



University of Reading

The Acacias, 44 London Road, Reading, RG1 5AG

Design, Access and Heritage Statement

Job Number: 33258

Latest Revision: FINAL

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1. Introduction

- 1.1. This Design, Access and Heritage Statement (Statement) has been prepared by Bailey Partnership's Chartered Town Planning service on behalf of University of Reading (the applicants) in support of:

"Passive fire protection works to mixed use building (List Entry Number: 1113511) involving creation of a dedicated secondary means of escape (from Flat 1), provision of fire-rated lining to existing glazed partition (Flat 1), replacement door and upgrading existing doors with smoke seals. Refurbishment works to Flat 1 including repositioning an internal door opening to bedroom, alterations to levels within bedroom and new kitchenette."

- 1.2. The following supporting documents that should be read in conjunction with this statement:

- Application form
- Cover letter
- Design, Access and Heritage Statement (this Statement)
- Drawings:
 - 33258-BPC-XX-XX-D-B-02-02 Site Location Plan
 - 33258-BPC-XX-XX-D-B-02-01 Block Plan
 - 33258-BPC-XX-XX-I-B-00-01-AB1 Existing Photographs of Internal Doors Lower First Floor & Second Floor
 - 33258-BPC-XX-XX-D-B-03-01-T1 Existing General Arrangement Plans Door Identification
 - 33258-BPC-XX-01-D-B-31-01-T1 Proposed Entrance Hall Glazed Screen & Door (D2) Proposed Works
 - 33258-BPC-XX-01-D-B-31-02-T1 Proposed Living Room Door (D5) Proposed Works
 - 33258-BPC-XX-01-D-B-31-03-T1 Proposed Bedroom Door (D6a & D6b) Proposed Works
 - 33258-BPC-XX-01-D-B-40-01-T1 Proposed Finishes Schedule Flat 1, Lower Ground Floor
 - 33258-BPC-XX-01-D-B-73-01-T1 Proposed New Kitchenette Plans & Elevations
 - 33258-BPC-XX-02-D-B-22-01-T1 Proposed Second Floor Compartment Partition (D7) Plans, Elevations & Details

- 1.3. This statement provides a description of the site and proposed development and an analysis of the material planning considerations raised by the proposals. It

contains reference to both local and national planning policy and provides an overall assessment of the proposal.

- 1.4. This Heritage Statement has allowed for a clear understanding of the special architectural and historic qualities of the building, and significance of the heritage asset to be achieved.

2. Site Location and Description of Development

- 2.1. The site is known as “The Acacias, 44 London Road, Reading, RG1 5AG” and is herein referred to as “the site”. The site forms part of the University London Road Campus.
- 2.2. The site lies to the north of the main campus - University Whiteknights Campus and is located within the Kendrick Road Conservation Area designated in 2005. The building is Grade II listed and a number of other listed buildings are situated within the boundary of the campus - as identified below (Section 4).
- 2.3. The accommodation within the building comprises the Senior Common Room, various formal meeting spaces and 4 residential flats located on the upper floors.
- 2.4. There are no other “footnote 7” policies¹ other than those listed above as set out in the National Planning Policy Framework (the Framework) which apply to this site.

Proposals

- 2.5. The proposals seek to provide fire protection works to ensure the safety of current and future residents and users of The Acacias. These works include:
 - Emergency Exit Route - Flat 1. Creation of a dedicated secondary means of escape from residential accommodation (Flat 1) and the second floor (Flats 2, 3 & 5), without the need to pass through an occupied residence.
 - Door D1, Flat 1- smoke seals to be fitted and new hinges fitted
 - Glazed Screen and door, Flat 1- upgrade screen and door to achieve greater fire protection. Timber glazing bars to be left in place (Screen).
 - Door D2, Flat 1- to be replaced.
 - Door D3, Flat 1 - Cupboard to be removed.
 - Fire Stopping - compartment walls and ceilings within escape route.
 - Refurbishment works - Flat 1. Relocating kitchen to living room, and existing kitchen to be converted into storage space.

¹ “The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.” (Footnote 7, the Framework)

- Door D6a, Flat 1. Infill door to bedroom and provide a new opening in the entrance and hall. Architrave and door to be carefully removed and reused in a new opening (Door D6b).
 - Door D6b, Flat 1- New opening formed. Neatly cut back skirting boards.
 - Bedroom floor, Flat 1 - Skirting boards to be removed in bedroom to allow for raising of the floor to address level changes. New Encon Collecta DECKfon Quattro 39 acoustic composite floorboards laid and skirting board reused.
 - Flat 1 - new kitchenette, services and furnishings/floor coverings
 - Door D7, Flat 1 - upgraded with smoke seals and rehung with new hinges.
 - Second floor - new compartment wall and fire Door (D8). All new joinery to match existing adjoining profiles.
 - Second floor - upgrade internal Doors D9 - D12 with smoke seals and new hinges.
- 2.6. The full extent and description of these works can be found in the supporting plans and due to the scale of the proposals, they are not duplicated here; please refer to the other documents included in this submission.
- 2.7. A fire safety assessment, undertaken by the University's in-house Fire Safety Adviser has identified inadequacies in fire safety measures, which has in part driven this proposal. Alongside the need for refurbishment works to Flat 1.
- 2.8. No alterations to the external fabric of the building are proposed.

