

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
Application No.	252083 + 252142	Site Visit Made:	Previously
Address:	URS Building, Whiteknights Campus, Earley, RG6 6BW.		
Proposal:	<u>252083</u>: Application for submission of details to comply with the following conditions of Listed Building consent 243128 dated 12/03/2025. Condition 3 relates to details of windows / external glazed screen and external doors; 4 to roof lights; 5 to roof cowl lights; 6 to replacement aluminium sheet covering; 7 to roof lantern lights; 11 to louvred vents / intakes, and 12 to louvred openings. <u>252142</u>: Application for submission of details to comply with the following conditions of planning consent 243127 dated 12/03/2025. Condition 3 relates to details of windows / external glazed screen and external doors; 4 to roof lights; 5 to roof cowl lights; 6 to replacement aluminium sheet covering; 7 to roof lantern lights; 11 to louvred vents / intakes; 12 to louvred openings, and 18 to soft landscaping.		
Relevant built heritage condition text.	3. Windows/ External Glazed Screen & External Doors Notwithstanding the details submitted, none of the new and replacement windows, glazed exterior screens, and exterior doors hereby approved shall be installed until full details of the windows, glazed screens, and exterior doors have been submitted to and approved in writing by the local planning authority. Details required shall include: •External elevation scaled drawings for each of the different window forms, external glazed screens, and external doors at either 1:10 or 1:20 scale, with cross-sectional horizontal and vertical sections shown in context of the surrounding fabric (to show their installed position with respect to the external face of the building). •Cross-sectional drawings of the window, screen, and external door frames (including outer frames, sills, and thresholds where applicable) shown at 1:5 scale. •External colour and finish to window, screen, and external door frames (including outer frames, sills, and thresholds where applicable) along with a physical sample of the finishes for the frames. The new windows, external glazed screens, and exterior doors shall then be installed in accordance with the details as approved.		

4. Roof Lights

Notwithstanding the details submitted, none of the new roof-lights hereby approved shall be installed until details of the roof-lights have been submitted to and approved in writing by the local planning authority. Details required shall include:

- Dimensions of the roof-light units.
- Colour and finish of frames.

The roof-lights shall then be installed in accordance with the details as approved.

5. Roof Cowl Units

Notwithstanding the details submitted, none of the new roof cowl units hereby approved shall be installed until details of the roof- cowls have been submitted to and approved in writing by the local planning authority. Details required shall include:

- Dimensions of the roof cowl units.
- Colour and finish of the units.

The roof cowl units shall then be installed in accordance with the details as approved.

6. Replacement Aluminium Sheet Covering to Roof & Walling

Notwithstanding the details submitted, no works are to be undertaken to replace the aluminium sheet covering of the roof and walling until details of the replacement material, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. Works to install the new aluminium sheet roof and wall covering shall then be undertaken in accordance with the details as approved.

7. Roof Lantern Lights

Notwithstanding the details submitted, none of the replacement glazed roof lanterns hereby approved shall be installed until further details of the roof lanterns have been submitted to and approved in writing by the local planning authority. Details required shall include:

- External scaled drawings for each different roof lantern at either 1:20 or 1:50 scale.
- Frame cross-sections at 1:5 scale.
- Frame colour and finish detail. Works to install the roof lanterns shall then be undertaken in accordance with the details as approved.

11. New Openings to External Walling for Louvred Vents/Intakes

Notwithstanding the details submitted, no works shall be undertaken to form the new openings through the external walling for the new louvred extraction/intakes, until details setting out how the new openings in the external walling are to be formed have been submitted to and approved in writing by the local planning authority. Details shall also set out the

	external materials/finish surrounding the new openings. The new openings in the external walling for the louvres shall be formed in accordance with the details as approved. 12. Louvred Openings Notwithstanding the details submitted, no works shall be undertaken in respect of installing the external louvres, including those to the new windows, until full details for the louvres, including scaled cross-sectional drawings, details of material and finish have been submitted to and approved in writing by the local planning authority. The new louvres shall then be installed in accordance with the details as approved. 18. Soft Landscaping Prior to the commencement of the development, there shall be submitted to and approved in writing by the local planning authority a scheme of soft landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size
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Summary Of Recommendations	
Condition 3 - in part be discharged. Further information required for the Stair Glazing units, to ensure their visual alignment with the horizontal architectural details (end of cross beams)	
Condition 4 - be discharged in full.	
Condition 5 – be discharged in full.	
Condition 6 – In principle acceptable however have yet to view sample.	
Condition 7 - In principle acceptable however just require it to be stated that the external frame finish to the aluminium lantern structure is to be PPC RAL9006 silver grey.	
Condition 11 – further details required (methodology for forming the new openings through existing external walling).	

