

COMMITTEE REPORT

BY THE DEPUTY DIRECTOR OF PLANNING, TRANSPORT AND REGULATORY SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1st December 2021

Ward: Katesgrove

App No: 211433/LBC

Address: Katesgrove Primary School, Dorothy Street, Reading, RG1 2NL

Proposal: Repairs and redecoration of timber windows, brickwork repairs, alterations to rainwater goods and all other associated works (amended)

Applicant: Reading Borough Council

Extended Target Date: 3rd December 2021

RECOMMENDATION

GRANT listed building consent subject to conditions, to include:

1. Time limit for implementation
2. Approved plans
3. **[Pre-commencement]** Materials and specifications to be approved
4. Works carried out as approved.

Informatives to include:

1. Terms and conditions
2. Positive and proactive
3. Agent agrees reasons for pre-commencement condition

1. INTRODUCTION

1.1 Katesgrove School is to the south of Reading town centre and comprises a number of separate buildings, amongst them the Victorian Simmonds and Trooper Potts Buildings. Designed by Borough Architect Joseph Morris and constructed in 1873, the Simmonds Building formed the original Katesgrove School and is located at the bottom of the sloping site on the West side of the school campus. It was originally designed to accommodate girls and infants on the ground floor and boys at first floor and was extended in 1891 and 1902. It was one of the first pair of schools to be developed by the Reading School Board. In 1890 a new Central Boys School was constructed at the top of the slope, and in the 1960's the boys and girls schools were merged.

1.2 The application relates to the Simmonds Building (formerly known as the Henry Building). This part of the school is Grade II listed, but not in a Conservation Area with the Historic England listing entry being as follows:

KATESGROVE LANE The Henry Building at Katesgrove Primary School including boundary wall and former caretaker's cottage II Board school, 1873 by Joseph Morris, extended 1891 and 1902 MATERIALS: Red brick with blue-brick banding and diaper patterns; tiled roof. PLAN: School originally built on a T-plan, with single-storey infant school to north and two-storey girls' and boys' range at right angles to south; this still largely survives, albeit with later additions and some

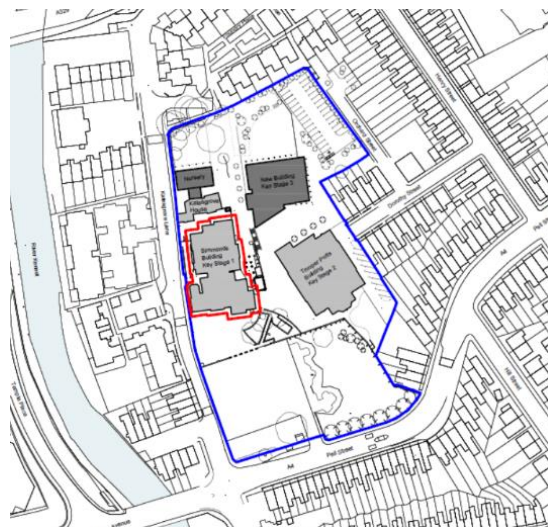
subdivision and amalgamation of spaces. Infant school built around large open hall or schoolroom (original gallery now removed), with smaller schoolroom (now meeting room) to south for advanced infants, and babies' room (now staff toilets) projecting to west. The latter now flanked to right by two-storey wing added in 1891 with entrance lobby below and staffroom above, and to left by later nursery block. Range of three classrooms to east of hall added in 1902. Two-storey cross-range to south has former girls' and boys' schoolrooms (now library) on ground and first floors, each with three classrooms to south, the latter extended in 1891.

EXTERIOR: Proto-Arts and Crafts Gothic style with much use of polychrome and moulded brickwork. Multi-pane mullion-and-transom windows of painted timber - many now replaced with modern double-glazed units - are set in pointed relieving arches with projecting hood-moulds and patterned or tiled tympana. Strongly asymmetrical elevation to Katesgrove Lane, the various elements expressed as a series of gabled projections of differing heights, with steeply-pitched roofs and tall corbelled stacks; 1891 wing similarly detailed but in slightly lighter brick. Polygonal office (now resources room) to right and nursery block to left probably added 1902. Two-storey south elevation to playground has two tall gabled projections, that to right extended outward in 1891. East (rear) elevation partly obscured by sloping site; two two-storey gabled wings to left, single-storey four-gabled classroom range of plain red brick to right added in 1902. Covered timber bridge on tall iron columns linking first floor to raised playground: this is shown on 1879 Ordnance Survey map, but was largely renewed in 2006.

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

1.3 The application is being presented to the Planning Applications Committee as Reading Borough Council is the applicant.

