



Listed Building Consent

Town Hall, Blagrove Street, Reading, RG1 1QH

Proposed Internal Alterations & Improvements

Planning Statement, Design & Access Statement incorporating a Historical Analysis



1. Introduction

This Statement is submitted in support of an application on behalf of Reading Borough Council for Listed Building Consent to carry out internal alterations and improvements to the Town Hall, Reading. The property is owned by Reading Borough Council and is currently being used as a multi-function civic building including a museum, art gallery, concert hall, conference & wedding venue, café and office accommodation.

This Design and Access Statement has been prepared by Corporate Property Services in accordance with the guidance published by the Commission for Architecture and Built Environment (CABE).

2. Site Description

The application site (area 2,627m²) is located in the Abbey Ward on Blagrove Street, within the town centre of Reading. It is approximately 6km to the north Junction 11 of

the M4 and 0.5km south of the River Thames. To the east of the site is Forbury Gardens, a public park that is on the site of the outer court of Reading Abbey, which was largely destroyed in 1538 during Henry VIII's Dissolution of the Monasteries. Beyond Forbury Gardens are the ruins of Reading Abbey, which are currently undergoing restoration. Within approximately 250m of the site, to the north east, is Reading railway station, which is a major transport hub and the ninth-busiest station in the UK outside of London. The main retail and commercial areas of Reading are located to the south and west of the site, including The Oracle, a large indoor shopping and leisure mall on the banks of the River Kennet.

3. Planning History

The Town Hall is a listed building with the Clock Tower designed by Alfred Waterhouse. Waterhouse is considered to be one of the most important architects of the 19th Century and he designed hundreds of buildings across the UK including the Natural History Museum and Manchester Town Hall.

The Clock Tower, including the adjacent facades and the Council Chamber behind it, is listed Grade II*, whilst the other later parts of the building, designed by less well known Architects, are listed Grade II. The listings are included in Appendix A.

This proposal to carry out internal alterations to the Town Hall has been subject to an initial pre-application planning consultation with the Local Planning Authority, including the Conservation Officer in April 2017 (Ref: 17/00119/PREAPP). Existing and Proposed Drawings were submitted and two site visits and a meeting were conducted with the Conservation Officer and the assigned Planning Officer. The purpose of the meeting was to identify and confirm planning policy requirements and establish the relevant supporting information that would be required to accompany application for Listed Building Consent.

A search of the Reading Borough Council online planning application pages discloses several records of planning permission being granted for the site and they are as follows:

- Application Number 160444 (dated 08/03/2016): Addition of solar PV array to High Level South Facing Roof.
- Application Number 010573 (dated 27/03/2002): Installation of 2no. vertical sliding sash timber windows, to be in keeping with existing windows, to the Earley Charities Room, including soldier courses above heads to match.
- Application Number 060159 (dated 19/10/2006): Exterior signage - 2no. Non-illuminated banners and vinyl lettering to doors.
- Application Number 060198 (dated 19/10/2006): Exterior signage - 2no. Non-illuminated banners and vinyl lettering to doors.
- Application Number 060052 (dated 09/02/2007): Exterior signage - 2no. Non-illuminated banners and vinyl lettering to doors.
- Application Number 061330 (dated 09/02/2007): Exterior signage - 2no. Non-illuminated banners and vinyl lettering to doors.
- Application Number 910804 (dated 10/06/1992): External sign (un-illuminated) in 250mm high gold Times Roman Type face to read Gift Shop to west (Blagrove St) elevation.
- Application Number 900527 (dated 14/11/1990): Internal refurbishment and alteration to provide enlarged museum facility with disabled access in materials to match existing.

There are no details of applications prior to 1988 on the system.

4. Assessment

4.1. Physical

The Town Hall is located in the Town Centre. The building is one of Reading's historic landmark buildings and is situated close to the site of Reading Abbey and Forbury Gardens to the east and it is adjoined to the north by the Hospitium of St. John and to the South by St. Laurence's Church.

The current Town Hall was built in several phases between 1786 and 1897. The earlier Georgian building is now hidden behind the later Victorian additions that present to Blagrove Street and Valpy Street. The Victorian building's architectural styling was established with the building of the extension designed by Alfred Waterhouse in 1875. The building is in the French Gothic Style with red and grey brickwork facade with terracotta ornamentation. This has been carried forward in the additions that followed.

Waterhouse's design included a Clock Tower over the entrance which provides a focal point at the end of Friar Street and there is a second tower designed to provide a landmark feature from the Market Place. Within the urban context the towers signify the importance of this municipal building.

The Waterhouse building is modest in its scale, comprising of two storeys (with attic space) whilst the Clock Tower is five storeys.

The town's municipal administration used the building until the Council decided to construct new civic offices. In 1976 the Council moved out to the newly built Reading Civic Centre. The library remained up until 1985, when it moved to the new central library on the King's Road.

Following these moves there were plans to demolish the Town Hall and replace it with a new cultural centre but these were subsequently dropped in favour of a major restoration and refurbishment to the building.

This work commenced in 1986 and was completed in 2000. The Town Hall now houses the Museum & Art Gallery of Reading, the Concert hall, the Waterhouse Chamber, the Victoria Hall, several conference rooms, a public cafe and the 3B's Cafe and Bar. The building also includes office accommodation for the Council's Arts and Theatre Service and the Berkshire Coroner.

4.2. History of Town Hall

16th - 18th Century

The first recorded Town Hall used by Reading Council was known as the Yield Hall and this building was situated by the River Kennet, near Yield Hall Lane. By the middle of the 16th century this building proved to be too small and following the dissolution of the monasteries by Henry VIII earlier in the century, the Council would acquire the town's next town halls from this act.

In 1543 it was decided to use Greyfriars' Church as the town hall but its utilization did not prove successful and twenty years later the council moved to a new town hall which they created by building an upper floor in the lofty refectory of the former abbey hospitium. The ground floor of this building had already been occupied by Reading School since 1485.

The upper floor of the refectory building was the home of the town's administration for about 200 years but eventually the structure became unsound and between 1785-1786, the building was dismantled and replaced on the same site by the first of several phases of building that were to make up today's Town Hall.

The main building of the hospitium, which can be seen immediately behind the Concert

Hall of the current Town Hall, survived this demolition, and after various other uses, has now been incorporated into an office development, and is now occupied by a children's nursery.

18th - 19th Century

The new town hall which replaced the 16th century refectory building was a Georgian design by Charles Poulton, who was an Alderman of Reading and a cabinet maker by trade. The building is now mostly hidden behind later extensions and it is known as the Small Town Hall or the Victoria Hall, to distinguish it from the much later concert hall.

In the painting illustrated below the Town Hall is on the left with large arched windows. These can still be seen in the Victoria Hall today. The wall in the foreground would have enclosed the garden to the Old Vicarage.



The Town Hall by Alderman Charles Poulton and St. Laurence's Church (1870).

In 1864, the 1780s building was redecorated in an Italianate style by W H Woodman, the Borough Surveyor. At the same time an organ, built by Father Willis and presented by the Reading Philharmonic Society, was installed in the hall.

During the 19th Century the Town grew rapidly establishing itself as a manufacturing and trading centre. Reading was best known for the production of beer at Symonds Brewery, bulbs at Sutton Seeds proving grounds and biscuits manufactured by Huntley and Palmer. These were locally known as the 3B's hence the current café and bar bears this name. The Kennet and Avon canal was completed in 1810 providing improved trading routes to the West Country and the Bristol Channel. Transportation improved again in the 1840's with the arrival of the railways. Reading is on the Great Western main line between London and Bristol. Other railway companies provided connections to the south and south west, so Reading became an important railway junction. During this period Reading also became the county town of Berkshire. The aldermen decided that the town's growing wealth and status should be reflected in improvements to the Town Hall.

In 1871 Alfred Waterhouse was commissioned to prepare proposals to extend the Town Hall. His scheme drawings are held in the RIBA Drawing Collection at the Victoria &

Albert Museum.

Waterhouse's original block plans show the context of the original Georgian Town Hall. To the west of the Town Hall had been the Old Vicarage, which by 1871 had already been demolished. To the north was the Grammar School in the former hospitium building with playing fields in the Forbury. At this point Valpy Street did not exist and was only a proposal as part of Waterhouse's scheme. The road to the west of the Town Hall was originally called Vastern Street and was just a narrow lane. Waterhouse's plans were used in an agreement between Mr Blagrove and the council to re-align the road for the building of the new extension and ensure that the Town Hall achieved the required prominence.

Waterhouse prepared two preliminary designs for the new extension. The first scheme dated 1871 was rectangular in plan with a corner tower and entrance below from Blagrove Street. The extension replaced the western façade of the Georgian Town Hall building that is retained behind. The original galleried entrance was re-ordered. The basement plans indicate that the open plan area below the old town hall was to become a public library. Access to this would be gained via a corridor from the new town hall entrance as well as there being a separate entrance from Friar Street.

The second preliminary scheme dated 1872 is also rectangular in plan with the corner tower retained but entrance now being from Friar Street. The basement plan still shows that the space below the old town hall was to be used as a library.

The contract drawings for the building that was constructed are also included in the drawings collection. These are dated November 1872. The building has the broad curve to the front and central tower that we see today and was designed in a Gothic style. The basement plan does not show the proposed use of the area below the old town hall with the openings to it being blocked up. The new extension at this level comprises cellular offices for the municipal officials. The secondary tower on the south elevation has been used as a device to buttress the curved roof and resolve the junction with the retained old town hall. At this time there was no entrance to the building at this point.

Waterhouse's design provided a more spacious and ornate council chamber, offices for the growing number of officials needed for new local government services and a suitably dignified entrance under the clock tower which was to become one of Reading's most distinctive architectural landmarks. The red and grey bricks facade together with the terracotta ornamentation, for which Waterhouse is particularly well known, was made at the local Colliers' Works. The new Town Hall was completed in 1875 and officially opened the following year.