Condition 12 – be discharged in full.

Condition 18 – be discharged in full.

Comments

Condition 3 - Generally acceptable although there is concerns with respect to the division spacing to the 2no. window to the stairs on the north elevation of the building, which look more narrowly spaced than those of the existing and have projecting horizontal transom bars that are not on the original. Like with the internal staircase timber glazed screens, the intended narrow bands will be out of kilter with the banding detail of the beam ends etc.

Condition 4 - acceptable for condition to be discharged in full.

Condition 5 – acceptable for condition to be discharged in full.

Condition 6 – In principle acceptable although have yet viewed the sample.

Condition 7 – In principle acceptable although not thought particularly clear from the drawings that the external frames to the lantern would be a PPC RAL9006 silver grey finish.

It is also noted that the cross-sectional drawings W033-2360383-ACG-XX-ZZ-D-A-42204-XX-Proposed Section Details-Lantern Rooflight, and W033-2360383-ACG-XX-ZZ-D-A-42207-XX-Proposed Section Details-Roof Lantern Ridge – both include handrails around the base of the lanterns, as well an apparent sloped build out to the base of the lantern frames not previously shown on the approved plans.

Condition 11 – no details provided to explain how the new openings for the louvered vent would be formed through the existing external walling. Furthermore, the submitted drawing W033-2360383-ACG-XX-ZZ-DR-A-42297 (Typical Window 7-New Louvre Opening) includes sections number 3 to 6 detailing a triple-glazed windows.

Condition 12 - acceptable for condition to be discharged in full.

