THE BUTLER
CHATHAM STREET
READING

BUILT HERITAGE ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF OXFORD ARCHITECTS

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24th October2017 | HA | P17-1808

BUILT HERITAGE STATEMENT

THE BUTLER PUBLIC HOUSE, 85-91 CHATHAM STREET READING, RG1 7DS

ON BEHALF OF: OXFORD ARCHITECTS

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

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Summary

Pegasus Planning Group have been commissioned by Oxford Architects to carry out a Built Heritage Assessment of the proposed alterations at The Butler Public House, Chatham Street, Reading.

The main public house building dates to the 1830s and is Grade II Listed. The outbuildings are Curtilage Listed, they are considered to be of low heritage value in their own right. The exception to this is Building 7 which is not considered to be commensurate with a heritage asset in its own right.

The proposed conversion works are considered to represent an informed and sensitive scheme which carefully responds to the existing context of the Site, including the Listed Building. The proposals retain the overall composition of the built form of the outbuildings complex, and notably retain the ancillary character of the southern part of the Site.

Whilst the proposals will result in the reconfiguration of internal elements of the main public house building, and minor alterations to the exterior elevations, including a minor loss of historic fabric, this is considered to have a negligible impact upon the overall architectural and historic interest of the building.

With regard to the outbuildings, whilst the proposals see a change to the outbuildings complex, including a loss of 19th century fabric, such a change is considered to have a minor impact upon the overall composition of this area. Within this context, the low heritage value of the individual buildings in their own right should be noted.

On balance, it is considered that the negligible harm to the Listed Building and minor harm to the outbuilding complex which will result from the limited loss of fabric and change in layout, will be more than outweighed by the benefits of bringing these semi-redundant buildings back in to beneficial use and giving them, and the main public house, a flexible future which balances historic interest with modern commercial requirements.

Further benefits arising from the proposals, such as the enhancement of the general appearance of the outbuildings complex when seen in conjunction with the Listed Building, the enhancement of the appearance of the principal façade by replacing the existing window unit on the ground floor of Area 1a with a replica wooden 'door' unit, and the overall improvement of the appearance of the Site, as a whole, also needs to be considered.

Overall, it is considered that the application proposals represent an appropriate and acceptable form of development, which responds to both the Listed Building and the wider character of the Site. Therefore, notwithstanding the considerable importance and weight attributed to the presumption in favour of the preservation of the Listed Building, the proposal should be supported.

1. Introduction

1.1 Pegasus Planning Group have been commissioned by Oxford Architects to carry out a Built Heritage Assessment of the proposed alterations at The Butler Public House, Chatham Street, Reading, as shown on the Site Location Plan provided at Plate 1.

1.2 The buildings on Site currently comprise the main public house building which faces onto Chatham Street to the north, and a range of outbuildings to the south.

1.3 The main public house building dates to the 1830s and is Grade II Listed. The outbuildings to the rear (south) are considered to be Curtilage Listed in association with the main public house building.

1.4 The proposals see the conversation and general renovation of the existing outbuildings to provide a fourteen-bedroom hotel, alongside a number of minor alterations to the main public house building.

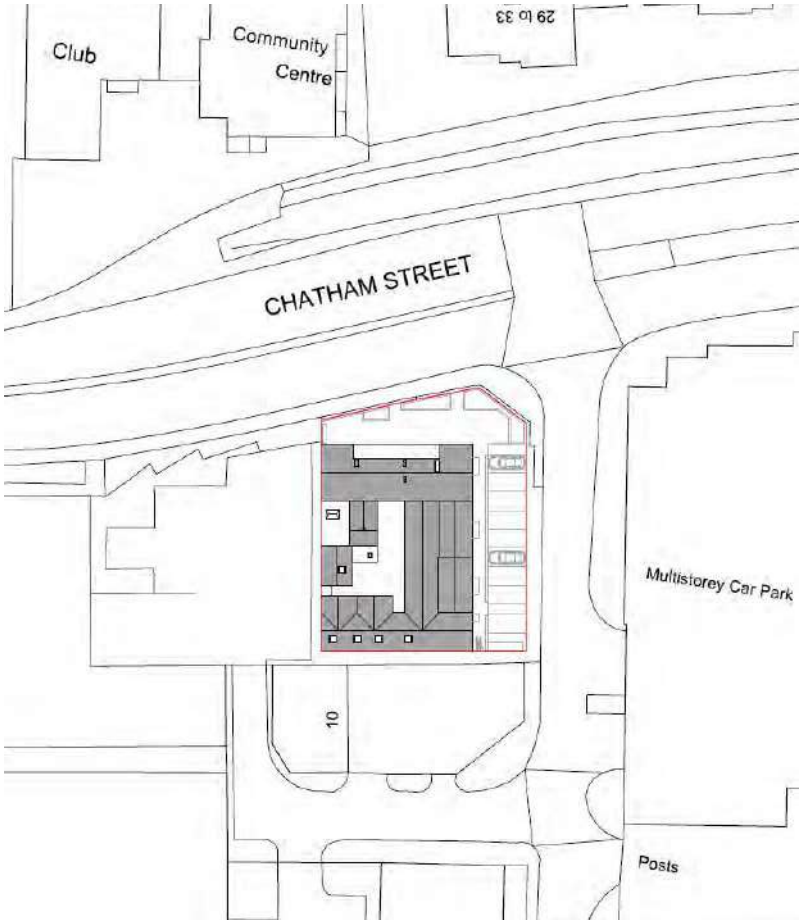

Plate 1: Site location plan.

1.5 This Built Heritage Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 128 of the Government's National Planning Policy Framework (the NPPF[1]) which requires:

> **"an applicant to describe the significance of any** heritage assets affected, including any **contribution made by their setting."**

1.6 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 132 to 135 of NPPF, any harm the historic environment resulting from the proposed development is also described, including impacts to significance through setting.

1.7 As required by paragraph 128 of the NPPF, the detail and assessment in this report is considered to be "*proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance*".

[1] NPPF, DCLG, 2012

2. Site Description and Location

2.1 The Site is located on the southern side of Chatham Street, adjacent to the junction with Eaton Place, which extends along the eastern boundary of the Site.

2.2 The land covered by the Site boundary relates to the demise of the public house, comprising the main public house building, the rear outbuildings, an area of outdoor seating to the north and car parking facilities to the east.

2.3 The majority of the footprint of the Site is currently occupied by built form, with this divided into two distinct areas: the main public house building, currently trading as 'The Butler'; and former garage workshops and storage areas to the rear (south). These outbuildings enclose a central courtyard area.

2.4 The main public house building was added to the National List under the name *'Butler's Wine Vaults'* as a Grade II Listed Building on 14 December 1978, with the following description:

> **"Established as a public house in 1830 and the** present 2 storey 'pub front' may just date from then. 2 storeys, brick with slate roof. 5 bays, 4 rendered. 3 central bays articulated as 'pub front' with quoined bay to left and parapet with 2 pedimented panels. Left hand bay has on 1st floor a round headed sash window with marginal glazing, eared architrave and panel over. On the ground floor a good shop front of the period with heavy side piers and side brackets, central entrance and arcaded windows. The main 2 bays on 1st floor have 2 outer acanthus capped pilasters and 2 late glazing bar sash windows with segmental pediments, containing high relief fruit and flower carving, supported on acanthus cap pilasters. With the 'pub front', of considerable importance is the 6 sided central moulded panel with the traditional Old Reading Abbey sign (restored). Ground floor front below this has the usual 2 entrances, 6 panelled pilasters with acanthus caps, and 2 central windows. Dray entrance to left, 1 window dwelling and bar **extension to right."**

2.5 A full copy of the Listing Description is included at Appendix 1.

APPENDIX 1: LISTING DESCRIPTION – BUTLER'S WINE VAULTS

2.6 Whilst the List Description only makes reference to the principal elevation; the statutory designation covers the entirety of the built form of the main public house building.

2.7 In addition, the outbuildings to the rear of the building are considered to be Curtilage Listed as a result of their date and historic functional association with the main public house - see further discussion on the historic development of the Site below.

2.8 The south and west boundaries of the Site are formed by the side elevations of the outbuildings in these locations. A review of historic sources indicates that these boundaries had been established by the late 19th century.

2.9 The northern part of the Site is occupied by an area of hard standing located between the north elevation of the main public house building and the pavement of Chatham Street. This area is currently used for seating by the pub, with the boundary of the Site in this location currently marked by timber planters and trellis.

2.10 The eastern boundary is open, with the area between the built form and Eaton Place occupied by an area of hard standing currently utilised as a car park.

2.11 Further discussion on the built form within the Site is provided within Section 6.

Plate 3: The Site as seen from the southeast.

Plate 2: The Site as seen from the northwest.

Plate 4: Southern boundary of the Site.

Plate 5: Aerial photograph of the Site as seen from the multi-storey car park to the east.

Site Development

2.12 As set out above, the main public house building was constructed in the 1830s. The general surrounds of the Site at this date were notably different to the current street scene, with the southern side of Chatham Road primarily comprising terraced housing. This is clearly depicted on the Ordnance Survey Map of 1879, as indicated at Plate 6.

2.13 This Site, then referred to as the 'Baker's Arms' is recorded set amongst such terraced housing, with its corner position not established until the late 20th century

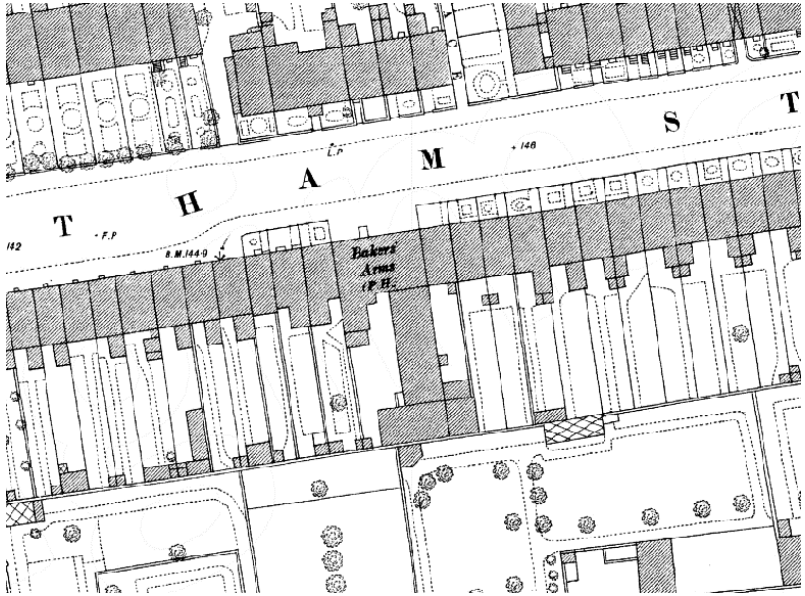

Plate 6: Extract from 1879 Ordnance Survey Map.

2.14 The Site is first depicted in detail on plans of 1874, associated with the remodeling of the principal north elevation and the construction of a new outbuilding to the rear.

2.15 The 'existing' 1874 plans detail the north elevation prior to the remodeling, with this likely to closely represent the original 1830s appearance.

2.16 The composition of the eastern section of the elevation is notably different to the current presentation of the elevation, with a greater gap between the quoined bay and principal element of the pub frontage (highlighted blue on Plate 7), and the far eastern bay being significantly narrower (highlighted green on Plate 7). The alignment of the windows on the western bay area also different to the existing.

Plate 7: North elevation prior to late 19th century remodelling, 1874.

2.17 The plans also detail the 'existing' layout of the buildings within the Site at this date. Of particular note is that the overall outline of the built form, which at this time would have been flanked by terraced houses, matches that seen today. Plans show that at ground floor the public areas of the public house were relatively small, comprising of two small bars accessed via the double doors on the principal pub frontage. This area also includes a small 'off sales' areas.

2.18 A 'sitting room' is located within the western bay, with this thought to relate to onsite accommodation for the publican, continuing onto the first floor, which was divided into domestic use and stores.

2.19 The majority of the ground floor is shown as occupied by stores, offices and bottling facilities, indicating the buildings' primary function at this date was associated with 'Butlers', a wine, spirit and beer merchant, rather than a public house. Butlers were well known for their own brand of 'Old Abbey Whisky' and 'Burgoynes Australian Wine', and also bottled Guinness until the 1970s. Within the eastern bay, 'tram lines' are noted extending from the street to the rear stores, associated with the bottling facilities and 'off sales' business.

2.20 Elements of the floor plan shown on the 'existing' 1874 plans can still be seen today, with such areas annotated on the phasing plan included at Appendix 2.

