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Timber Screen Report

February 2026

Our ref: W033-2360383-ACG-XX-ZZ-RP-A-1910

Revision: P2

TIMBER SCREEN REPORT

REVISION SHEET

REPORT TITLE: **TIMBER SCREEN REPORT**
REPORT NUMBER: **W033-2360383-ACG-XX-ZZ-RP-A-1910**

This report has been prepared for the sole benefit, use and information of the University of Reading.

This report, together with supplementary reports accompanying it, relates to the present design and may be subject to changes as project progresses.

REVISION	DATE	STATUS	PURPOSE	PREPARED BY	CHECKED BY
P1	09/02/2026	Draft	For Heritage Feedback	MC	RB
P2	26/02/2026	ISSUED FOR INFORMATION	Planning amendment	MC	RB

CONTENTS

01	INTRODUCTION	4
	INTRODUCTION	5
	ORIGINAL TIMBER SCREEN DETAILS	6
	EXISTING TIMBER SCREEN LOCATIONS - FIRE RATING REQUIRED	7
	EXISTING TIMBER SCREEN LOCATIONS - FIRE RATING NOT REQUIRED	8
	LIMITATIONS WITH SELF CERTIFYING	9
02	PROPOSALS	11
	DESIGN OPTIONS	12
	CONSULTATION	13
	PROPOSED DESIGN	14
	ESCAPE DOORS	15
03	HERITAGE ASSESSMENT	16
	HERITAGE ASSESSMENT	17

01 INTRODUCTION

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INTRODUCTION

OVERVIEW

The approved URS scheme sought to keep as many existing timber glazed screens as possible. It is well understood they are a heritage asset and of high significance.

As the project has developed and further coordination with fire specialists and consultants has progressed, it has become apparent that the previous proposal to refurbish the existing timber glazed screens to meet fire requirements is not technically or practically viable option for the project.

This report has been produced to seek an amendment to the approval for the replacement of all the existing timber glazed screens.

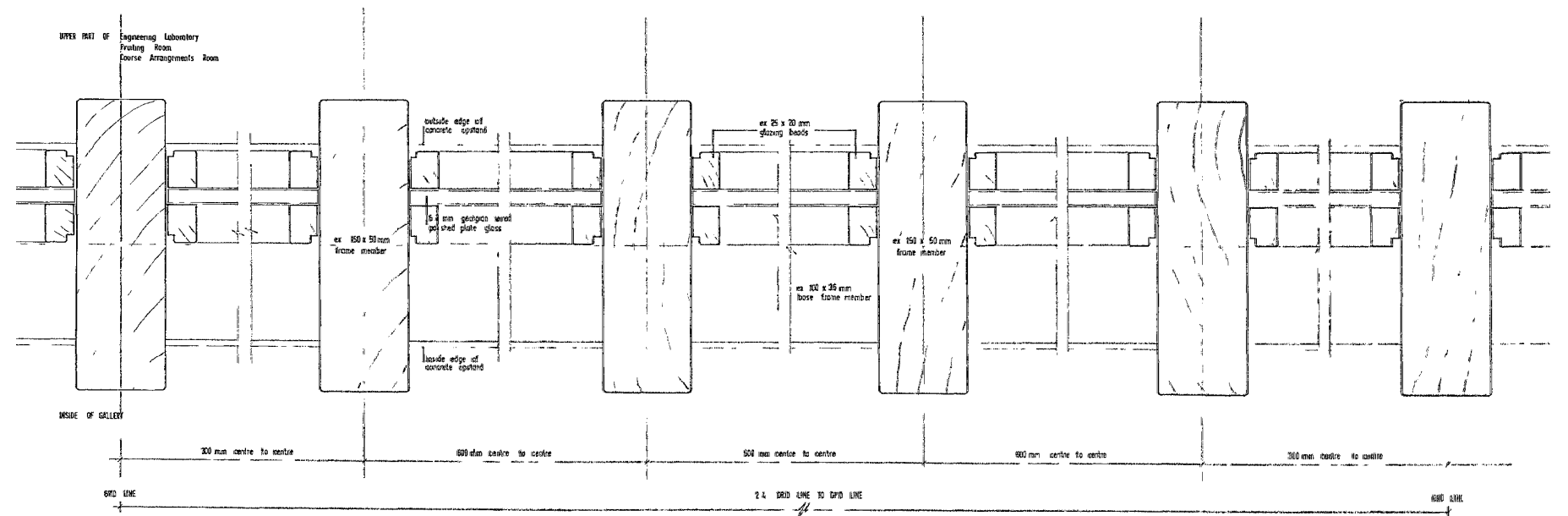
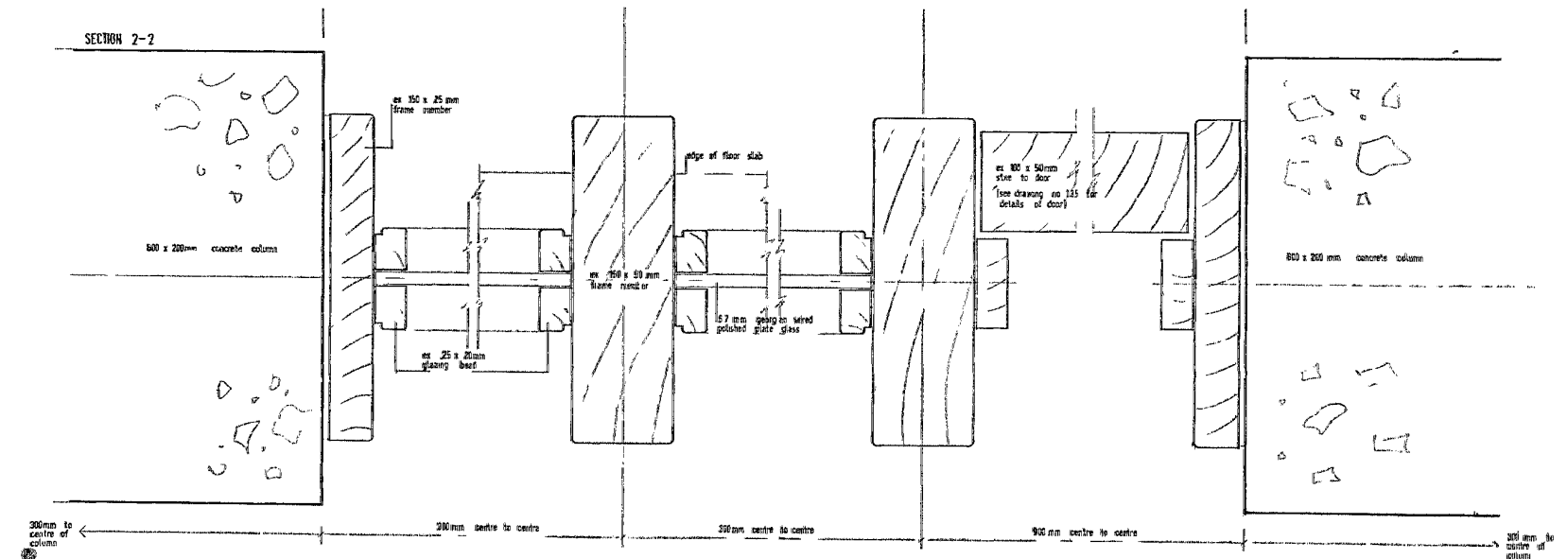