1.4



Location Plan

1.5 Documents/ Information submitted:

Application Form
Design & Access Statement
Heritage Statement
E04948-HCC-101 P1.00 - Location Plan
E04948-HCC-102 P1.00 - Site Plan
E04948-203 Rev P1 - Existing Roof Plan
Schedule of Works Job no. E04948

Received 31st August 2021

E04948-HCC-202 Rev P1 - Existing Buildings Floor Plans External Repairs Phasing
E04948-HCC-ZZ-XX-DR-A-3000 P1 00 - North Elevations 1 Existing
E04948-HCC-ZZ-XX-DR-A-3001 P1 00 - North Elevations 2 Existing
E04948-HCC-ZZ-XX-DR-A-3002 P1 00 - East Elevation 1 Existing
E04948-HCC-ZZ-XX-DR-A-3003 P1 00 - East Elevation 2 Existing
E04948-HCC-ZZ-XX-DR-A-3004 P1 00 - South Elevations 1 and 2 Existing
E04948-HCC-ZZ-XX-DR-A-3005 P1 00 - West Elevation 1 Existing
E04948-HCC-ZZ-XX-DR-A-3006 P1 00 - West Elevation 2 Existing
E04948-HCC-ZZ-XX-DR-A-4000 P1 - North Elevations 1
E04948-HCC-ZZ-XX-DR-A-4001 P1 - North Elevations 2
E04948-HCC-ZZ-XX-DR-A-4002 P1 - East Elevation 1
E04948-HCC-ZZ-XX-DR-A-4003 P1 - East Elevation 2
E04948-HCC-ZZ-XX-DR-A-4004 P1 - South Elevations 1 and 2
E04948-HCC-ZZ-XX-DR-A-4005 P1 - West Elevation 1
E04948-HCC-ZZ-XX-DR-A-4006 P1 - West Elevation 2
E04948-HCC-202 Rev P1 - Existing Buildings Floor Plans External Repairs Phasing
Photographs

Received 10th September 2021

2. PROPOSAL

2.1 The proposed works include like-for-like repairs 4 replacing decayed window sills and casements that have been affected by wet rot. In addition, re-pointing with hot mixed lime mortar to south and west elevations; some string course bricks will also need replacing and will be matched to the existing. Lastly, new gutters are proposed and would be redecorated black rather than white. The works would be carried out in phases.

3. PLANNING HISTORY

3.1 None relevant to this application.

4. CONSULTATIONS

Historic England

4.1 No comments received.

RBC Conservation and Urban Design Officer

4.2 No objections, subject to condition.

Public Consultation

4.3 The following addresses were formally consulted via letter on 14/09/21:

8, 10, 12, 14, 16 Foundry Place

41, 43, 45 Pell Street

2a, 4, 8, 10, 12, 14 Dorothy Street

37, 39, 43a Pell Street

6 Dorothy Street

A press notice was placed in the local paper and a site notice was also displayed at the site.

4.4 No comments have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

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

5.2 In accordance with Part 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) where a local planning authority requires listed building consent for the demolition, alterations or extension of a listed building in their area or conservation area consent for the demolition of a building within a conservation area in their area, the authority shall make application to the Secretary of State for that consent.

5.3 This application has been assessed against the following policies:

National

National Planning Policy Framework (2021)

National Planning Practice Guidance

Reading Borough Local Plan (2019)

EN1 - Protection and Enhancement of the Historic Environment

6. APPRAISAL

- 6.1 The main issue to consider for this application are the effects the proposal may have on the historic character of the Grade II listed building.
- 6.2 Policy EN1 of the Reading Borough Local Plan states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits. Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.
- 6.3 The proposed works include like-for-like repairs replacing decayed window sills and casements that have been affected by wet rot. In addition, re-pointing with hot mixed lime mortar; some string course bricks will also need replacing and will be matched to the existing. Lastly, new gutters are proposed and would be redecorated black rather than white.
- 6.4 In isolation and cumulatively, the proposed works are considered modest in scale and would help enhance and conserve the heritage asset whilst also be of benefit to users of the school. Consultation was undertaken with the Conservation and Urban Design Officer who had no objection to the application, subject to conditions, one of which requires further details of the proposed materials to be provided to ensure they would be suitably like-for-like. This has been attached as a pre-commencement condition.
- 6.5 The proposal is therefore considered acceptable in relation to Policy EN1 of the Reading Borough Local Plan (2019).