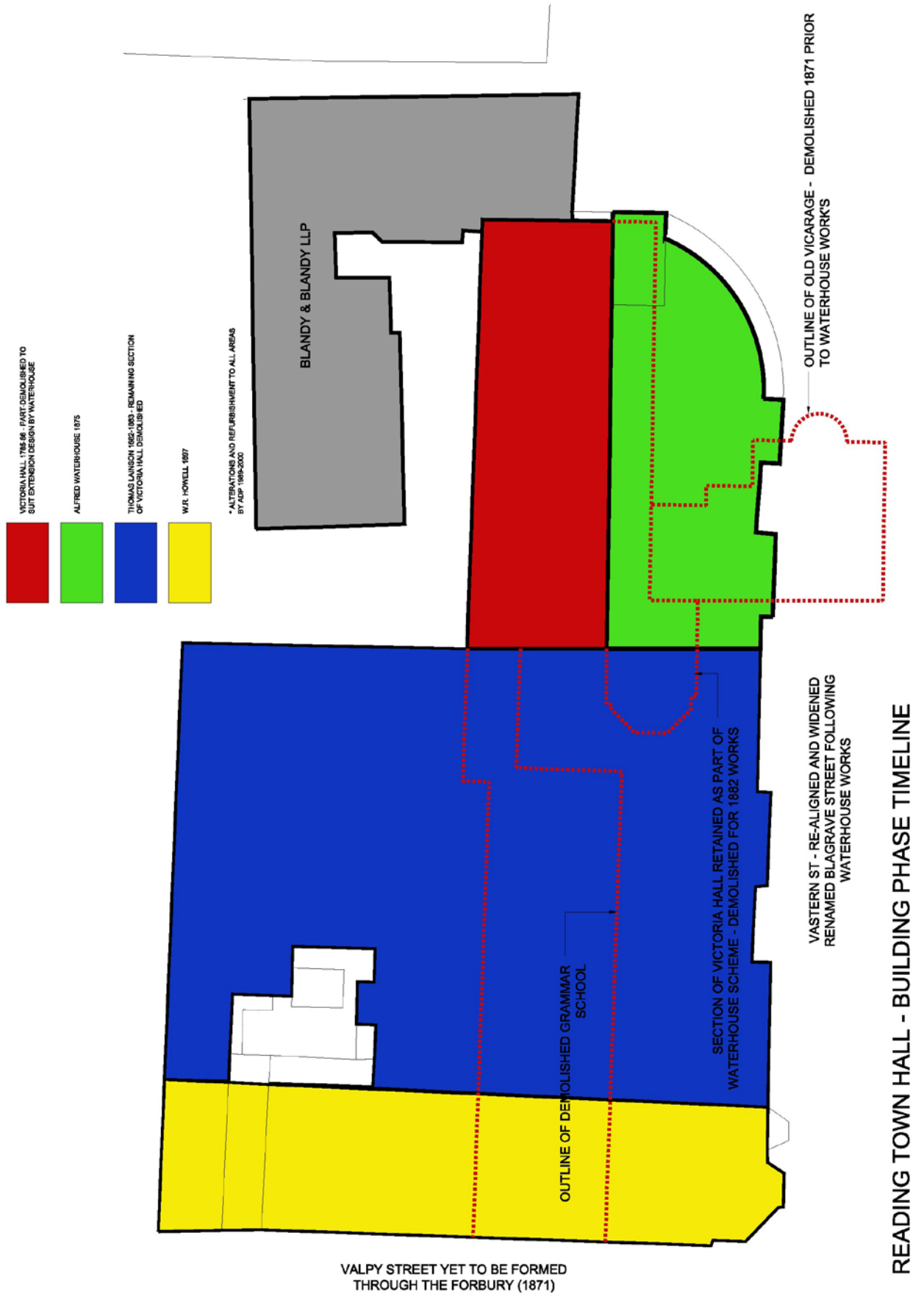
Following completion of this extension Waterhouse was subsequently commissioned to design a further extension which included a new concert hall, museum and library. These designs were thought too expensive and instead the council decided to hold a design competition.

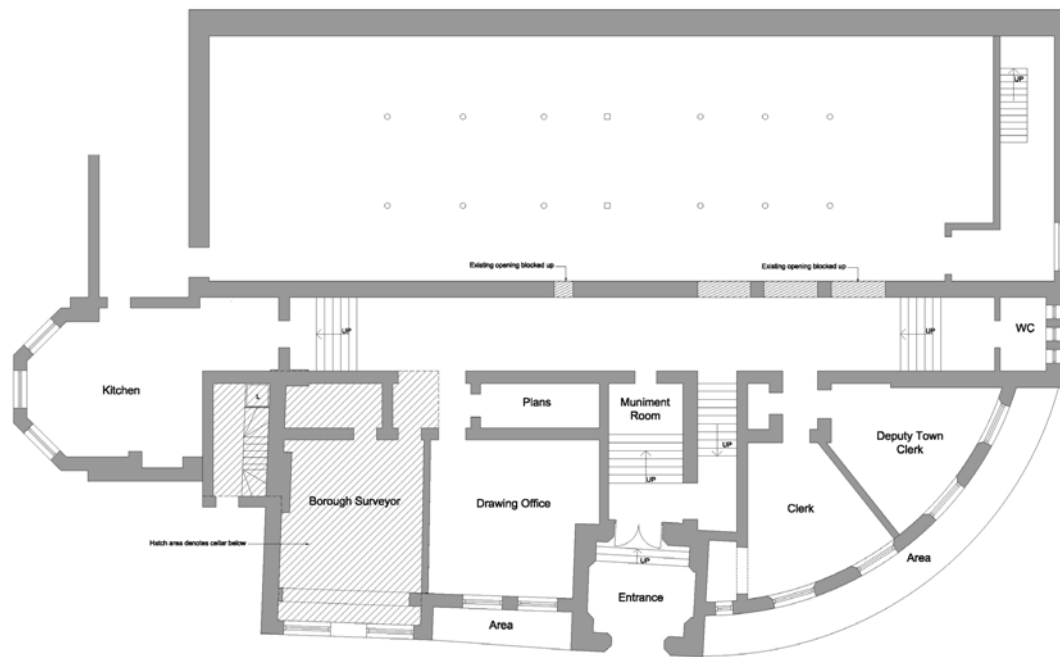
This was won by Thomas Lainson, whose design continued and complimented Waterhouse's Gothic styling. The new 1500 people concert hall opened in 1882 which superseded the modest 18th century assembly hall and provided the town a space that could accommodate orchestral concerts, civic banquets and many other grand occasions. A popular addition to it was the Willis organ which had been presented to be part of the previous town hall by the Reading Philharmonic Society in 1864. The museum and library additions opened in 1883.

A third and final section was designed by W.R. Howell and contained an extension to the Library and an Art Gallery which was added at the Valpy Street end and opened in 1897.

These later additions were designed to harmonize with the Gothic style of the Waterhouse building but lacked some of the decorative embellishment.

The diagram below shows the Building Phase Timeline for the Town Hall site.

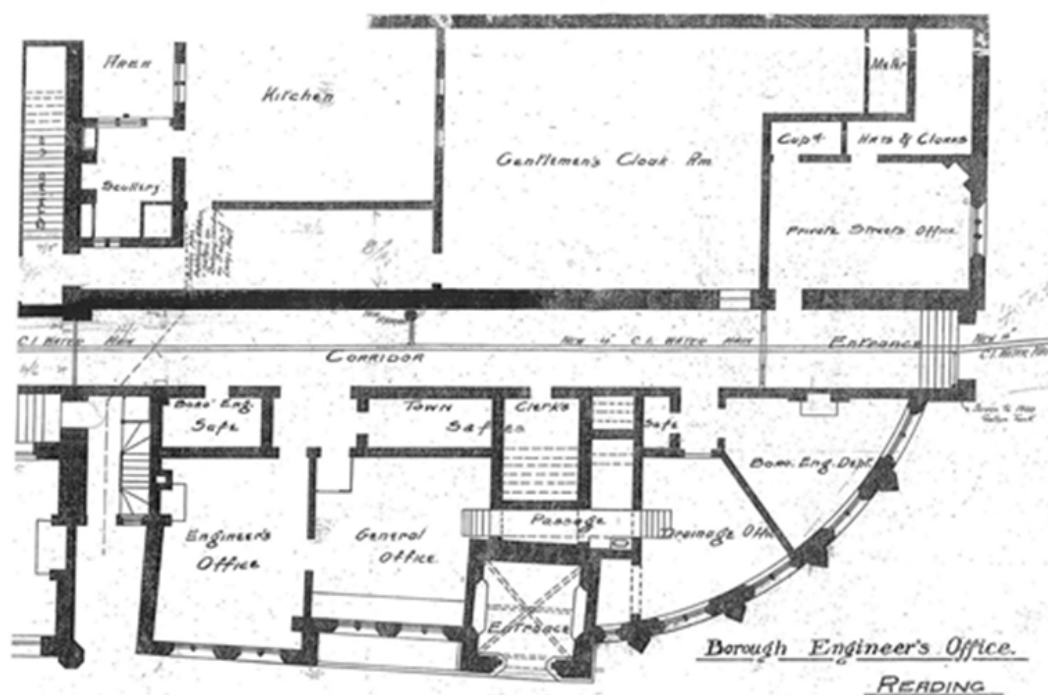




READING TOWN HALL - WATERHOUSE BASEMENT PLAN 1872

20th Century

The plan below, which dates from 1906, shows part of the Basement (now referred to as the Ground Floor) that is currently occupied by the Kitchen, Soane Room and the 3B's Bar and Cafe. For comparison, the plan above shows the same area but it dates from 1872 (the original Waterhouse Scheme).



The main corridor has been altered presumably as part of the Lainson's extension and an entrance has been formed below the south tower. The layout of the Waterhouse section of the building remains largely unaltered. The spaces below the Victoria Hall are a mixture of cellular spaces. Note the limited number of connections between these spaces and the front section of the building.

It is clear that the original floor plan of this area was more cellular than the current layout and that access to this area has changed considerably.



The view from Friar Street at the turn of the 20th Century

World War II

Following the outbreak of War in Europe and the fall of France in 1940 Britain was on alert from the threat of invasion. Although during the war Reading was considered a 'safe town' The Local Defence Volunteers (later called the Home Guard) were stationed at specific sites in the town including the town hall which, it was believed, would be one of the enemy's main targets in the event of an attack.

