

# HERITAGE STATEMENT

## Link and Lift Proposals

Issue 1: Feb 2025

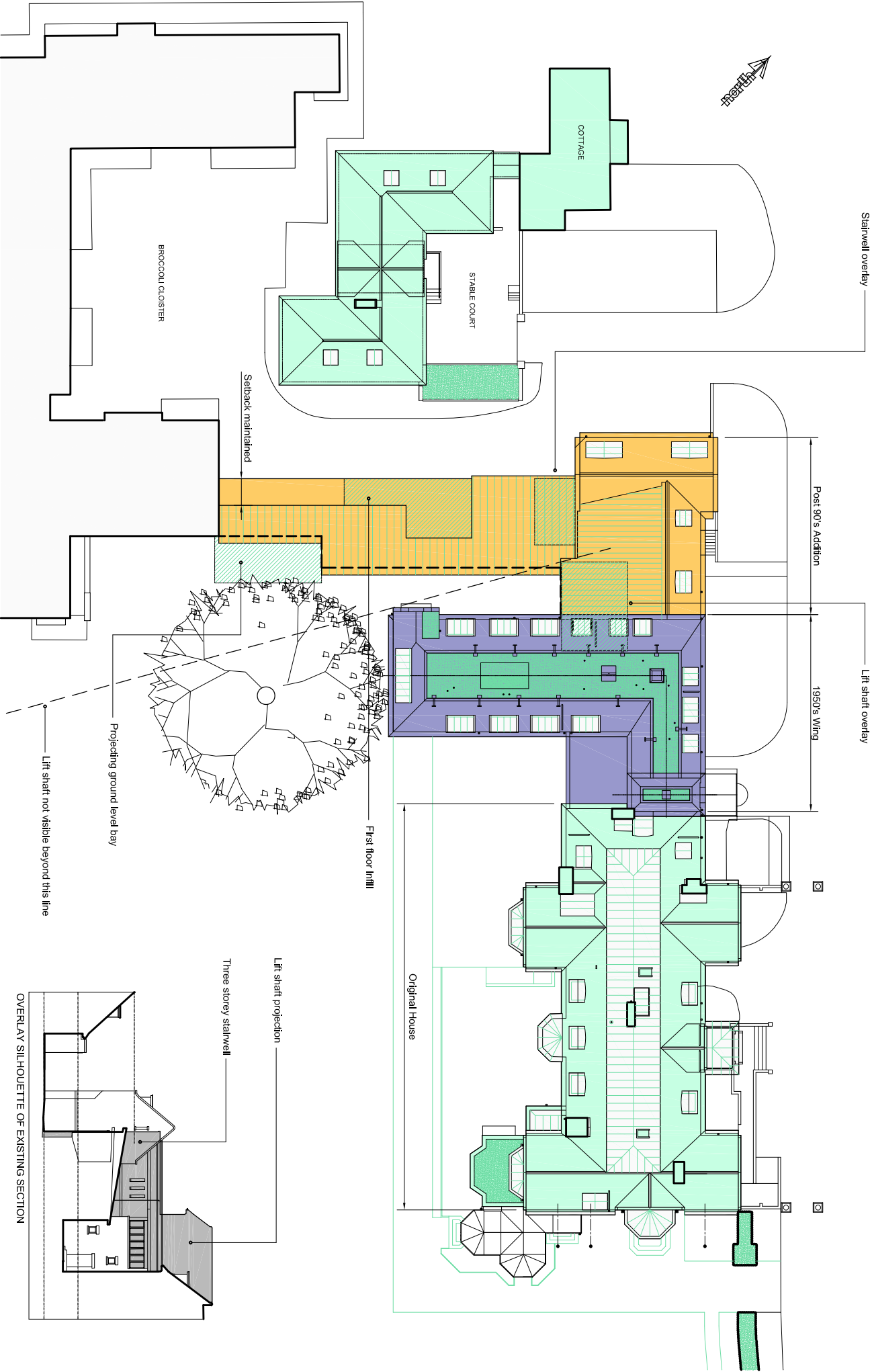


## 1.0 Introduction

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- 1.1 Glebelands House is a substantial historic building located within its own grounds in the suburbs of Wokingham. The house and outbuildings are listed Grade II but have been much added to though the character of the whole is preserved both externally (and to a lesser extent) internally.
- 1.2 The site is owned by the Greensleeves Homes Trust (a registered charity) and the principal house, attached 1950's Wing and Link Wing provide residential and nursing care. The care facility adjoins the Broccoli Cloister an apartment block that offers close care living apartments for the elderly.
- 1.3 Residential care use has been extant at the site since 1936 and the home was latterly operated by the Broccoli Foundation who developed it from the 1980's through to the early 2000's. The surrounding area has also been redeveloped for private residential use. Greensleeves took over the home in 2017.
- 1.4 The proposals primarily concern the later Link Wing, to a lesser degree the 1950's Wing and only nominally the original historic house. Stable Court, the Cloister, Cottage and wider grounds fall outside of the application site. However, the proposals are seen to have a greater influence on Stable Court than the main house.
- 1.5 The works primarily involve the installation of a passenger (bed) lift and redevelopment of the Link Wing. Specifically, the application includes:
  - partial demolition of the Link Wing and reallocation of existing ancillary uses
  - creation of new residential rooms and a loss of existing to enable access
  - the installation of a new (bed) lift serving four floor levels
  - a new day space with garden aspect
  - alteration of the 'stage' at the southern end of the home to provide office space
  - the installation of solar PV panels to the flat roof well of the 1950's Wing
  - sundry maintenance of the original roofs
- 1.6 The proposals do not affect the external appearance of the original house and further reference should be made to a separate application for removal of the Conservatory.
- 1.7 Notably ground levels across the site drop from the southeast to the northwest by approximately 2.4m. Whilst the original house is situated on a level plateau most evidently on the front façade the ground consistently falls. For this reason, the 1950's Wing is set on a podium and the Link Wing similarly has a lower storey largely set below the prevailing ground level.

Constraints Plan



## 2.0 Description of Heritage Asset and Setting

- 2.1 The Main House, Cottage and Stables (Court) are separately listed Grade II all dating to 1897 when the property was built:

WOKINGHAM GLEBELANDS ROAD SU 86 NW (North side) 10/28 Glebelands 10.1.85 G.V. II Large country house in Parkland setting, now a private nursing home for retired people. 1897 by Sir Ernest Newton in the Tudor style, extended early and late C20 by Harry Weedon and Partners, Birmingham. Brick, stone dressings to windows and door openings; stone coped gables to tiled roof. Regular H-plan with a double pile service wing on the north. 2 storeys and attics. 6 large chimneys irregularly spaced on roof slopes. Original centre section has large projecting moulded bracketed wooden eaves cornice; all windows are leaded casements with stone mullions and transoms. The extension is similar in character but planer, with a hipped tile roof and a flat centre section; and leaded casements in wooden frames. North east entrance front:- original part is symmetrical about central entrance projecting porch of 2 storeys, with small attic gable set back with half glazed door, flanked by sidelights behind balcony with wrought iron balustrade; entrance door set well back in porch with semi-circular projecting stone hood over, and date panel above on wall. 4-light window over this at first floor level. Projecting gable at each end, the one on the right hand with 4-light window on first 2 levels; a 3-light window in attic with semi-circular head to centre casement. Gable on left similar but with decorative brick panels in place of ground floor window. Recessed sections either side of porch with two 3-light leaded attic windows with moulded semi-circular heads; Staircase hall in right recessed section with 3 pairs of 2-light windows above 3 small single light casements on ground floor, with half glazed door to right, in stone architrave and semi-circular head. In the left recessed section there are two, 3-light windows on first floor, over one large 6-light ground floor window. On the right of the centre part there is a 2 bay section set back with 4-light and single windows; to the right of this the later extension with square tower slightly recessed with a one storey gabled entry below, and a 6-bay wing to the right with wooden windows. South West Elevation:- original part has 2 large projecting gables, a recessed centre part with eaves cornice as before, a 2-storey canted bay left of centre with 4-light windows and single light return; 3 semi-circular headed, 3-light attic windows. On ground floor a 4-light window on left of bay and a 3-light on the right with a half glazed garden door to the right of this. 4-light windows either side of bay at first floor. The gable on the left has a 2-storey canted bay with 4-light windows and single light returns on both levels; a 3-light window in attic over with semi-circular head to centre. The right hand gable is similar but with a projection at ground floor with canted bay and similar window. To the left of the main part there is the later extension projecting at right angles with a tiled hipped roof, and flat centre section. Interior:-staircase hall entered through pair of half glazed and panelled doors with inlaid chevron patterned work; diagonal wooden glazing bars. Lounge on left divided from hall by circular arched opening on right with square columns and inlaid work; right arch to dog-leg staircase, with rounded rectangular balusters, the larger intermediate ones and the strings with similar inlaid work. Lounge has modillion cornice and panelling with moulded head, two thirds of room height. B.O.E. (Berkshire) p.311. *The Architectural Outsiders*. Ed. Roderick Brown. p 172.

