

DELEGATED APPLICATION REPORT

Address: Katesgrove Primary School, Dorothy Street

Application No: 181259 / LBC

Proposal: Replacement of doors, fanlights and skylights.

Applicant: Ms Parker - The Governors of Katesgrove Primary School

Date received (valid from): 23/04/2018

Target Decision date: 18/07/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site is Grade II listed and located to the west of Dorothy Street and within 200m of the Rive Kennet, the A329 and the A33. The application site is not within a conservation area, however is within an Air Quality Management Area.

The listing description is as follows:

934/0/10079 16-JUN-10

KATESGROVE LANE The Henry Building at Katesgrove Primary School including boundary wall and former caretaker's cottage

Board school, 1873 by Joseph Morris, extended 1891 and 1902

MATERIALS: Red brick with blue-brick banding and diaper patterns; tiled roof.

PLAN: School originally built on a T-plan, with single-storey infant school to north and two-storey girls' and boys' range at right angles to south; this still largely survives, albeit with later additions and some subdivision and amalgamation of spaces. Infant school built around large open hall or schoolroom (original gallery now removed), with smaller schoolroom (now meeting room) to south for advanced infants, and babies' room (now staff toilets) projecting to west. The latter now flanked to right by two-storey wing added in 1891 with entrance lobby below and staffroom above, and to left by later nursery block. Range of three classrooms to east of hall added in 1902. Two-storey cross-range to south has former girls' and boys' schoolrooms (now library) on ground and first floors, each with three classrooms to south, the latter extended in 1891.

EXTERIOR: Proto-Arts and Crafts Gothic style with much use of polychrome and moulded brickwork. Multi-pane mullion-and-transom windows of painted timber - many now replaced with modern double-glazed units - are set in pointed relieving arches with projecting hood-moulds and patterned or tiled tympana. Strongly asymmetrical elevation to Katesgrove Lane, the various elements expressed as a series of gabled projections of differing heights, with steeply-pitched roofs and tall corbelled stacks; 1891 wing similarly detailed but in slightly lighter brick. Polygonal office (now resources room) to right and nursery block to left probably added 1902. Two-storey south elevation to playground has two tall gabled projections, that to right extended outward in 1891. East (rear) elevation

partly obscured by sloping site; two two-storey gabled wings to left, single-storey four-gabled classroom range of plain red brick to right added in 1902. Covered timber bridge on tall iron columns linking first floor to raised playground: this is shown on 1879 Ordnance Survey map, but was largely renewed in 2006.

INTERIORS: Former infant schoolroom has open scissor-truss roof of five bays with hammer-beams and cusped arch braces; trusses rest on moulded stone corbels, and at cornice level is a double band of dog-tooth moulding. Stone fireplace (now blocked) with Gothic details in centre of east wall. Doors to classrooms are part-glazed with multi-pane overlights. Most classrooms have open timber roofs concealed by suspended ceilings. Some have dog-tooth cornice details and simple brick fireplaces, all now blocked.

SUBSIDIARY FEATURES: a) brick boundary wall with Gothic-arched entrance gateway to Katesgrove Lane; b) to north of main building, former caretaker's cottage of 1878, extended 1897-9 to form laundry and housewifery classrooms.

HISTORY: Prior to the establishment of the Reading School Board, the industrial suburb of Katesgrove was served by a small charity school for 184 pupils run by Charlotte Pell. The area was identified early on as suffering a particular shortage of school places; the Board took over the existing school in 1872 and the following year commissioned the borough architect Joseph Morris to prepare designs for a much larger replacement for 678 pupils, on a sloping site formerly occupied by a villa known as Katesgrove House. Morris' school, built at the bottom of the slope, was designed to accommodate girls and infants on the ground floor and boys above, with the boys' playground placed at the top of an embankment and accessed via a timber bridge. Construction was undertaken by a group of contractors led by the local firm of Wheeler Bros. In 1878, in response to worsening vandalism outside school hours, Morris was employed to design a caretaker's cottage for the site; this was extended in 1897-9 to serve as a laundry and housewifery classroom.

