

Disabled Adaptations - Highdown School

Listed Building Consent

Reading Borough Council

06 November 2018

Notice

This document and its contents have been prepared and are intended solely as information for Reading Borough Council and use in relation to the internal alterations proposed at Highdown School and Sixth Form Centre

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This document has 12 pages including the cover.

Document history

Revision	Purpose description	Origin- ated	Checked	Reviewed	Author- ised	Date
1.0	Listed Building Consent	JS	CC	CC	JB	06/11/2018

Client signoff

Client	Reading Borough Council
Project	Disabled Adaptations - Highdown School
Job number	5168629
Client signature / date	

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1. Background and Proposal

- 1.1 Highdown School and Sixth Form Centre (formerly Caversham Grove) is located in Caversham on Surely Road, Reading, RG4 8LR. The site is a secondary school operated by Reading Borough Council with approximately 1450 students.
- 1.2 The site has four grade II listed buildings including the main C18 manor house which this planning application relates to. Since becoming a secondary school the site has undergone significant development in the 20th and 21st centuries with a wide range of purpose built educational buildings ranging from temporary modular structures, 1960's school buildings, a sports centre with an indoor swimming pool, and modern architecturally striking structures.
- 1.3 The proposed development comprises internal alterations within the C20 extension of the grade II listed manor house to provide an accessible WC and physiotherapy facility. The current space is arranged as a separate medical room and accessible WC which will be combined by removing the current partition wall.

2. Existing Features

- 2.1 The C18 manor is a large dwelling house of traditional construction, altered and extended between 1878 – 1880 by Norman Shaw in a Queen Anne style. Much of the original features recorded as significant in the listing are from the Norman Shaw alterations; including the door and porch; tiled hipped roof with gabled dormers; and lavish plaster enrichments to the ceiling.
- 2.2 The proposed development will be contained within the C20 extension which has no historic significance. The features that will be removed or altered are not described within the list entry and are very typical of a C20 / C21 institutional or educational premises. Photographs of the area of proposed development are appended to this report.

3. Access

- 3.1 Access to the school is largely pedestrian with the main catchment of students living within the residential area surrounding the site. There is staff car parking available on site accessed via a gated driveway that leads up to the front of the C18 manor. As the development is not increasing the usage or capacity of the school no alterations to the current transport arrangements are proposed as part of this application.

4. Layout

- 4.1 The new facility will be created by combining an adjacent medical room and accessible WC that are currently divided with a stud partition wall. It would be a fair assumption that the space was originally constructed as a singular room and has been subject to later division to provide the current WC facility, which will be replaced by this development.
- 4.2 From the main access corridor the only significant change will be the removal of a redundant doorway.
- 4.3 None of the proposed alterations will affect the structure of the building and can simply be reversed in the future if necessary.

5. Scale and Appearance

- 5.1 The area of development is very insignificant in comparison to the footprint of the C20 structure it is contained within. As the works are internal only there will be no impact on the appearance of the building when viewed from outside or to any of the surrounding listed structures contained within the site.

6. Landscape and Ecology

- 6.1 As the development work comprises internal alterations only there is no risk of any consequential damage to habitats or ecology.

Appendix A: Historic England Listing for Caversham Grove (Now Highdown School, Emmer Green)