01 Photo of existing second floor timber screen lightwell.

ORIGINAL TIMBER SCREEN DETAILS

OVERVIEW

- The original mullions are at approximately 300mm centres with the recessed base, mid and head panels in timber, and the glazing consists of Georgian wired glass.
- The existing timber screen has a varnish/coating finish, or in some cases have had areas painted over in white.
- The existing clear coatings appear to have aged and/or been exposed to long periods of sunlight/UV, causing the original coatings to darken in colour.
- Existing screen doors are generally not original and have a clear opening of approximately 800mm, which is narrow by current standards and limits fire evacuation capacity.
- The existing timber screens are constructed using a low quality softwood. The detailing consists of accentuated deep vertical fins and flat horizontal mid rails, which reduces the timber section size. There are no full timber section frames to the perimeter of the screen. It is not possible to ascertain whether there is intumescent sealing between the frame and surrounding fabric, investigations indicate it is not, nevertheless, even if present it would not be certifiable to current regulations.



01 Original section detail of stair-core timber screens.

02 Original section detail of level 1 gallery timber screens.

EXISTING TIMBER SCREEN LOCATIONS - FIRE RATING REQUIRED



STAIR CORES

All existing stair core timber screens require 30min fire rated construction (integrity and insulation).



LIGHTWELLS

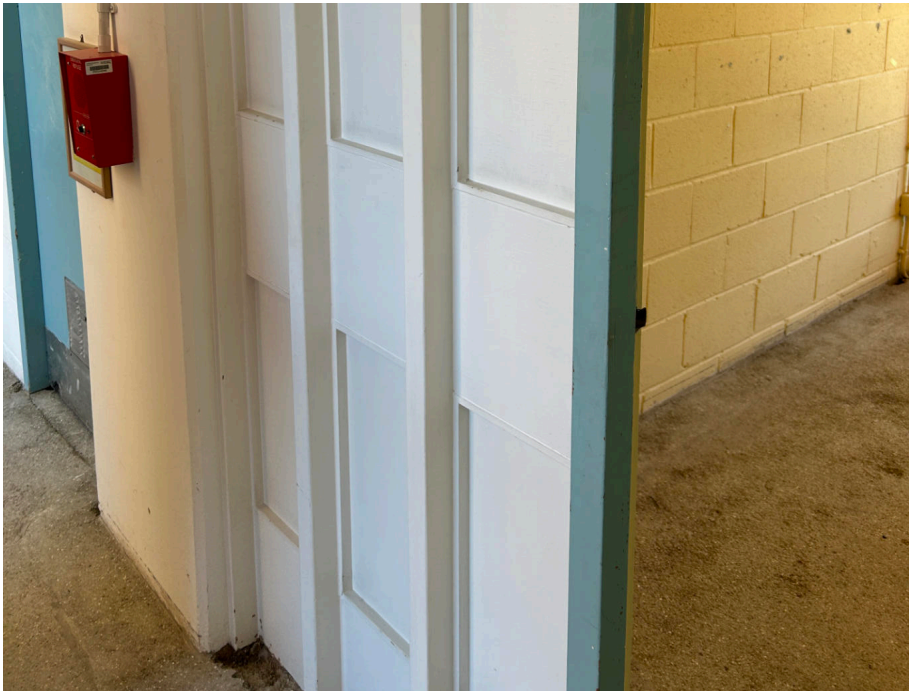
All existing lightwell timber screens require smoke-retarding full height construction (integrity).



LEVEL 1 CORRIDOR

The timber screens across the level 1 corridor/gallery require smoke-retarding full height construction.

EXISTING TIMBER SCREEN LOCATIONS - FIRE RATING NOT REQUIRED



MISC

There are a few isolated instances of timber screens throughout the building, which don't require fire rating (e.g. TFG02, 107 Kitchen and CR307 corridor).



MAIN ENTRANCE LOBBY

The timber screens shown in the photo above are located in the main entrance lobby, and don't require fire rating.

The screens not requiring fire rating are very few in number, therefore for consistency it is proposed to treat all screens with the same replacement strategy.