In 1890-2 the new Central Boys' School was built at the top of the embankment to designs by William Ravenscroft by the builders Winter & Fitt of Reading. The Katesgrove boys' department was moved wholesale to the new school, and boys were also transferred from other schools in the borough. Meanwhile, in 1891, Morris was brought in again to extend and adapt the 1873 Katesgrove building to form a girls-only school. Further classrooms, again by Morris, were added in 1902. The site was used as a military hospital during the First World War. The boys' and girls' schools were finally merged in the 1960s; Morris's 1873 school is now known as the Henry Building, and the former Central Boys' School as the Dorothy Building.

The pioneering Elementary Education Act of 1870, steered through Parliament by William Forster and thus known as 'Forster's Act', was the first to establish a national, secular, non-charitable provision for the education of children aged 5-13. A driving force behind the new legislation was the need for a literate and numerate workforce to ensure that Britain remained at the forefront of manufacture and commerce. Moreover, the extension of the franchise to the urban working classes in the 1867 Reform Act also alerted politicians to the need to, in words attributed to the then Chancellor, 'educate our masters'. The Act required partially state-funded elementary schools to be established in areas where

existing provision was inadequate, to be managed by elected school boards. At the beginning of 1871, Reading Borough Council petitioned the Government for the immediate establishment of a school board in the town, bypassing the usual preliminary inquiry. Elections were held in March 1871; the resulting nine-member board mainly comprised members of the town's social elite - three clergymen, two prominent industrialists, the headmaster of a local private school - but also included a local boot-maker, Jesse Herbert. The design of new schools was at first undertaken by the Berkshire county surveyor Joseph Morris, although other architects were brought in after 1890. The Board continued to oversee the building of new schools and the extension of existing premises until 1903, when responsibility for elementary education passed to the Borough Council.

Joseph Morris (1836-1913) was the leading architect in Reading during the later C19. Articled to the county surveyor John Berry Clancy, his first major independent work was the new church of St Paul at Highmoor, Oxfordshire in 1859. In Reading he was responsible for numerous offices, factories and houses, the latter ranging from large suburban villas to workers' terraces; he also restored and extended the town's two medieval churches of St Lawrence and St Mary. He was appointed Berkshire county surveyor in 1872, and it was probably in this capacity that he was selected to produce designs for the Reading School Board; his work included schools at Coley (1872), Katesgrove (1873), New Town (1874) and Oxford Road (1880-3), the latter together with SS Stallwood, his partner in the decade following 1875. From 1884 he became involved with the millenarian sect known as the Agapemonites, for whom he designed a large and ornate church in Clapton, north London (1893-6). Morris established an architectural dynasty in Reading that included two of his nephews and two of his children; his daughter Violet was one of the first women to join the profession.

SOURCES: Bradley, S and Pevsner, N., *The Buildings of England: Berkshire* (revised edn., forthcoming). Gold, S.M., *A Biographical Dictionary of Architects at Reading* (1999). Minutes of the Reading School Board (1871-1903), Berkshire Record Office R/EB1

REASONS FOR DESIGNATION: The Henry Building at Katesgrove School, built in 1873 to designs by Joseph Morris, and extended in 1891 and 1902, is listed at Grade II for the following principal reasons: * Architectural interest: a striking and idiosyncratic design by the leading local architect of the mid-C19; * Historic interest: one of the first pair of schools to be developed by the Reading School Board, and one of the earliest outside London.

2. The Proposal

Listed Building Consent is sought to replace doors and fanlights to match the modern double glazed windows and to remove skylight.

The proposed replacement doors would be polyester powder coated aluminium to match the existing modern double glazed windows. The opening created by the removal of the skylight would be covered with roof tiles to match the existing.

3. Consultation

A press notice was issued and three site notices were displayed on site. No letters of representation have been received.

The RBC Heritage Consultant:

In view of the continued sustainable function of the building as a school and in view of the limited historic significance of the existing rear doors and skylight, there are no objections to their removal and replacement. The replacement of the windows would benefit the preservation of the listed building and the removal of the skylight would be an improvement to the existing roof scape. The following condition is recommended:

CONDITIONS FOR SUBMISSION OF FURTHER DETAILS

The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Elevation and section drawings, with materials annotated, of new windows and window openings (including surrounds) at a minimum scale of 1:10;
- b). Elevation and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical moulding and architrave details at a scale of 1:1;
- c). Samples and/or manufacturer's details of replacement roof materials are to be provided;

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing/Document number/title:

- 2039 (L) 001 - Location Plan
- 2039 (L) 002 - Block Plan
- 2039 (L) 003 - Existing Plan
- 2039 (L) 005 - Roof Plan
- 2039 (L) 006 - Existing Elevations
- 2039 (L) 008 - Proposed Elevations Aluminium Fenestrations
- Listed Building Consent Design and Access Statement
- Listed Building Consent Heritage Statement

As received: 18/07/2018

5. Relevant Planning History

050616 - Temporary siting of modular nursery unit - Application Permitted

050856 - External alterations; improvements of accessibility; demolition of derelict pool and formation of additional pedestrian entrance to site - Application Permitted

070346 - Four flood lighting columns for playground to be used in winter from 1600 to 2100
- NDA - Non Determination Application

080041 - Provision of one 5-bay modular building to provide facilities for school use, for a period of four years - Application Permitted

110356 - Demolition of existing dining block, caretakers house and ancillary structures. Removal of existing temporary accommodation. Construction of new four storey teaching and administrative building. Alteration and extension works to Katesgrove House to relocate existing pre-school accommodation. Alterations to Key Stage 1 (Henry Building) including removal of modern extension and external fire escape staircase with works to adjacent walls/ structures. Alterations to Key Stage 2 (Dorothy Building) to form new Kitchen and classroom accommodation. Alterations to existing car parking and both vehicle and pedestrian entrances including the relocation of main entrance to Orchard Street - Application Permitted

110355 - Demolition of existing dining block, caretakers house and ancillary structures. Removal of existing temporary accommodation. Construction of new four storey teaching and administrative building. Alteration and extension works to Katesgrove House to relocate existing pre-school accommodation. Alterations to Key Stage 1 (Henry Building) including removal of modern extension and external fire escape staircase with works to adjacent walls/ structures. Alterations to Key Stage 2 (Dorothy Building) to form new Kitchen and classroom accommodation. Alterations to existing car parking and both vehicle and pedestrian entrances including the relocation of main entrance to Orchard Street - Permitted subject to Legal Agreement

110804 - Non-material change to planning permission 11/00704/REG3 for a change to the location of the proposed entrance to the new staff car park along Orchard Street and to re-configure the proposed turning heading to provide additional resident permit parking - Agree

6. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

CS33 Protection and Enhancement of the Historic Environment

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

9. Appraisal

Historic Character and Appearance

The NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets

conservation. The more important the asset the greater the weight should be and any harm or loss should require clear and convincing justification.

Policy CS33 states that the character and integrity of listed buildings will be preserved, and the Council will seek to enhance the settings of listed buildings wherever appropriate, by ensuring that new development in their vicinity is sympathetic.

Further to the consultation response received from the RBC Heritage Consultant the proposed works are considered to be relatively modest in scale. Given the limited historic significance of the existing rear doors and windows the replacement with polyester powder coated aluminium frames is not considered to have a significant adverse impact on any historic asset or its setting. The existing skylight is not original and it is considered that removing it and reverting to a tiled roof would represent an improvement to the roof scape.

Given the nature of the proposals, the significance of the heritage assets is not considered to be adversely affected. Nor would there be any adverse impact on the character or appearance of the street scene.

The proposal accords with Policies CS7 and CS33.

10. Recommendation

Grant listed building consent, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded in accordance with Policy CS33.

3. The consent relates only to the following plans/drawings/documents, and the works hereby approved shall be carried out in all respects in accordance with the submitted application and accompanying drawings:

Drawing/Document number/title:

- 2039 (L) 001 - Location Plan

- 2039 (L) 002 - Block Plan
- 2039 (L) 003 - Existing Plan
- 2039 (L) 005 - Roof Plan
- 2039 (L) 006 - Existing Elevations
- 2039 (L) 008 - Proposed Elevations Aluminium Fenestrations
- Listed Building Consent Design and Access Statement
- Listed Building Consent Heritage Statement

As received: 18/07/2018

Reason: This is to ensure that the works carried out are fully in accordance with the approved drawings and details in order to protect the special historic and architectural character of the listed building, in accordance with Policy CS33 of the Reading Borough Local Development Framework Core Strategy 2008 (Altered 2015).

4. The following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Elevation and section drawings, with materials annotated, of new windows and window openings (including surrounds) at a minimum scale of 1:10;
- b). Elevation and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical moulding and architrave details at a scale of 1:1;
- c). Samples and/or manufacturer's details of replacement roof materials are to be provided;

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>

4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.