



HERITAGE STATEMENT

HOLME GRANGE SCHOOL

**PLANNING APPLICATION NO.: 250451 - CONSTRUCTION OF A MULTI-USE GAMES AREA
WOKINGHAM BOROUGH COUNCIL**

Dated: 5TH OF FEBRUARY

SITE :

**Holme Grange School
Heathlands Road
Wokingham
RG40 3AL**

STATEMENT BY:

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ORIGINAL HERITAGE ASSESSMENT BY:

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Architect and Heritage Consultant
(Dated 20/11/2022)

1. INTRODUCTION

Holme Grange School has applied for planning permission to construct a larger multi-use games area (MUGA) over the area of a current smaller MUGA, swimming pool and associated play and horticultural areas to the west of the main building.

This Heritage Statement is intended to confirm that no areas or structures falling under the Listed Building Citation will be affected by the proposed new MUGA construction proposals, including the shingle paths and steps surrounding the main building.

This statement refers back to and includes excerpts from an assessment carried out by Patrick Ettwein, DipArch RIBA FRSA, Architect and Heritage Consultant, carried out in November 2022 for another previous school modification proposal which was not carried through into planning stages.

The brief Listing Citation is dated January 1986 and the text (see below) refers to the location as Wokingham Without Holme Green (OS SU86NW). The grade II listing is applicable to the main house only, and also includes the gravel path and retaining wall and brick steps. The curtilage buildings have been added since the house became part of the school after 1945.

Listing Citation Text :

WOKINGHAM WITHOUT HOLME GREEN

SU 86 NW 10/10 Holme Grange School

II Large house, now a private school. 1883 by R. Norman Shaw in the Tudor vernacular style. Brick, upper floor tile hung, tiled roof with several gables and moulded bargeboards. Irregular plan. 2 storeys, several large brick chimneys and mullion and transom windows with leaded lights. Entrance front – central porch with 4-centre gothic arch, a large mullion and transom window above. To the right are two oversailing gables. On the left of the porch are two, 4-light windows breaking eaves with small hipped roofs, and to the left an at right angles to these are 2 gables of unequal pitch. Garden front – irregular: the main feature is a large projecting chimney stack with ribs and crow stepped, coped sides above eaves level. To the left of it is a two storey canted bay window with hipped roof. To the right of the chimney, at right angles is a large mullion and transom window, and gables recessed to the right of this. There is a gravelled terrace adjoining this front with a brick retaining wall, a centre flight of 6 brick steps and small piers leading down to wide lawns.

Listing NGR: SU8274067200

Listing date 17 January 1986

Grade: II

2. SITE DEVELOPMENT CHRONOLOGY (excerpts from the assessment by Patrick Ettwein)

Holme Grange School is an independent school near Wokingham for girls and boys aged 3-16 years. The school is situated in a rural setting to the south of Wokingham town and the main entrance is from Heathlands Road on the west side of the site. The eastern boundary edge is parallel to Easthampstead Road and there is a secondary entrance (former stable entrance) to the south, leading off Redlake Lane, which is not within the application site and not used by the School.

The centre-piece of the building group is the large country house known as Holme Grange which was built in 1882-3 and became a school in 1945. The stable buildings (1881) within its site at the north end is now in separate ownership. The main house, which is now the core building of the school, was designed by Richard Norman Shaw (1831-1912) for his client Bartle Goldsmid (1849-1938) and is listed Grade II. The site is not within a Conservation Area.

The school was founded by J. Gordon-Walker in 1945. The listed main house has retained most of the original features and internal spatial changes have been fairly limited. The original plan form has been largely maintained, and many original internal features remain. The Dining Room and Billiards room have been extended with unsympathetic extensions.

A number of building developments have taken place incrementally within the overall site, particularly during the last 40 years, including a new Sports Hall in 1985. The school has grown particularly in the last ten years along with an expanded curriculum, which is the primary reason for the planned increase in the school's sports facilities.