Many children were evacuated from London to Reading early in the war; nevertheless the town did experience air raids and minor incidents between 1940 and 1943.

The worst air raid over Reading during the war occurred on the 10th February 1943 involved a solitary German bomber. It flew low and there was very little warning of the attack. It proceeded with a short, terrifying run across the town, dropping a stick of bombs and machine-gunning people in the streets of North Reading and Caversham.

The four bombs dropped in a line extending from Minster Street to Friar Street. The back of Wellsteed's (now part of the Oracle shopping centre) store was completely wrecked, and so was the northern half of the covered Market Arcade. St. Laurence's Church lost nearly all of its stained glass windows and the pinnacles on its tower were rendered unsafe and later had to be removed. The front of Blandy & Blandy's offices was blown away and the Town Clerk's offices in the Town Hall were badly damaged.

Fortunately it was a Wednesday afternoon and the shops were closed, but a restaurant called the People's Pantry at the Friar Street end of the arcade was crowded and here

is where most of casualties occurred. 41 people had been killed, 49 seriously injured and 104 slightly injured.



Damage from the bombing run in February 1943

Post War

The facade of the Town Hall was repaired and restored following the bomb damage to provide a functional building again. The photograph below shows the southern end of the building after the repairs were carried out.



The view from Friar Street (circa 1950)

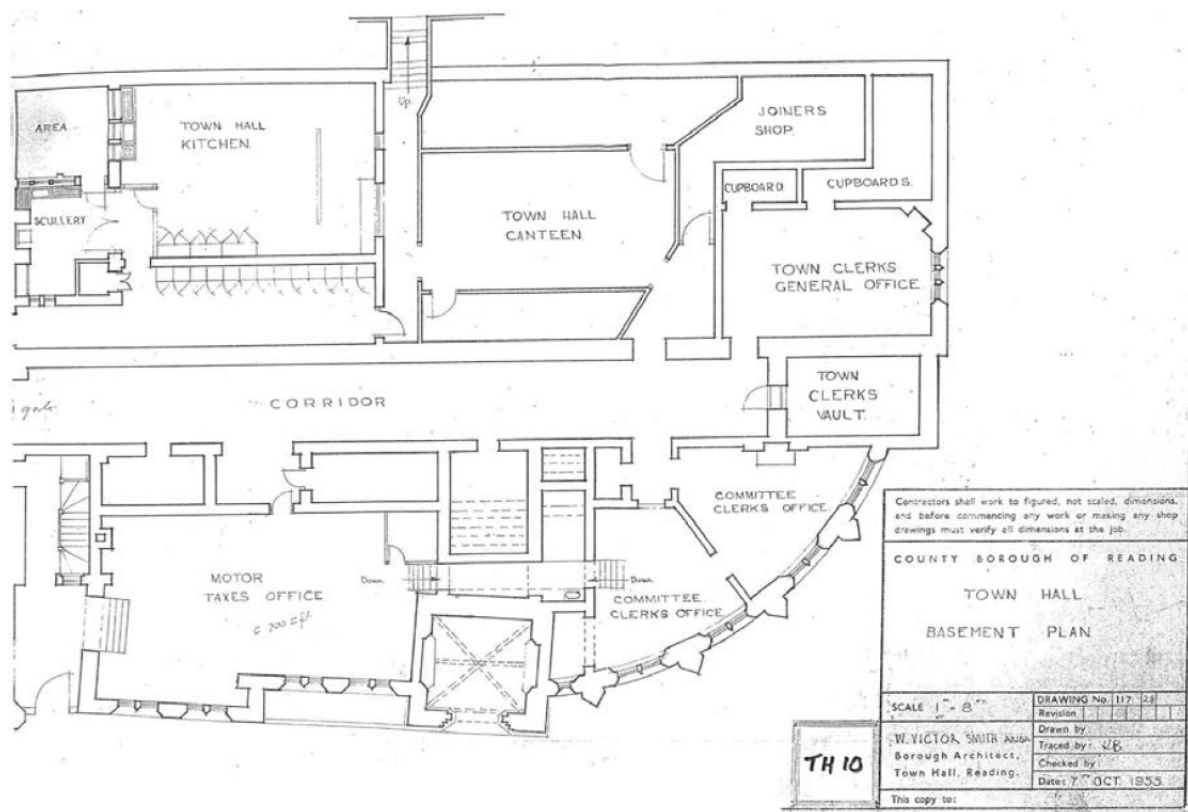
Note that the finials to the Church together with the South Tower and pitched roof over the curved façade of the Town Hall were removed as a result of the bomb damage.

The South Tower and pitched roof were not reinstated until the significant restoration project undertaken in the late 1980's.

Internal alterations were undertaken in 1955; The Gentleman's Cloak Room became the Town Hall Canteen and Joiners Shop and the Engineers and General Office became a single room for the Motor Taxes Office. Also a new staircase was added to the Motor Taxes Office providing street access from Blagrove Street.

At the end of the corridor the Town Clerks Vault was formed in the damaged South Tower and there were some minor alterations to the scullery in the Town Hall kitchen.

The building layout here was still cellular and even though there were a number of changes it essential retained the layout of the earlier plan from 1906.



The Town Hall Basement Plan dated 1955

1980s - 2000

Following the Council's decision to retain the building and carry out a significant refurbishment of the Town Hall a limited design competition was held and Architects Design Partnership (then located in Henley) were appointed for this work.

The work was carried out in two phases. The initial phase covered the Waterhouse section of the building, Victoria Hall, Concert Hall and Museum. The internal layout was altered and levels adjusted allowing a single accessible public entrance within a double height space at basement level to be created in the Lainson section of the building. This now serves all the facilities in the building including the Museum and Art Gallery. By altering the point of access it became possible to find new uses for the space at basement level. In the Waterhouse section of the building and below the Victoria Hall spaces were opened up and the circulation corridor re-aligned to provide a Tourist Information Centre and the 3B's Bar and Café. As part of these works the coal cellar

below the basement was more than doubled in size to provide storage space and a beer cellar for the café and bar. The extent of this work can clearly be seen in the cellars that are now lined with blockwork walls and the modern replacement pre-cast concrete floor that has been used to replace the original basement floor.

Externally the façade underwent a major restoration and where necessary rebuilding of the bomb damaged exterior of the Waterhouse section of the building. This included a new South Tower, which was rebuilt to a slightly larger footprint to incorporate a staircase serving the upper floors and an entrance from Friar Street. The badly damaged area to the right of the South Tower was completely rebuilt with a new reinforced concrete frame. At basement level this area currently includes the toilet facilities for the 3B's.

Elsewhere an old light-well has been transformed into a new atrium gallery with a modern glass lift as its centrepiece, while the 740-seat concert hall has been painstakingly restored with Heritage Lottery Funding to create a national venue hosting a wide variety of events.

The project has received many awards including from a RIBA Regional Award and a Civic Trust Award – The citation for the Civic Trust Award from 1990 is as follows:

"When Reading Borough Council moved to the new Civic Centre in 1975, there were proposals to demolish the Grade II listed Town Hall and sell off the site. Fortunately, these plans were rejected and a limited design competition held to restore the building for community use. This first phase of the project comprises a sympathetic restoration of the section of the town hall designed by Alfred Waterhouse in 1875. Imaginative internal re-planning has simplified floor levels and improved access for the disabled. The South Tower, destroyed by a German bomb in 1943, has been rebuilt, and while not an exact copy of the original, the new tower fully respects the scale and richness of Waterhouse's design, thereby re-establishing an important focus to the street pattern at the heart of the town. Materials and workmanship are of a high standard throughout and this splendid public building is once again playing an important role in town life."

The second phase of work that followed was coordinated with the Public Library being relocated to its new premises on King's Road. The vacated area was then converted into an Art Gallery and the Museum extended into the available space.

4.3. Social

Today the Town Hall has a variety of functions and is not just a museum and art gallery. The Reading Museum Service holds a number of education workshops and aims to be a centre of excellence in providing opportunities for life-long learning through real objects and original documents in the heart of Reading. The building is also the base for The Berkshire Coroner who holds inquests in various meeting rooms, depending upon the size and nature of the enquiry. In addition, the building provides office accommodation for Town Hall, Museum and Theatre Service staff.

Concerts, exhibitions, seminars and banquets are held throughout the year and there is also a Café serving snacks and beverages and a Souvenir Shop. Finally the Concert Hall, Victoria Hall and Waterhouse Chamber are all licensed to carry out wedding ceremonies as well as hosting wedding receptions.

The proposal to convert the Museum's Loan Box Store and adjacent Gallery into two new Ceremony Rooms and associated waiting area would fit well with the current mixed use of the building. As well as marriage, civil partnership and naming services, the Ceremony Room will also be the new venue for group British Citizenship ceremonies.

4.4. Economic

The main purpose of intensifying the use of the Town Hall and Museum is to maximise the income of the building and make savings elsewhere. This strategy will give the Council the opportunity to reduce operating costs but still provide the same level of service to the general public. The existing ceremony facility at Yeomanry House would be surplus to requirements and would be disposed of to reduce the Council's assets and increase Capital receipts.