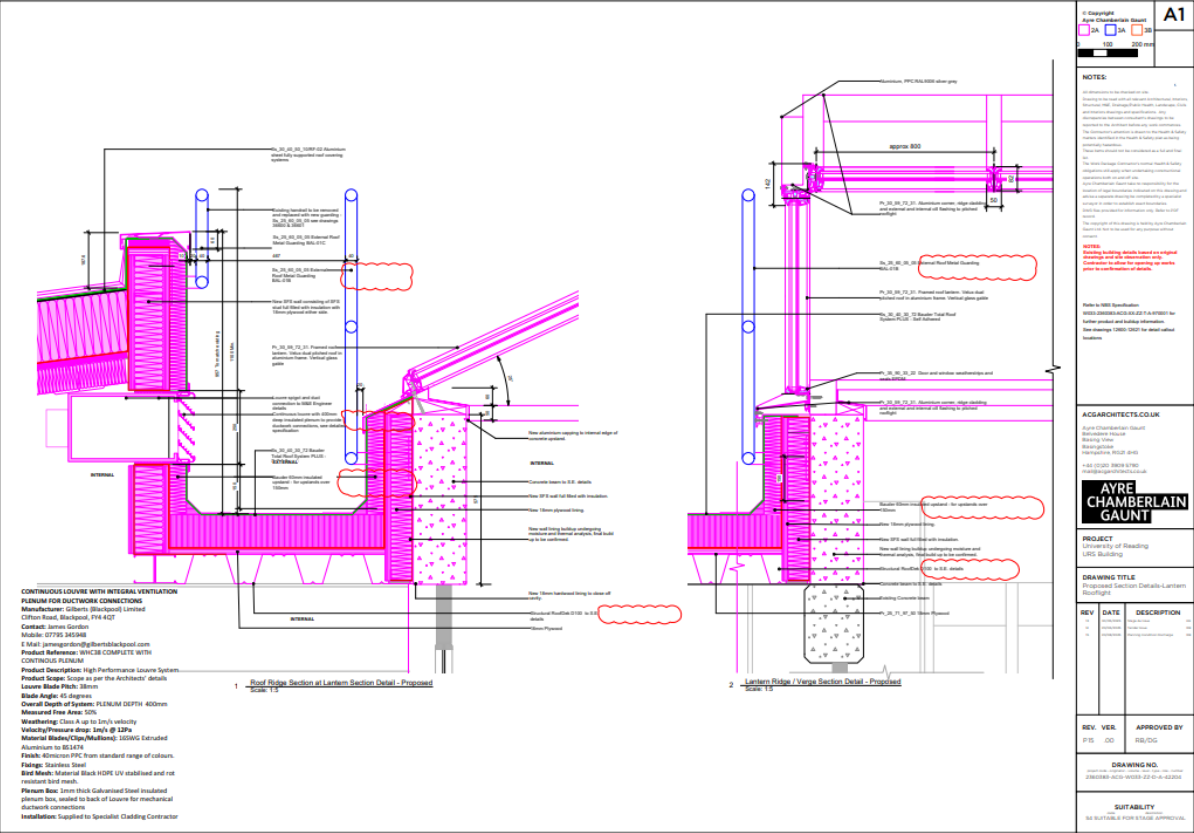
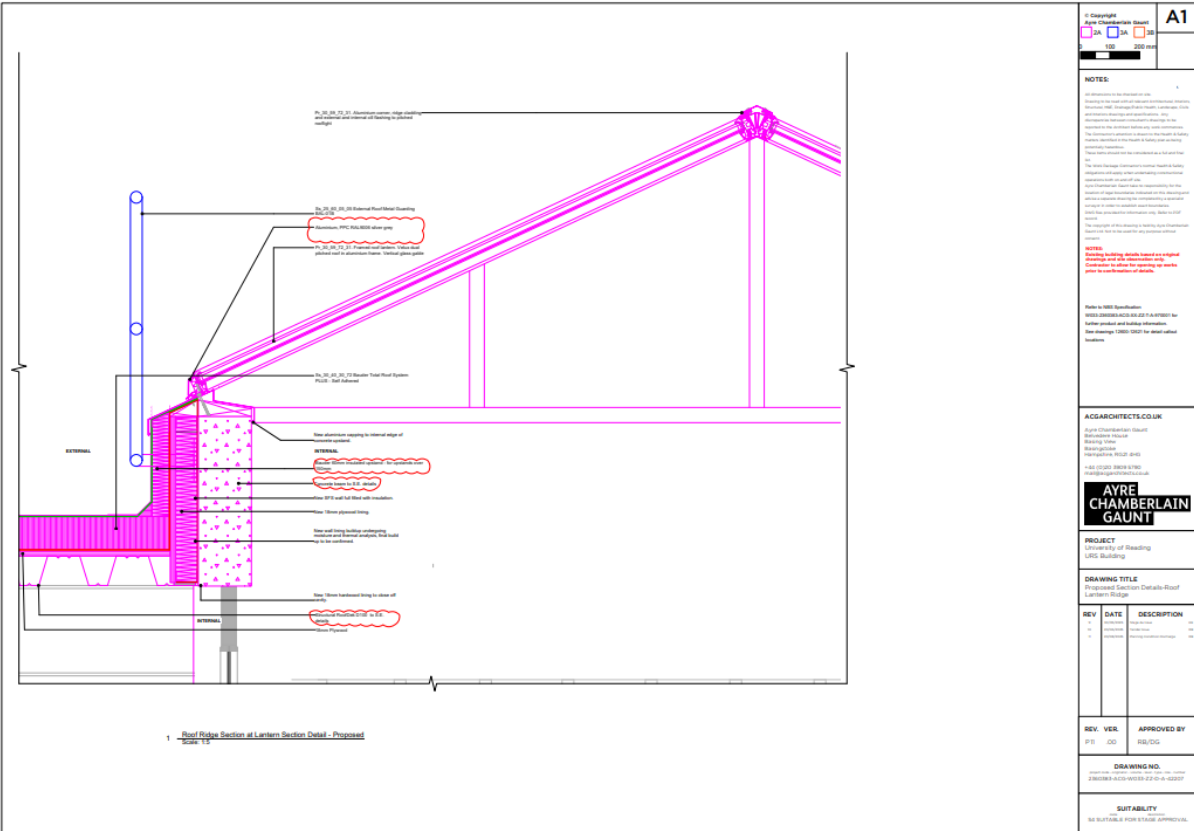
Condition 18 – acceptable for condition to be discharged in full.