APPENDIX 2: PHASING PLAN

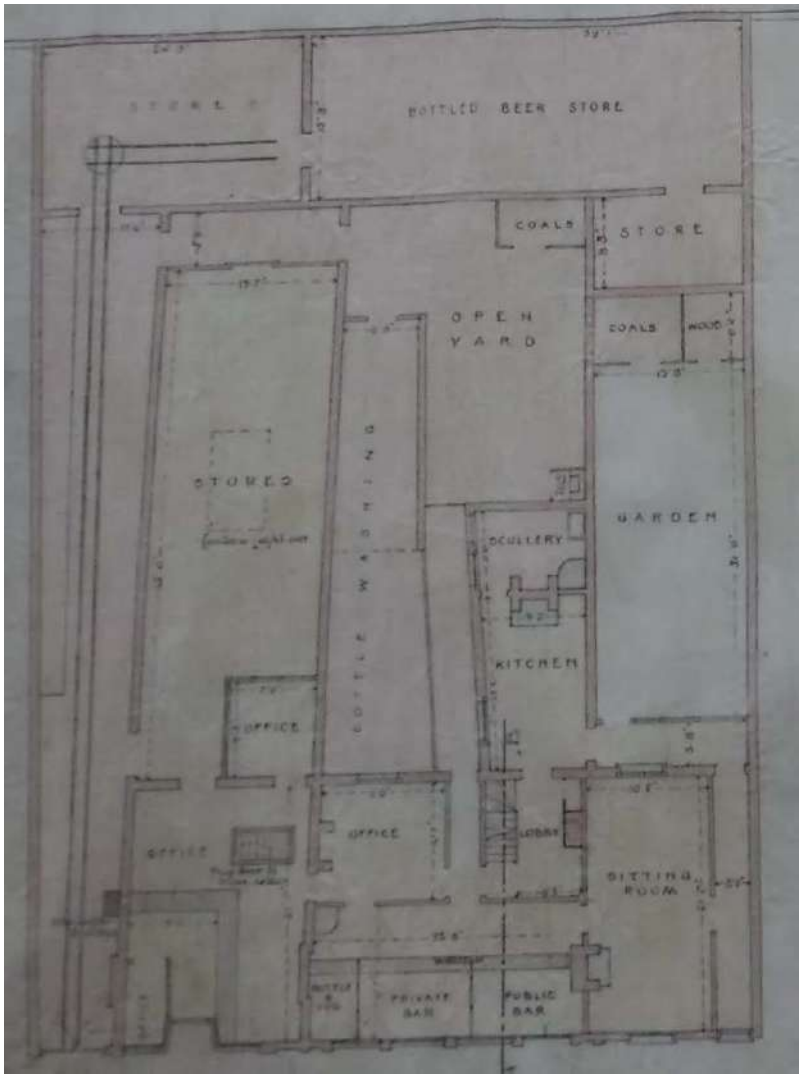

Plate 8: Internal ground floor layout prior to late 19th century remodelling.

2.21 Alterations as proposed in 1874 were focused upon the reconfiguration of the east end of the building to provide a larger 'off sales' store. Such works included the remodeling of the divisions of this area, including the rebuilding of the quoined bay closer to the principal element of the pub frontage.

Plate 9: Proposed elevations, 1874.

2.22 To the interior, works at this time included the reworking of the internal space to respond to the change in bay division and to create the larger 'off sales' store, alongside the construction of a new rear range, accessed via a large arched opening.

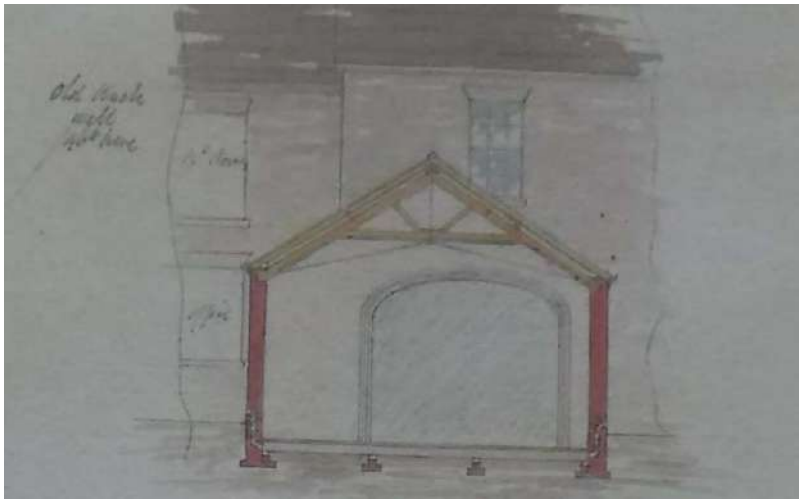

Plate 10: Cross section of the proposed rear range facing north.

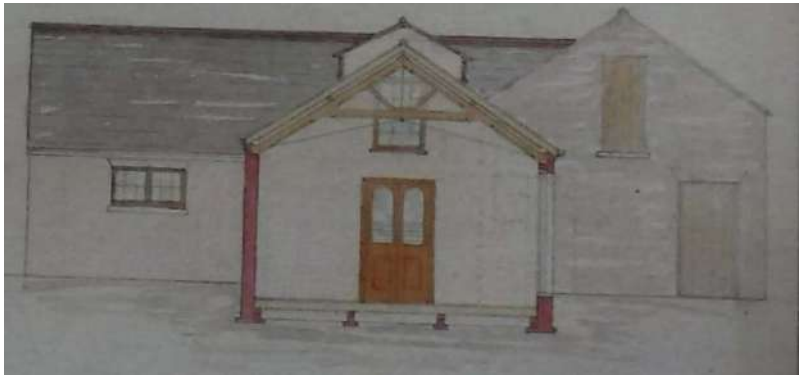

Plate 11: Cross section of the proposed rear range facing south.

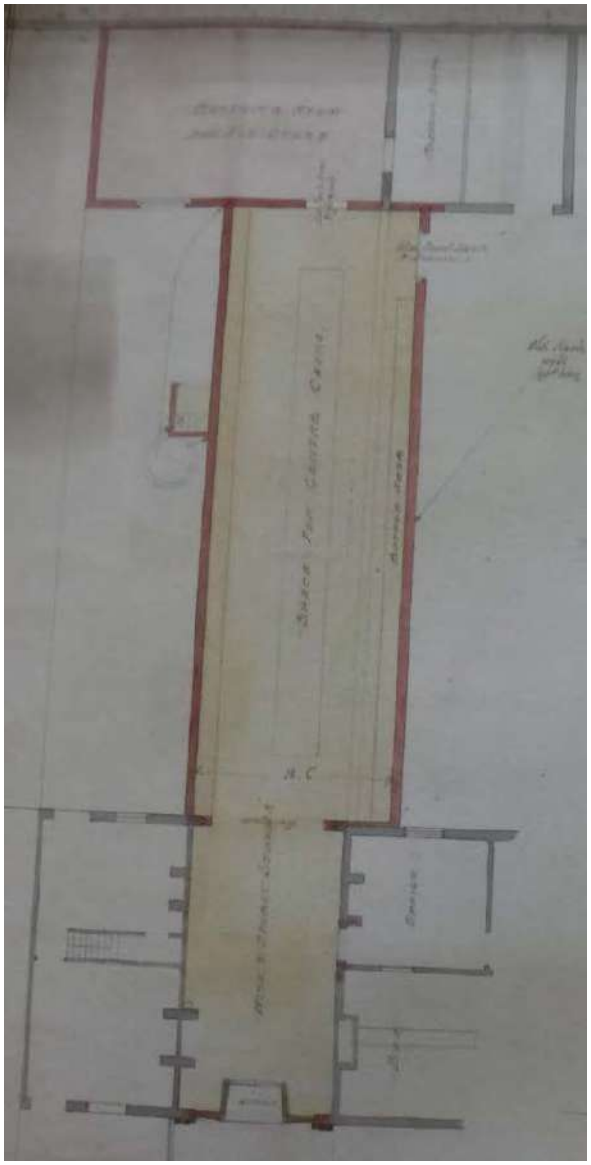

Plate 12: Proposed internal layout, 1874.

2.23 The plan form of the off sales store remains intelligible within the current layout, as do elements of the 1870s rear addition. This is described further in Section 6 and detailed in Appendix 2.

2.24 Larger scale reproductions of the 1874 plans are included at Appendix 3.

APPENDIX 3: 1874 PLANS

2.25 The result of the alterations shown on the 1874 plans can be seen on photographs of the north elevation of the building dating to the early 20th century.

Plate 13: Photograph of the east end of the building c.1900 (Source: Reading Museum, Ref: REDMG : 1997.150.426).

Plate 14: Photograph of the east end of the building c.1900.

2.26 Throughout the 20th century, the built form within the Site underwent further alteration, notably the reworking of the interior of the main public house building. The current internal composition being largely mid-late 20th century in date.

2.27 With the exception of some minor cosmetic changes, the external appearance of the front elevation remains largely as shown on early 20th century photographs. The only notable changes are: the replacement of the former stores opening on the ground floor of the eastern bay with a window unit; the reworking of the location of the window openings on the west bay; and the conversion of the doorway on the principal pub frontage into a window.

2.28 The current composition of the Site was established in the 1960s following the removal of the adjacent terrace houses and realignment of Chatham Road. This resulted in the former party walls between the Site and the adjacent terraces becoming the established outline of built form within the Site, and the areas of undeveloped land to the north and west created following the realignment of both Chatham Road and Eaton Place.

2.29 During the mid-20th century the manufacturing and 'off sales' at the Site diminished, likely to be associated with the taking over of the building by Fullers Brewery in the 1970s. A number of the outbuildings were retained as storage for main public house with the remainder being leased to a motor tyre business.

2.30 The phasing of the rear outbuilding is more difficult to chart, with mapping primarily showing the built form within the Site as a solid block, rather than individual buildings. The assessments made in Section 6 are thus largely driven by the form and fabric of the buildings.

Planning History

2.31 Whilst the historic plans and mapping described above indicates the development of the local area, a review of the recent planning history records held online by Reading Borough Council has also indicated a number of applications which are relevant to the current proposals, as follows:

2.32 Application No: 170590 | *Conversion of existing outbuildings from B1a use (tyre fitting associated repairs) and part of existing pub (A4 use) to a 14-bedroom hotel with parking (C1 use) and*

associated works | Withdrawn 18 July 2017.

2.33 Application No: 170591 | *Listed building consent for conversion and renovation of existing outbuildings to form hotel accommodation with associated alterations to public house* | Withdrawn 18 July 2017.

2.34 Application No: 150678 | *Knock through internal door opening from No. 87 to 89* | Permitted July 2015.

2.35 Application No: 070791 | *Replacement signage comprising 10 logo signs, 1 post mouth pictorial sign, 2 lanterns and 1r floodlights* | Permitted March 2008.

2.36 Application No: 070792 | *Replacement signage scheme* | Permitted March 2008.

2.37 Application No: 920295 | *Erection of various signs relating to a public house* | Permitted June 1991.

3. Proposed Development

3.1 The application seeks Listed Building Consent and full Planning Permission for the conversion and renovation of the existing outbuildings in association with a change of use to hotel accommodation, and minor alterations to the main public house building.

3.2 The proposals see the consolidation of the built form of the outbuilding, including the removal of a number of partitions, and reconfiguration of the internal layout.

3.3 The overall design of the conversion responds to the current context of the Site both in terms of the existing built form of the outbuildings and the main public house building. The buildings are simple in their form and architectural detailing, and retain a sense of a series of outbuildings located to the rear of the main public house building, serving an associated purpose.

3.4 The proposals respond to the existing height of the outbuildings, and only include a single area of accommodation at first floor level, corresponding to the existing two storey outbuilding in this location. The overall footprint also responds to that of the existing outbuildings, and most importantly, the outline of built form within the Site as established within the 19th century will remain.

3.5 Works to the interior of the main public house building are primarily associated with the reconfiguration of the internal space to facilitate the new hotel and customer W.Cs; however, as a whole, such works are considered to be minor.

3.6 Work to the principal elevation of the building is limited to the replacement of the existing window unit on the ground floor of the western bay with a replica wooden 'door' unit, similar to that shown in this location on historic photographs of the building.

3.7 The remainder of the proposals across the Site included the general renovation and re-landscaping of the undeveloped areas to the north and east.

3.8 The proposals are detailed on the following plans which form the application package and which this assessment considers:

- Proposed Ground Floor Plan – DWG No: 15191 010 C
- Proposed First Floor Plan – DWG No: 15191 011 C
- Proposed Ground Floor Demolition Plan – DWG No: 15191 030 B
- Proposed First Floor Demolition Plan – DWG No: 15191 031 A
- Proposed East and West Elevations – DWG No: 15191 013 A
- Proposed North and South Elevations – DWG No: 15191 014 A

- Proposed Courtyard Elevations – DWG No: 15191 015 B

3.9 Section 7 of this report presents an analysis of the harm or benefits of the proposed development on the architectural and historic interest of the Listed Building and its outbuildings, which are the subject of the application.

4. Methodology

4.1 The aims of this Built Heritage Statement are to assess the heritage significance of the individual elements of the Site, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant.

Site Visit

4.2 A site visit was undertaken by Pegasus Group on 14 September 2017, during which the buildings were assessed

Sources

4.3 The following key sources have been consulted as part of this assessment:

- The National Heritage List for England;
- Archival sources held at the Berkshire Record Office, Reading; and
- Aerial photographs and satellite imagery.

Assessment of significance

4.4 In the NPPF, heritage significance is defined as:

> **"the value of a heritage asset to this and future** generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only fr**om a heritage asset's physical presence, but also from its setting."**

4.5 Historic England's Historic Environment Good Practice advice in *Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*[2] (henceforth referred to as '*GPA 2: Managing Significance*') gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this, *GPA 2: Managing Significance* also advocates considering the four types of heritage value an asset may hold, as identified in Historic England's *Conservation Principles*[3]; aesthetic, communal, historic and evidential. These essentially cover the heritage 'interests' given in the glossary of the NPPF, which comprise archaeological, architectural, artistic and historic interest.

4.6 *Conservation Principles* provides further information on the heritage values it identifies:

- Evidential value: the potential of a place to yield evidence about past human activity. This value is derived from physical remains, such as

[2] Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*

[3] English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

archaeological remains, and genetic lines.

- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative. Illustrative value is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset. But gives a particular resonance through association with a notable family, person, event or movement.

- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of conscious design or fortuitous outcome or a combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time.

- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.