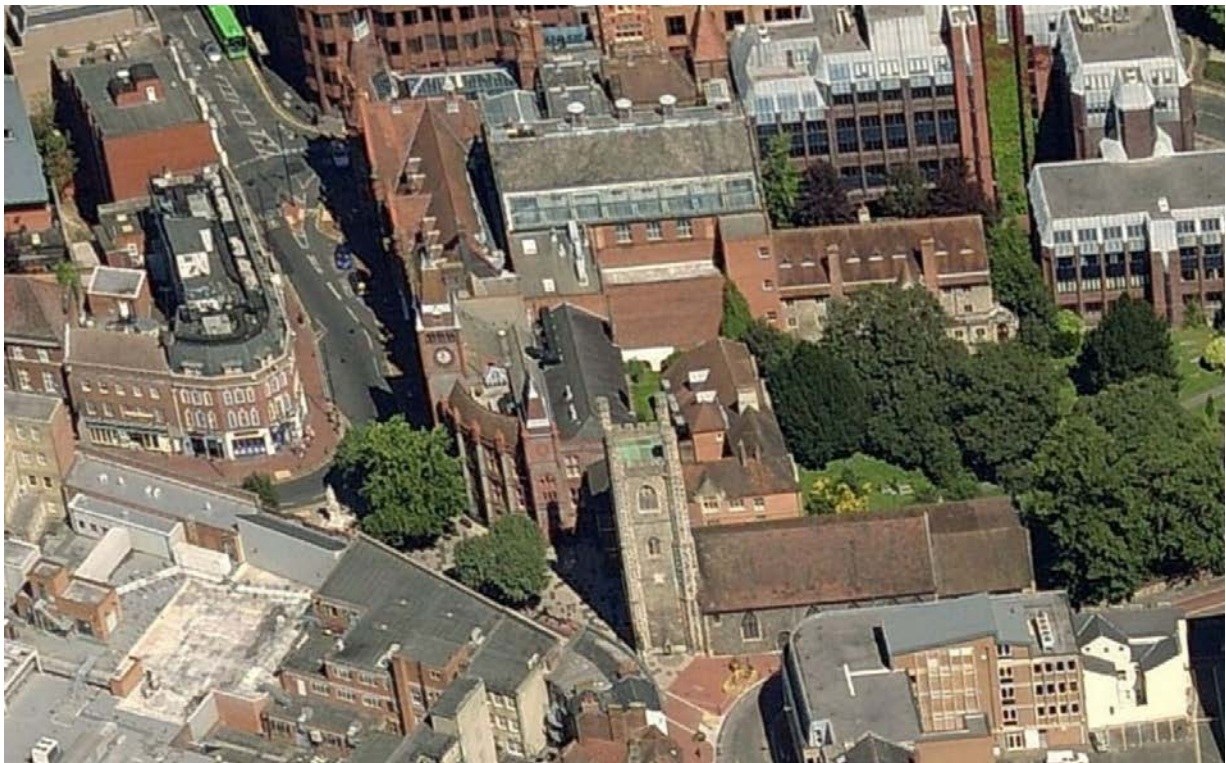
Relocating the Ceremony Room for the Register Office into the Town Hall would be an important addition to the services provided in the building and would complement the current hosting of weddings and receptions in the Victoria Hall and the Waterhouse Chamber. Catering and room hire in the building would allow wedding receptions to follow on from the ceremony and boost the number of couples who already use the Town Hall for their wedding festivities.

The relocation of the museum shop to a more prominent site behind the main reception desk on the Ground Floor will increase footfall and commercial activity.

The enhanced Café facility will serve the increased numbers of visitors to the building and also generate more income.

The creation of a dedicated Berkshire Coroner's Inquest Room in the Victoria Gallery on the Second Floor will make available the Silverthorne Room and Victoria Hall for additional commercial hire.

The proposed alterations and improvements are necessary to enable the intensification to take place.



Birds Eye View of the Town Hall Site from the south (2013)

5. Planning Policy

Policy HE6: Information requirements for applications for consent affecting heritage assets.

Policy CS33: Protection and Enhancement of the Historic Environment

The Town Hall is a significant and important building within the townscape of Reading.

The Town Hall is a Listed Building with the section designed by Waterhouse being listed Grade II*, whilst other parts of the building are listed Grade II. It is therefore key to the proposals that an analysis of the building is provided to fully comprehend the historical context. This has been covered in the foregoing assessment.

The proposals to alter the building are all internal and there is no external work, therefore ensuring that the existing listed fabric remains intact. All new walls that are proposed will be either glass or lightweight demountable partitions to ensure that the integrity of the existing structure is maintained.

It is also clear from looking at the historic plans that the building usage, as well as the layout, has changed quite significantly over the years and the proposed alterations will not compromise the buildings essential value and character.

6. Involvement

The proposed scheme has been derived through consultation with Officers from the Reading Borough Council Planning Department, the Management and staff of both the Town Hall and the Registration & Bereavement Service, The Berkshire Coroner and various User Groups and supporting Charities.

These discussions have resulted in a design which has been developed and evolved into a practical and sympathetic solution which we consider meets the Clients Brief and the relevant Planning Policy objectives whilst ensuring sensitivity and careful consideration is given to alterations to this listed building.

7. Evaluation

It is clear from looking at the available historic plans of the Town Hall how the building's general arrangement has evolved into its current day use.

The major refurbishment scheme that was carried out in the 1980's and 1990's created a building that was fit for the 21st Century, whilst retaining and respecting the character of the original Grade II Listed structure.

The upper floors of the Town Hall are more ornate in detail, reflecting their former civic importance and it can be argued that these are of greater architectural significance than the ground floor, which will require greater intervention compared to the first and second floors. In progressing the proposals, the existing features need to be respected and the detailed design developed to minimize the impact on the existing structure.

The proposed alterations have been carefully considered to reduce any disruption to the existing fabric of the building. All the existing walls and features that are assigned for removal as part of the alteration works are not part of the original listed building and were put in place during the earlier refurbishment scheme.

The installation of new lightweight demountable partitions and where possible maximizing the use of glass, will allow the original features and structure to be visible to the public. The demountable nature of the partitioning will permit the proposed alterations to be simply reversed in the future, if required, without disturbing the original structure.

There will be no loss of existing facilities in the building due to the proposed alterations except for the Victorian Classroom on the Second Floor, which is to be relocated to the refurbished Abbey Gate building. This space and its features are not part of the original layout and were also constructed during the major refurbishment.

The proposed remodelling of the internal layout of the Town Hall will fully meet the aims of the intensification project and provide the required facilities and spaces for all the roles that the building is expected to undertake in the future.

8. Design

The proposed internal alterations have been carefully considered to minimize the effect on the layout of the building and it should be noted that none of the original walls or features will be lost or changed as a consequence.

The proposed accommodation will need to be accessed by all and the standards required by DDA and Part M of the Building Regulations will be implemented within the design. The installation of a wheelchair accessible platform lift to replace the steps in the 3B's Bar & Café is therefore a necessary intervention (see below for details).

New spaces will be formed using lightweight demountable partitions and together with glass partitions and doors will provide a flexible layout, which if required can be removed or altered without structural implications.

The design shall include the following alterations to the Ground, First and Second Floors:

- The existing non-original servery and bar in the 3B's Bar & Café is to be stripped out and refurbished, while the existing building fabric retained. The original wrought iron columns supporting the Victoria Hall above are to be retained. (Ground Floor).
- The existing steps and landing in the 3B's Bar & Café, that leads to the toilets and entrance/exit is also to be removed and replaced with new DDA and Part M compliant steps, landing and wheelchair accessible platform lift. Referring to the available historical plans (see above) these steps and landing, including its balustrade, are not original and together with toilets were installed as part of the work undertaken in the 1980's. (Ground Floor).
- The existing non-original partition in the Soane Room that currently encloses a store will be removed to open up the space and increase the amount of natural light entering the room. (Ground Floor).
- The existing Gallery currently used to store and display museum loan boxes will have the its rolling storage racks and security screen removed to enable the creation of two new Ceremony Rooms and waiting area. (Ground Floor).
- The existing Servery and Café area behind the Main Reception Desk is to be stripped out and refitted as a new Souvenir Shop. (Ground Floor).
- The existing non-original display cases and graphics in the main Gallery will be replaced and enhanced with the installation of new display cases and Audio Visual displays depicting "The Reading Story". (Ground Floor).
- The existing non-original customer toilets will be refurbished and reconfigured to include new DDA and Part M compliant unisex wheelchair accessible cubicles. (Ground, First & Second Floors).
- The Victorian Gallery and the adjacent Victorian Classroom will have minor non-intrusive alterations carried out to enable the creation of the Coroner's Inquest and Jury/Family Rooms. (Second Floor).

The proposals are mainly cosmetic in nature and will only affect the internal spaces of the building. No works will be carried out on the exterior of the Town Hall and the changes will not detract from the building's overall architectural value.

For the Scope of Works/Description of Materials, see Appendix C and for the proposed layout of the floors to be altered, please refer to drawing numbers CSS/16/001/TH/04, 06 & 08.

9. Use

The building will continue its use as a Museum, Art Gallery and Live-learning Centre as well as providing office accommodation. It will also remain a venue for hosting the various concerts, exhibitions, conferences and seminars that are held throughout the year. Wedding ceremonies and receptions will continue to be a significant use along with the Berkshire Coroner's Inquests.

The provision of new Ceremony Rooms at the Town Hall would be an important service addition which will complement the Wedding and Reception services already provided in the building.

10. Amount

The Client brief and existing building layout has determined the size, provision and layout of the proposed accommodation. The Ground Floor, First Floor and Second Floor will require variable degrees of work with the majority of the alterations being carried out on the Ground Floor. However, the Basement, Third Floor and Fourth Floor will have no work at all carried out to them.

The proposed alterations will affect a net internal floor area of 700 square metres, which is 8.15% of the total net internal floor area of 8,590 square metres for the whole building.

11. Layout

The proposals will not drastically alter the existing layout or structure of the building and none of its important features will be lost. Even though it is an important Listed Building the various works undertaken over the years has provided a building layout that has a good level of accessible horizontal and vertical circulation and the proposed alterations will not affect this.

The proposals have been designed to provide functional spaces while ensuring circulation spaces are not compromised. All new doors, corridors and lobbies that will be created as part of these internal changes will have dimensions to comply with the required size and space standards.

12. Scale

The alteration works do not involve carrying out any external works or alterations to the facade of the existing building, therefore the scale and setting of the building will remain unaltered.

13. Landscaping

As part of this application there are no proposals to alter the landscape setting of the building.

14. Appearance

The proposed alterations are all internal using readily demountable partition systems as described above that will have minimal impact on the historic fabric of the building.

No work or changes are proposed to the external façade.

15. Access

Even though the building is Listed, there is good inclusive access for everyone to all parts of the building via a series of ramps, stairs and lifts. The building has a level approach to the principal entrance from the pavement and it is equipped with automatic opening double doors. Disabled car parking bays are available in the road immediately outside the principal entrance.

The existing wheelchair accessible toilets located throughout the building will be improved and upgraded to comply with the requirements of the latest edition of Approved Document M of the Building Regulations.