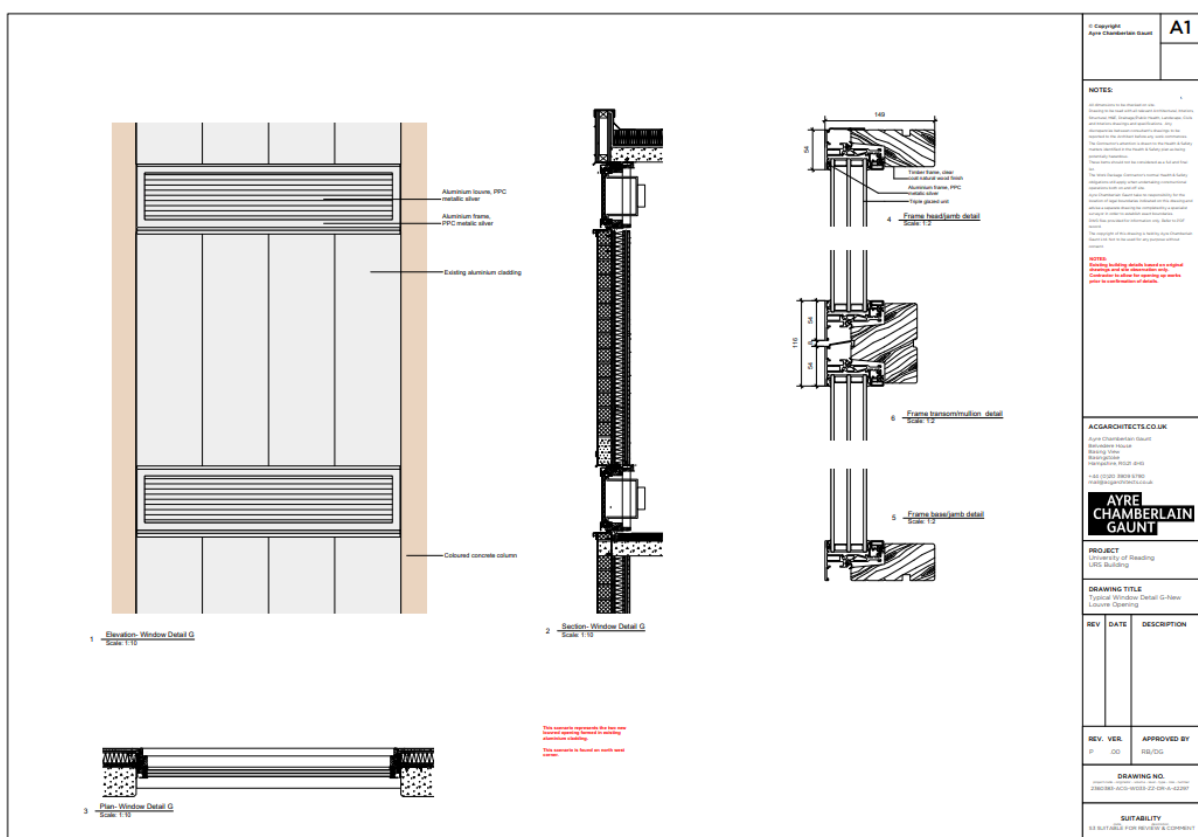
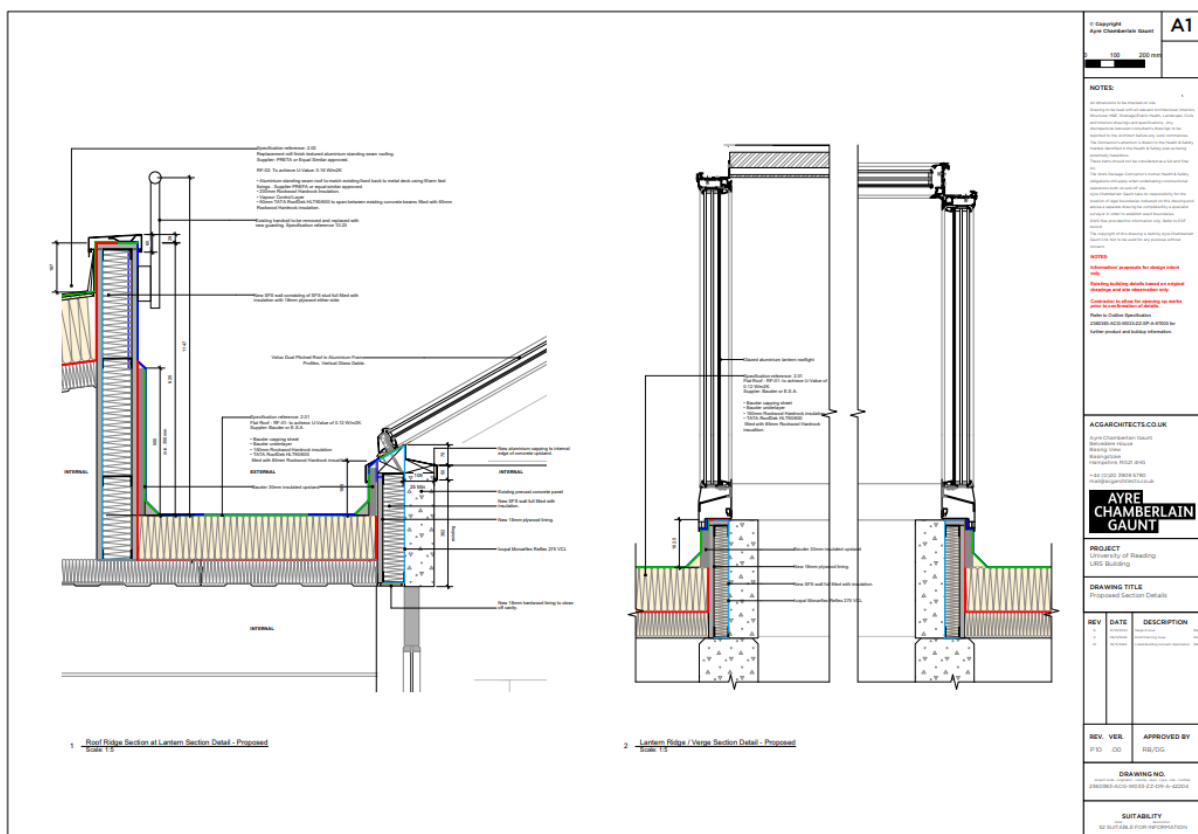
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13/10/25