4.7 Significance results from a combination of any, some or all of the values described above.

4.8 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

4.9 As defined in the NPPF:

> **"Significance derives not only from a heritage asset's physical presence, but also from its setting. "**[4]

4.10 Setting is defined as:

> **"The surroundings in which a heritage asset is** experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may contribute to the significance of an asset, may affect the ability to appreciate that significance or may be **neutral."**[5]

4.11 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

4.12 It is also important to note that whilst a physical or visual connection between a heritage asset and its setting will often exist, it is not essential or determinative. This was recently considered in a High Court Judgement[6] where it was concluded

[4] NPPF Annex 2

[5] Ibid

[6] EWHC 1456, Steer v. Secretary of State for Communities and Local Government, Catesby Estates Limited, Amber Valley Borough Council, 2017.

that:

> **"The term setting is not defined in purely visual** terms in the NPPF which refers to the **"surroundings in which a heritage asset is experienced". The work "experienced" has a** broad meaning, which is capable of extending **beyond the purely visual".**

Assessing change through alteration to setting

4.13 How setting might contribute to these values has been assessed within this report with reference to *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*[7] (henceforth referred to as *GPA 3: The Setting of Heritage Assets*), particularly the checklist given on page 9. This advocates the clear articulation of '*what matters and why*'.

4.14 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify the heritage assets affected and their settings. Step 2 is to assess '*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s)*'. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, land use, green space, functional relationships, degree of change over time and integrity. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and associative relationships.

4.15 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is '*maximising enhancement and minimising harm*'. Step 5 is '*making and documenting the decision and monitoring outcomes*'.

4.16 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

4.17 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- Designated heritage assets of the highest significance, as identified in paragraph 132 of the NPPF comprising Grade I and II* Listed buildings; Grade I and II* Registered Parks and Gardens; Scheduled Monuments; Protected Wreck Sites and Registered Battlefields (and also including some Conservation Areas) and heritage assets demonstrably of equivalent significance to Scheduled Monuments, as identified in paragraph 139 of the

[7] Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*

NPPF;

- Designated heritage assets of less than the highest significance, as identified in paragraph 132 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and

- Non-designated heritage assets. Non-designated heritage assets are defined within the Government's Planning Practice Guidance as "*buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets*[8]".

4.18 Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

4.19 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

4.20 In order to relate to key policy, the following levels of harm may potentially be identified:

- Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013[9] that this would be harm that would 'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'; and

- Less than substantial harm. Harm of a lesser level than that defined above.

4.21 It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. A High Court Judgement of 2014 is relevant to this[10]. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.

4.22 Preservation does not mean no change; it specifically means no harm. *GPA 2: Managing Significance* states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged".* Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

4.23 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *GPA 3: The Setting of Heritage Assets*, described above. Again,

[8] DCLG, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20140306, Revision date: 06 03 2014)

[9] EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

[10] EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle

fundamental to the methodology set out in this document is stating '*what matters and why*'. Of particular relevance is the checklist given on page 11 of *GPA 3: The Setting of Heritage Assets*.

4.24 It should be noted that this key document states that:

> **"setting is not a heritage asset, nor a heritage designation"**

4.25 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

4.26 With regards to changes in setting, GPA 3: The Setting of Heritage Assets states that "protection of the setting of heritage assets need not prevent change".

4.27 Additionally, it is also important to note that, as clarified in the Court of Appeal[11], whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Benefits

4.28 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

[11] Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061 (04 November 2016)

5. Planning Policy Framework

5.1 This Section of the Statement sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application site, with a focus on those policies relating to the protection of the historic environment.

Legislation

5.2 Legislation relating to the Built Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings.

5.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

> **"In considering whether to** grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic **interest which it possesses".**

5.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case[12], Sullivan LJ held that:

> **"Parliament in enacting section 66(1) did** intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given **"considerable importance and weight" when** the decision-maker carries out the balancing **exercise."**

5.5 Recent judgement in the Court of Appeal[13] ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134, see below), this is in keeping with the requirements of the 1990 Act.

5.6 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy Guideline

The National Planning Police Framework (March 2012)

5.7 National policy and guidance is set out in the Government's

[12] East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

[13] Jones v Mordue Anor (2015) EWCA Civ 1243

National Planning Policy Framework (NPPF) published in March 2012. This replaced the previous suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars, including those related to heritage, with a single streamlined document. The NPPF needs to be read as a whole, and is intended to promote the concept of delivering sustainable development.

5.8 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

5.9 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

5.10 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'dimensions' to sustainable development: an economic role, a social role, and an environmental role. The presumption is key to delivering these ambitions, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 14 of the NPPF and reads as follows:

> **"At the heart of the National Planning Policy** Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
>
> For plan-making this means that:
>
> - local planning authorities should positively seek opportunities to meet the development needs of their area;
> - Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
> - o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be **restricted."**

5.11 However, it is important to note that footnote 9 of the NPPF applies in relation to the final bullet of paragraph 14. This provides a context for paragraph 14 and reads as follows:

> **"For example, those policies relating to sites** protected under the Birds and habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of **flooding or coastal erosion."** (our emphasis)

5.12 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

5.13 The NPPF also sets out 12 no. core planning principles for delivering sustainable development. For the purposes of this Statement, particular regard should be had to the tenth core principle, which identifies at paragraph 17 of the NPPF that planning should:

> **"conserve heritage assets in a manner** appropriate to their significance, so that they can be enjoyed for their contribution to the **quality of life of this and future generations"**

5.14 Heritage Assets are defined in Annex 2 of the NPPF as:

> **"A building, monument, site, place, area or** landscape meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Local **Planning Authority (including Local Listing)"**

5.15 The NPPF goes on to define a Designated Heritage Asset as:

> **"World Heritage Site, Sched**uled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered

Battlefield or Conservation Area designated under relevant legislation[14]" (our emphasis)

5.16 As set out above, significance is also defined as:

> **"The value of a heritag**e asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance **derives not only from a heritage asset's** physical presence, but also from its setting[15]"

5.17 Section 12 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 129 that:

> **"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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or **minimise conflict between the heritage asset's conservation and any aspect of the proposal"**

5.18 Paragraph 131 goes on to state that:

> **"In determining planning applications, local** planning authorities should take account of:
>
> - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
> - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
> - The desirability of new development making a positive contribution to local **character and distinctiveness"**

5.19 With regard to the impact of proposals on the significance of a heritage asset, paragraph 132 is relevant and reads as follows:

> **"When considering the impa**ct of a proposed development on the significance of a designated heritage asset, great weight should **be given to the asset's conservation. The more** important the asset, the greater the weight should be. Significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites should be wholly **exceptional"**

5.20 In the context of the above, it should be noted that paragraph 133 reads as follows:

> **"Where a proposed development will lead to** substantial harm to or total loss of significance of a designated heritage asset, local planning

[14] NPPF, Annex 2

[15] Ibid.

authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the b**enefit of bringing the site back into use"**

5.21 Paragraph 134 goes on to state:

> **"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"**

5.22 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

5.23 As set out later in this Statement, it can be demonstrated that the proposals would serve to preserve the architectural and historic interest of the Listed Building. Thus, Listed Building Consent and full planning permission should be granted as per the requirements of paragraphs 186 and 187 which state that:

> **"Local planning authorities should approach** decision-taking in a positive way to foster the **delivery of sustainable development...Local** authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and **environmental conditions of the area."**

National Planning Guidance

5.24 The Department for Communities and Local Government (DCLG) launched the planning practice web based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

5.25 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

5.26 The PPG has a discrete section on the subject of 'Conserving and enhancing the historic environment' which confirms that the consideration of 'significance' in decision taking is important and states:

> **"Heritage assets may be** affected by direct physical change or by change in their setting. 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[16]**"**

5.27 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

> **"In general terms, substantial harm is a high** test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. **It is the degree of harm to the asset's** significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting[17].
>
> While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the **potential to cause substantial harm"** (our emphasis)

5.28 With regard to design the PPG states at paragraph 02 that:

> **"Good design should:**
>
> - ensure that development can deliver a wide range of planning objectives
> - enhance the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being
> - address the need for different uses sympathetically[18]**."**

5.29 Paragraph 23 goes on to explain how to consider buildings and

[16] PPG, paragraph 009 (ID: 18a-009/20140306 revision date 06.03.2014)

[17] PPG, paragraph 017 (ID: 18a-017-20140306 revision date 06.03.2014)

[18] PPG, paragraph 02 (ID: 26-002-20140306 revision date 06.03.2014)

the spaces between them and reads as follows:

> **"Plans, policies and decisions can effectively** manage physical form at a variety of scales. This is how planning can help achieve good design and connected objectives. Where appropriate the following should be considered:
>
> - layout – the way in which buildings and spaces relate to each other
> - form – the shape of buildings
> - scale – the size of buildings
> - detailing – the important smaller **elements of buildings and spaces"**[19]

Local Planning Policy

5.30 Planning applications within Reading are currently considered against the policy and guidance set out within the adopted Core Strategy (2008) and additional guidance within the Sites and Detailed Policies DPD which was adopted in 2012.

5.31 The Sites and Detailed Polices DPD does not, however, contain adopted policy guidance in relation to development affecting Listed Buildings or other heritage assets

5.32 Policy CS33 of the Core Strategy sets out the Council's strategic guidance in relation to the historic environment which states:

> **"Historic features and areas of historic** importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced.
>
> This will include: -
>
> - Listed Buildings;
> - Conservation Areas;
> - Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.
>
> Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the **area in which they are located."**

Local Plan Policies with regards to the NPPF and the 1990 Act.

5.33 With regard to Local Plan policies, paragraph 215 of NPPF states that:

> **"due weight should be given to relevant** policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may **be given)"**.

5.34 In this context, where local plan policy was adopted well before

[19] PPG, Paragraph 23 (ID: 26/023/20140306 revision date 06.03.2014)

the NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within Paragraph 134 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF Paragraph 135) then local planning policies would be considered to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

5.35 In this case, although policy CS33 of the Core Strategy is of relevance, they were adopted prior to the inception of the NPPF, and as so the weight which can be attributed to it will be determined by its consistency with the policy guidance set out within the NPPF. Since the above policy does not allow for a balanced judgement to be undertaken by the decision maker, the policy is not considered to reflect the guidance within the NPPF and therefore considered to be out of date. Thus, the weight which can be attached to it in the decision-making process is limited.

5.36 This interpretation of the requirements of the NPPF has been accepted by a number of Appeal Inspectors and also ratified by the Secretary of State in their consideration of the Appeal by Gallagher Estates Ltd at Land South of Gallows Hill/West of Europa Way, Warwick[20] with regards to the Local Plan policies adopted prior to the publication of the NPPF.

[20] PINS ref: APP/T3725/A/14/2229398

6. The Historic Environment

Built Form within the Site

6.1 The following description of the built form within the Site is based upon the numbering set out in Plate 15 below. .

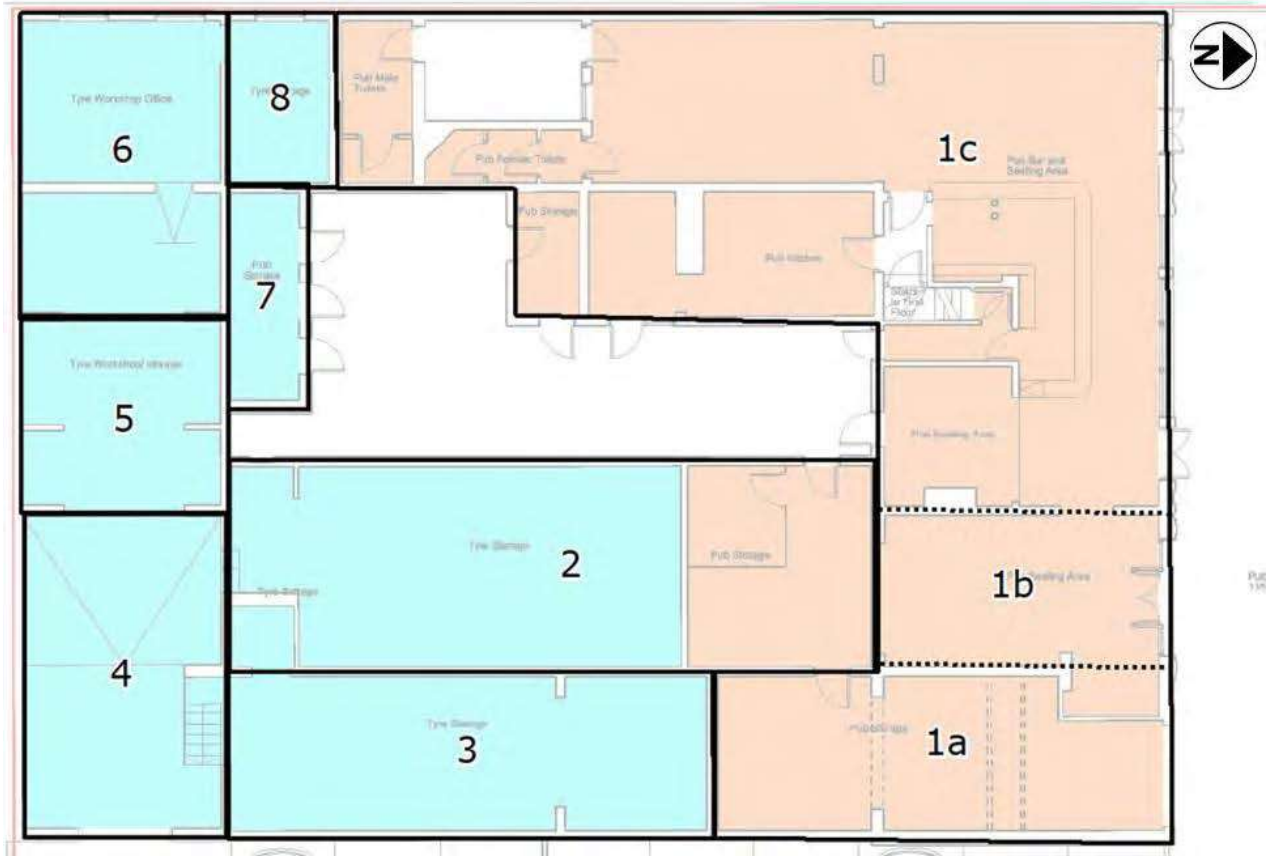

Plate 15: Annotated existing building plan (based upon DWG No: 15191 003 B).