The building also has very good public transport links, with Reading Railway Station, Bus Terminal and main Taxi Rank less than 300m away to the north. Several public car parks are also within close walking distance of the site.

Accessibility needs are fully recognised and will be incorporated into the design as much as possible working within the constraints of existing building structure. This will include suitable provision for disabled access, vertical circulation, widths of doors and internal spaces, heights of switches and power sockets, as well as provision for the visually and audibly impaired.

The following publications and documents were consulted and used as guidance in preparing these proposals:

- ✓ Disability Rights Commission Publications
- ✓ Disability Discrimination Act 1995 as amended by the Disability Discrimination Act 2005
- ✓ Building Regulations; Approved Document M, Access to and use of buildings
- ✓ BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled People - A Code of Practice

16. Conclusion

The applicant recognises that any alterations to a Grade II Listed Building are subject to a number of significant constraints. However, it is considered that the proposed scheme would allow for these constraints to be addressed in a sensitive manner that would ensure the integrity of the building.

The proposed works will enhance the Town Hall and also meet the future needs of its users and visitors, whilst retaining and respecting the character of the original Grade II Listed structure. None of the existing historic features or fabric of the building will be altered or lost due to the proposed works.

As such it is considered, given the above, that the proposals are compliant with the National Planning Policy Framework (para. 128) as well as Reading Borough Council Core Strategy Document 2008 & 2015 (Policy CS33: Protection and Enhancement of the Historic Environment).

17. Supporting Documents

This Statement should be read in conjunction with the following documents and drawings:

Document	Ref. No.	Scale
Appendix A – Listing Information	N/A	1:1 @ A4
Appendix B - Berkshire Archaeology Designation Full Report	N/A	1:1 @ A4

Appendix C - Scope of Works & Description
of Proposed Materials

N/A

1:1 @ A4

Drawings

Location Plan	CSS/16/001/TH/01	1:1250 @ A3
Block Plan	CSS/16/001/TH/02	1:500 @ A1
Existing Floor Plan – Ground	CSS/16/001/TH/03	1:100 @ A1
Proposed Floor Plan – Ground	CSS/16/001/TH/04	1:100 @ A1
Existing Floor Plan – First	CSS/16/001/TH/05	1:100 @ A1
Proposed Floor Plan - First	CSS/16/001/TH/06	1:100 @ A1
Existing Floor Plan – Second	CSS/16/001/TH/07	1:100 @ A1
Proposed Floor Plan – Second	CSS/16/001/TH/08	1:100 @ A1
Site Plan – The Reading Story	1614-01	NTS @ A3
General Layout Plan – The Reading Story	1614-03	1:33 @ A3

APPENDIX A

Listing Information

HERITAGE GATEWAY

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: TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER

List Entry Number: 1113400

Location

BLAGRAVE 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: 22-Mar-1957

Date of most recent amendment: 14-Dec-1978

Legacy System Information

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

Legacy System: LBS UID: 38761

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

BLAGRAVE STREET 1.

5128

Town Council Chamber and Offices with

Clock Tower
(Formerly listed as Town Hall and
Municipal
Offices (The block designed by Sir Alfred
Waterhouse only))
SU 7173 NE 1/26 22.3.57. II* GV
2.

1872-75 (foundation stone 1874) by Alfred Waterhouse. French Gothic style. 2 storeys and attic. 5 storey tower. Built in red and grey brick with terracotta ornaments. Tower placed to close vistas from Friar Street and Market Place. The whole is modest in scale and surprising in its use of the local materials, uncharacteristically 'soft' for Waterhouse. Tower is over entrance lobby.

Corbelled polygonal buttresses at corners with finials and steep saddle back roof. Clock below belfry screen. Pointed arch entrance with shields and date in spandrels. To left the Council Chamber, 4 bays with slight break gabled to left. Paired lights in segmental headed recesses to ground floor. Tall lancets with label moulds and polychromed tympana over 2 light double transom windows which contain Waterhouse pink grisaille glass. Roundel with arms of Borough in gable below attic window. 1 gabled dormer. To right of tower the effect altered by removal of 2nd tower following war damage. Angled round to east, 3 storeys with modillion cornice to pierced parapet. 4 bays divided by diagonal buttresses; 2 light transomed windows in segmental headed recesses. Interior: Rich entrance lobby leads to stair hall with enclosed arcaded staircase, segmental arches whose mouldings lie into piers. Council chamber retains original fittings, Gothic fireplace, gallery, benches, tables etc.

Listing NGR: SU7166773577

Selected Sources

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

Map

National Grid Reference: SU 71674 73578

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HERITAGE GATEWAY

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: MUNICIPAL BUILDINGS CONCERT HALL

List Entry Number: 1113401

Location

BLAGRAVE 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: 24-Jul-1974

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:** 38764

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

BIAGRAVE STREET 1.

5128

Municipal Buildings Concert Hall

SU 7173 NE 1/351 24.7.74. II GV

2.

1879-1882. Designed by Thomas Lainson. Gothic style continuing that of the Waterhouse block

(qv) in a bolder way. 3 1/2 storeys to front. Dark blue brick with deep red brick and terracotta dressings. Tiled roofs. Sandstone footing. Terracotta band over 1st floor, perhaps, like Museum block, intended to be curved. Front articulated by triangular section buttresses between 2 and 4 bays, with finials and pierced parapet; and by an asymmetric gabled entrance

break with polygonal angle buttresses, pinnacles and poppy head saddlestone, and with large pointed entrance of 4 orders to gable with oriel over. 2 and

4 hipped dormers. 2 light transomed windows, pointed with oculi on 2nd floor, segmental with shouldered and joggled lintels on 1st floor, segmental on ground floor. Interior: the most notable feature of the interior is the famous Father

Willis organ with its fine Baroque case, designed by Lainson when it was brought here from the Small Town Hall. The concert hall is reached up-stairs from Blagrove Street. Lush Italianate decoration of composite pilasters and deep glazed cove to compartmented ceiling. Horseshoe-shaped gallery reached by 2 staircases.

Listing NGR: SU7167873609

Selected Sources

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

Map

National Grid Reference: SU 71678 73609

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HERITAGE GATEWAY

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: MUNICIPAL BUILDINGS ART GALLERY AND MUSEUM

List Entry Number: 1321990

Location

BLAGRAVE 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: 24-Jul-1974

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:** 38765

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

BIAGRAVE STREET 1.

5128

Municipal Buildings Art Gallery and
Museum

SU 7173 NE 1/409 24.7.74. II GV

2.

1894 designed by a local architect (W R Howell) to fill corner between concert hall and earlier school of art (qv). Asymmetric design in Gothic style closely echoing the style of the concert

hall. 2 storeys attic and basement. Dark

blue brick with dark red brick and terracotta dressings. Sandstone plinth. Terracotta band over ground floor, the carved reliefs depicting history of Reading; (incomplete but Saxon foundation, founding of Abbey and Magna Carta however can be seen). Arcaded cornice continued right across. Projecting terracotta polygonal porch turret, heavy arcaded and decorated ground floor, gables over 1st floor windows. 3 bay gable to right matches entrance to concert hall (coped gable, poppy head saddlestone, arcaded band and polygonal corner buttresses); 2 attic lancets flanking statue of Queen Victoria in canopied

niche, C13 style. 2 light and oculus windows on 1st floor, segmental headed on ground floor.

Corner block polygonal, basically a projecting chamfered

turret with steep saddleback roof and 3 extremely rich gabled French Renaissance dormers with C13 geometrical tracery. 1st floor blind with 3 canopied niches

on corners. On ground floor 5 foiled lancets and a basement of segmental headed windows.

Commemorative marble tablet on corner. Return to Valpy Street repeats Waterhouse and Lainson use of triangular section buttresses capped with pinnacles between bays. 5 bays. 1st floor blind, ground floor has 2-light and oculus

pointed windows with gables over. Tiled roofs. Octagonal belfry at east end, crenellated. This composition is loosely said to be derived from Waterhouses Manchester Town Hall. Despite some similarities with other Gothic-style buildings in Manchester's Albert Square it is in fact much more closely related to the Waterhouse and Lainson blocks adjacent.

Listing NGR: SU7166873631

Selected Sources

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

Map

National Grid Reference: SU 71668 73631

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HERITAGE G A T E W A Y

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: SMALL TOWN HALL

List Entry Number: 1321989

Location

BLAGRAVE 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: 22-Mar-1957

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:** 38762

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

BIAGRAVE STREET 1.

5128

Small Town Hall

SU 7173 NE 1/27 22.3.57. II GV

2.

1785, behind the Waterhouse block. 4 tall semi-circular headed sash windows to churchyard with patterned fanlights. Red brick with slate roof. Interior: the main room now divided but the 1864 decoration by W H Woodman retained - this is in an Italianate style with elaborate beamed and coffered ceiling and plaster decoration of pilasters and entablature with considerable later enrichment at north end. The famous Father Willis organ first installed here (now in Lainson block qv).