Overview

Heritage Category: Listed Building

Grade: II

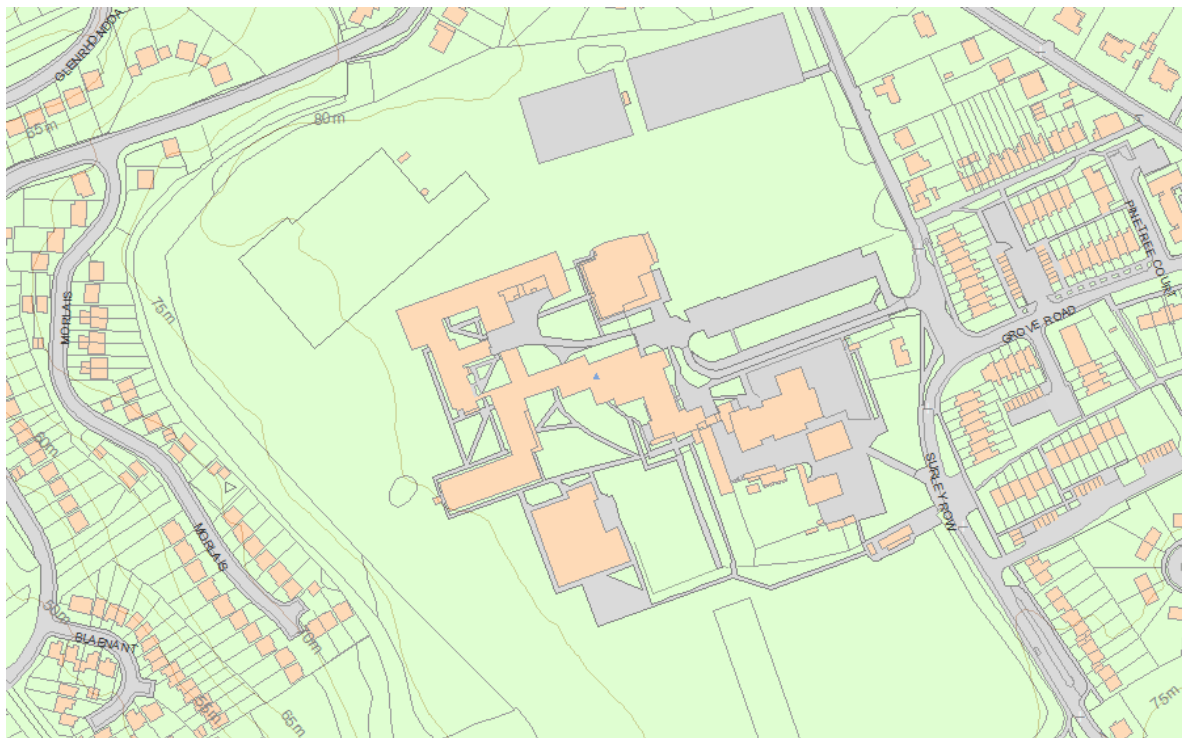
List Entry Number: 1157071

Date first listed: 14-Dec-1978

Statutory Address: CAVERSHAM GROVE (NOW HIGHDOWN SCHOOL, EMMER GREEN),
SURLEY ROW

Statutory Address: HIGHDOWN SCHOOL, SURLEY ROW

Map



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Location

Statutory Address: CAVERSHAM GROVE (NOW HIGHDOWN SCHOOL, EMMER GREEN),
SURLEY ROW

Statutory Address: HIGHDOWN SCHOOL, SURLEY ROW

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

District: Reading (Unitary Authority)

National Grid Reference: SU 71232 76358

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SURLEY ROW 1. 5128 (West Side) Caversham Grove (Now Highdown School, Emmer Green) SU 7176 5/287 II GV 2. C18, altered and extended 1878-80 by Richard Norman Shaw in Queen Anne style. The main (older) part: 2 storeys and attic over segmental-headed windows. Red brick with stucco string at 1st floor level, flanking brick piers with rusticated bands. Stone moulded eaves cornice. 5 bays, glazing bar sashes with bracket cills centre 1st floor blind. Door and porch in centre probably by Norman Shaw, with moulded cornice and eared rubbed brick entrance. Tiled hipped roof with gabled dormers (part of Norman Shaw's work). Interior: richly panelled and with lavish plaster enrichments to ceilings (again probably by Norman Shaw). Stone staircase in central well with richly carved eared doorways, panelling and bold modillion cornice. The 1878-80 extensions by Norman Shaw almost, double the house in size. 2 storeys. Red brick. Queen Anne style. with fine garden front to south with loggia, interior decorated in 'Adam' style. Irregular plan with 2 storey gatehouse to stable yard projecting to east. Casement windows with glazing bars. The Norman Shaw work is important as an early example of his Queen Anne revival and some of the interior details in the original (early C18) house are very faithful replicas of that period.