Building 1

6.2 Building 1 is located in the northern part of the Site, facing outwards onto Chatham Street, and comprises the main elements of the public house building. Such areas would have historically comprised: the primary entrance to the rear outbuildings and stores (annotated 1a on the plans); the 'off sales' store (annotated 1b); and former public house and publican's accommodation (annotated 1c).

6.3 The principal, north elevation of the main public house building is of particular interest, and comprises three distinct areas with these all reflecting the historic use of the building, as set out above.

Plate 16: Principal, north, elevation of the main public house building.

Area 1a

6.4 Area 1a occupies the far western bay of the main public house building, alongside part of a single storey range extending to the south. Both areas were historically stores associated with the bottling and 'off sales' operations present on the site during the 19th and early 20th centuries. Both elements are constructed of red brick (now painted white) and have pitched slate roofs.

6.5 The northern element is two storeys in height, and would have historically been a main access and loading point for the stores, as seen on the early 20th century photographs. Although now occupied by a large window unit, the ground floor opening was historically occupied by double wooden doors, providing access to the stores beyond. A further large opening is present at first floor, now block in with by a wooden sign. The location and size of the opening indicates the former utilitarian use of this area.

6.6 The single storey range to the rear is a remnant of the former stores extending southwards into the Site. The west elevation is considered to be of a mid-19th century date, reflecting that seen on the 1870s plans; however, the overall composition of this element is thought to have been created following the 1870s works and later 20th century alterations.

6.7 Associated with the historic use of this area, metal tram lines are visible set within the floor, both internally and external, for use by the dray. With the exception of the tramlines no further features of interest were identified on the ground floor of Area 1a.

Plate 17: North elevation of Area 1a.

Plate 18: East elevation of Area 1a.

Plate 19: View northwest within the ground floor of Area 1a.

Plate 20: View south within the ground floor of Area 1a.

Plate 21: Tram lines seen to the front of Area 1a.

6.8 The first floor is accessible from a hatch in the northern end of Area 1a, with this first floor space comprises a series of derelict rooms now used for storage.. These areas previously had two openings, both of which are now blocked in. No features of particular merit were identified on the first floor of Area 1a during the site visit.

Plate 22: Blocked in opening on the south elevation of the first floor of Area 1a.

Plate 23: Blocked in opening on the north elevation of the first floor of Area 1a.

Area 1b

6.9 Area 1b is defined by the quoined detailing and the ground floor, wooden shop frontage, which includes a recessed central door. Set atop of the frontage on the first floor is a round headed sash window, with marginal glazing.

6.10 This was historically the public area of the 'off sales' storey created in the 1870s. Although the general proportions of the space as shown on the 1870s plan can be considered to retained, there has been some minor alteration at the western end with this now extending into the former stores of Area 1a.

6.11 The southern elevation of 1b features evidence of a former arched opening. This opening reflects that shown on the 1874 plans as providing access into the rear stores (Building 2). No internal fixtures or fittings of interested were noted on the ground floor 1b during the site visit.

6.12 The first floor of Area 1b is accessible from the first floor of Area 1a, with a former opening into Area 1c is now blocked in. This first floor space comprises a series of derelict rooms now used for storage. The front area includes the large arched openings which forms part of the principal elevation of the building, with a further window on the south elevation now partially obscured by cardboard covering. No features of particular merit were identified on the first of Area 1b during the site visit.

Plate 24: Detail of the shop frontage of Area 1b.

Plate 25: View northwest within the first floor of Area 1b.

Plate 26: Blocked in former opening between Areas 1b and 1c on the first floor of Area 1b, and window on the southern elevation.

Plate 27: View south within the ground floor of Area 1b, including arched opening detail.

Area 1c

6.13 Area 1c incorporates the main public areas of the public house, including the principal shop frontage which is located within the eastern most bays of Area 1c.

6.14 The pub frontage is defined by paneled pilasters with acanthus caps, with the same pilasters flanking the entrance to the public house and windows. The western most window would historically have been an additional door to the interior, matched that the to the west and resulting in a symmetrical design, which has now to some degree been lost.

6.15 At first floor, the outer elements of the bays are also marked by

paneled pilasters with acanthus caps. Two sash windows are present, set within elaborate surrounds comprising of segmental pedimented containing high relief carvings of fruit and flowers, supported by acanthus cap pilasters, matching those seen elsewhere on the bay.

6.16 Set between the two window openings is a 6-sided moulded signage panel. The current signage within this panel is traditional in its appearance; however, it is not known if it is that specifically referred to within the Listing Description, as photographs from the early 20th century depict different signage in this location, and elsewhere on the principal elevation.

6.17 The central moulded signage panel in its general form is, however, noted within the Listing Description as being of considerable importance to the pub frontage as a whole.

6.18 The western bay (as seen on the right-hand side of the existing elevation plans) comprises a former dwelling, with this evident in the positioning and style of the historic openings, i.e. a single window at ground and first floor (set atop of one another), and a single doorway. Such openings have, however, been modified, with the former doorway now blocked in the ground floor window opening enlarged to house a set of double doors.

6.19 A review of historic photographs indicates that this style matches that of the terrace housing which historically flanked the public house, and thus is likely to be a remnant of such housing. As discussed in Section 2, however, the 1874 plans demonstrate that by this date the dwelling had been encompassed into the main public house building, although still in a partial residential use.

6.20 The composition of the remainder of the building is relatively simple in its construction and appearance, constructed of red brick (now painted white), with further openings only present on the rear, south, elevation. Such openings are utilitarian in their design and do not replicate the detailing seen on the north elevation.

6.21 The ground floor of the main public house building primarily comprises the main serving area, kitchen facilities and customer WCs.

6.22 When comparing the existing layout to that shown on 1870s plans of the building it is clear that the internal layout has undergone substantial alterations. That said, there is some evidence of internal partitions of a 19th century date (see Appendix 2).

6.23 The bar forms the most prominent internal feature in this area, located roughly to the centre. The bar is, however, considered to be a 20th century insertion and is of no particular interest. A chimney breast and fireplace is recorded to the northeast of the bar counter; however, this is again a modern insertion.

6.24 The main serving area features painted timber flooring throughout, and painted skirting and half height planning in places. Such elements are not considered to be of any particular architectural or historic value.

6.25 To the rear of the bar area is the pub kitchen and a storage room, the latter of which is accessible from the interior courtyard. During the site visit, no features of architectural or historic value were identified in these areas.

6.26 The southern end of 1a is currently occupied by the toilet facilities, elements of which are accessible via an internal yard area. The men's WC is located within a former coal and wood store shown on 1870s plans, with the ladies being created at a later date following the partial infilling of the yard.

6.27 The first floor of Area 1c comprises two rooms providing residential accommodation to serve the public house and additional storage areas. The current layout is partially reflective of that shown on the 1874 plans, as detailed within Appendix 2.

6.28 During the site visit, elements of lath and plaster work were identified to the ceiling of the first floor, with internal partitions as seen on the 1870s plans also displaying evidence of such material. No features or fittings of particular architectural or historic interest was identified during the site visit.

6.29 The current signage, although traditional in its appearance, is a relatively new addition have replaced the former Fuller's branding following a change in ownership in 2014. The current signage is considered to be much more sympathetic to the building and its historic interest than that previous installed.

Plate 28: Detail of principal frontage of Area 1c.

Plate 29: View north within the interior of Area 1c.

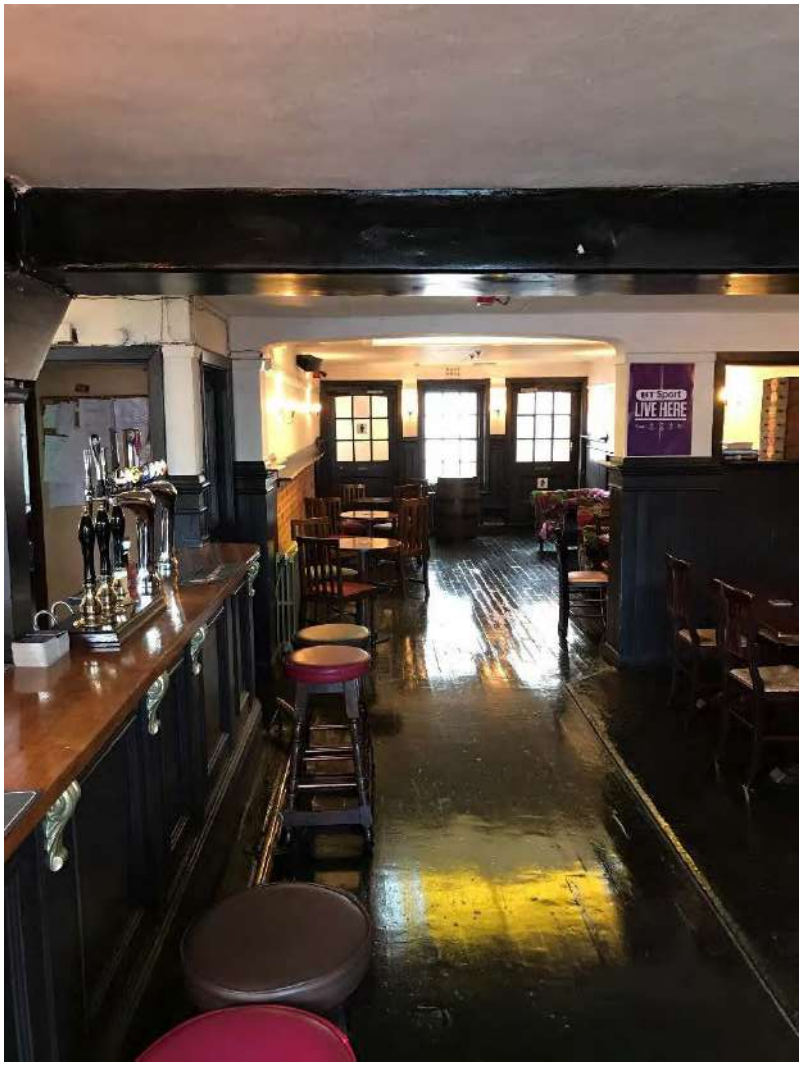

Plate 30: View north within the interior of Area 1c.

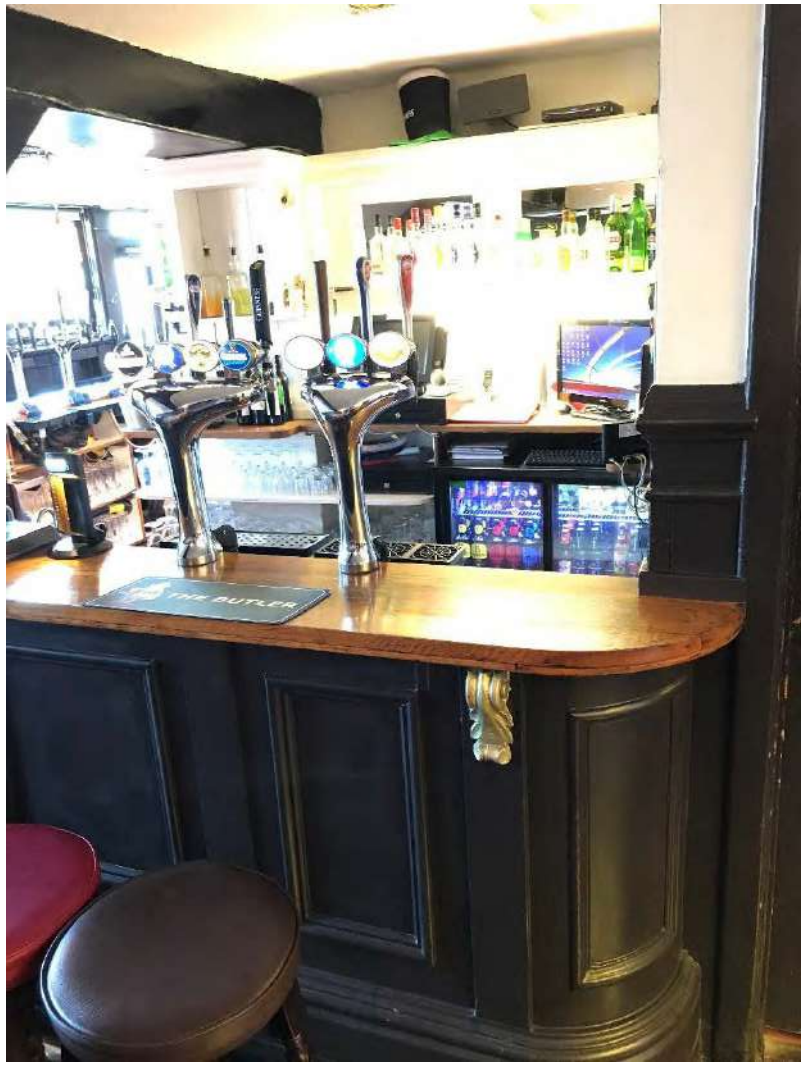

Plate 31: Bar within Area 1c.