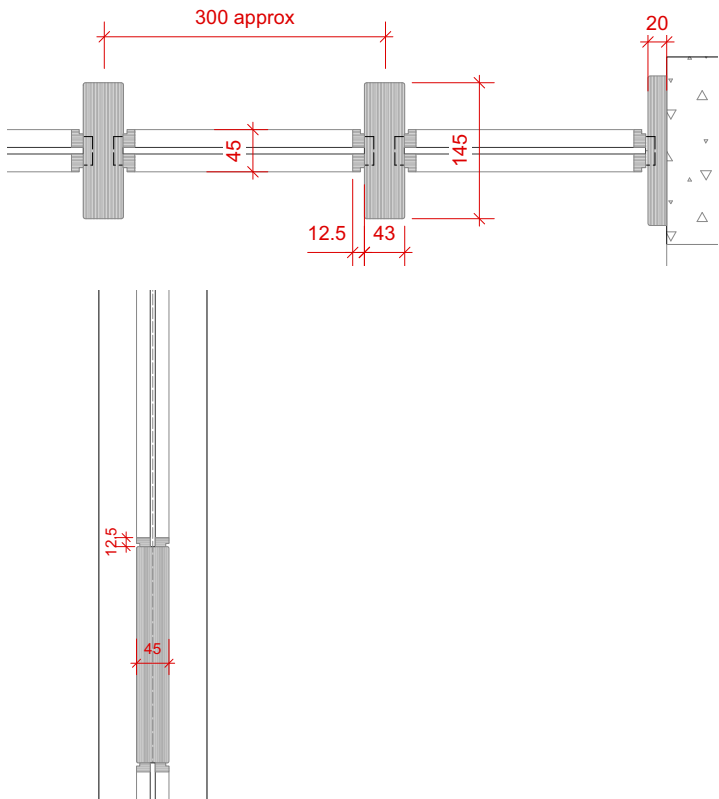
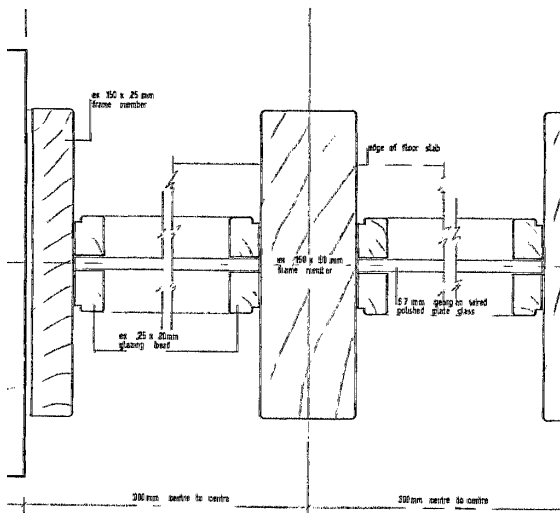
LIMITATIONS WITH SELF CERTIFYING

OVERVIEW

Following detailed discussion with our fire consultant, building control and timber fire screen specialists, it has become clear that the original timber screens will be unfeasible to certify to the required fire integrity and insulation ratings.

The refurbished building needs to comply with Building Regulations, in this case Part B for Fire Safety. While existing, listed buildings have some leniency against Building Regulation compliance, life safety issues are understandably taken seriously. The building will have a higher occupancy than it was originally designed for, therefore the fire escape strategy requires improved existing escape stairs and two new escape stairs to comply with current regulations.

The University has a duty of care and its insurance providers require approved construction details, meaning that certification for the screens is non-negotiable and must be achieved as part of the refurbishment. Without certification, the building cannot be put into use, contrary to the principles of national planning policy relating to listed buildings.



01 Original plan detail drawing of timber glazed screens.

02 Plan and section detail of existing timber glazed screens.

03 Example certification requirement.

01

03

02

CERTIFICATE No CF 5204

PYROGUARD UK LTD

Pyroguard T-EI30/18-2 glass in Hardwood framed screens for periods of 30 minutes integrity and insulation

For this application the following conditions shall apply:

The glass shall be glazed within a previously fire tested or CERTIFIRE approved framing system utilising the following basic specification:

- Framework from Hardwood (e.g. Oak) 90mm by 50mm section (minimum). Transoms and mullions assembled by steel screws 10 x 135mm.
- Hardwood beads 20mm by 33mm wide (minimum) fixed with 3.5 x 45mm screws.

A Glazing: Pyroguard T-EI30/18-2
B Glazing tape: Kerafix Flexpress 100 [KUHNI]
C Fixing: 3.5 mm x 45 mm screws 50, at 150 mm centres, 50 mm from corners
D Bead: Hardwood bead: ≥33 mm x220 mm (h x w)
E Section: Hardwood ≥90 x ≥50 mm
F Setting blocks: Hardwood or non-combustible
G Alternative beads approved based on TS25 rules. Flush beads may be converted to chamfered or bevelled while maintaining at least the overall tested bead dimension and approved fixing method

Glazing details as described in test report(s):
IFT 27137090 and Warringtonfire 343243

This Certificate of Approval relates to the sizes 18mm thick Pyroguard T-EI30/18-2 shown in the diagram below, when used in conjunction with the above system.

The aspect ratio of the glass may be unlimited within these aperture dimensions.

Maximum Width	Maximum Height	Maximum Area
1869mm wide (at 2495mm high)	3119mm high (at 1495mm wide)	4.66m²

Page 11 of 143 Signed
CTM69121-3

Issued: 24th February 2014
Reissued: 04th July 2024
Valid to: 16th July 2029

This certificate is the property of Warringtonfire Testing and Certification Limited
Registered in England and Wales
Registered Office: 3rd Floor, Davidson Building, 5 Southampton Street, London, WC2E 7HA. Company Registration No: 11371436

LIMITATIONS WITH SELF CERTIFYING

Assessment Summary: Fire Rating Compliance Review

1. Introduction

A review has been conducted on the existing glazed screen currently installed on site. The objective was to determine whether the installation meets the requirements for fire-rating certification and to identify any necessary works to achieve compliance.

2. Review of Existing Documentation

Original drawings detailing the construction of the current frames have been reviewed. This documentation confirms that the existing installation falls short of the required standards and cannot be certified.

3. Installation Concerns

In addition to non-compliant material dimensions, there are significant uncertainties regarding the installation of the existing frames. Specifically:

- It is not possible to verify the type or adequacy of the mechanical fixings used.
- There is no confirmation that any fire-stopping measures were installed to create the necessary continuous seal around the frame.

These factors are critical, as insufficient fire-stopping can allow heat to attack and weaken the outer frame edges, leading to premature failure during a fire. A compliant installation ensures that the glass, frame, fixings, and seals operate as an integrated, tested system.