WOKINGHAM GLEBELANDS SU 86 NW (North side) 10/30 Stables, north west of Glebelands G.V. II Stables, now garage and store. 1897 by Sir Ernest Newton. Brick, part weatherboarded, tile hipped roof. L-plan, gable on north east. One and a half storeys. Ridge chimney to left. Front to stable yard:- wooden garage doors on left, weatherboarded gable in centre, with doors to hay loft and dovecot over; glazed brick semi-circular arched opening under. Wooden glazed screen with door across

*recessed opening. 3-light leaded casement on right hand return. Interior:-glazed bricks to dado height and a glazed brick fireplace.*

*WOKINGHAM GLEBELANDS SU 86 NW (North side) 10/29 Cottage (The Cottage) adjoining stables at Glebelands G.V. II Groom's cottage, now staff cottage. 1897 by Sir Ernest Newton. Brick, part weatherboarded, tile gabled roof. L-plan. 2 storeys. Left flanking chimney, and ridge chimney in centre. North east front:- One bay projecting weatherboarded gable in centre, supported on large wooden posts, forming open, covered entrance porch. 3-light leaded casement in gable, half glazed and panelled entrance door in porch. One bay gable on left with 3-light leaded casements, that on first floor with segmental brick arch; that on ground floor in stone surround. Included for group value.*

- 2.2 The main house was built by Sir Eric Newton as a substantial (proto) Edwardian House in something of a grand Arts and Crafts style in the vein of Shaw and Lethaby. It has an H shaped plan with projecting bays, a slightly austere entrance elevation but a more playful southwestern garden front with decorative chimneys, swept headed dormers and flint chequers. Whilst the eastern flank has a garden aspect and conservatory the western flank has been extended in a series of additions and most immediately a Wing built in the 1950's that projects to the south at three storeys.
- 2.3 The 1950's Wing has a complimentary brick façade and a regular arrangement of casement windows with square leaded lights in timber frames. It acts as a stop end to the garden terrace and has its principal entrance (now unused) on the opposing western side. At the point of transition on the entrance front it includes a tall tower element that accommodates the existing passenger lift. The styling is consistent on all fronts and the roof over sails with a decorative coving rising to a ridge in plain tiles.



Glebelands Northwest Front Façade – 1950's Wing and Corner Block



- 2.4 The styling of the 1950's Wing belies its construction which appears to be concrete framed in a series of portals with an integral cast roof and eaves detail. The roof does not form an apex but instead encloses a flat roofed well. Contemporary documents indicate that it once also included a podium block to the west though this was removed (though internally there remains some evidence of it) when further additions were added.
- 2.5 At the extreme northwestern end of the building (some 65m in total) is a more contemporary block synonymous with the development of the site in the early 2000s. This is sympathetic to the earlier build but includes a gable end block that effectively turns the corner (southwards) and mitigates a change in ground level. The western façade of this block is more contemporary in style and is properly two storeys with a dormered second floor. The remaining footprint constitutes the Link Wing that unites the Broccoli Cloister development and the main body of the home.
- 2.6 The Link Wing is unlike the buildings it adjoins and introduces a varied massing with a mono pitch roof clad in standing seam zinc panels, timber boarded cladding over a brick base with screen fenestration. It is of two storeys (partially open at ground level) but importantly is contained within a retaining wall that mitigates the change in ground level (a full storey) between the garden front of the original house and the entrance level of both Stable Court and the Broccoli Cloister. The Link has two existing constraints: a mature Cedar tree to the east and Stable Court to the west.



Glebelands Stables Southeast Facade

- 2.7 The main body of the Stable Block is S shaped in arrangement with wings extending northeast and southwest from a central spine with a small courtyard enclosed by a semi-detached garage block and perimeter wall on its eastern side. The (groom's) Cottage adjoins

it via an original store at its northern most point. It is less formal than the main house which it is contemporary with adopting more of a rural (Arts & Crafts) styling though connectivity / curtilage with the main house is now lost. The north eastern façade directly faces the Link Wing and is separated by paving at a distance of c.8m.