Listing NGR: SU7123276358

Legacy

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

Legacy System number: 39200

Legacy System: LBS

Legal

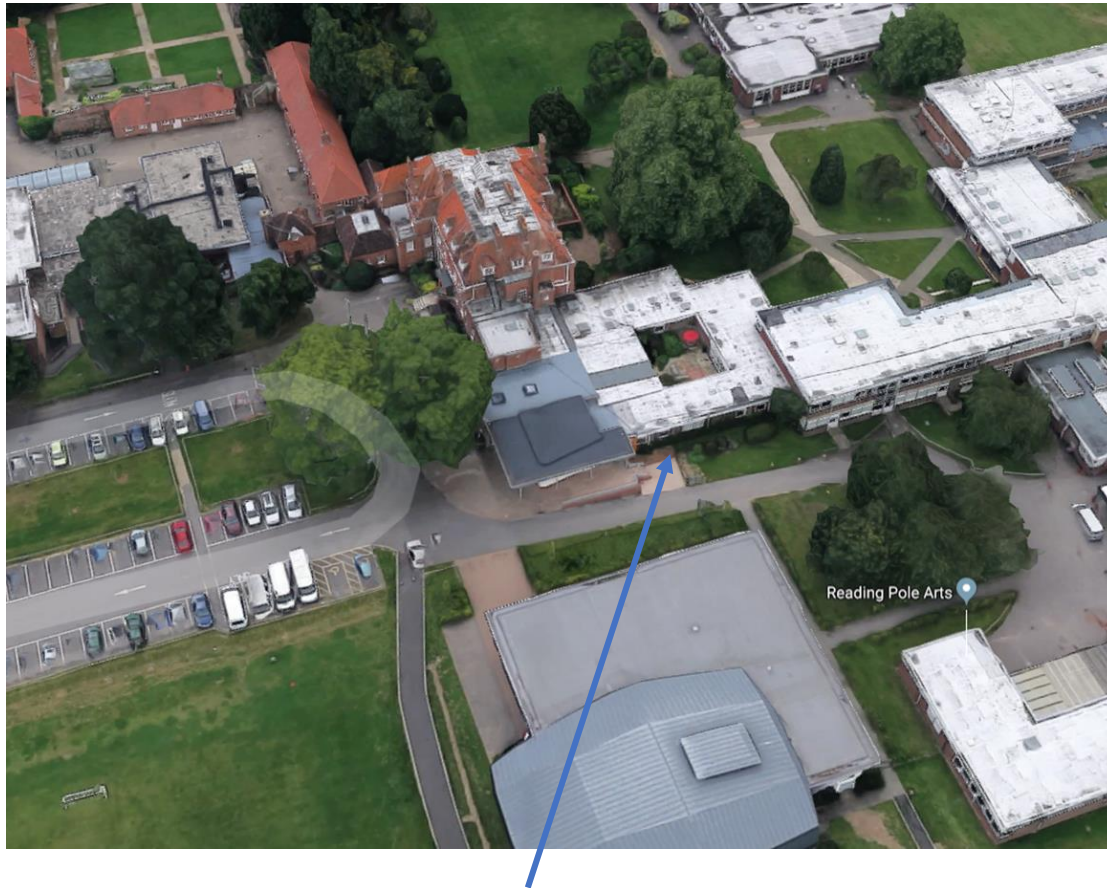
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Appendix B: Existing Photographs of Proposed Developed Area



Appendix C: Aerial Photographs of Block (©Google Earth)



Area of internal works



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