4. Findings

The assessment confirms that the existing screen does not meet the minimum criteria required for fire-rating certification. Reference has been made to the attached Certifire documentation, which outlines the mandatory specifications for approved fire-resistant glazing systems. These include minimum timber section sizes, compliant beading arrangements, and the use of tested fire-resistant tapes.

5. Requirements for Certification

To obtain any form of fire-rating certification or third-party accreditation, the following actions would be required:

- Full removal of the existing frames.
- Making good of the openings.
- Installation of new frames strictly in accordance with one of the relevant Certifire specifications.

It should be noted that certification does not apply solely to the glass and frame. The entire opening, including the surrounding wall construction, must be confirmed as fire-rated to ensure the complete assembly functions as a compliant fire barrier.

6. Listed Building Considerations

Given the building's listed status, maintaining aesthetic continuity is an important factor. Replacement frames can be manufactured to closely match the existing visual appearance. However, compliant systems require larger timber sections, resulting in a modest reduction in visible glass area. This should be considered when evaluating design options.

7. Importance of System-Based Fire Certification

Fire-rating performance relies on a complete, tested system rather than individual components. Replacing the glass alone, or substituting similar materials, will not achieve certification. A compliant system must incorporate:

- Approved fire-rated glass,
- Correctly profiled and tested frames,
- Certified seals, tapes, and fixings,
- Installation methods consistent with the tested specification.

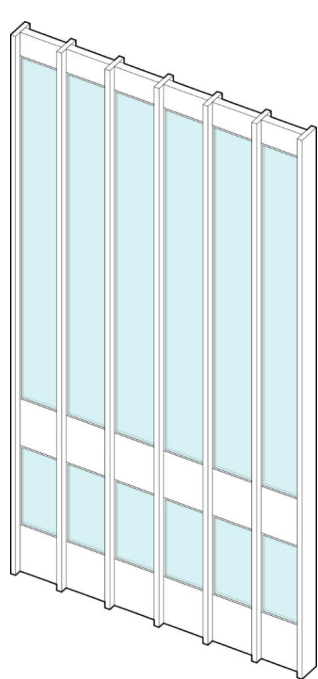
This system-based approach ensures that the required levels of integrity (E) and insulation (EI) are maintained for the designated duration.

The following pages propose fully replacing all timber screens with new screens, each with various pros and cons.

02 PROPOSALS

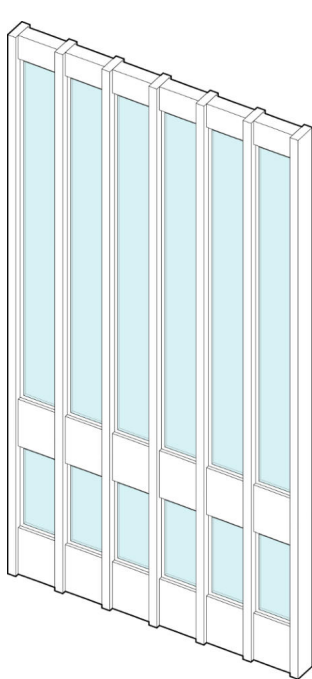
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DESIGN OPTIONS



ORIGINAL

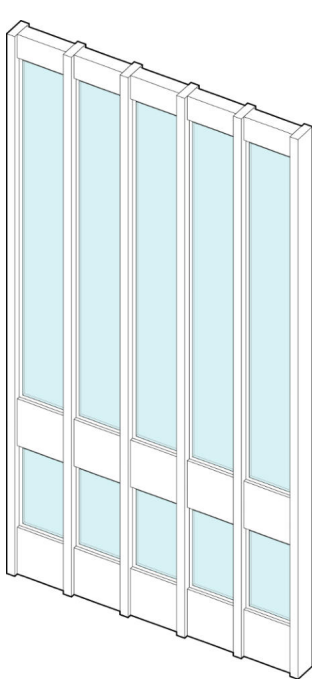
The original mullions are at approximately 300mm centres with the recessed base, mid and head panels in timber, and the glazing consists of Georgian wired glass.



OPTION 1A

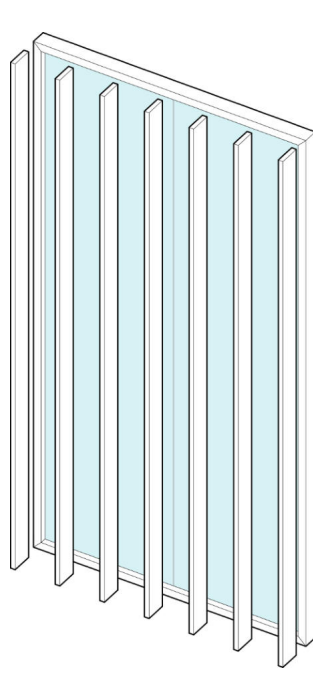
New timber screens to match the intent of the original screens.

To meet the necessary fire rating, timber section sizes must be increased, beading may vary, and the frame-to-glass ratio will be higher, resulting in a visually heavier screen compared to the original.



OPTION 1B

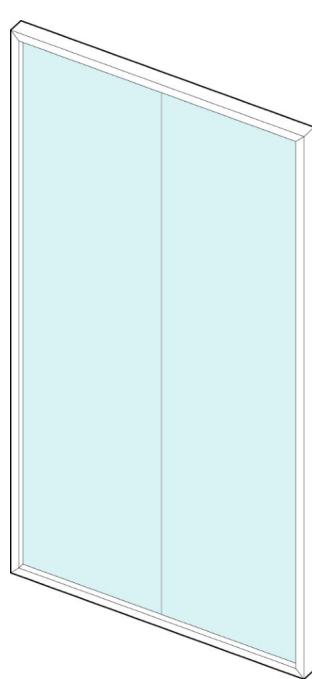
Alternatively, mullion spacing could be increased, as is seen in Option 1B, so that the visual weight of the timber sections against the glazing are reduced.



OPTION 2

New timber fins constructed and installed in-front of a new fire rated frameless glass screen.