Building 2

6.30 Building 2 extends southwards from the south, rear, elevation of Area 1b, and is currently comprised of two storage areas; one serving the public house and one associated with the former motor tyre business.

6.31 The storage area associated with the public house at the northern end of Building 2 is accessed via an opening fronting the internal courtyard, with the southern end accessible through an internal access point in Building 4.

6.32 The single storey building is constructed of simple painted red brick, and incorporates a king post frame roof structure, with the roofing covering being slate tiles. The currently internal division is a 20th century partition.

6.33 The building historically comprised a rear store area accessed from the arched opening in 1b. Analysis of the building would indicate that Building 2 represents the rear range proposed on the 1874 plans, with this largely determined via the detailing of the roof structure matching of the proposed plans.

6.34 Although being of a 19th century date, no features of particular architectural or historic interest were identified either externally or internally.

Plate 32: West elevation of Building 2.

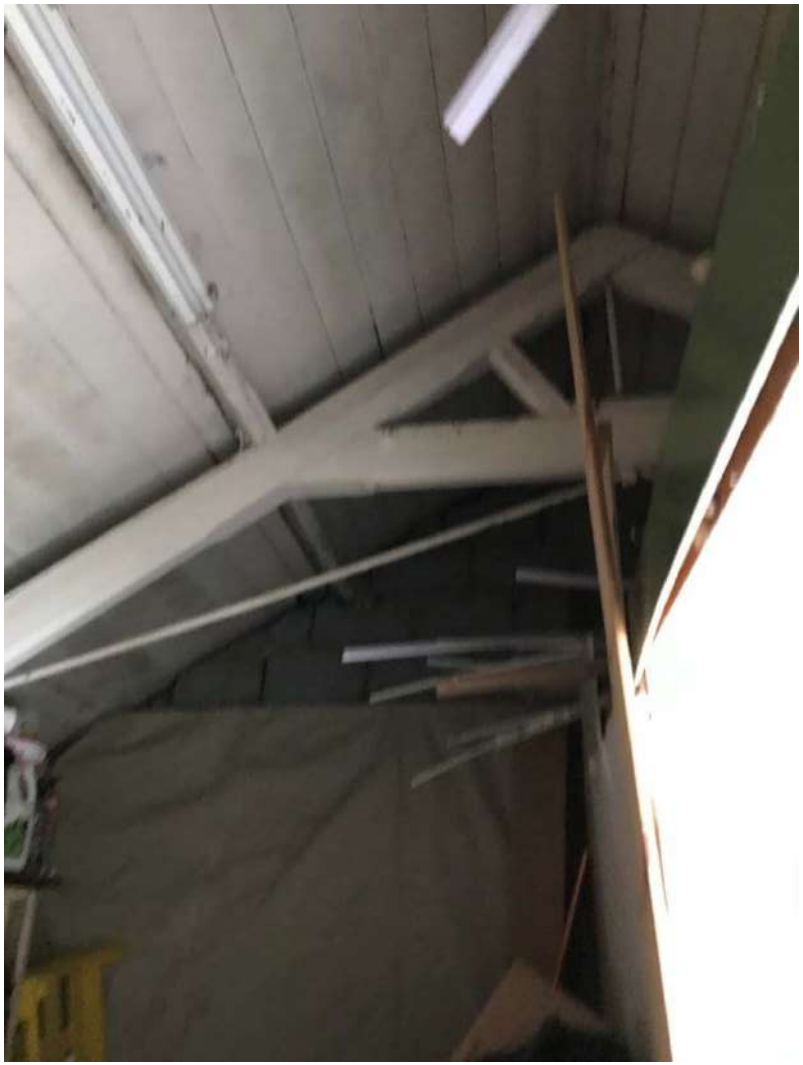

Plate 33: Roof structure within Building 2.

Plate 34: View north within the southern end of Building 2.

Plate 35: View north within the southern end of Building 2.

Building 3

6.35 Building 3 forms the westerly edge of built form within the Site, and whilst it can be divided into two phases, the building as a whole is constructed of red brick, and features limited openings. Building 3 is only accessible from Building 4, via a short flight of steps.

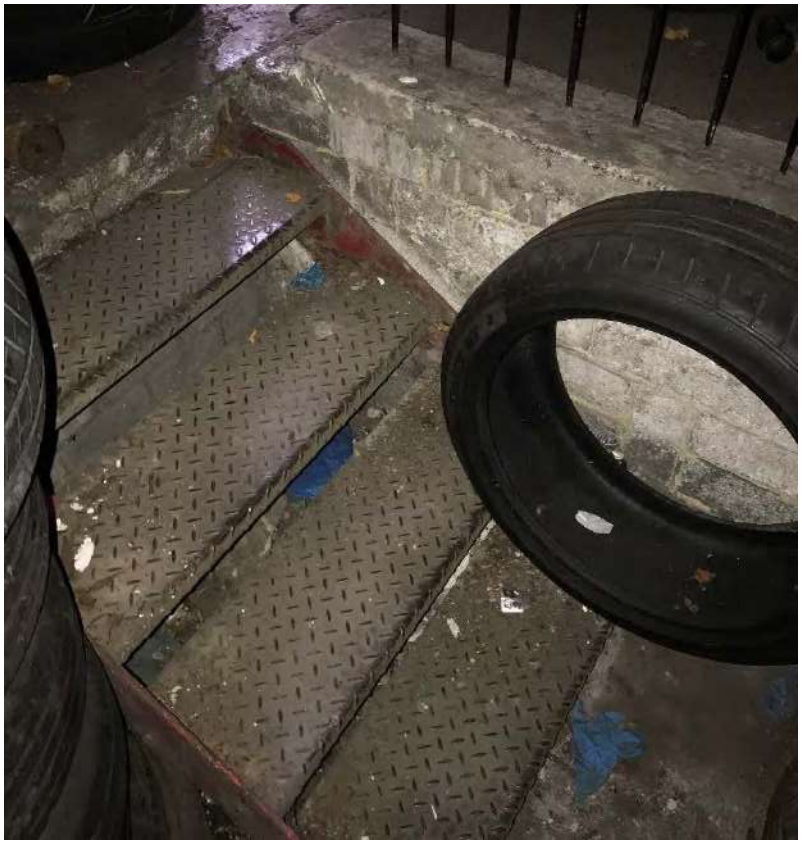

Plate 36: Steps providing access between Buildings 3 and 4.

6.36 The northern end of the building is single storey in height, and features flat concrete asbestos roof. This element of the building is currently used for storage use for storage by the motor tyre company. Elements of the external walls of this part of the building are considered to relate built form shown on 19th century plans (see Appendix 2); however, no features of particular architectural or historic interest were identified during the site visit.

Plate 37: Northern end of Building 3 (blue).

6.37 The southern end of the building is two storey in height, with a pitch slate roof. The overall composition of this building is similar to that of Building 2 (including king post truss roof structure). The building is considered to be 19th century in date, with the

overall composition likely to post date the construction of Building 2 in the 1870s. Historically the building would have been used as stores, with the first floor openings being indicative of loading doors. The ceiling at the southern end of Building 2 is partially collapsed.

6.38 Although the southern section of the building is considered to retain 19th century fabric, no features of particular architectural or historic interest were identified during the site visit.

Plate 38: Southern end of Building 3 (blue).

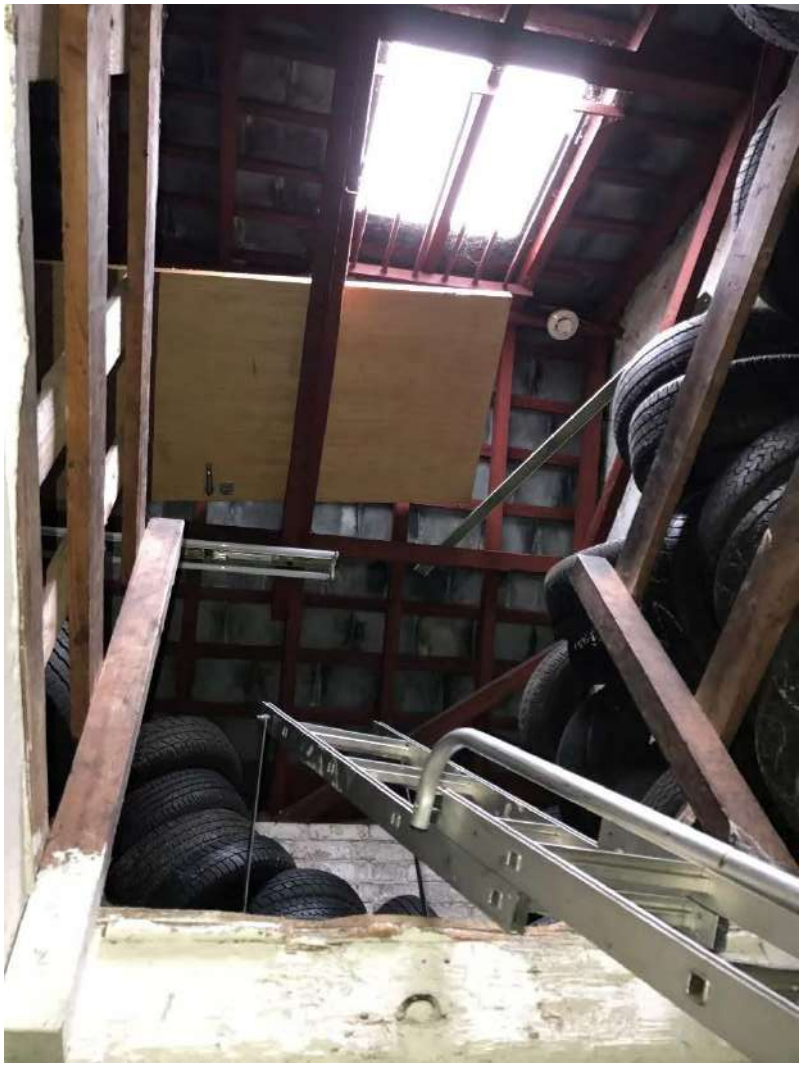

Plate 39: View into the first floor / roof space of Building 3.

Plate 40: Collapsed floor in the southern end of Building 3.

Building 4

6.39 Building 4 is located in the south west corner of Site, and comprises a single storey, red brick building with a pitched slate roof. The building is similar in style to Buildings 2 and 3 (including king post truss roof structure).

6.40 The majority of Building 4 is considered to relate to a store area shown on the 1870s plans; however, the building now incorporates a later 19th century extension to the east (albeit in a matching style), and 20th century opening on the east elevation. Building 4 is accessible via the opening on the east elevation, and provides internal access to Buildings 2, 3 and 5.

6.41 Although Building 4 is considered to retain 19th century fabric, no features of particular architectural or historic interest were identified during the site visit.

Plate 41: East end of Building 4 (blue).

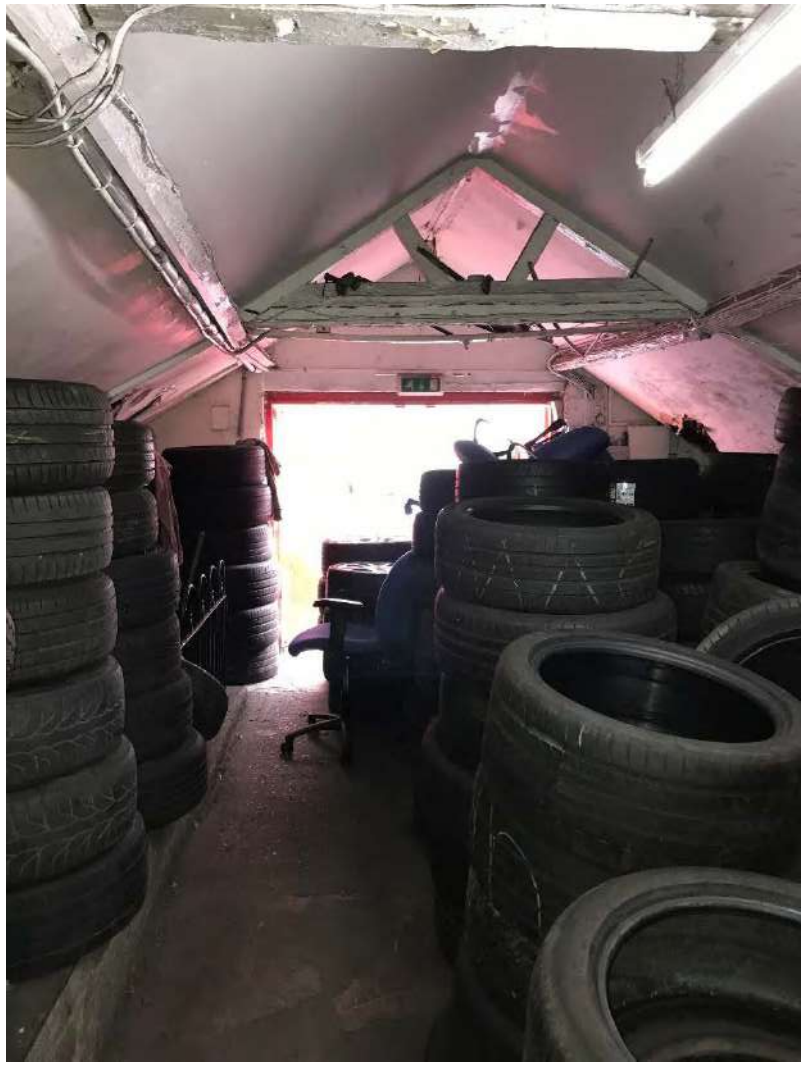

Plate 42: View east within Building 4.