The current use as a school has not led to any significant structural or spatial changes and the room layout remains generally as originally built. Original bathroom and kitchen fittings and most light fittings have long since been removed or replaced, and a few rooms have been subdivided by lightweight partitions, serving as school offices.

It is to the credit of the school that even before the building was protected by listing in 1986, no serious alterations had taken place to the fabric of the house and the original building remains well preserved.



A shingle path and stone steps lie between the main building, right, and the existing MUGA



Existing stone steps and path to be retained, protected during construction works.



Main building to the left, shingle path grass bank to the existing MUGA

The significance of the heritage asset derives not only from its design but also from its original setting. Although the transformation of Holme Grange from a private house into a large day school has not resulted in many significant physical changes to the main house, the listed building is now partially surrounded by later ancillary school buildings, built mainly during the last 50 years.

The ancillary buildings have been built largely as a compact group which preserves the original South Lawn and Back Field as open spaces. However some damage to the building's setting has already taken place by the construction of the Sports and Caudwell Halls to the north of the listed building.



The footprint of the proposed new MUGA over the existing one and disused swimming pool, shingle path and main building to the right/east

3. NATIONAL & LOCAL AUTHORITY POLICIES

HERITAGE ENGLAND

The setting of Heritage Assets, Historic Environment Good Practice in Planning Note 3 (second addition). Guidance document on managing change within the setting of heritage assets, written in accordance with NPPF.

LOCAL AUTHORITY - CORE STRATEGY POLICY CS8

The current Wokingham Borough Council polices map shows that the site lies within the Thames Basin Heath Special Protection Area (SPA). This policy requires development proposals to demonstrate that suitable measures to avoid and mitigate potential adverse effects are provided.

The development proposals in the current planning application would not have a detrimental effect on the SPA due to the location within the site and the protection measures to be taken during construction, with the working site surrounded by Heras fencing and access to be only from the main car park to the north. Therefore no mitigation measures are considered as being necessary.

CORE POLICY CS11

This Policy states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside development limits will not normally be permitted except :

- Where it contributes to diverse and sustainable rural enterprises within the borough.*
- It does not lead to excessive encroachment or expansion of development away from original building group.*

It is considered that the proposal complies with the Policy, as it proposes a structure replacing a similar existing one.

POLICY TB24 - Designated Heritage Assets (including Listed Buildings)

(2) The Borough Council will conserve and seek the enhancement of designated heritage assets by :

- Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural interest of the building, conservation area, monument or park and garden including its setting and views.
- Supporting development proposals or other initiatives that will conserve, and where possible enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.

(3) Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

The proposals for the new MUGA will fully comply with the requirements of TB24.3, points 2 and 3 a.) and b.) The setting of Holme Grange will not be affected by the proposed development work, replacing the existing and similar facility, avoiding the surrounding paths and original steps to what was a lawn to the west of the building. It is the view that the proposal in this application is acceptable when considered against both National and Local planning Policy.



Block plan showing the new MUGA footprint abutting but not encroaching on the shingle path

4. SUMMARY & CONCLUSION

1) IMPACT ASSESSMENT OF THE PROPOSAL ON THE HERITAGE ASSET

The impact of the proposed new MUGA upon the Grade II Listed building is considered to be no greater than that of the existing MUGA, which is likewise fenced and floodlit. The criteria which need to be considered including :

- The MUGA site location and its relationship to the listed building – no significant difference in location and effect over that of the existing MUGA and associated facilities
- The proposed height and scale of the new MUGA – other than slightly higher fence and lighting masts, the same as the existing
- The proposed external appearance and materials used – to be green coated mesh fencing and low overspill light floodlighting.
- Preservation of existing features – the shingle path and stone steps to the west of the main building are to be preserved as is.
- Additional planting is to be carried out to return the existing small woodland to an original condition with new trees and groundcover rather than the mulched play area.

2) In the context of the existing setting and school buildings, the setting of the Listed Norman Shaw house will not be affected by the replacement of the existing MUGA with a similar but larger new MUGA.

END OF STATEMENT