The timber fins would be an evolution of the original design but, in keeping with the same spirit. They would have the same spacing as the original (approx 300mm centres) and timber section sizes could match the originals, giving the same visual weight.



OPTION 3

Option 3 proposes a fully glazed fire rated frameless screen.

This option accepts that the original timber screens have to go and looks at what else is possible. It embraces light, views and drama.

CONSULTATION

Following a meeting with Keith Frost and Connie Davis on 22 July 2025 held on site to discuss a number of items, in particular the issue regarding the timber screens, it has become clear that a resolution on the replacement strategy is required.

The options detailed above had been issued in advance for review.

It was acknowledged that the issue of fire safety and certification was not surmountable, and that the existing timber screens would need to be replaced.

Therefore the discussion on site focused on determining the best option for the building.

The officers considered it important that any replacement was similar to the existing rather than a ‘contrast’.

The need for increased timber section sizes was discussed and the concern raised by all parties that this could look heavier than existing and would change the timber to glass ratio.

Therefore the conclusion was that Option 1B with 5 panels rather than the original 6 would maintain a similar glazed ratio but still have the same design as the original.

This was laid out in the officers’ Pre-App response dated 8th Aug 2025.

Date: 8 August 2025
Application: 251168

Simon Handy
BNP Paribas / Strutt & Parker
269 Banbury Road
Oxford
OX2 7LL



**WOKINGHAM
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Pre-application Advice Response Letter

Application Number: 251168

Site Address: URS Building, Whiteknights Campus, Earley, RG6 6BW

Expiry Date: 11 August 2025

Proposal: Pre-application advice for potential amendments relating to the proposed refurbishment of the URS Building.

3) Timber Screens a. It is looking likely that we will need to amend the approach being taken to the timber screens within the interior of the building. The project architects, ACG, are in the process of preparing updated plans showing the revised design, but in the meantime, we would welcome a conversation about the alternative approach and to explain the reasons behind it. Both our heritage consultant, Purcell, and fire engineers at Hydrock would then prepare further written justification for the change.

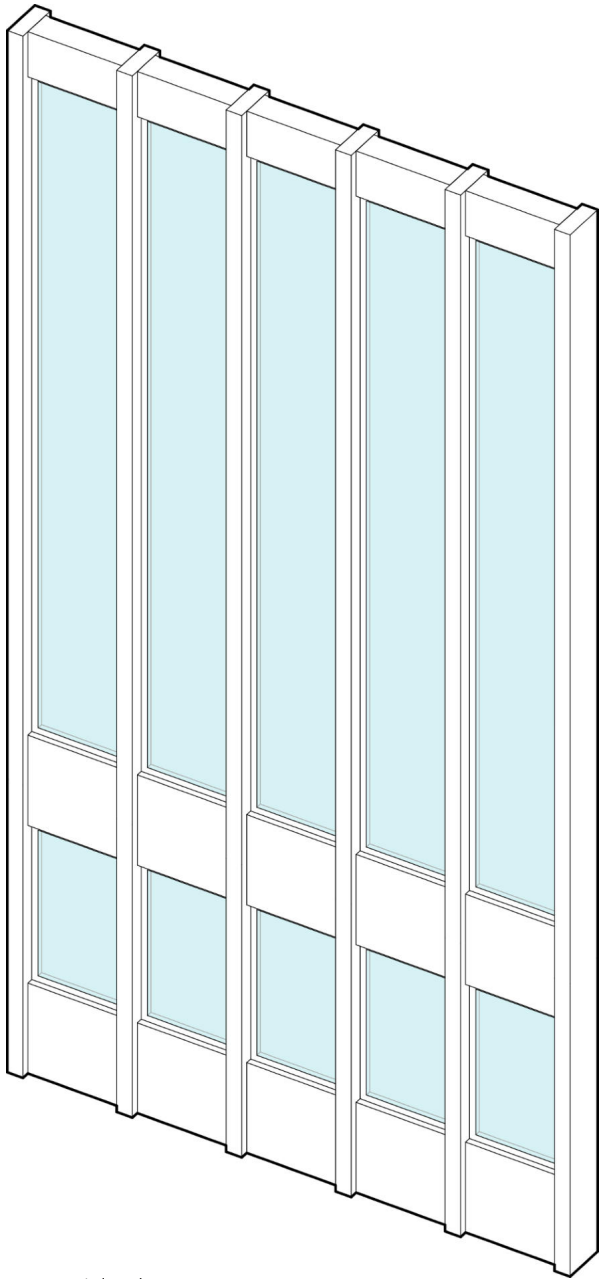
The loss of the timber screens is disappointing as it results in the further erosion of the original fabric of the Listed Building. However, it is understood that this is necessary for purposes of complying with fire regulations. Several options have been presented in the 'Timber Screen Options Study'. In light of the substantial changes that are being made to the URS Building as a whole, Officers consider it important for any replacement to have a high degree of similarity to the existing timber screens to retain this feature in visual terms. As such, whilst options 2 and 3 are aesthetically pleasing in their own right, in this instance option 1 is preferred owing to these more closely replicating the existing. Option 1B would be preferred (5 panels), as whilst the existing timber screens have 6 panels, the wood frames would become 'chunkier' and so the amount of glazing would be reduced compared to the existing situation. The 5 panels allows for the form and visual appearance of the timber screens to be retained generally whilst at the same time would allow for a similar level of glazing/ light into spaces.