Plate 43: View west through Buildings 4, 5 and 6.

Building 5

6.42 Building 5 comprises a two storey, red brick buildings with a pitched slate tile roof, positioned in the southern part of the Site. The form of Building 5 would appear to match that seen on the plans for the Site dating to 1874. Building 5 is only accessible through Building 4, and provides internal access to Building 6.

6.43 Although Building 5 is considered to retain 19th fabric, no features of particular architectural or historic interest were identified during the site visit.

Plate 44: Comparison between the north gable of Building 5 as shown on 1874 plan (left) and today (right).

Building 6

6.44 Building 6 is located in the south-east corner of Site, and comprises a single storey, red brick building with an asbestos tile roof. Building 6 is accessed from Building 5, and provides access to Building 8.

6.45 Although the building is located on a similar footprint to stores recorded on the 1870s mapping, the overall composition of the building is largely of a late 20th century date. The southern and western elevations are, however, considered to be of a 19th century, although the openings on the western elevation are a later introduction.

6.46 No features of architectural or historic interest were identified during the site visit.

Plate 45: Interior of Building 6 facing west.

Building 7

6.47 Building 7 is a single storey, red brick storage area considered to have been constructed in the mid-late 20th century based upon its fabric. No features of architectural or historic interest

were recorded in association with Building 7 were identified during the site visit.

Plate 46: North elevation of Building 7.

Building 8

6.48 The footprint of Building 8, accessible from Building 7, would appear to correlate with a footprint of store shown on the 1870s plans, and all elevation are considered to retained fabric of a 19th century date. Such fabric is, however, simple red brick and not considered to be of any particular architectural or historic interest.

Plate 47: Interior of Building 8 facing northwest.

Statements of Significance

6.49 It is widely accepted (paragraph 138 of the NPPF) that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of any asset which may potentially be affected by development proposals in order to understand the scope for and acceptability of change. Significance can be derived from many elements, including the historic fabric of a building, the layout of space or land use associated with a building or an area.

6.50 The following will consider the individual heritage significance of the buildings within the site, as described above, as well as their overall group value.

Building 1

6.51 The Grade II Listing highlights that the main public house building is a heritage asset of the less than the highest significance as defined by the NPPF. The heritage significance of the Listed Building is principally embodied in the evidential and historic value of its physical fabric. The detailing of the principal elevation is also considered to of be aesthetic value.

6.52 The overall composition of the principal elevation is, however, considered to represent the most significant feature of the Listed Building.

6.53 Internally, the building has undergone substantial alteration. No features of particular architectural or historic interest were identified during the site visit and the layout is modern, retaining little to 19th century composition and use of the building.

6.54 It is clear that there is scope for the conversion and renovation works, as some elements of building currently detract from the overall historic or architectural significance of the asset, or are of limited interest. Such elements include:

- Unsympathetic alterations to the openings on the principal elevation;
- Lack of internal features of architectural or historic interest; and
- The lack of original layout.

6.55 Whilst evidence of historic fabric was noted within some parts of the main public house buildings, i.e. the lath and plaster work at first floor. Such fabric is considered to be of limited interest, and no fixtures of fittings of particular merit were identified.

6.56 The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The position of the asset within its defined boundary plot
- The experience of the asset in conjunction with the outbuildings to rear; and

- The experience and appreciation of the principal elevation from Chatham Street.

6.57 With regard to the experience of the asset in conjunction with the rear outbuildings, this provides a context to history of the use of the Site. This is, however, to some degree eroded by the poor condition of the outbuildings.

6.58 That said, the outbuildings do not detract from the overall experience of the principal elevation from Chatham Street.

Building 2

6.59 As a result of its date and association with the main public house building, Building 2 is considered to be a Curtilage Listed.

6.60 Whilst the building retains elements of 19th century fabric, the building as a whole is considered to be of limited architectural or historic interest, and no features of particular note have been identified. Thus, the building is considered to be of low heritage value in its own right.

6.61 The building does, however, form part of the setting of the Listed Building which contributes to its overall heritage significance.

Building 3

6.62 As a result of its date and association with the main public house building, Building 3 is considered to be a Curtilage Listed.

6.63 Whilst the buildings retain elements of 19th century fabric, the building as a whole is considered to be of limited architectural or historic interest, and no features of particular note have been identified. Thus, the building is considered to be of low heritage value in its own right, with this primarily attributed to the southern elements of the building.

6.64 The building does, however, form part of the setting of the Listed Building which contributes to its overall heritage significance.

Building 4

6.65 As a result of its date and association with the main public house building, Building 4 is considered to be a Curtilage Listed.

6.66 Whilst the building retains elements of 19th century fabric, the building as a whole is considered to be of limited architectural or historic interest, and no features of particular note have been identified. Thus, the building is considered to be of low heritage value in its own right.

6.67 The building does, however, form part of the setting of the Listed Building which contributes to its overall heritage significance.

Building 5

6.68 As a result of its date and association with the main public house building, Building 5 is considered to be a Curtilage Listed.

6.69 Whilst the building retains elements of 19th century fabric, the building as a whole is considered to be of limited architectural or historic interest, and no features of particular note have been identified. Thus, the building is considered to be of low heritage value in its own right.

6.70 The building does, however, form part of the setting of the Listed

Building which contributes to its overall heritage significance.

Building 6

6.71 As a result of its date and association with the main public house building, Building 6 is considered to be a Curtilage Listed.

6.72 Whilst the buildings retain elements of 19th century fabric, the building as a whole is considered to be of limited architectural or historic interest, and no features of particular note have been identified. Thus, the building is considered to be of low heritage value in its own right.

6.73 The building does, however, form part of the setting of the Listed Building which contributes to its overall heritage significance.

Building 7

6.74 As a result of its date and association with Orton Grange, Building 7 is considered to be a Curtilage Listed, however as a result of lack its architectural and historic interest, it is not considered to commensurate with a heritage asset in its own right.

Building 8

6.75 As a result of its date and association with the main public house building, Building 8 is considered to be a Curtilage Listed.

6.76 Whilst the building retains elements of 19th century fabric, the building as a whole is considered to be of limited architectural or historic interest, and no features of particular note have been identified. Thus, the building is considered to be of low heritage value in its own right.

6.77 The building does, however, form part of the setting of the Listed Building which contributes to its overall heritage significance.

Heritage Assets within the Environs of the Site

6.78 The Site is not located within a Conservation Area, nor within the immediate locality of one.

6.79 The nearest designated heritages within the surrounds of the Site are: the Grade II Listed Mannson House, located *c.*70m to the south and the Grade II Listed Nos. 122 and 124 Chatham Street, located *c.*90m to the northwest.

6.80 During the site visit it was ascertained that there was no intervisibility between the Site and the Mannson House, nor was the Site considered to form part of the setting of the asset which contributes to its overall heritage significance, with this primarily concentrated on its relationship with Oxford Road to the south.

6.81 With regard to No. 122 and 124 Chatham Road, these comprise a pair of early 19th century, three storey dwellings located on the northern side of Chatham Street. The asset was added to the National List on the 14 December 1978 with the following description:

> Early C19. 3 storey pair, taller than Nos 126-146 (even). Altered. Stucco cornice and blocking course: Plat band. 2nd floor cill band. 2 bays each, glazing bar sashes. Small windows in between (modern insertions). Segmental headed recesses for doorways, blank tympana, reeded surrounds. Slate roof

6.82 A full copy of the Listing Description is included at Appendix 4.

APPENDIX 4: LISTING DESCRIPTION – NO. 122-124 CHATHAM ROAD

6.83 The heritage significance of these assets is primarily derived from the architectural and historic interest of their physical fabric. The setting of the assets also contributes to their significance, although the significance derived from the setting is less than that from its historic fabric. Initial consideration of the assets has identified the that the position of the assets on the northern side of Chatham Street and their inclusion as part of an isolated area of 19th century built form in this area forms the most important aspects of their physical surrounds and experience ('setting') which contributes to their heritage significance.

6.84 Within this context, the Site is considered to make a minor contribution, being a part of the surviving 19th century townscape.

6.85 The changes proposed are not, however, considered to be of a scale that would alter the contribution that the building makes to the street scene, and indeed will improve the overall appearance of the principal frontage.

6.86 As such, it is not considered that the proposals would result in a change that would impact upon the overall architectural and historic interest of No. 122 and 124 Chatham Road via a change in setting, and thus further detailed assessment has not been undertaken.

7. Assessment of Harm or Benefits

7.1 This Section addresses the heritage planning issues that warrant consideration in the determination of the applications for Listed Building Consent and full planning permission, in line with the proposals set out in Section 6 of this report, principally the Grade II Listed Building within the bounds of the Site.

7.2 The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.

7.3 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings. In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets such as Listed Buildings, and therefore this needs to be the primary consideration when determining the proposed application. It is also important to consider where the proposals cause harm. If they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to the Listed Building, in the context of paragraphs 133 and 134 of the NPPF.

7.4 The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. Whilst the proposals see the renovation of the property, including some alterations to historic fabric, the PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed. In addition, it has been clarified in both a High Court Judgement of 2013[21] that substantial harm would be harm that would "*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*".

7.5 Given that the proposals are concentrated on works to a Listed Building, the proposals have the potential to impact upon the overall heritage significance of the asset. This Section will discuss the various elements of the proposals in turn, and assess how they impact upon the asset via potential changes to elements of architectural or historic interest.

[21] EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

Building 1 – The Main Public House Building

Interior

7.6 Works to the interior of the main public house building are primarily associated with the reconfiguration of the internal layout to facilitate the new hotel; however, as a whole, such works are considered to be minor.

Area 1a

7.7 The proposed reconfiguration is most intrusive at within Area 1a, where the space is to be divided in two spaces. The line of the new partition wall is in line with the back wall of the remainder of Building 1, and the presence of existing wall nibs would indicate that a dividing wall in this location was previously present. This change in layout is thus not considered to impact upon the overall architectural and historic interest of the building, nor will it result in a loss of historic fabric.

7.8 The northern part of Area 1a is to be divided internally to create a new bedroom space (accessed from the exterior), a disabled toilet and a stairwell to house a new staircase to the first floor. Access to the disabled W.C and stairwell will require the partial removal of the existing west elevation of the bay, and its replacement with new partition walls to create the new layout. Although such works will result in a minor loss of historic fabric, they will not impact upon the overall intelligibility of the bay divisions of the building this location (most notably it will not impact upon the external intelligibility of the bay divisions), and thus are considered to have a negligible impact upon the overall architectural and historic interest of the building.

7.9 The southern part of area 1a is also to be converted for use a bedroom, again accessed from the exterior. The works associated with this are considered to be minimal and are not considered to impact upon the overall architectural or historic interest of the building.

7.10 At first floor Area 1a is to be subdivided by stud partition walls to create new customer W.Cs, accessed via a new staircase. The change in layout is considered to be minor, and will not impact upon any features of particular interest. It is acknowledged that the installation of the staircase may be result in a loss of historic fabric (i.e. lath and plaster work); however, this loss is again considered to be minor and results in a negligible impact upon the overall heritage significance of the building.

Area 1b

7.11 Within area 1b, a small section of the walling on the east elevation is to be removed. Part of this section will then be infilled with by a new partition wall to create the new disabled W.C., with remainder left open to provide access to the aforementioned new stairs to the first floor. Such works are not considered to result in a loss of historic fabric, nor a change in layout that will impact upon the overall architectural or historic interest of the building.

7.12 Although the demolition plans shown the former arched opening on the south elevation of Area 1b as being 'removed', this is in fact related to the removal of the current modern fabric which

blocks the opening and its replacement with a more substantial partition wall. This will not result in a loss of historic fabric, and the overall appearance of the formed arched openings will remain, much as it is currently. As such, the proposals are not considered to cause harm to this feature of interest.

7.13 At first floor, the existing opening between Areas 1b and 1c is to be filled in, Area 1b sub divided by new partition walls to create new customer W.Cs and a manager's office, accessed via two new openings on the elevation, i.e. from Area 1a. This change in layout is considered to be minor, and will not impact upon any features of particular interest. It is acknowledged that the two new openings may result in a loss of historic fabric, but such loss is considered to be minor and results in a negligible impact upon the overall heritage significance of the building.

Area 1c

7.14 Within Area 1c works are primarily concentrated on the southwest corner, currently occupied by the customer W.C.s. This area is to be converted into a hotel bedroom, and thus the existing openings (two doors and a window) on the south elevation are to be filled in to create a solid partition wall. Such works will result in a loss of historic fabric, and are considered to have a minor impact upon the overall architectural and historic interest of the building, by way of the removal of features of interest and a change in layout.

7.15 As part of such works the existing toilet facilities are to be removed. These are not, however, considered to be of any particular interest. The works also result in the removal of the existing courtyard space between the interior of the public house and the men's toilet. This space has been present since the 19th century; however, the extent of the courtyard has been substantially eroded, and thus is now considered to be of limited interest. The further erosion of the courtyard is considered to have a negligible impact on the overall architectural and historic interest of the Listed Building.

7.16 The remainder of the ground floor of Area 1c will not be altered.

7.17 At first floor, works are limited to the aforementioned filing in of the existing opening between Areas 1b and 1c. Such works are limited, and will not result in a loss of historic fabric; thus, no impacts to the overall architectural and historic interest of the building as a whole will occur.

Exterior

7.18 It is proposed to replace the existing window unit on the ground floor of Area 1a with a replica wooden 'door' unit, similar to that shown in this location on historic photographs of the building. This change is considered to have a positive impact upon the overall composition and appearance of the principal elevation of the building. It is more reflective of the historic aesthetic and design of this part of the building, and provides a greater intelligibility as to the 'hierarchy' of the individual elements and their historic uses. Thus, the replacement of window unit is considered to enhance the architectural and historic interest of the building.

