

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250479
Address:	Glebelands, Woolf Drive, Wokingham, RG40 1DU		
Proposal:	Application for Listed Building consent for the proposed installation of a new passenger lift, partial demolition of the existing Link Wing and construction of new ground and lower ground floor link accommodation, plus internal and external alterations including repairs, installation of roof level PV panels and changes to fenestration.		
Heritage Asset:	<p>Glebelands – listed building with Grade II status since 1985.</p> <p>Setting of: Glebelands Stables and Cottage, both individually listed Grade II.</p> <p>Listed buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies</p>		
Site Visit Made:	Yes		

Summary Of Recommendations

No objection, subject to amended annotations and conditions

Comments On Proposal

Glebelands is a former country house designed in a free-Tudor style by Sir Ernest Newton – a pupil of Richard Norman Shaw – for Alfred Nicholson, a Director, and later Chairman, of the Linoleum Manufacturing Company. Completed in 1897, the building was subsequently altered and extended in the 20th century, notably by Harry Weedon in the 1950s with a large wing to the north, having been converted for use as a rest and convalescent home in the 1930s. The latter part of the 20th century saw further development with residential buildings of Acorn Drive built within the parkland, Academy House constructed immediately off the main drive and the Broccoli Cloister built and linked to the main house (via the 1950s element) to the north. In addition to the main listed building, the former stables and cottage as well as the lodge are all separately listed as Grade II. Despite all the 20th and 21st century development, Glebelands can still be read and appreciated as a large late Victorian country house set within a verdant and open setting.

The application proposes the demolition of a modern link building which connects the 1950s wing of Glebelands to the Broccoli Cloister and subsequent replacement as facilitate additional bedrooms for the care home. Also proposed as part of the

application is the creation of a lift tower, the installation of PV solar panels to the flat roof of the 1950s wing and additional related changes, such as windows and doors.

The below comments are made following the submission of amended plans which resulted from feedback to the initially proposed scheme:

Link Building

From a heritage perspective the proposed design is now considered acceptable. The elevational treatment reflects the host and would seek to compliment the context. The fenestration rhythm is well considered with the mansard form serving to both provided the required accommodation and be an appropriate design in the historic context. Architectural details, materials and finishes are critically important and thus will be controlled by condition. Drawing 2425.102.017C – ‘Elevation/Section 3’ has a number of annotations which require amendment/addition for the sake clarity and best practice. Please could the following points be amended/alterated:

- ‘Vertical grey cladding’ be altered to ‘*Vertical timber cladding*’ – the exact finish and material will be controlled under condition.
- ‘Grey aluminium casement screen’ be altered to just ‘*Aluminium casement screen*’, again the colour and finish to be controlled by condition.
- The indicative pointer for ‘*Natural slate roof*’ be extended to all applicable roof pitches.
- ‘Reconstituted’ be removed from the annotation regarding the sill. It is not to say reconstituted stone would not be acceptable here, however the precise design and material will be determined later at condition stage.
- ‘Dark grey’ to be removed from annotation regarding the Crittall doors – again the exact finish will be determined later. It is likely a plain and timeless black finish would be more appropriate.
- Similarly, the indicative design of the Crittall doors is slightly unusual, it is presumed this is to reflect the mullion and transom design of the host’s windows, however this may not best translate to the Crittall design. More subdivision/greater number of glazing bars may be required. As such, please alter the annotation to: ‘*Masonry to match existing*’ and ‘*Crittall casement doors and windows – final design to be agreed under condition*’
- Please add in ‘*timber*’ to the annotation concerning the proposed cladding infill to the former garage door, and an additional annotation for the proposed planked door to read: ‘*Solid timber plank door – final design to be agreed under condition*’.

Lift Tower

As previously noted, the need for an additional and larger lift at Glebelands is fully understood and indeed the creation of such will further allow for the viability of the building which in turn allows for the continued maintenance. It is also noted the principle of an additional lift has previously been accepted. Lift towers within the historic environment are often tricky things, given the scale, height, need to

connect to the various floors etc. However, in this instance, the site of the proposed lends itself well to the insertion of a tower. Given the land topography, being set behind and to the side the main vistas with limited fabric impact, the proposed lift tower is well considered and thus no concerns are raised to this element of the application.

PV Panels

The revised proposals concerning the PV panels are welcomed, the reduced rake should seek to mitigate visibility of the panels. There may be various points of the site where the panels 'peak over' the parapet, however this should be kept to a minimum. Similarly, the related re-covering and installation of insulation are considered acceptable.

With the above in mind, no objection is raised to the application from a heritage perspective. If minded to approve, the following conditions are advised:

Conditions

Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable, including a brick sample panel of a minimum of 1m x 1m. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. *the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;*
2. *the material, size, texture, colour, profile, and source of cladding;*
3. *the material, size, texture, colour, profile, and source of stonework;*
4. *the material, size, texture, colour, profile, and source of roofing materials;*
5. *materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
6. *the proposed rainwater goods*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all external and internal windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall

illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 and 1:1 as appropriate. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Notwithstanding information shown on the submitted drawings, no works shall commence on site until full details of all attachment between historic fabric and new construction, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of brick toothing in, roof attachment through lead flashing or similar and any other attachment. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all new mechanical and electrical services, including vents, flues, pipework, cabling, lighting or works associated with building regulations/fire regulations or other similar works have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans, and shall illustrate the nature of materials and finishes and methodology for installation. Drawings shall be at a minimum scale of 1:20, with details at a scale of 1:5. The works shall then be implemented in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Date:	30/06/2025	Signed:	Roderick McDonald Built Heritage Officer
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