PROPOSED DESIGN

PREFERRED OPTION: 1B

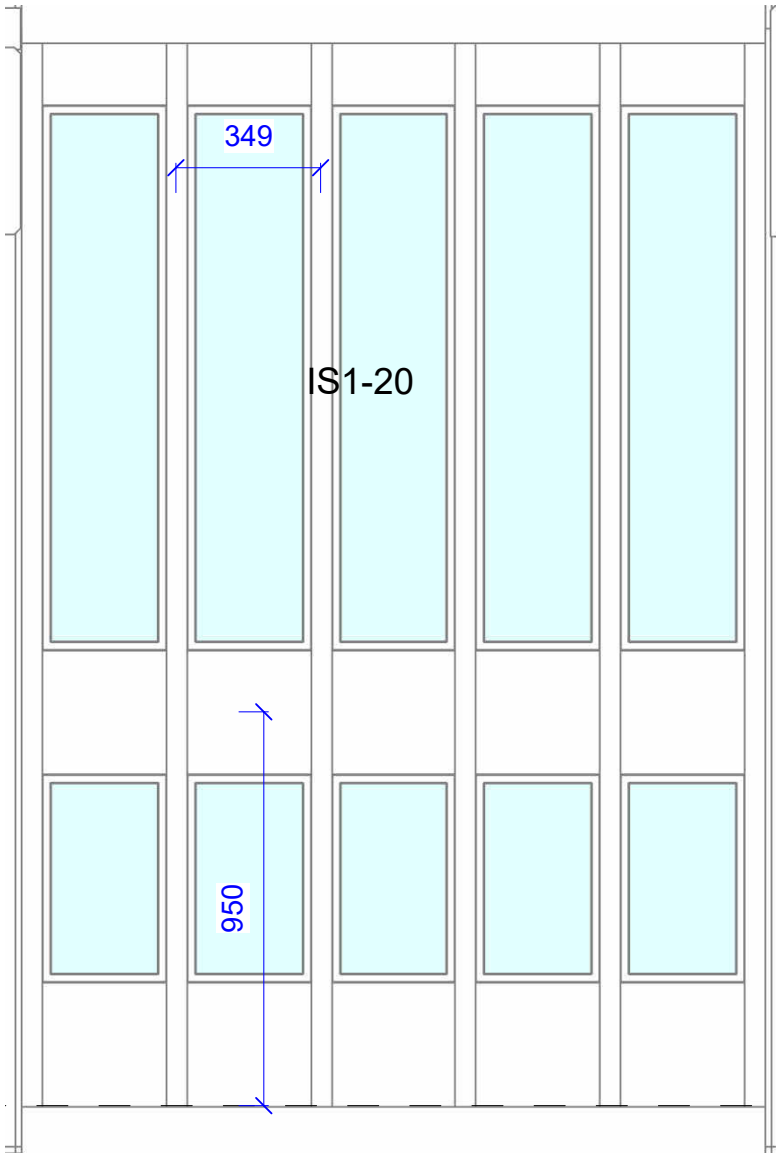
Following conversations on site with Keith and Connie and the Pre-App response received, we revised the proposal to show all new timber screens throughout the building with wider timber mullions to meet certification, the mullions remain the same depth as existing. Transoms and head/base sections, remain the same width on face as original, but will need to be increased in depth to meet the certification requirements.

As discussed the fatter mullions alter the glass to timber ratio so the new proposal shows, generally on a typical 1.8m wide bay, that the glazed modules are revised from 6 to 5 to achieve a similar glazing ratio to the original.



01 Option 1B Axonometric view

01



02

02 Option 1B Elevation NTS

ESCAPE DOORS

STRATEGY

The door widths in the existing screens were in most cases 3 modules wide.

These doors were not original and had been replaced by modern fire doors modified to blend in with the timber screen verticality.

These 3 module openings were too narrow to comply with the fire escape capacity required for the building in its new configuration.

The original submitted proposal was to modify the screens so that the door used 4 modules which met the width required in a single glazed door leaf, detailed as per the existing doors.

However, revising the overall module spacing from 6 modules to 5 on the screens as discussed earlier to help with the glazing ratio means that at 3 modules wide, the door is still not wide enough to meet the fire escape requirements, but at 4 modules wide the doors are too wide to be used as a single leaf.

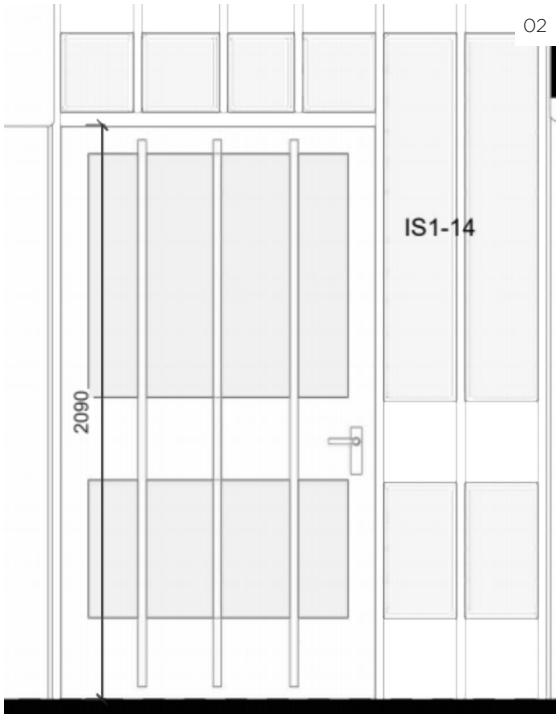
The proposed solution is to create an asymmetric double door with a primary leaf for day to day usage at 3 modules wide and a single module door leaf that would be fixed closed normally but could be opened in the event of a fire to achieve the full escape width.

With the primary leaf following, in principle, the detailing of the screen, ie glazed with timber vertical framing, the side leaf, when framed out, resulted in the glass element being very narrow which loses the feel of the screen detailing and the simple repetition of the modules.

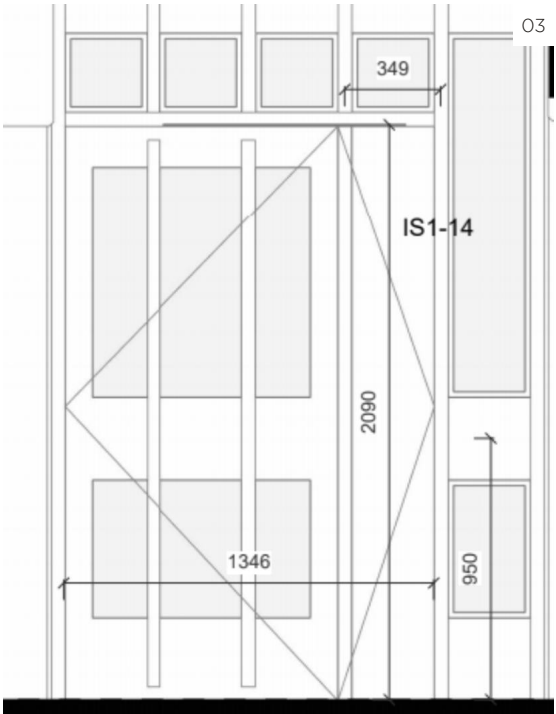
Therefore it is proposed that the side leaf is a solid timber door panel. This also may prove useful for any fire and wayfinding signage.