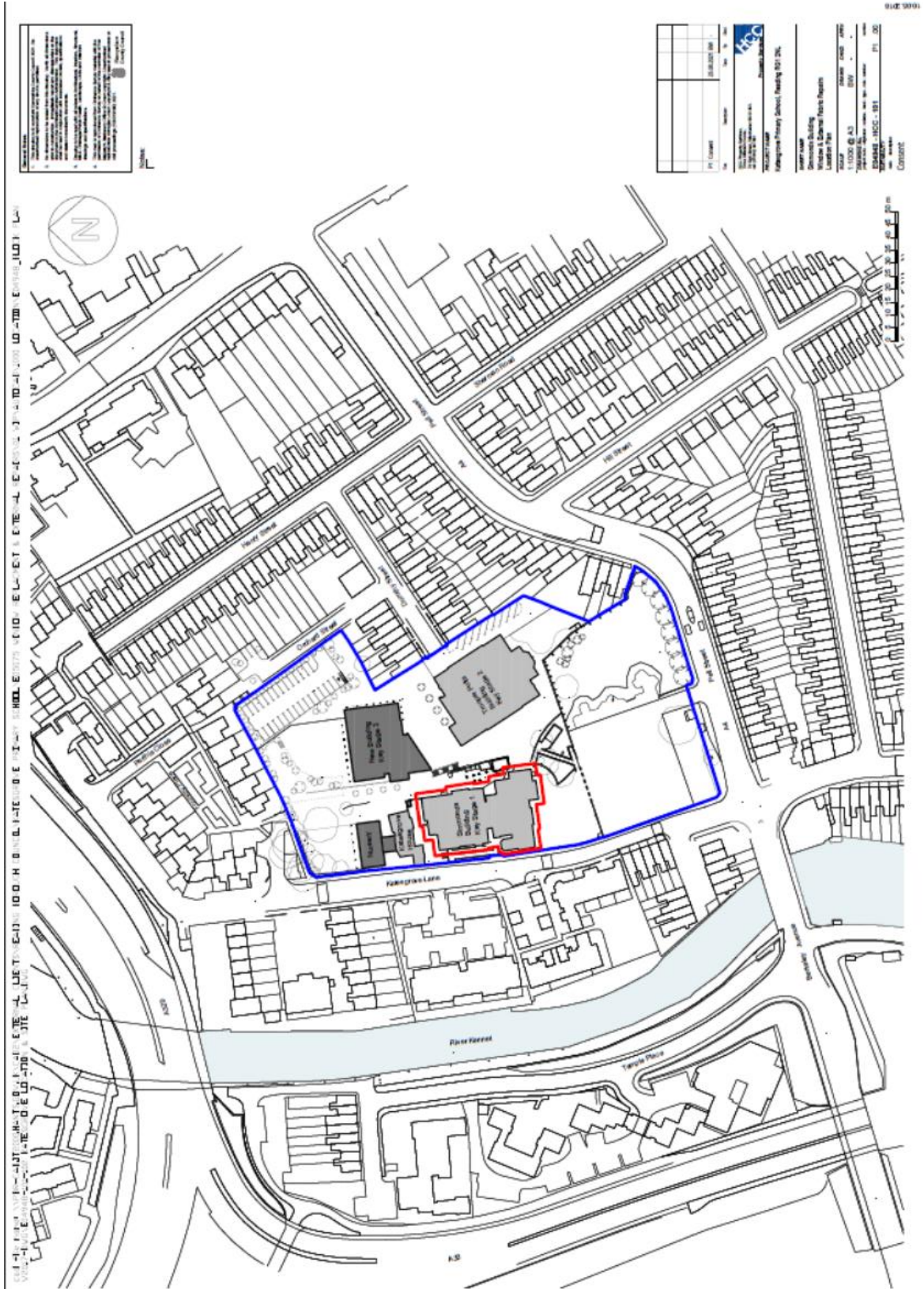
ii) Equality

- 6.8 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current application) that the protected groups would have different needs, experiences, issues and priorities in relation to this particular Listed Building Consent application.

7. CONCLUSION

GRANT Listed Building Consent, subject to conditions.

Case Officer: Connie Davis



NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND FLOODING PREVENTION MEASURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNAGE ON SITE.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CLIENT AND ARCHITECT.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE INSURANCE COVERAGE.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE HEALTH AND SAFETY RECORDS.

NO.	REVISION	DATE

PROJECT INFORMATION

Client: **ABC**

Project Name: **ABC Residential Development**

Location: **123 Main Street, London, UK**

Scale: **1:1000**

Date: **15/10/2023**

Drawn by: **ABC**

Checked by: **ABC**

Approved by: **ABC**

Photographs of the window sills, rainwater goods and example of brickwork repairs