7.19 In association with the new hotel rooms on the ground floor of area 1c, it is proposed to create two new door openings and two window openings. Although it is acknowledged that this will result in the introduction of openings to a historically blank elevation, and include a minor loss of historic fabric, such works are not considered to impact upon the overall architectural and historic interest of the building. Principally they will not alter the appearance or appreciation of the important principal frontage, nor will they impact upon the overall intelligibility of the building.

Summary Conclusions

7.20 In summary, whilst the proposals will result in the reconfiguration of internal elements of the main public house building and minor alterations to the exterior elevations, including a minor loss of historic fabric, this is considered to have a negligible impact upon the overall architectural and historic interest of the building.

7.21 In addition, on balance, it is considered that the negligible harm to the significance of the building which will result from the limited loss of fabric and minor changes to the internal layout, will be more than outweighed by the benefits of securing the ongoing active use of the building and giving it a flexible future which balances historic interest with modern commercial requirements.

7.22 Further benefits arising from the proposals include the enhancement of the appearance of the principal façade by replacing the existing window unit on the ground floor of Area 1a with a replica wooden 'door' unit also need to be considered

Rear Outbuildings – Buildings 2-8

7.23 With regard to the conversion of the rear outbuildings, potential impacts are twofold: the physical impact of the proposal on the overall heritage significance of the outbuilding, and potential impacts upon the main public house building via a change in setting.

7.24 With regard to the extent of demolition, this is clearly demonstrated on DWG No: 15191 030 B, and can summarised as:

- Demolition of internal partitions within Buildings 2, 5 and 8;
- Demolition of north, east and south elevations of Building 8;
- Demolition of the first floor element of Building 6; and
- Removal of the mezzanine level within Building 4.

7.25 Such works can be summarised as a consolidation of the existing building stock, reworking the individual partition walls between the various outbuildings to create a new and viable use.

7.26 Following the demolition of the above elements, new partition walls are to be installed in order to create the desired layout for the provision of 11 hotel bedrooms.

7.27 As set out in Section 6, whilst the outbuildings are Curtilage Listed, they are considered to be of low heritage value in their own right. The exception to this is Building 7 which is not considered to commensurate with a heritage asset in its own right.

7.28 The proposed development will result in the loss of elements of 19th century fabric. Such fabric, as a whole, is however considered to be of limited heritage significance. The works will not remove any features of particular architectural or historic interest.

7.29 Although the extent of demolition would appear on plan to be extensive, the overall intelligibility of the complex of ancillary outbuildings remains. Most importantly, the outline of the overall built form will remain as established in the 19th century.

7.30 The change in layout, the majority of which is of a 20th century date, will not impact upon the overall intelligibility of the outbuilding complex, and represents the sensitive re-dividing of the consolidated built form to accommodate its new function.

7.31 To serve the new hotel rooms, new openings are proposed on the west elevation of Building 2 and the east elevations of Buildings 3 and 4.

7.32 Although such work will result in a minor loss of fabric, such fabric is considered of limited heritage value, and the new openings will not have a detrimental impact upon the overall form of the buildings, nor a distinct change in character. With regard to the latter, the openings have been designed to reflect the ancillary character of the buildings.

7.33 The overall design of the proposed conversion responds to the current context of the Site both in terms of the existing built form of the outbuildings and the main public house building. The buildings are simply in their form and architectural detailing, and retain a sense of a series of outbuildings located to the rear of the main public house building, serving an associated purpose.

7.34 The proposals respond to the existing height of the outbuilding, and only include a single area of accommodation at first floor. In line with the above, the overall footprint also responds to that of the existing outbuildings.

7.35 Chosen materials include red brick (elements of which will incorporate white render), timber doors and slate roofs. Again, this responds to both the exiting fabric of the outbuildings, and their ancillary character.

7.36 The proposed conversion works are considered to represent an informed and sensitive scheme which carefully responds to the existing context of the Site, including the Listed Building. The proposals retain the overall composition of the built form of the outbuildings complex, and notably retain the ancillary character of the southern part of the Site.

7.37 Whilst proposals see a change to the outbuildings complex, including a loss of 19th century fabric, such a change is considered to have a minor impact upon the overall composition of this area. Within this context, the low heritage value of the individual buildings in their own right, and their current

dilapidated state should be noted.

7.38 With regard to the Listed Building, by nature of sensitive design of the scheme, the proposals respond to important elements of the surrounds of the Listed Buildings which contribute to its overall architectural and historic interest. The proposals will also result in an enhancement of the general appearance of the outbuildings complex when seen in conjunction with the Listed Building, which is considered to be have a beneficial impact.

7.39 On balance, it is considered that the minor harm to the outbuildings which will result from the limited loss of fabric and change in layout, will be more than outweighed by the benefits of bringing these semi-redundant buildings back in to beneficial use and giving them, and the main public house, a flexible future which balances historic interest with modern commercial requirements.

7.40 Further benefits arising from the proposals such as the enhancement general appearance of the outbuildings complex when seen in conjunction with the Listed Building also need to be considered.

The Wider Site

7.41 With regard to the remainder of the Site, the proposals see the general renovation and re-landscaping of the areas to the north and west of the main public house building. Such works include sensitive planting, and an improvement of the formalisation of the outdoor seating area and car parking.

7.42 Such works are considered to be an improvement on the existing appearance, and thus the overall experience and appreciation of the Listed Building.

8. Conclusions

8.1 The land covered by the Site boundary relates to the demise of the public house, comprising the main public house building, the rear outbuildings, an area of outdoor seating to the north and car parking facilities to the east.

8.2 The majority of the footprint of the Site is currently occupied by built form, with this divided into two distinct areas: the main public house building, currently trading as 'The Butler'; and former garage workshops and storage areas to the rear (south). Such built form encloses a central courtyard area.

8.3 The main public house building dates to the 1830s and is Grade II Listed. The Grade II Listing highlights that the main public house building is a heritage asset of the less than the highest significance as defined by the NPPF. The heritage significance of the Listed Building is principally embodied in the evidential and historic value of its physical fabric. The detailing of the principal elevation is also considered to of be aesthetic value.

8.4 The overall composition of the principal elevation is, however, considered to represent the most significant feature of the Listed Building.

8.5 Internally, the building has undergone substantial alteration. No features of particular architectural or historic interest were identified during the site visit and the layout is modern, retaining little to 19th century composition and use of the building.

8.6 It is clear that there is scope for the conversion and renovation works, as some elements of building currently detract from the overall historic or architectural significance of the asset, or are of limited interest.

8.7 Whilst theoutbuildings are Curtilage Listed, they are considered to be of low heritage value in their own right. The exception to this is Building 7 which is not considered to commensurate with a heritage asset in its own rights.

8.8 The proposed conversion works are considered to represent an informed and sensitive scheme which carefully responds to the existing context of the Site, including the Listed Building. The proposals retain the overall composition of the built form of the outbuildings complex, and notably retain the ancillary character of the southern part of the Site.

8.9 Whilst the proposals will result in the reconfiguration of internal elements of the main public house building and minor alterations to the exterior elevations, including a minor loss of historic fabric, this is considered to have a negligible impact upon the overall architectural and historic interest of the building.

8.10 With regard to the outbuildings, although the proposals see a change to the outbuildings complex, including a loss of 19th century fabric, such a change is considered to have a minor impact upon the overall composition of this area. Within this

context, the low heritage value of the individual buildings in their own right should be noted.

8.11 On balance, it is considered that the negligible harm to the Listed Building and minor harm to the outbuilding complex which will result from the limited loss of fabric and change in layout, will be more than outweighed by the benefits of bringing these semi-redundant buildings back in to beneficial use and giving them, and the main public house, a flexible future which balances historic interest with modern commercial requirements.

8.12 Further benefits arising from the proposals such as the enhancement general appearance of the outbuildings complex when seen in conjunction with the Listed Building, the enhancement of the appearance of the principal façade by replacing the existing window unit on the ground floor of Area 1a with a replica wooden 'door' unit, and the overall improvement of the appearance of the Site as a whole also needs to be considered.

8.13 Overall, it is considered that the application proposals represent an appropriate and acceptable form of development, which responds to both the Listed Building and the wider character of the Site. Therefore, notwithstanding the considerable importance and weight attributed to the presumption in favour of the preservation of the Listed Building, the proposal should be supported.

Appendix 1: Listing Description **– Butler's Wine** Vaults

Historic England

BUTLER'S WINE VAULTS

List Entry Summary

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

Name: BUTLER'S WINE VAULTS

List entry Number: 1113435

Location

BUTLER'S WINE VAULTS, 85-91, CHATHAM STREET

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

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 38837

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

CHATHAM STREET 1. 5128 Nos 85 to 91 (odd) (Butler's Wine Vaults) SU 7073 12/429 II 2. Established as a public house in 1830 and the present 2 storey 'pub front' may just date from then. 2 storeys, brick with slate roof. 5 bays, 4 rendered. 3 central bays articulated as 'pub front' with quoined bay to left and parapet with 2 pedimented panels. Left hand bay has on 1st floor a round headed sash window with marginal glazing, eared architrave and panel over. On the ground floor a good shop front of the period with heavy side piers and side brackets, central entrance and arcaded windows. The main 2 bays on 1st floor have 2 outer acanthus capped pilasters and 2 late glazing bar sash windows with segmental pediments, containing high relief fruit and flower carving, supported on acanthus cap pilasters. With the 'pub front', of

considerable importance is the 6 sided central moulded panel with the traditional Old Reading Abbey sign (restored). Ground floor front below this has the usual 2 entrances, 6 panelled pilasters with acanthus caps, and 2 central windows. Dray entrance to left, 1 window dwelling and bar extension to right.

Listing NGR: SU7089073488

Selected Sources

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

National Grid Reference: SU 70890 73488

Map

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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 - 1113435 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/375276/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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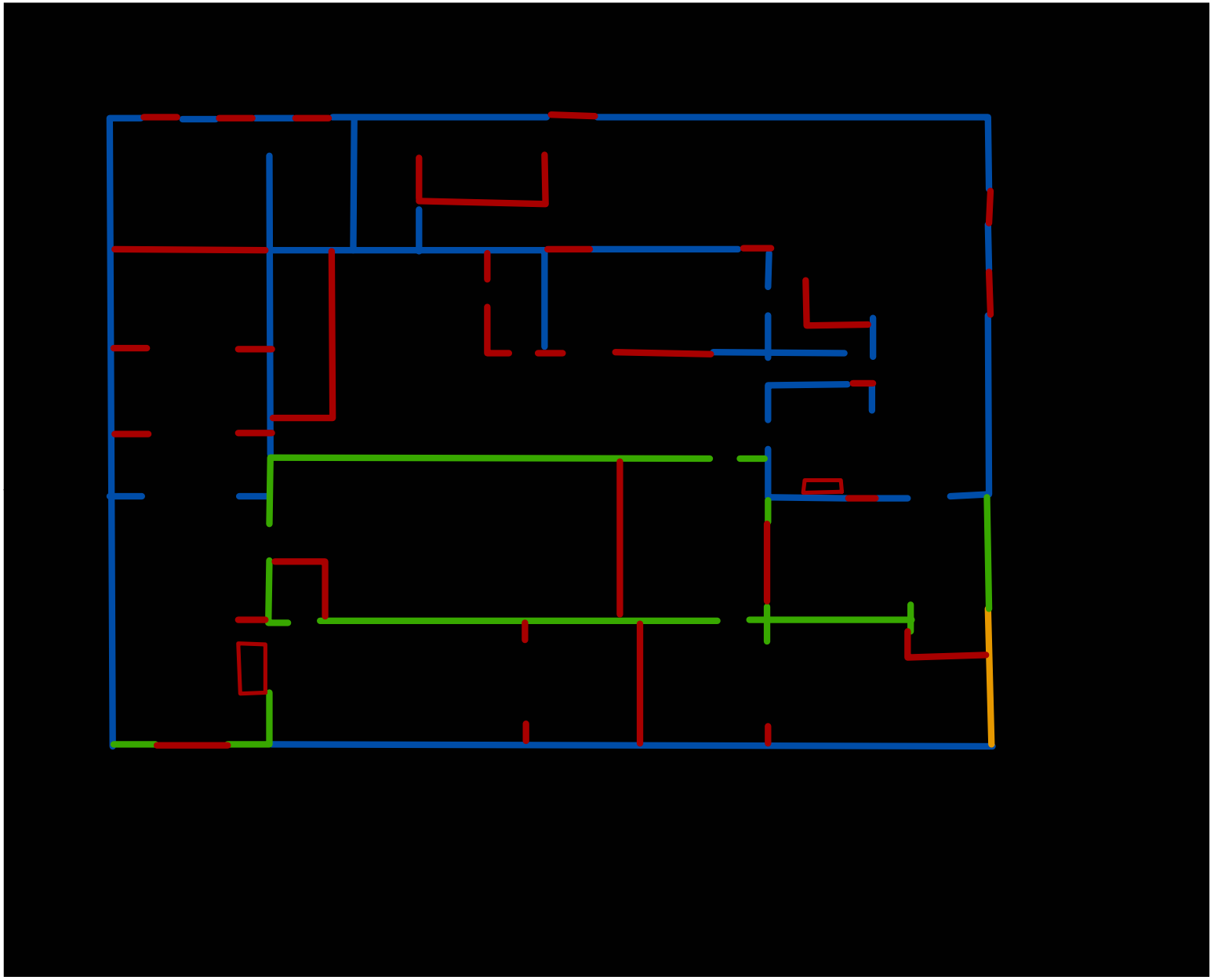
End of official listing