- 2.8 The building has a storey and a half scale with second floor rooms located centrally and expressed as larger weather boarded projections from the main roof on either side of the main spine. The attic wings are boarded internally (but are not habitable) and lit by a series of dormer windows. The fabric is otherwise of red brick laid in English bond with gauged joints except for the later garage block that is horizontally boarded. Fenestration is of cast iron casements within timber cruciform frames with stone sub-cills (except for five windows on the northwest side with turned arches). The main entrance is formed from a large arched opening finished in glazed brick. The whole is raised substantially and is now accessed via a podium and steps that appear to conceal the lower section of the original opening. Accordingly, it is assumed that a raised floor has been added at a later date though no detail of when the building was converted to residential use is available.

### 3.0 Assessment of Significance

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- 3.1 The significance of the site may be considered collectively or in terms of its individual built elements. The development as it stands is rather a complex of buildings and it is no longer possible to see the historic house fully in its original setting. There is also an argument that the newer and older elements compliment one another particularly with regard the common external space formed between Stable Court, the Broccoli Cloister and the Link Wing.
- 3.2 The main house is clearly of commodity and presence and in respect of its immediate surroundings both to the front and rear preserves something of its original context. Aside from the necessary operational compromises of access, services and signage it remains authentically a grand country house.
- 3.3 The Stable Court has been more extensively altered internally but this is not reflected in its external appearance which is maintained with the possible exception of the adjoining garage store. In common with the main house, it preserves its character and is part of the site's-built legacy. The Cottage is less important to the whole and we assume listed for its historic relationship with the stables as much as its architectural character.
- 3.4 The 1950's Wing observes the language of the original house in its fenestration and roof forms but in a simplified manner that dispenses with stone embrasures. Whilst it is unlikely to have been listed in its own right it is assumed it benefits from curtilage listing, has pleasing proportions and is a comfortable fit. Its (technical) construction is possibly of greater interest than its architectural significance however.

- 3.5 Moving around the building from the east to the Broccoli Cloister in the south west each addition takes its styling from the preceding block in a decreasingly derivative manner ranging from the historic to the contemporary. At the time of the major expansion of the site in the early 2000's it appears an honest juxtaposition of the historic stables and the contemporary styling of the Link and Broccoli Cloister was welcomed.

## 4.0 Design Proposals

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- 4.1 The home accommodates 44 residents, has both a good CQC rating and a good reputation locally: room sizes and facilities often exceeding normal expectations. However, there are problems associated with the home including the allocation of only a single, small, passenger lift, issues of maintenance, fabric performance and energy use together with fire compliance and a concentration of common space centrally. The proposals seek to address some of these deficiencies and redevelop the Link Wing to introduce additional residential use in part to offset the costs associated with wider improvements.
- 4.2 The proposals maintain the existing retaining and spine wall of the Link Wing together with the extreme northern block that was originally a phased addition prior to the construction of the Cloister. It infills the existing covered lean-to close to the Cloister's northeastern gable end and uses this space to relocate the bin and buggy stores used by the Cloister's residents. In this way the Broccoli Cloister may be annexed.
- 4.3 Eight new resident rooms of c.16.5m<sup>2</sup> plus shower facilities are created in the Link Wing for the loss of two existing rooms at ground level. A further two new resident's rooms and a much-improved laundry are formed at lower ground level beneath the northern block and the existing laundry at first floor is converted to residential use. At second floor level a further existing room is lost to enable connectivity of the new lift. The aggregate increase is therefore eight resident rooms.
- 4.4 Internally the home has insufficient administrative space and a surplus of communal space though this is arranged in a linear strip concentrated about the original reception rooms at the eastern end of the historic house. The lounge flanking the gable end includes a stage area that is redundant and the proposals seek to utilise this area for office use whilst creating a new day space in the reworked Link Wing with a view to creating a common destination at either end of the home with a bay projection facing south.





