planters to the ground and first floor windows. The window planters would be constructed in timber, painted and fixed to the window sill (see Drawing No. BL002.18.D01). The window planters are 1m long by 0.1m high by 0.1m deep.



1 FRONT ELEVATION
SCALE 1:10 @ A1, 1:20 @ A3



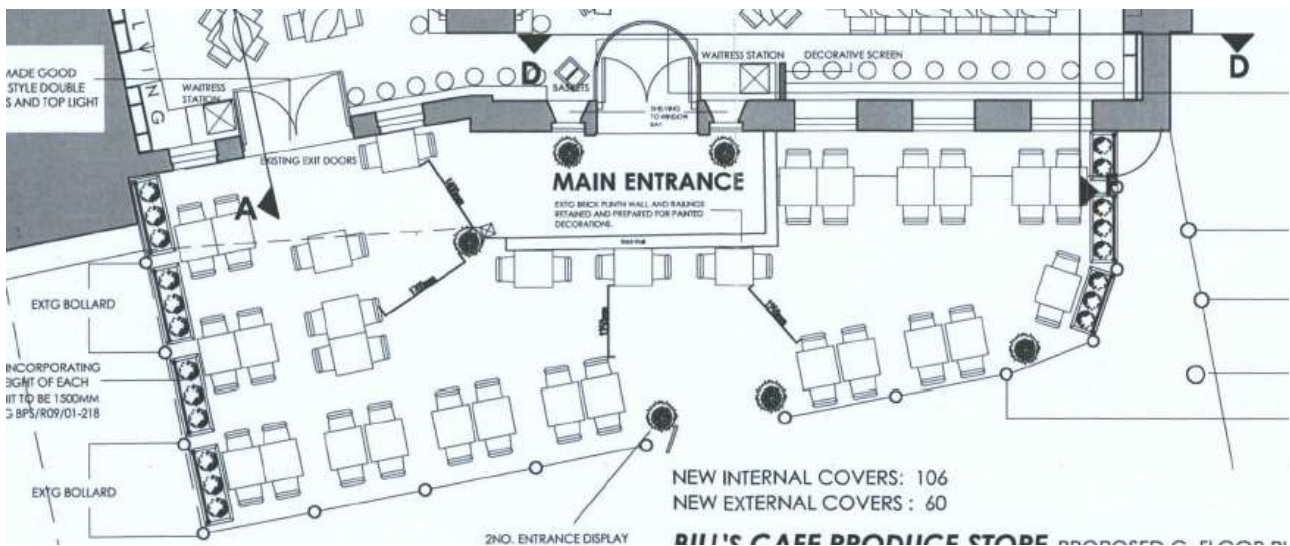
2 SECTION
SCALE 1:10 @ A1, 1:20 @ A3

Window planter detail



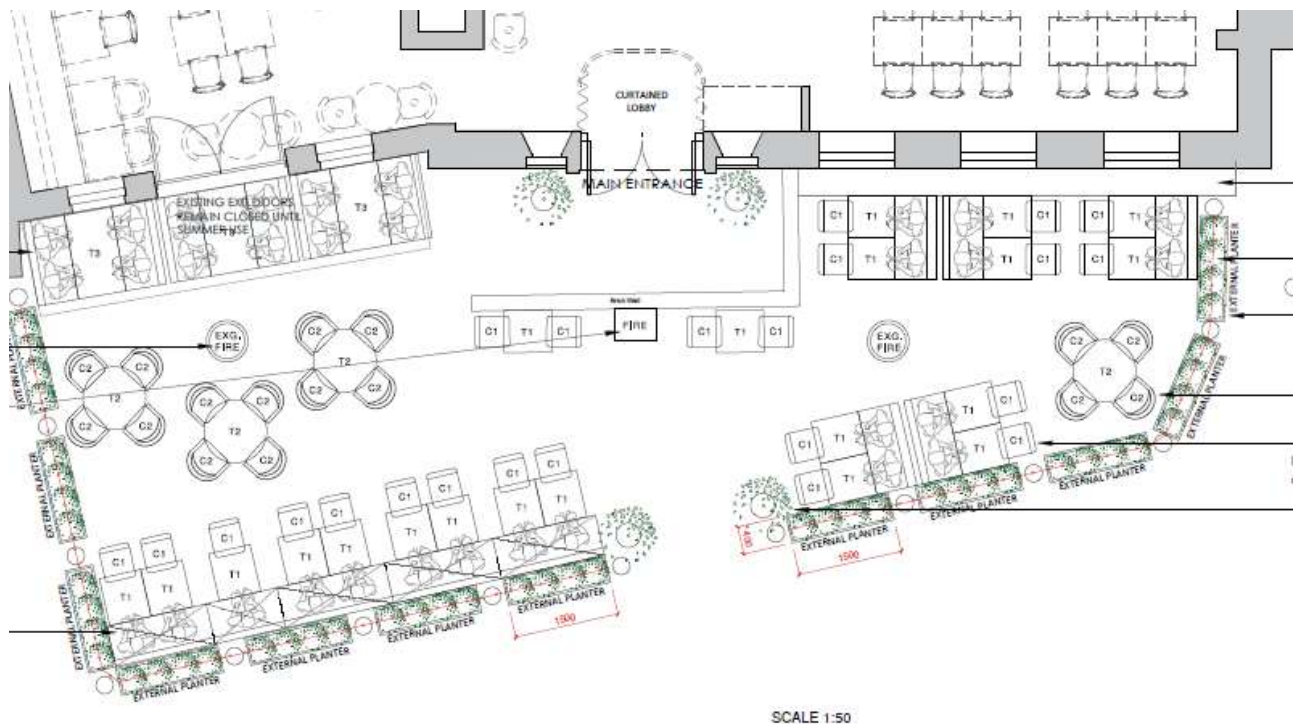
Window planters located on ground and first floor windows

