

HERITAGE STATEMENT

Site name	Pumpkin Café
Address of site (including postcode)	Level 2, Royal Berkshire Hospital, London Road, Reading, Berkshire, RG1 5AN
Grid reference	472399, 172960

Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Refurbishment of an existing SSP retail unit (redecorating, fixtures and fittings, minor M&E works)

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

As above – to be re-branded as “Café Local”

Pre-Application Advice

Consultation via an Historic Environment Record (HER), etc.? If yes, attach any correspondence to this Heritage Statement (including Consultation Report).	~~Yes~~ / No
Pre-application heritage advice from relevant local planning authority? If yes, provide a copy of any written correspondence with reference number / contact name if applicable.	~~Yes~~ / No
Pre-application heritage advice from Historic England? If yes, provide a copy of any written correspondence with reference number / contact name if applicable.	~~Yes~~ / No

Heritage Assets Potentially Affected by the Proposal

Scheduled Monument (SM)	~~Yes~~ / No
Listed Building (LB)	Yes / ~~No~~
Conservation Area (CA)	~~Yes~~ / No
Registered Park and Garden (RPG)	~~Yes~~ / No
Historic Battlefield (HB)	~~Yes~~ / No
Locally Listed Heritage Asset (LLHA)	~~Yes~~ / No
Archaeological Notification Area (ANA)	~~Yes~~ / No
Other Non-Designated Heritage Asset (included below ground archaeology)	~~Yes~~ / No

What is known about the affected heritage asset(s)?

Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change

Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening.

Main block 1839 by local architect and builder Henry Briant (who won the competition for designing the hospital). As King William IV took such a keen interest in the hospital before it was built, his Arms, not Queen Victoria's appear on the central pediment. Two storeys and basement. Bath stone - very large ashlar blocks used to front. Slate roofs. eleven bays with seven bay central break projecting pedimented hexastyle Ionic portico. Glazing bar sash windows. Corner piers. Channelled basement. Astragal to moulded cornice (dentil cornice to portico) and parapet. Recessed side entrance bays. Wide steps to portico with excellent contemporary lamp tripods with guilloche ornament.

What research have you undertaken to understand the significance of the heritage asset(s) affected?

HER	~~Yes~~ / No
Record Office	~~Yes~~ / No
Map regression (historic maps)	~~Yes~~ / No
Local Planning Authority	~~Yes~~ / No
Historic England sources	Yes / ~~No~~
Museum or Library (provide details)	~~Yes~~ / No
Other (please state)	~~Yes~~ / No

Add any research material as an appendix to this document.

What is important about the affected heritage asset(s) ("the significance")?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified.

Interior: colonaded stair hall, cast iron balusters to stairs which divide at landing. 1882 chapel with contemporary fittings reached from under landing. (By Joseph Morris who made considerable extensions to the Hospital at that date). The main block has flanking wings added 1865 to designs by Joseph Morris. Three storeys also Bath stone and long side wings forming a large courtyard added 1881-2. The latter are also of Bath stone, have 5x5 end pavilions with three bay pedimented breaks and are linked to side wings by a Greek Doric colonade (east side) and a 1911 block (west side). In front to street is a dwarf-stone tall with moulded coping and five retraining ashlar gate piers with block modillions to moulded capping.

How will the proposals impact on the significance of the heritage assets(s) and their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

No changes. Works are minor, and to ensure a renewed unit which looks both appealing, but not detracting.

How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

As above.

HER Report

Report attached	~~Yes~~ / No
Report not considered necessary as confirmed in attached email from HER	~~Yes~~ / No
The site is not located in an Archaeological Notification Area and is not a major development	~~Yes~~ / No
The site is located in an Archaeological Notification Area but no below ground works (e.g. foundations or excavation) or demolition works are proposed	~~Yes~~ / No
The application is for change of use	~~Yes~~ / No