01 Existing door



02 Previously submitted single leaf door



03 Proposed asymmetric door

03

HERITAGE ASSESSMENT

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HERITAGE ASSESSMENT



24th February 2026

URS Timber Screens

Heritage Impact Assessment Jon Wright (HC)

1.Introduction

This Heritage Impact Assessment (HIA) sets out the justification for an amendment to the consented scheme for the refurbishment of the URS Building (formerly the Engineering and Science Laboratory), a Grade II listed building on the Whiteknights Campus of the University of Reading. The amendment seeks Listed Building Consent and, where applicable, planning permission for the replacement of all existing timber glazed internal screens with new fire-compliant timber screens closely replicating the character, rhythm and visual quality of the originals.

This note should be read alongside the Timber Screen Report prepared by Ayre Chamberlain Gaunt (ACG), which sets out the technical background, the design options appraisal, the results of pre-application consultation with Wokingham Borough Council (WBC), and the preferred design solution. It should also be read as a supplementary document to the Heritage Impact Assessment prepared by Purcell in support of the consented refurbishment scheme, from which the significance assessment of the screens and the principal policy analysis are drawn.

This Statement structures its argument around the three principal policy frameworks relevant to this application: the National Planning Policy Framework (NPPF, 2023); Wokingham Borough Council's emerging Local Plan Update (LPU, 2024), in particular Policy DH5 on the historic environment; and the ICOMOS Madrid-New Delhi Document (2017), Approaches for the Conservation of Twentieth-Century Cultural Heritage, which is the authoritative international guidance applicable to post-war listed buildings of the character of the URS Building. All this guidance was instructive in the wider principles and practice employed by the project team as we worked up the designs for the internal and external schemes. The building is a highly expressive and unique piece of Post-War heritage that is valued by the University.

2.The Significance of the Timber Glazed Screens

The timber glazed screens are a significant internal element of the listed building. Encountered at stairwells, lightwell enclosures and first-floor corridor galleries throughout, they translate into timber the same accentuated verticality that characterises the concrete frame externally and internally. Their rhythm, materiality and visual quality contribute to a coherent sequence of internal spaces that is fundamental to the experience of HKPA's design — providing legibility between floors and lightwells, animating the circulation routes and providing a visual link between the inside and outside elevations.

The approved HIA assessed the screens as a feature of high significance. It is acknowledged that this significance is not unqualified: the screens have been partially eroded over time through inconsistent



treatment — some overpainted, some revarnished, and some left untreated — and the screen doors within them have been replaced by non-original fire doors at some point in the building's history. The consented scheme accepted the removal of original wired glass in favour of clear safety glazing on conservation-led grounds, taking the view that visual consistency and improved transparency were proportionate benefits. The screens are therefore already an element whose significance has been partially compromised and which the approved scheme had accepted as the subject of managed change.

The question this Statement addresses is not whether the screens are of significance — they plainly are — but whether the proposed replacement in carefully designed new timber screens represents a proportionate, justified and well-evidenced response to an insurmountable technical constraint.

3.Screen Replacement: Fire Safety and Compliance

Following consultation between ACG, the fire engineering consultant (Hydrock) it has been found that the existing timber screens cannot be upgraded or refurbished to achieve the fire integrity and insulation ratings required.

While existing listed buildings do benefit from a degree of flexibility in the application of Building Regulations, that flexibility does not extend to life safety matters. This is the settled position of Historic England, the relevant building control body, and — critically — it is the position confirmed by WBC's own planning and conservation officers in the pre-application response dated 8 August 2025, in which it was acknowledged that the fire safety constraint was not surmountable.

The URS Building is a Grade II listed building. The NPPF requires that great weight be given to its conservation. However, it is equally clear under paragraph 202 that harm which is less than substantial must be weighed against public benefits — and that securing the optimum viable use of an asset is an explicit and material consideration within that public benefit assessment.

The URS Building was designed and built for education. Paragraphs 199 and 202 of the NPPF must therefore be read together: the conservation of this building and the securing of its optimum viable use as a university building are not in tension — they are the same objective and the continued use of the building for education ensures its heritage values in the long term.

4. Proposals

The preferred solution — Option 1B, new hardwood screens replicating the module spacing, proportions and verticality of the originals — is the direct product of applying the M-ND Document's own principles. The change is limited to what is strictly necessary to achieve fire compliance. The replacement is as close as technically possible to a like-for-like match in visual terms. The cultural significance of the screens — their rhythm, their transparency, their relationship to the structural language of the building — is preserved to the maximum extent compatible with the fire certification regime. Article 5.1's instruction to 'do only as much as is necessary and as little as possible' is the methodology that has driven this design from the outset.

HERITAGE ASSESSMENT



The M-ND Document's Preamble states: 'The obligation to conserve and manage the heritage places and sites of the twentieth century is as important as our duty to conserve the significant cultural heritage of previous eras.' In that spirit, the proposals before the Council do not abandon the heritage significance of the URS Building's internal screens — they ensure that those screens continue to exist, in a form that is authentic to the original design intent, for the continued benefit of the University community and the building's heritage value for future generations.

5. Heritage Impact Assessment

Having established the policy framework, this section provides a structured assessment of the heritage impact of the proposed replacement screens, applying the definitions set out in the approved HIA.

5.1 Nature and Degree of Harm

The replacement of original fabric — even fabric of compromised integrity and partially non-original character — constitutes an adverse impact on the significance of the listed building. This is acknowledged candidly. The loss of the original softwood screens, with their particular material character and association with the original construction, represents a change that carries weight in heritage terms. In accordance with NPPF paragraph 199, great weight must be given to their conservation.