**Fig 2.0** Existing Northwest Façade of Link Wing



**Fig 2.1** Proposed Northwest Façade of Link Wing



**Fig 3.0** Existing Link / Stable Passage looking Northeast



**Fig 3.1** Proposed Link / Stable Passage looking Northeast

## 5.0 Impact

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- 5.1 The impact of the proposed Lift and Link works on the original house is negligible; the new lift is hidden behind the 1950's Wing and the eaves line of the Link Wing is maintained with only a change in fenestration being notable and all largely concealed by the mature Cedar Tree that fronts it.
- 5.2 A similar argument pertains to the Cottage which whilst within view of the extreme northeastern corner of the building is sufficiently remote from it as to be of little relevance.
- 5.3 The internal alterations to create two new office spaces have little impact on the historic fabric and no demolition is required. The stage is maintained and new walls erected to take advantage of existing fenestration. The projecting bay that is subdivided to create a division between the spaces would coincide with the central mullion of the existing bay window and openings in the flank walls already provide separate means of escape; alteration would constitute temporary rather than permanent change.
- 5.4 The 1950's Wing is not listed in its own right and its connection to the original building is perhaps less seamless to the rear than to the front. It also embodies a similar set of challenges as the current proposals and notably the inclusion of a taller element in the form of a lift shaft and an expansion of residential space. The southeastern and western facades are not impacted by the proposals as the principal additions are not visible east of the dominant Cedar tree and in fact have a stronger relationship with the later corner block.



Glebelands Passage between Link and 1950's Wing



- 5.5 The new lift shaft is a significant volume and rises a storey above the eaves line of the 1950's Wing. From the front and northeastern flank elevations it is less prominent as it is set back some way from the respective frontages but connection with the second-floor corridor internally means its footprint must return across its roof slope to the east. The shaft corresponds with two dormer windows that are removed to enable a straightforward breakthrough. In order to help mitigate the bulk of this it adopts the styling of the 1950's Wing and the motif of a hipped return end to present a similar skyline. The other tall element is the relocated stairwell though this terminates on the floor below and is located hard against the gable end of the northwestern corner block. Given it is north of the 1950's Wing there is no overshadowing and no openings other than on to the street front. As it forms part of the Link Wing its styling is contemporary and following this rationale it is overclad. In respect of the floorplates that it serves it is ideally placed and its impact is greatest on the narrow alley which already exists between the two blocks and (as proposed) functions as a service area only.



Glebelands Cedar Tree fronting Broccoli Cloister

- 5.6 Various iterations of lift installation have been examined and notably application FUL/2012/1476 consented the erection of a three-storey brick-built lift shaft at the southern end of the 1950's Wing in a similar style to the pre-existing lift. This is no longer considered viable given the presence of the nearby tree, further intrusion on the original house and its not being capable of serving the lower ground floor level of the home. Moreover, the requirement is now for a larger lift car.
- 5.7 The Link Wing forms a corridor with the stable block that gives access to the courtyard fronting the Broccoli Cloister that Stable Court encloses on its northeastern side. The Link's existing street frontage is maintained though its massing is modified. Whilst floor levels are the same as the existing building (and in part retained) the overall height of the façade is slightly increased to create a steeper roof pitch though the notional eaves line is reduced. This assists

the language of the façade but is intended to eliminate drumming in heavy rainfall by creating a roof void and improves buildability as it enables trusses to be used. The change in scale is minimal and does not increase overshadowing of Stable Court (see fig xx); the frontage abuts the flank ends of the northwestern corner block and the Broccoli Cloister in similar with the current arrangement (the existing covered setback infilled with a slight projection).

- 5.8 The current massing of the Link Wing appears to be driven by three variables: the desire to create a physical link with the Broccoli Cloister, the root protection area of the adjacent tree to the southeast and the nearby presence of Stable Court. This has resulted in an irregular arrangement in scale and layout. The proposal introduces a more consistent elevation and extrudes the ground floor storey to a point midway across the façade of Stable Court. Figures (2) and (3) illustrate the existing and proposed facades from both ends of the street corridor.
- 5.9 The southeastern façade of Stable Court presents two windows to the façade of the Link Wing that open onto dual aspect rooms. There are also two dormers located on the corresponding roof slope that light attic space only. The unprotected areas relative to the Link Wing are minimal and at a distance in excess of 8m the proposals will have very little practical influence on the historic building.
- 5.10 The stairwell is a taller element but its location abutting the existing corner block means it is not visible from the front façade of the home which it is tucked behind. It is also positioned outside of the footprint of Stable Court and uses a cladding setback to unify the façade as a whole; habitable elements expressed in brickwork in a regular arrangement.
- 5.11 The proposals do not introduce any new styling or materials in favour of maintaining the appearance of the existing which on the one hand is derivative of the 1950's Wing and on the other adopts a palette of grey cladding, zinc roofing and facing brickwork with reconstituted stone cills.
- 5.12 The Link Wing is to be treated as a standalone element in energy terms with MVHR and heat energy provided by heat pumps. These are located in a sunken terrace that allows high level fenestration to be introduced to the lower ground floor lift lobby at the extreme end of the passage between the 1950's and Link Wings. This would be augmented by solar PV panels that take advantage of the inner roof well of the 1950's Wing. This has a parapet height of approximately 0.75m that would be reduced by c.0.1m in lieu of insulation enhancements. Assuming a standard 1.65m collector at an angle of 30 degrees the panels will protrude some 0.3m above the existing parapet capping. Given a southerly set back the panels would not be visible from the ground within 75m of the façade and their impact is therefore considered negligible.
- 5.13 On balance the proposals represent a series of localised interventions that constitute some but not detrimental impact on the context of the various heritage assets.