Listing NGR: SU7167873582

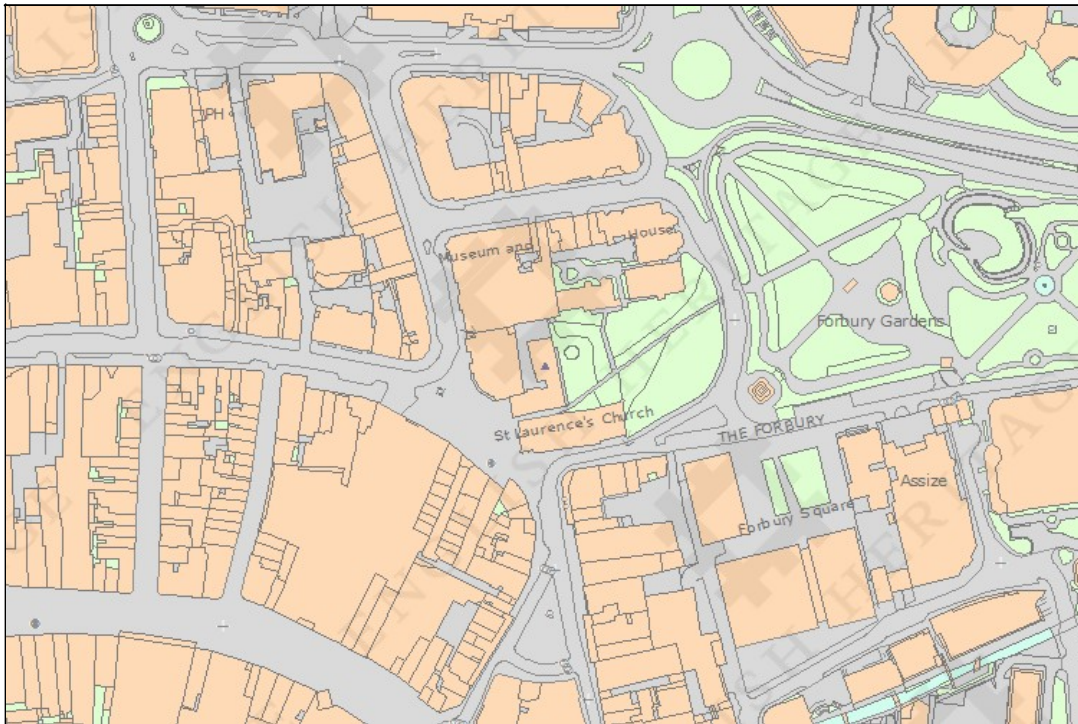
Selected Sources

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

Map

National Grid Reference: SU 71696 73577

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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: MUNICIPAL BUILDINGS SCHOOL OF ART

List Entry Number: 1113600

Location

BLAGRAVE STREET VALPY 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: 24-Jul-1974

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:** 39217

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

VALPY STREET 1.

5128

Municipal Buildfngs school of Art

SU 7173 NE 1/623 24.7.74. II GV

2.
1875, 3 storeys. Dark blue brick with red brick dressings and terracotta enriched band over 1st floor. Balustraded parapet. Tiled roof. Stepped sandstone plinth.
4 bays. To left a taller end turret with saddleback roof and large
2nd floor 2 light window with 2 transoms and enriched pointed tympanum with Arms of Reading. To right a 3 bay gable with built-up attic, date roundel and flanking chimneys on parapet returns. Windows divided by transoms and subsidiary mullions. Paired in centre bays. Ground and second floor windows segmental headed, pointed on 1st floor and attic storey. Pointed entrance on ground floor with corbelled mouldings to left. Segmental carriageway arch to right of this Segmental headed $\frac{1}{2}$ glazed entrance to right.

Listing NGR: SU7168973637

Selected Sources

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

Map

National Grid Reference: SU 71689 73637

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APPENDIX B

Berkshire Archaeology Designation Full Report

Berkshire Archaeology Designation Full Report

18/11/2010

Number of records: 5

Listed Building records for Town Hall complex

DesigUID: DRM1841	Type: Listed Building	Status: Active
Preferred Ref	LBSUID	Volume/Map/Item
38765	38765	934, 1, 409
Name: MUNICIPAL BUILDINGS ART GALLERY AND MUSEUM		
Grade: II	Date Assigned: 24/07/1974	Amended:
		Revoked:

Legal Description

1.BLAGRAVE STREET 5128 Municipal Buildings Art Gallery and Museum SU 7173 NE 1/409 24.7.74. II GV.
2.1894 designed by a local architect (W R Howell) to fill corner between concert hall and earlier school of art (qv). Asymmetric design in Gothic style closely echoing the style of the concert hall. 2 storeys attic and basement. Dark blue brick with dark red brick and terracotta dressings. Sandstone plinth. Terracotta band over ground floor, the carved reliefs depicting history of Reading; (incomplete but Saxon foundation, founding of Abbey and Magna Carta however can be seen). Arcaded cornice continued right across. Projecting terracotta polygonal porch turret, heavy arcaded and decorated ground floor, gables over 1st floor windows. 3 bay gable to right matches entrance to concert hall (coped gable, poppy head saddlestone, arcaded band and polygonal corner buttresses); 2 attic lancets flanking statue of Queen Victoria in canopied niche, C13 style. 2 light and oculus windows on 1st floor, segmental headed on ground floor. Corner block polygonal, basically a projecting chamfered turret with steep saddleback roof and 3 extremely rich gabled French Renaissance dormers with C13 geometrical tracery. 1st floor blind with 3 canopied niches on corners. On ground floor 5 foiled lancets and a basement of segmental headed windows. Commemorative marble tablet on corner. Return to Valpy Street repeats Waterhouse and Lainson use of triangular section buttresses capped with pinnacles between bays. 5 bays. 1st floor blind, ground floor has 2-light and oculus pointed windows with gables over. Tiled roofs. Octagonal belfry at east end, crenellated. This composition is loosely said to be derived from Waterhouses Manchester Town Hall. Despite some similarities with other Gothic-style buildings in Manchester's Albert Square it is in fact much more closely related to the Waterhouse and Lainson blocks adjacent.
Listing NGR: SU7166873631

Curatorial Notes

Type and date: 1894 ART GALLERY. Date: 1894
Type and date: 1894 MUSEUM. Date: 1894
Type and date: 1894 STATUE. Date: 1894
Type and date: 1894 COMMEMORATIVE MONUMENT. Date: 1894
Type and date: 1894 PLAQUE. Date: 1894
Main material: brick
Main material: sandstone
Covering material: tile
Main material: terracotta

Designating Organisation:

Location

Grid Reference: SU 71668 73631 (point)

Map sheet: SU77SW

Area (Ha):

Administrative Areas

Unitary Authority Reading, Berkshire

Postal Addresses

7 Blagrove Street, Reading, RG1 1PJ

Listed Building Addresses

Statutory

MUNICIPAL BUILDINGS ART GALLERY AND MUSEUM

Sources

English Heritage National Inventory: English Heritage. Register of Listed Buildings.

Associated Monuments

MRM15893 Listed Building: Municipal Buildings Art Gallery and Museum, Blagrove Street, Reading, Reading

DesigUID: DRM1841**Name:** MUNICIPAL BUILDINGS ART GALLERY AND MUSEUM

Additional Information**List Locality:****List Parish:****List District:** READING**List County:** BERKSHIRE**Group Value:****Upload Date:**

DesigUID: DRM1352**Type:** Listed Building**Status:** Active**Preferred Ref****LBSUID****Volume/Map/Item**

38764

38764

934, 1, 351

Name: MUNICIPAL BUILDINGS CONCERT HALL**Grade:** II**Date Assigned:** 24/07/1974**Amended:****Revoked:****Legal Description**

1.BLAGRAVE STREET 5128 Municipal Buildings Concert Hall SU 7173 NE 1/351 24.7.74. II GV.
2.1879-1882. Designed by Thomas Lainson. Gothic style continuing that of the Waterhouse block (qv) in a bolder way. 3 1/2 storeys to front. Dark blue brick with deep red brick and terracotta dressings. Tiled roofs. Sandstone footing. Terracotta band over 1st floor, perhaps, like Museum block, intended to be curved. Front articulated by triangular section buttresses between 2 and 4 bays, with finials and pierced parapet; and by an asymmetric gabled entrance break with polygonal angle buttresses, pinnacles and poppy head saddlestone, and with large pointed entrance of 4 orders to gable with oriel over. 2 and 4 hipped dormers. 2 light transomed windows, pointed with oculi on 2nd floor, segmental with shouldered and joggled lintels on 1st floor, segmental on ground floor. Interior: the most notable feature of the interior is the famous Father Willis organ with its fine Baroque case, designed by Lainson when it was brought here from the Small Town Hall. The concert hall is reached up-stairs from Blagrove Street. Lush Italianate decoration of composite pilasters and deep glazed cove to compartmented ceiling. Horseshoe-shaped gallery reached by 2 staircases.
Listing NGR: SU7167873609

Curatorial Notes

Type and date: 1879-82 CONCERT HALL. Date: from 1879 to 1882

Main material: brick

Main material: sandstone

Covering material: tile

Main material: terracotta

Designating Organisation:

Location**Grid Reference:** SU 71678 73609 (point)**Map sheet:** SU77SW**Area (Ha):****Administrative Areas**

Unitary Authority Reading, Berkshire

Postal Addresses

7 Blagrove Street, Reading, RG1 1PJ

Listed Building Addresses

Statutory

MUNICIPAL BUILDINGS CONCERT HALL

SourcesEnglish Heritage National Inventory: English Heritage. Register of Listed Buildings.

Associated MonumentsMRM15892 Listed Building: Municipal buildings Concert Hall, Blagrove Street, Reading, Berkshire

Additional Information**List Locality:**

DesigUID: DRM1352 **Name:** MUNICIPAL BUILDINGS CONCERT HALL

List Parish:

List District: READING

List County: BERKSHIRE

Group Value: **Upload Date:**

DesigUID: DRM1555 **Type:** Listed Building **Status:** Active

Preferred Ref **LBSUID** **Volume/Map/Item**

39217 39217 934, 1, 623

Name: MUNICIPAL BUILDINGS SCHOOL OF ART

Grade: II **Date Assigned:** 24/07/1974 **Amended:** **Revoked:**

Legal Description

1.VALPY STREET 5128 Municipal Buildings School of Art SU 7173 NE 1/623 24.7.74. II GV.
2.1875, 3 storeys. Dark blue brick with red brick dressings and terracotta enriched band over 1st floor. Balustraded parapet. Tiled roof. Stepped sandstone plinth. 4 bays. To left a taller end turret with saddleback roof and large 2nd floor 2 light window with 2 transoms and enriched pointed tympanum with Arms of Reading. To right a 3 bay gable with built-up attic, date roundel and flanking chimneys on parapet returns. Windows divided by transoms and subsidiary mullions. Paired in centre bays. Ground and second floor windows segmental headed, pointed on 1st floor and attic storey. Pointed entrance on ground floor with corbelled mouldings to left. Segmental carriageway arch to right of this Segmental headed ½ glazed entrance to right.
Listing NGR: SU7168973637

Curatorial Notes

Type and date: 1875 ART SCHOOL. Date: 1875
Main material: brick
Main material: sandstone
Covering material: tile

Designating Organisation:

Location

Grid Reference: SU 71689 73637 (point)