However, the degree of harm must be calibrated against the significance of what is lost and the extent to which that significance has already been eroded. The existing screens are constructed from low-grade softwood — not a material chosen for its heritage quality but for economy — and their condition, finish and detailing have been substantially altered over decades of institutional use. The screen doors are acknowledged replacements. The glass has been accepted for replacement on conservation-led grounds under the approved consent. The significance of the remaining fabric, while real, is not of such completeness, rarity or irreplaceability that it overrides the imperative to secure the building's safe occupation.

The assessment of harm is therefore as follows: the replacement of the timber glazed screens as proposed constitutes low adverse harm to the significance of the URS Building as a listed heritage asset. This is at the lower end of what the NPPF classifies as less than substantial harm. It is not, and is not argued to be, neutral. But it is demonstrably the minimum harm that is achievable in the context of the building regulations constraint.

5.2 Public Benefits

Against this acknowledged harm must be set the public benefits of the proposal, as required by NPPF paragraph 202 and LPU Policy DH5. These are substantial and multi-layered.

The primary and overriding public benefit is the securing of the optimum viable use of the listed building. The URS Building was designed, built and listed as a place of university education and research. That function is not incidental to its significance — it is constitutive of it. The building's cultural significance as a piece of post-war institutional architecture is inseparable from its original and intended use as a place where knowledge is created and transmitted. A listed building that cannot be occupied, or that can



only be partially occupied, is not merely economically diminished: it is heritage diminished, deprived of the social and functional meaning that justified its designation.

The refurbishment programme as a whole, of which the screen replacement is an integral component, will return the URS Building to full academic use at a level of occupation significantly greater than that for which it was originally designed. That programme includes the repair and conservation of the concrete structure — one of the building's most significant and technically challenging elements — improvements to environmental performance, and the restoration of interior spaces including the lightwells and circulation spaces that HKPA designed as areas of social and intellectual life. The screen replacement is not an isolated intervention: it is a necessary precondition for the delivery of a conservation-led scheme of considerable ambition and benefit.

Further public benefits include the investment in a deteriorating listed building by an institutional owner with a long-term commitment to its stewardship; the educational and social value of returning the building to active campus use; the embodied carbon benefit of refurbishment over demolition and replacement; and the contribution to the University's wider sustainability objectives, which are supported under LPU Policy CE6 on reducing energy consumption in existing buildings.

5.3 The Balance of Harm and Benefit

The NPPF paragraph 202 test requires that less than substantial harm to a designated heritage asset be weighed against public benefits. In this case, the harm is at the lower end of less than substantial, arising from the replacement of fabric that is already significantly compromised in its integrity and of modest material quality. The public benefits are clear, substantial and directly connected to the optimum viable use and long-term conservation of the listed building. The balance is unambiguously in favour of the proposals.

This finding is consistent with Historic England's Planning Practice Guidance, which makes clear that securing the optimum viable use of a heritage asset is a specific and material public benefit for the purpose of the paragraph 202 balancing exercise. It is also consistent with the Madrid-New Delhi Document's position that fire safety requirements must be resolved through analysis and negotiation aimed at minimising heritage impact — which is precisely what this project has done — and that the result of that process, when arrived at with appropriate rigour, is an acceptable conservation outcome.

6. The Proposed Design and its Justification

The replacement strategy has been developed through a structured four-option design appraisal and tested through formal pre-application engagement with WBC's planning and conservation officers. Following site discussions with officers on 22 July 2025 and the Council's pre-application response of 8 August 2025, Option 1B — new hardwood timber screens with wider mullions and five glazed modules per typical bay rather than the original six — was confirmed as the preferred approach by the LPA.

This solution engages directly and honestly with the heritage constraint. The need for larger timber section sizes to meet Certifire certification means that a strict like-for-like replacement at six modules per bay would produce a visually heavier screen with a higher frame-to-glass ratio than the original. Option 1B solves this problem by reducing to five glazed modules in a typical 1.8 metre bay: the glazing

HERITAGE ASSESSMENT



ratio is maintained at approximately the same level as the original, while the mullion width is increased to accommodate the larger certified sections. The result, as demonstrated in the axonometric and elevation drawings included in the ACG report, is a screen that in visual terms is essentially identical to the original — retaining the same verticality, the same rhythm of solid and transparent elements, and the same relationship to the structural frame.

The transoms and head and base sections retain the same face width as the originals, with depth increased only where required by certification. The asymmetric escape door arrangement — a glazed primary leaf matching the screen module width, accompanied by a secondary solid hardwood panel — is a precisely resolved response to the overlapping requirements of fire escape capacity, module co-ordination and visual continuity. The solid secondary panel is a modest departure from the screen character but is of limited visual presence and will provide a legible surface for fire safety and wayfinding information.

In material terms, the replacement in hardwood represents a functional improvement on the original low-grade softwood. The new screens will be more durable, more consistent in their finished appearance, and better suited a long-term maintenance programme.

7. Conclusion

This HIA has argued that the proposed replacement of the timber glazed screens in the URS Building is proportionate and consistent with the applicable policy framework.

In NPPF terms, the harm arising from the proposal is at the lower end of less than substantial, and is clearly and compellingly outweighed by the public benefit of securing the optimum viable use of the listed building for its original and intended purpose as a place of university education. The NPPF paragraph 202 balance is unambiguous.

In terms of LPU Policy DH5, the proposal conserves the significance of the listed building to the maximum extent compatible with the requirements of Building Regulations Part B, and the public benefits of full academic re-occupation and comprehensive conservation repair are both clear. The pre-application engagement with WBC officers had confirmed the acceptability of the proposed design approach in principle, and the additional work by ACG provides the evidential basis for this heritage assessment.

It is accordingly submitted that Listed Building Consent should be granted for the replacement of all existing timber glazed screens in accordance with the preferred design, Option 1B, as described in this Statement and in the ACG Timber Screen Report.



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