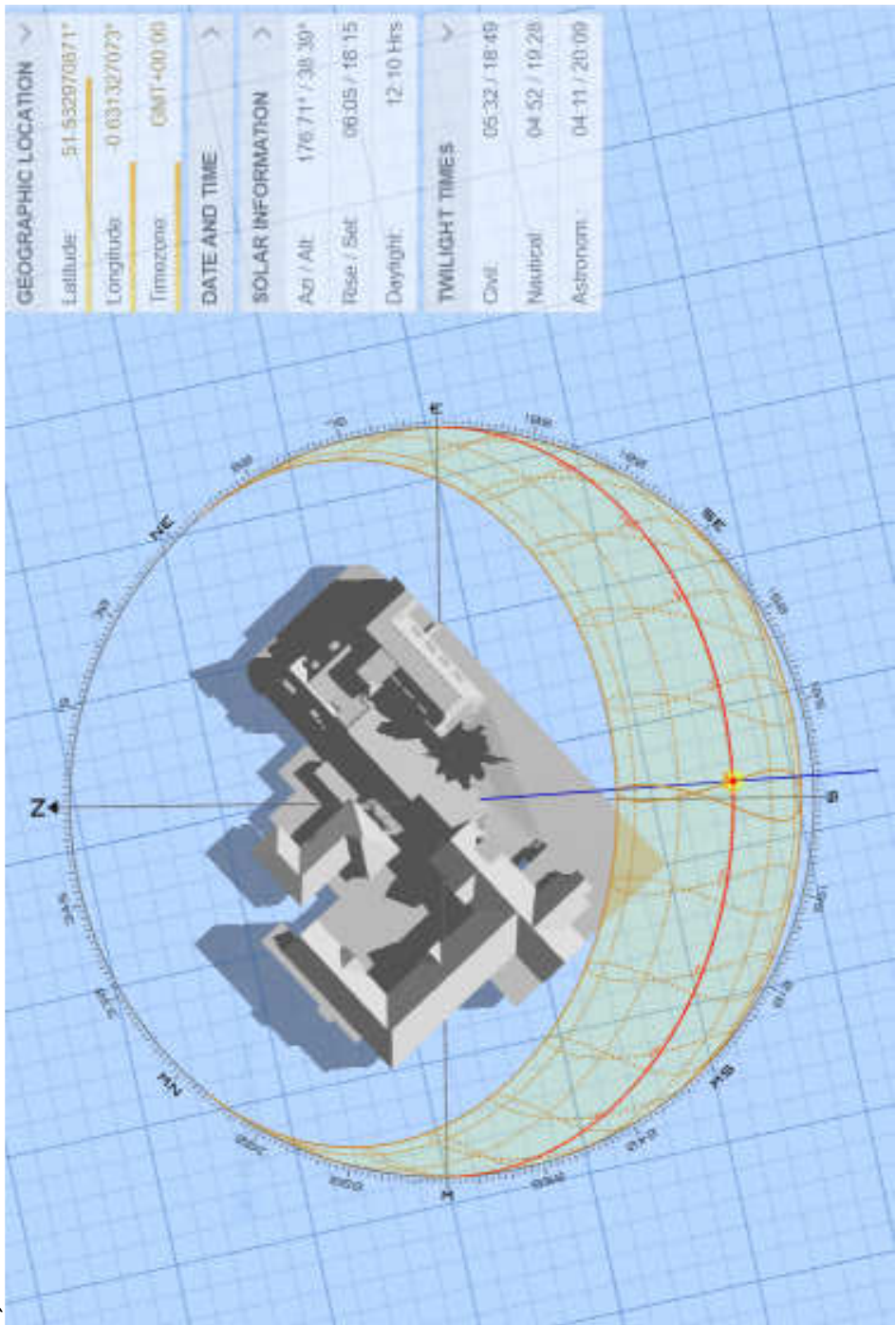


Fig 1.0 Shading Model – Spring / Autumn 12.30pm