Map sheet: SU77SW **Area (Ha):**

Administrative Areas

Unitary Authority Reading, Berkshire

Postal Addresses

7 Blagrove Street, Reading, RG1 1PJ

Listed Building Addresses

Statutory

MUNICIPAL BUILDINGS SCHOOL OF ART

Sources - None recorded

Associated Monuments - None

Additional Information

List Locality:

List Parish:

List District: READING

List County: BERKSHIRE

Group Value: **Upload Date:**

DesigUID: DRM1840 **Type:** Listed Building **Status:** Active

Preferred Ref **LBSUID** **Volume/Map/Item**

38762 38762 934, 1, 27

DesigUID: DRM1840 **Name:** SMALL TOWN HALL

Name: SMALL TOWN HALL

Grade: II **Date Assigned:** 22/03/1957 **Amended:** **Revoked:**

Legal Description

1.BLAGRAVE STREET 5128 Small Town Hall SU 7173 NE 1/27 2.3.57. II GV.
2.1785, behind the Waterhouse block. 4 tall semi-circular headed sash windows to churchyard with patterned fanlights. Red brick with slate roof. Interior: the main room now divided but the 1864 decoration by W H Woodman retained - this is in an Italianate style with elaborate beamed and coffered ceiling and plaster decoration of pilasters and entablature with considerable later enrichment at north end. The famous Father Willis organ first installed here (now in Lainson block qv).
Listing NGR: SU7167873582

Curatorial Notes

Type and date: 1785 TOWN HALL. Date: 1785

Main material: brick

Covering material: slate

Designating Organisation:

Location

Grid Reference: SU 71678 73582 (point)

Map sheet: SU77SW **Area (Ha):**

Administrative Areas

Unitary Authority Reading, Berkshire

Postal Addresses

7 Blagrove Street, Reading, RG1 1PJ

Listed Building Addresses

Statutory

SMALL TOWN HALL

Sources - None recorded

Associated Monuments - None

Additional Information

List Locality:

List Parish:

List District: READING

List County: BERKSHIRE

Group Value: **Upload Date:**

DesigUID: DRM1351 **Type:** Listed Building **Status:** Active

Preferred Ref **LBSUID** **Volume/Map/Item**

38761 38761 934, 1, 26

Name: TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER

Grade: II* **Date Assigned:** 22/03/1957 **Amended:** **Revoked:**

Legal Description

1.BLAGRAVE STREET 5128 Town Council Chamber and Offices with Clock Tower (Formerly listed as Town Hall and Municipal Offices (The block designed by Sir Alfred Waterhouse only)) SU 7173 NE 1/26 22.3.57. II* GV.
2.1872-75 (foundation stone 1874) by Alfred Waterhouse. French Gothic style. 2 storeys and attic. 5 storey tower. Built in red and grey brick with terracotta ornaments. Tower placed to close vistas from Friar Street and Market Place. The whole is modest in scale and surprising in its use of the local materials, uncharacteristically 'soft' for Waterhouse. Tower is over entrance lobby. Corbelled polygonal buttresses at corners with finials and steep saddle back roof. Clock below belfry screen. Pointed arch entrance with shields and date in spandrels. To left the Council Chamber, 4 bays with slight break gabled to left. Paired lights in segmental headed recesses to ground floor. Tall lancets with label moulds and polychromed tympana over 2 light double transom windows

DesignUID: DRM1351

Name: TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER

which contain Waterhouse pink grisaille glass. Roundel with arms of Borough in gable below attic window. 1 gabled dormer. To right of tower the effect altered by removal of 2nd tower following war damage. Angled round to east, 3 storeys with modillion cornice to pierced parapet. 4 bays divided by diagonal buttresses; 2 light transomed windows in segmental headed recesses. Interior: Rich entrance lobby leads to stair hall with enclosed arcaded staircase, segmental arches whose mouldings lie into piers. Council chamber retains original fittings, Gothic fireplace, gallery, benches, tables etc.

Listing NGR: SU7166773577

Curatorial Notes

Type and date: 1872-75 LOCAL GOVERNMENT OFFICE. Date: from 1872 to 1875

Type and date: 1872-75 CLOCK TOWER. Date: from 1872 to 1875

Main material: brick

Designating Organisation:

Location

Grid Reference: SU 71667 73577 (point)

Map sheet: SU77SW

Area (Ha):

Administrative Areas

Unitary Authority Reading, Berkshire

Postal Addresses

7 Blagrove Street, Reading, RG1 1PJ

Listed Building Addresses

Statutory

TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER

Former Statutory

TOWN HALL AND MUNICIPAL OFFICES (THE BLOCK DESIGNED BY SIR ALFRED WATERHOUSE ONLY)

Sources - None recorded

Associated Monuments

MRM15891 Listed Building: Town Council Chamber and Offices with Clock Tower, Blagrove Street, Reading, Berkshire

Additional Information

List Locality:

List Parish:

List District: READING

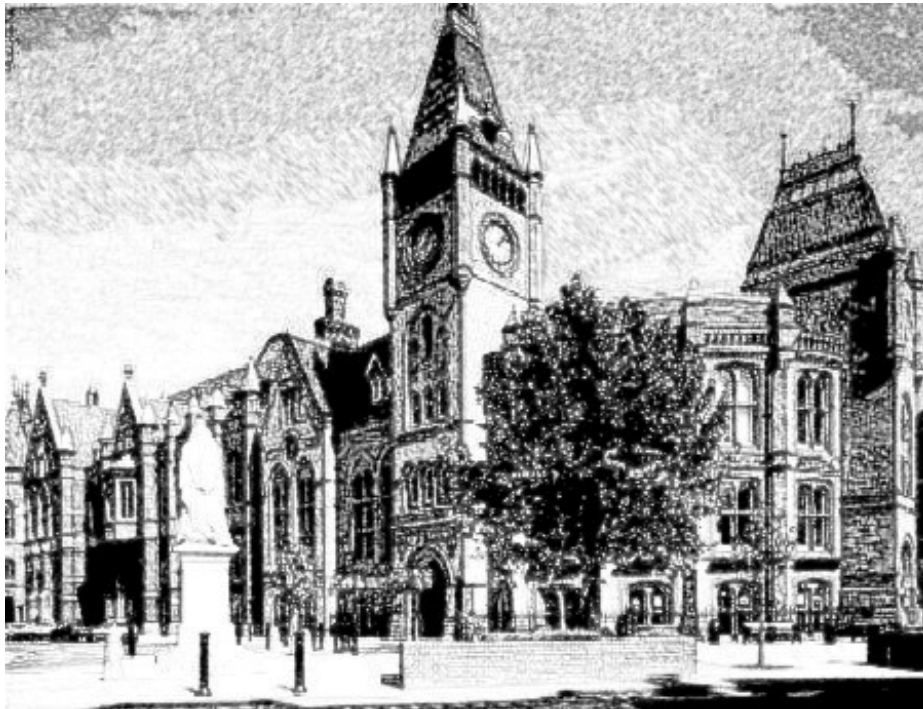
List County: BERKSHIRE

Group Value:

Upload Date:

APPENDIX C

Scope of Works & Description of Proposed Materials



**Listed Building Consent for
Proposed Internal Alterations & Improvements
Town Hall, Blagrove Street, Reading, RG1 1QH**

The Town Hall – Listed Building Consent for Internal Alterations

Scope of Works & Description of Proposed Materials

The Works are to be carried out on a Grade 2/2* Listed Building in the Town Centre of Reading.

1. General

- 1.1. Existing wall, floor and ceiling finishes and features to be retained and protected, except where specified. No original features or structural elements to be removed or altered in any way. No works are to be carried out on the external fabric of the building.
- 1.2. Mechanical fixings for new work to be plug and screw. All finishes where disturbed to be made good with materials to match existing.
- 1.3. New soil pipes from sanitary ware to be connected to existing systems where possible.
- 1.4. Mechanical Ventilation to be provided in all new internal rooms.
- 1.5. Existing fire detection and alarm system to be altered and extended to suit.
- 1.6. Decoration of walls, doors, skirting boards and architraves to include Colour Contrast to comply with DDA and Part M requirements.

2. Ground Floor

2.1. Existing Loan Box Store & Gallery/New Ceremony Suite

- 2.1.1. Remove existing rolling storage racks and security screen and make good floor and walls where disturbed.
- 2.1.2. Remove existing non-original timber louvres to windows and make good reveals where disturbed.
- 2.1.3. Remove existing non-original false beams and fixtures & fittings and make good walls where disturbed.
- 2.1.4. Replace missing door and wall panels to timber screen to Goods Lift Lobby.
- 2.1.5. Install sound-proofing to existing double doors to Stairwell and fit obscure privacy film to vision panels.
- 2.1.6. Install secondary double glazing to all window openings to provide sound insulation including sound absorbing boards glued to reveals.
- 2.1.7. Construct 3m high metal stud partitions clad with 12mm thick fibre cement boards and Rockwool sound insulation (54dB) to form new Large and Small Ceremony Rooms. Including solid timber double doors to Large Ceremony Room.
- 2.1.8. Install glazed acoustic screen and ceiling with polyester powder coated aluminium frame to enclose new Small Ceremony Room, including matching glazed door. Wall panels and door to have two layers of acoustic laminated safety glass with obscure privacy film.



Photograph of typical glazed acoustic screen

- 2.1.9. Install new 500mm deep false timber box beam clad with 12mm thick fibre cement board and skim finish on top of stud partition separating the Large and Small Ceremony Rooms (similar to existing beams). Install new clear glazed acoustic screen directly above beam, extended up to the ceiling of the original gallery.
- 2.1.10. Replace existing carpet and vinyl with new commercial grade carpet.
- 2.1.11. Install new LED light fittings and power/IT/sound systems.
- 2.1.12. Decorate all existing/new walls, ceiling and timberwork surfaces.

2.2. Existing Public Toilets adjacent to new Souvenir Shop

- 2.2.1. Strip out and remove existing sanitary ware, ducting, cubicles and fittings and make good where disturbed.
- 2.2.2. Partially demolish and remove existing non-original blockwork internal partitions forming Disabled Toilet and Baby Change Room. Make good walls, floors and ceilings where disturbed.
- 2.2.3. Remove existing suspended ceiling grid and tiles.
- 2.2.4. Construct new metal stud partitions clad with 12mm thick fibre cement boards and Rockwool sound insulation to form new cubicles, Disabled Toilet, Baby Change Room etc. Including solid timber doors to cubicles.
- 2.2.5. Redundant doorway to existing Baby Change room to be blocked up as per specification for new stud partitions above.
- 2.2.6. Install new suspended ceiling with plasterboard & skim finish.
- 2.2.7. Install new sanitary ware, ducting and fittings.