The outdoor seating area and furniture layout was approved under 10/00717/FUL. Condition 6 requires the area only to be used in accordance with the approved furniture layout plan on Drawing No. BPS/R09/01/102 Rev K.



Approved outdoor furniture layout.

The applicant wishes to change the furniture layout as shown on Drawing No. BL002.18.451 Rev C (extract from drawing shown below).



Proposed outdoor furniture layout.

The proposed furniture is broadly in the same location within outdoor seating area as approved. There are more tables and chairs closer to the 1931 extension and external planters between the metal bollards.

The proposal within the building is to remove modern partitions and doors on the ground floor where the existing kitchen is situated. This space will be used for restaurant seating when the kitchen extension is built. The bar area is repositioned so the counter runs north to south instead of east to west. A new partition wall is proposed next to the new access position to the new kitchen.

On the first floor, it is proposed to form a doorway (double door width) in the partition wall between the two front (south) facing rooms currently used as dining rooms. The proposed opening width is 1.55m . The new doors would be painted timber to match existing with matching architrave. The opening would allow a more flexible use of the dining space.



Access

The premises are in an accessible location within the Town Centre. The proposed alterations to the building will not affect access into the building. The rear service yard will remain functional.

Relevant Planning Policies

Reading Borough Local Development Framework Core Strategy 2008

CS7 (Design and the Public Realm)

CS33 (Protection and Enhancement of the Historic Environment)

Reading Central Area Action Plan (2009)

RC5 (Design in the Centre)

Reading Borough Local Development Framework Sites and Detailed Policies Document (amended in January 2015)

SD1: Presumption in favour of sustainable development

National Planning Policy Framework 2019 (NPPF)

Paragraph 11. Presumption in favour of sustainable development.

Section 12. Achieving well-designed places.

Section 16. Conserving and enhancing the historic environment

Historic Asset Statement of Significance

The NPPF sets out the Government's policies for conserving and enhancing the historic environment. In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact 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 (paragraph 189 NPPF). 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 (paragraph 192 NPPF).

The building is listed in Grade II. The description of the listing reads:-

ST MARY'S CHURCHYARD 1. 5128 Church House SU 7173 SW 2/237 22.3.57. II GV 2. Early-mid C18. 2 storeys and attic. Altered. South front red brick, moulded painted string over 1st floor windows. plain parapet with stone coping. Old tile hipped roof, chimneys stunted. 3 dormers with moulded cornices, casements. 5 windows on 1st floor, 3 on ground floor, glazing bar sashes. Modern double (4 panel) door with rectangular fanlight of radiating and curved glazing pattern. Wooden doorcase, panelled reveals, panelled pilasters and elaborately carved scroll brackets with supports of cupids and inverted acanthus, crowned by modern segmental open pedimented hood with panelled soffit. Narrow window each side of doorcase. A good modern adaptation. The entrance originally

was from the west (altered 1931). Original glazing bars and internal cornice retained in 1st floor north-west room to back. Original modillion cornice survives on pebbledash west front. Interior: staircase with wide oak moulded rail, circa 1740s with ramps and dado and wide turned balusters; continued to basement; 2 pedimented doors to stairs, one segmental, the other triangular. Ground floor front room has fine eared chimneypiece with pulvinated frieze. The room above has marble fireplace with Adam-style surround with swagged frieze having cupids and a lion. In the attic, partition wall retains part of a re-used moulded jetty.

The adjoining building 1 St Mary's Gate is also listed in Grade II and the listing reads

ST MARY'S CHURCHYARD 1. 5128 Building to west of Church House SU 7173 SW 2/236 II GV 2. Late C18 altered and linked to Church House. Red brick with occasional grey headers. Moulded wooden eaves cornice. Old tiled roof. Tall central chimney removed. 2 ranges of windows, sashes 1st floor, to left a square modern oriel, panel over door; 4 light casements on ground floor with segmental over arches. Tile hung gable tip to south (facing churchyard) with moulded wood gutter and 1 range of windows

Both buildings fall within St Mary's Butts/Castle Street Conservation Area designated in 1972. A Conservation Area Appraisal undertaken by the LPA in 2009 states that the special interest which justifies designation of the St Mary's Butts/Castle Street Conservation Area derives from the following features:

- Its position at the Saxon centre of Reading at a cross-roads of the main east-west and north-south routes through the town, just north of an original crossing point across the River Kennet, upon which river the town grew.
- The Grade I listed Church of St Mary in St Mary's Butts, a Reading landmark, originally Norman, and mentioned in the Domesday Book, but now mostly Medieval in origin, which is the focal building of the Conservation Area.
- St Mary's Churchyard, an important open space in the centre of town.
- Other important landmark buildings including the Grade II* listed St Mary's Church in Castle Street.
- The architectural and historic interest of the area's other buildings, with examples dating from the sixteenth century to the present day but the majority of which show a coherence of scale within their various architectural styles.
- The presence of some of the oldest surviving buildings in Reading, including 3 existing public houses ("The Allied Arms", "The Horn" and "The Sun") dating from the 16th and 17th centuries,

and the former “Shades” public house at 15 Gun Street dating from the 17th century. “The Sun” is also reputed to be on the site of the former Reading Gaol.

- Important Grade II* listed buildings at 15 and 17 Castle Street (both 16th century), 19 Castle Street (early 18th century), 63 Castle Street (circa 1750) and the Church of St Mary, Castle Street (1798)
- 35-37 St Mary’s Butts (“County Delicacies”) and 57 St Mary’s Butts (“The Allied Arms”), which also date from the 16th century.
- The Queen Victoria Jubilee Fountain in St Mary’s Butts, a local landmark.
- The Grade II* listed Holy Brook Culvert to the rear of numbers 1-31(odd) Castle Street, plus the remainder of the Holy Brook which links the rear of the properties on the south side of the conservation area.
- A high percentage of listed buildings, listed individually and for their group value, dating from before 1875

The Conservation Area in the Appraisal is divided into three character areas . St Mary’s Church House is within Area 1: St Mary’s Church and Churchyard. Here the special features of the conservation area are described thus ..

St Mary’s Church lies at the heart of the Conservation Area, and is situated within its largest public open space. It is the most pedestrian-friendly part of the Area. The area is defined by walls round three sides and part of the fourth (north) side, with buildings facing it at the eastern end of the north side. The Grade 1 listed church, the open, people-friendly character of the churchyard around it, and the pedestrian routes through and around the space, are a marked contrast to the close-knit buildings beyond heavily used roadways outside the churchyard.

The churchyard was not always open to view as it is now, because from the sixteenth to the mid nineteenth centuries there were originally almshouses on its southern and western boundaries. Their removal clearly benefited the now open character and appearance of this part of the Conservation Area.

Appraisal

The proposed kitchen extension is modest in scale, would be discretely located at the rear of the building, would be attached to a 1930s addition to the building (which has limited architectural and historic value) and would match its brick wall construction and flat roof design with parapet wall. It would not obscure any architectural features of the original church house or affect its setting in the public realm. The extension would preserve the

significance of the building and its listed neighbour due to its location and design, and the character and appearance of the conservation area.

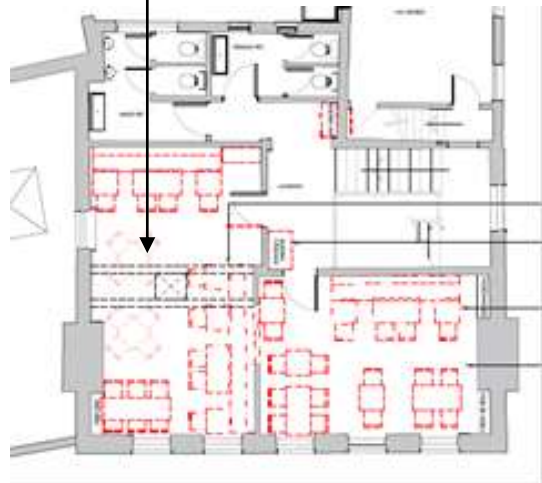
The proposed window planters to be fixed to the ground and first floor windows on the principal elevation of the building are limited in height and depth and as such would not detract from the architectural features of the elevation. They are in any event reversible additions. The legibility of the building would still be read and the planters would not appear as incongruous features in the conservation area.

The proposed changes to the external seating area are not considered to be significant. The revised furniture layout would broadly be in the same location as previously approved and additional planters to the boundary would not detract from the setting of the building or its location within the conservation area.

With regard to the proposal to form a door opening in the partition wall between the front facing first floor rooms, it appears the partition is not original and the two rooms were once one with a fire place at each end. There is evidence that a wall existed to the north of the fire place at the western front room (see below). While the proposal will result in the loss of some wall fabric given that the wall is a more recent insertion such loss is considered to result in less than substantial harm. The door opening will allow the room spaces to be used more flexibly without resulting in any material change to the first floor room plan or features within the rooms. It is contended the proposed doors will not harm the special interest of the building.



Wall plate



Conclusion

It is considered the proposals would not detract from the building's significance (or adjoining buildings' significance) as a heritage asset or its setting within the conservation area and the planning authority is therefore invited to view the application favourably and to grant planning permission and listed building consent.

April 2019