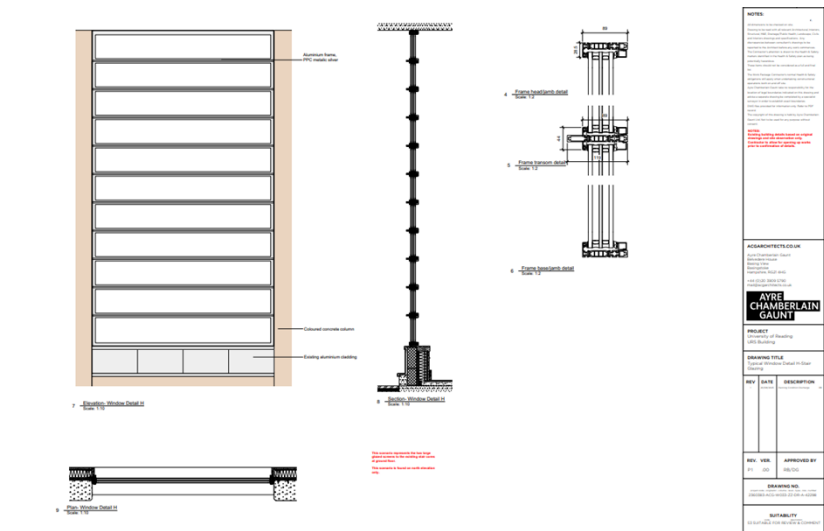
Signed:

Keith Frost
Built Heritage Officer





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