Appendix 2: Phasing Plan



Layout shown on 1874 plans

Alterations as per 1874 proposed plans

Unknown late 19th Century alterations

Unknown 20th Century alterations

Revisions:
First Issue- 16/10/2017 HA

Phase Plan

The Butler
Chatham Street
Reading

Client: Oxford Architects

Drawn by: HA

Approved by: HA

Date: 16/10/2017

Not to Scale

[redacted]

[redacted]

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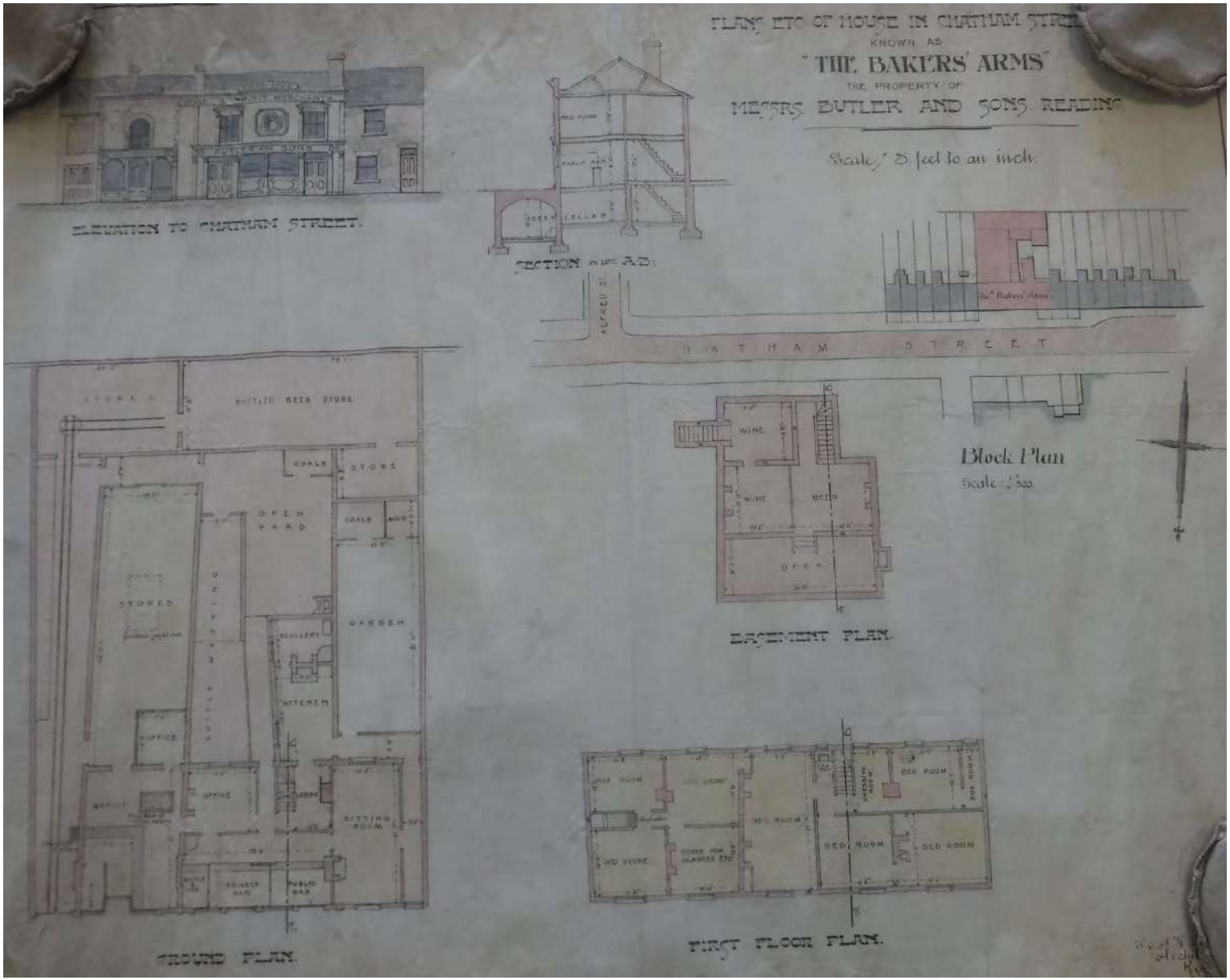
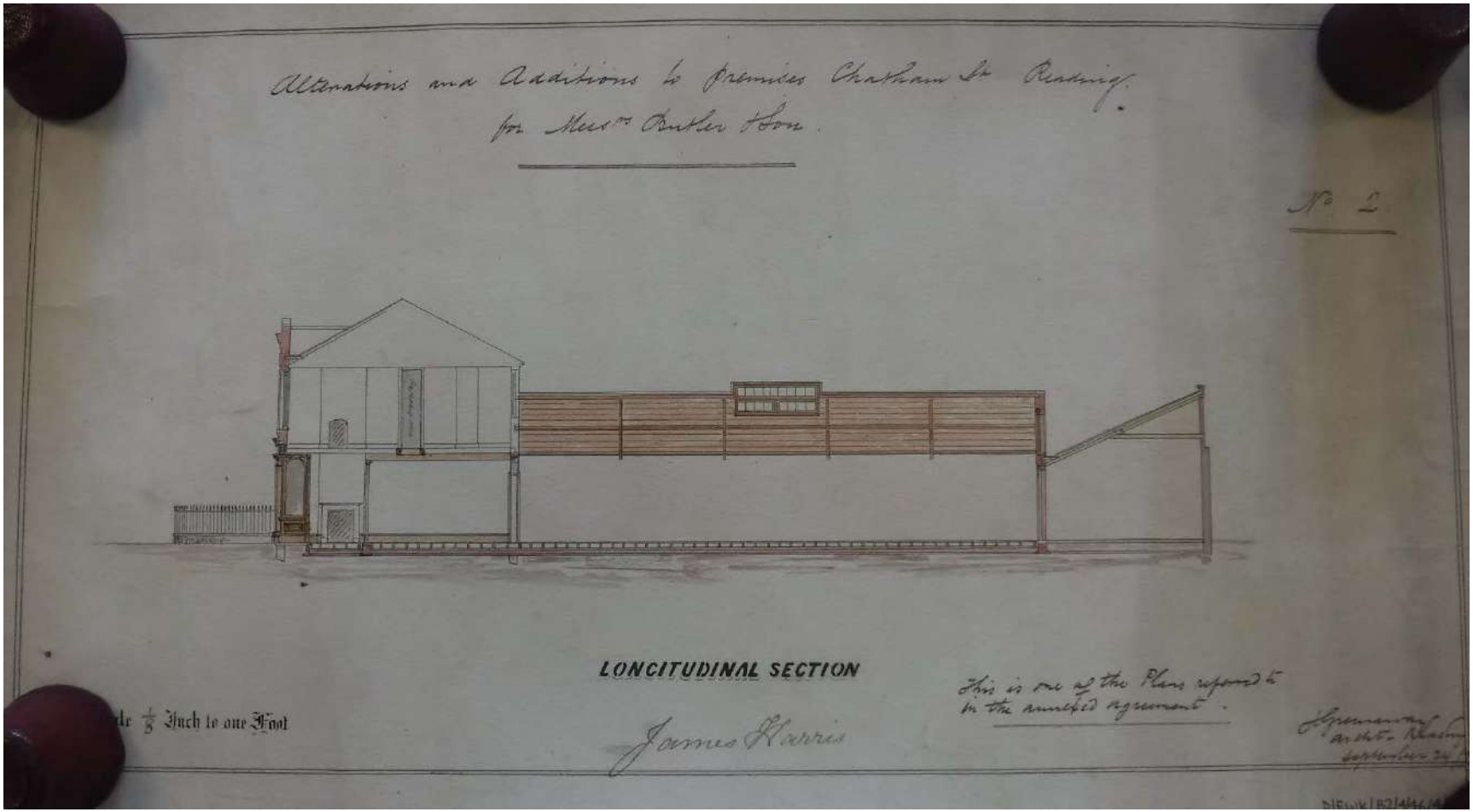
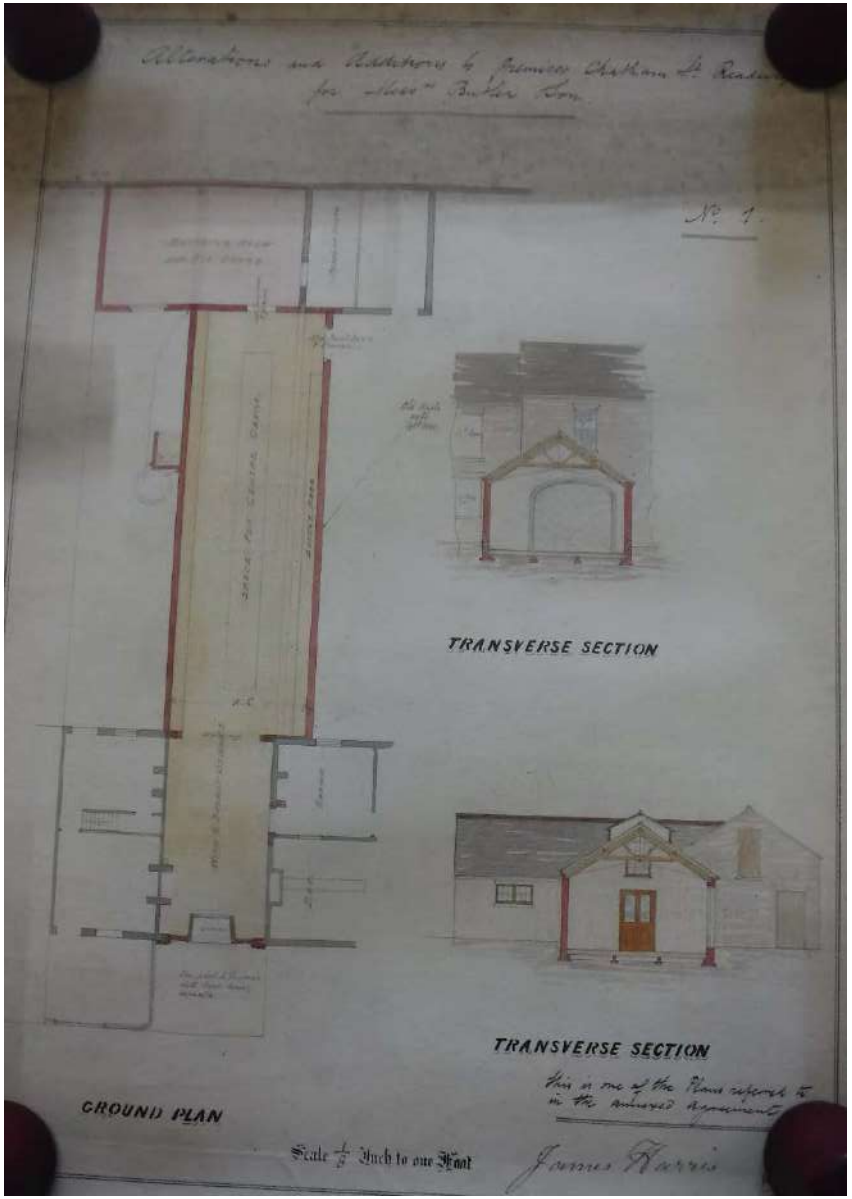
Appendix 3: 1874 Plans


PLANS ETC OF HOUSE IN CHATHAM STREET
KNOWN AS
"THE BAKERS' ARMS"
THE PROPERTY OF
MESSRS. BUTLER AND SONS READING
Scale 1/8 feet to an inch.
ELEVATION TO CHATHAM STREET.
SECTION ON LINE AB.
CHATHAM STREET
Block Plan
Scale 1/500
BUTLER BEER STORE
COALS
STORE
OPEN YARD
STORES
GARDEN
KITCHEN
OFFICE
SITTING ROOM
PUBLIC BAR
GROUND PLAN.
WINE
BEER
BASEMENT PLAN.
BED ROOM
FIRST FLOOR PLAN.


Alterations and Additions to Premises Chatham St Reading
for Messrs Butler & Son.
No 2
LONGITUDINAL SECTION
James Harris
This is one of the Plans referred to in the annexed agreement.
Inch to one Foot

Alterations & Additions to premises Chatham St. Reading
for Messrs Butler & Son
No 3
BUTLER & SON.
WINE SPIRIT & BOTTLED ALE STORES
FRONT ELEVATION
Scale 1/4 Inch to one Foot
James Harris
This is one of the Plans referred to in the annexed Agreement
D/EWK/B2/4/46/4/3


No. 1.
TRANSVERSE SECTION
TRANSVERSE SECTION
GROUND PLAN
Scale 1/8 Inch to one Foot
James Harris

Appendix 4: Listing Description – No. 122-124 Chatham Road

Historic England

122 AND 124, CHATHAM STREET

List Entry Summary

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

Name: 122 AND 124, CHATHAM STREET

List entry Number: 1154847

Location

122 AND 124, CHATHAM STREET

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

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 38838

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

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

CHATHAM STREET 1. 5128 (North Side) Nos 122 and 124 SU 7073 12/82 II GV 2. Early C19. 3 storey pair, taller than Nos 126-146 (even). Altered. Stucco cornice and blocking course: Plat band. 2nd floor cill band. 2 bays each, glazing bar sashes. Small windows in between (modern insertions). Segmental headed recesses for doorways, blank tympana, reeded surrounds. Slate roof.

Listing NGR: SU7078573524

Selected Sources

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

National Grid Reference: SU 70785 73524

Map

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