- 2.2.8. Install new solid timber doors to Disabled Toilet and Baby Change Room.
- 2.2.9. Install new recessed LED light fittings in new ceiling.
- 2.2.10. Lay new heavy duty slip resistant floor covering with coved skirtings over existing flooring.
- 2.2.11. Decorate all existing/new walls, ceiling and timberwork surfaces.

2.3. Existing Servery & Cafe/New Souvenir Shop and Reception

- 2.3.1. Strip out and remove existing servery and café and make good where disturbed.
- 2.3.2. Remove existing door and frame to Store Room and block up opening.
- 2.3.3. Remove existing suspended ceiling grid and tiles.
- 2.3.4. Remove existing double doors to new toilet lobby and shop and make good where disturbed.
- 2.3.5. Install new fire resisting shutters to new shop entrance and counter behind reception desk.
- 2.3.6. Redundant doorway to existing Baby Change room to be blocked up as per specification for new stud partitions above.
- 2.3.7. Install new fire resisting fully glazed timber screen to create secure space for shop when closed.
- 2.3.8. Install new suspended ceiling with plasterboard & skim finish.
- 2.3.9. Install new recessed LED light fittings in new ceiling.
- 2.3.10. Replace existing reception desk with new desk and counter for shop.
- 2.3.11. Lay new carpet over existing floor tiles.
- 2.3.12. Decorate all existing/new wall, ceiling and timberwork surfaces.

2.4. Existing Public Toilets in Lift Lobby

- 2.4.1. Strip out and remove existing sanitary ware, ducting, cubicles and fittings and make good where disturbed.
- 2.4.2. Demolish existing non-original blockwork internal partitions forming toilets and make good walls, floors and ceilings where disturbed.
- 2.4.3. Remove existing suspended ceiling grid and tiles.
- 2.4.4. Construct new metal stud partitions clad with 12mm thick fibre cement boards and Rockwool sound insulation to form new cubicles etc. Including solid timber doors to cubicles.
- 2.4.5. Install new suspended ceiling with plasterboard & skim finish.
- 2.4.6. Install new sanitary ware, ducting & fittings.
- 2.4.7. Install new fully glazed entrance door to lobby.
- 2.4.8. Install new recessed LED light fittings in new ceiling.

- 2.4.9. Lay new heavy duty slip resistant floor covering with coved skirtings over existing flooring.
- 2.4.10. Decorate all existing/new walls, ceiling and timberwork surfaces.

2.5. Existing Soane Room/New Multi-Purpose Gallery

- 2.5.1. Remove existing non-original partitions forming Store and make good walls, floor and ceiling where disturbed.
- 2.5.2. Construct new metal stud partitions clad with 12mm thick fibre cement boards and Rockwool sound insulation to form new Store. Including new solid timber fire resisting doors and frame.
- 2.5.3. Replace existing carpet with new commercial grade carpet.
- 2.5.4. Install new LED light fittings on existing ceiling.
- 2.5.5. Decorate all existing/new walls, ceiling and timberwork surfaces.

2.6. Existing 3B's Bar & Café/New Café

- 2.6.1. Strip out and remove existing servery, bar and finishes and make good walls, floors and ceilings where disturbed.
- 2.6.2. Break out and remove existing non-original steps and associated landing leading to toilet lobby. Make good remaining finishes where disturbed.
- 2.6.3. Remove existing suspended ceiling grid and tiles.
- 2.6.4. Construct new steps and landing including balustrade and handrails (to match existing style) leading to toilet lobby.



Photograph of typical wheelchair platform lift

- 2.6.5. Install new wheelchair platform lift to provide disabled access to toilets and external door to pavement café. The platform lift shall be surface mounted and will not require a pit or disturb the existing walls or floor.
- 2.6.6. Install new servery and bar.
- 2.6.7. Fit existing door leading to Lobby with hold open device connected to existing fire alarm system.
- 2.6.8. Install new suspended ceiling with plasterboard & skim finish.
- 2.6.9. Install new recessed LED light fittings in new ceiling.
- 2.6.10. Replace existing floor tiles, heavy duty slip resistant floor coverings and carpet to suit zones.
- 2.6.11. Decorate all existing/new walls, ceiling and timberwork surfaces.

2.7. Existing Public Toilets off Lobby to Stairs

- 2.7.1. Strip out and remove existing sanitary ware, ducting, cubicles and fittings and make good where disturbed.
- 2.7.2. Demolish existing non-original blockwork internal partitions forming toilets and make good walls, floors and ceilings where disturbed.
- 2.7.3. Remove existing suspended ceiling grid and tiles.
- 2.7.4. Construct new metal stud partitions clad with 12mm thick fibre cement boards and Rockwool sound insulation to form new cubicles etc.
- 2.7.5. Install new suspended ceiling with plasterboard & skim finish.
- 2.7.6. Install new sanitary ware, ducting and fittings.
- 2.7.7. Install new recessed LED light fittings in new ceiling.
- 2.7.8. Install new solid timber entrance doors to toilets.
- 2.7.9. Lay new heavy duty slip resistant floor covering with coved skirtings over existing floor.
- 2.7.10. Decorate all existing/new walls, ceiling and timberwork surfaces.

2.8. Existing Changing Room Toilets and Staff Room/Store

- 2.8.1. Strip out and remove existing sanitary ware, ducting, cubicles and fittings and make good where disturbed.
- 2.8.2. Remove existing suspended ceiling grid and tiles.
- 2.8.3. Install new suspended ceiling with plasterboard & skim finish.
- 2.8.4. Install new sanitary ware, cubicles, ducting and fittings.
- 2.8.5. Install new recessed LED light fittings in new ceiling.
- 2.8.6. Lay new heavy duty slip resistant floor covering with coved skirtings over existing floor.

- 2.8.7. Install new security door & frame with access control to ramp in corridor.
- 2.8.8. Install new wheelchair accessible toilet and shower room facility in existing small Changing Room.
- 2.8.9. Refurbish existing Staff Room, Store & Cloak Room. Including new kitchen units, worktop & sink, sanitary ware, suspended ceilings and floor finishes.
- 2.8.10. Decorate all existing/new walls, ceiling and timberwork surfaces.

3. First Floor

3.1. Existing Public Toilets in Lift Lobby

- 3.1.1. Strip out and remove existing sanitary ware, ducting, cubicles and fittings and make good where disturbed.
- 3.1.2. Demolish existing non-original blockwork internal partitions forming toilets and make good walls, floors and ceilings where disturbed.
- 3.1.3. Remove existing suspended ceiling grid and tiles.
- 3.1.4. Construct new metal stud partitions clad with 12mm thick fibre cement boards and Rockwool sound insulation to form new cubicles etc. Including solid timber doors to cubicles.
- 3.1.5. Install new suspended ceiling with plasterboard & skim finish.
- 3.1.6. Install new sanitary ware, ducting and fittings.
- 3.1.7. Install new fully glazed entrance door to lobby.
- 3.1.8. Install new recessed LED light fittings in new ceilings.
- 3.1.9. Lay new heavy duty slip resistant floor covering with coved skirtings over existing floor.
- 3.1.10. Decorate all existing/new walls, ceiling and timberwork surfaces.

4. Second Floor

4.1. Existing Public Toilets in Lift Lobby

- 4.1.1. Strip out and remove existing sanitary ware, ducting, cubicles and fittings and make good where disturbed.
- 4.1.2. Demolish existing non-original blockwork internal partitions forming toilets and make good walls, floors and ceilings where disturbed.
- 4.1.3. Remove existing suspended ceiling grid and tiles.
- 4.1.4. Construct new metal stud partitions clad with 12mm thick fibre cement boards and Rockwool sound insulation to form new cubicles etc. Including solid timber doors to cubicles.
- 4.1.5. Install new suspended ceiling with plasterboard & skim finish.
- 4.1.6. Install new sanitary ware, ducting and fittings.
- 4.1.7. Install new fully glazed entrance door to lobby.

- 4.1.8. Install new recessed LED light fittings in new ceilings.
- 4.1.9. Lay new heavy duty slip resistant floor covering with coved skirtings over existing floor.
- 4.1.10. Decorate all existing/new walls, ceiling and timberwork surfaces.

4.2. Existing Victorian Gallery/ New Coroners Inquest Room

- 4.2.1. Remove existing lighting rig suspended from ceiling and make good where disturbed.
- 4.2.2. Install new fire resisting timber doors and frame to corridor to adjacent Museum Gallery.
- 4.2.3. Install new LED lighting rig suspended from ceiling and power/IT systems.
- 4.2.4. Lay commercial grade carpet on hardboard over existing timber floor boards.
- 4.2.5. Decorate all existing/new walls, ceiling and timberwork surfaces.

4.3. Existing Victorian Classroom/ New Jury and Family Room

- 4.3.1. Remove existing double doors to room, fill opening with Rockwool sound insulation and board over with 12mm thick fibre cement boards and skim finish.
- 4.3.2. Create new doorway in non-original stud wall and install new fire resisting timber door and frame.
- 4.3.3. Provide Rockwool sound insulation to existing non-original stud wall and overclad with 12mm thick fibre cement boards and skim finish.
- 4.3.4. Remove existing non-original light fittings, false beams and classroom fixtures & fittings and make good where disturbed.
- 4.3.5. Create new doorway in wall at rear of existing store and install new fire resisting solid timber door and frame to form new lobby to corridor.
- 4.3.6. Install new base unit with sinktop including hot & cold water supplies and Altro Whiterock Satins PVCu splashback on wall.
- 4.3.7. Install new LED lighting rig suspended from ceiling and power/IT systems.
- 4.3.8. Lay commercial grade carpet on hardboard over existing timber floor boards.
- 4.3.9. Decorate all existing/new walls, ceiling and timberwork surfaces.