3. Relevant Planning History

Site Planning History

3.1. In this instance the most recent and relevant planning history for the site is:

- **171209** *“External repairs, roof replacement and thermal insulation upgrade works to improve the energy efficiency of the building. Proposed works to trees.”* Granted conditionally on 27 September 2017
- **171210** *“External repairs, roof replacement and thermal insulation upgrade works to improve the energy efficiency of the building..”* Granted conditionally on 27 September 2017

3.2. Most recently, an application to carry out works to two trees - subject to a Tree Preservation Order.

4. Heritage Assets

- 4.1. “No 44 (The Acacias) and railings to street The Acacias” is Grade II listed (list entry number: 1113511) (Appendix A), first listed in 1978 and built pre 1840. The listing details the heritage asset as a detached 2 storey and basement villa of Bath Stone with a hipped slate roof, once home to William Isaac Palmer. It is noted that the interior has a number of reeded features (front door surround, ground floor back room fireplace etc) and that there is excellent contemporary iron work to the street.
- 4.2. Despite not being part of the application, abutting the site, we acknowledge that “Greenbank” is Grade II listed (list entry number: 1156087) (Appendix B) and contributes to the setting of The Acacias. Greenbank is thought to have been built in the mid 18th Century, and is a two storey silver grey brick headers building with red dressings and quoins.
- 4.3. Additionally, located 30m away from the application site, we acknowledge that “Garden wall to north and east of The Acacias wall to garden of the Acacida” is Grade II listed (list entry number: 1321929) (Appendix C) and contributes to the setting of The Acacias. The listing details that it is a red brick 10 ft high wall and is included for group value and contribution to the street scene.
- 4.4. Located 30m north from the application site, we acknowledge that “Railings to road from Albion Place to opposite Redlands Road” is Grade II listed (list entry number: 1321925) (Appendix D) and contributes to the setting of the application site. The railings are detailed as being cast-iron with trefoiled heads and round-headed guilloche patterned standards, with one gate in centre and later gates to east.
- 4.5. Additionally, located 40m from the application site, we acknowledge that “Great Hall of the University of Reading” is Grade II listed (list entry number: 1248715) (Appendix E) and contributes to the setting of The Acacias. Dated 1905, the University Great Hall was built by C Ravenscroft and CS Smith.
- 4.6. Furthermore, we acknowledge that “Nos 32 to 40, London Road” is Grade II listed (list entry number: 1321928) (Appendix F) and contributes to the setting of the application site.

5. Statement of Significance

5.1. In accordance with Historic England's Conservation Principles Policies and Guidance (2008), a Statement of Heritage Significance is required to understand a place and its significance which is appropriate and proportionate in scope and depth to the decision to be made.

5.2. Paragraph 194 of the National Planning Policy Framework 2021 (Framework) states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." (paragraph 194, the Framework).

5.3. The Framework definitions highlight that the significance of any listed building lies in its heritage value, derived from its archaeological potential, its aesthetic and architectural merits and its historic interest.

5.4. These headings are further defined in the Planning Practice Guidance Notes (July 2019 revision) as:

"Archaeological interest: As defined in the Glossary to the Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with

historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity" (Planning Practice Guidance, Paragraph: 006 Reference ID: 18a-006-20190723).

- 5.5. In addition to the above, Historic England Document Conservation Principle, Policy and Guidance sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. People value historic places in many different ways; 'Conservation Principles' shows how they can be grouped into four categories:

"Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory." (Conservation Principles, Policies and Guidance, Historic England, April 2008).

- 5.6. The setting of an asset can contribute to its significance and both Framework and Planning Practice Guidance provide definitions to assist:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral." (Glossary 1, the Framework).

[and]

"The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other

may have a historic or aesthetic connection that amplifies the experience of the significance of each." (Planning Practice Guidance, Paragraph: 013 Reference ID: 18a-013-20190723).

- 5.7. Historic England's Conservation Principles Policies and Guidance (2008) requires that the "setting" of the application site to be understood. Therefore, to enable the relationship of the surroundings in which a place is experienced, both its local context and its past and present relationships to the adjacent landscape must be considered and understood.
- 5.8. Through the research carried out it is clear that the application site has intrinsic value for: the design value of the building and its exterior and railings (aesthetic value); its presence within the Kendrick Road Conservation Area (historical value); the history of No 44 itself, being the home of George Palmer of the Huntley & Palmer biscuit manufacturer (historical and communal value). No. 44 has a red plaque commemorating these connections and the generosity of George Palmer who gifted the buildings and the land to the University.
- 5.9. Consequently, when considering the significance of the heritage asset "*No 44 (The Acacias) and Railings to Street The Acacias*" it is clear that the main significance of the building is derived from its historical, communal and aesthetic values. It is considered that the heritage asset is of high significance.
- 5.10. Although Historic England's list entry does refer to the architectural value, it is important to note that the features listed are largely located on the external elevation of the building. The aesthetic significance of the interior is recorded as: "*a number of reeded features (front door surround, ground floor back room fireplace etc*" where the works are to be undertaken are of a significantly lower value. The doors and screen to be altered as part of this application are shown in drawing 33258-BPC-XX-XX-I-B-00-01 and in Figure 1 below.



Figure 1: The glazed screen to be altered as part of this Listed Building Consent application.

6. The Adopted Development Plan (DP)

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise.
- 6.2. In this instance the Reading Borough Local Plan (adopted November 2019) and The Centre and Eastern Berkshire Minerals and Waste Plan (adopted January 2023) is the adopted DP and contains the planning policies relevant to the determination of this application.
- 6.3. The relevant DP policies are as follows:

Reading Borough Local Plan

- Policy EN1: Protection and Enhancement of the Historic Environment
 - Policy EN3: Enhancement of Conservation Areas
- 6.4. The above policies highlight the commitment to conserve and enhance the historic environment of Reading, seeking to avoid harm in the first instance and justification (usually in the terms of public interest) for work that results in the loss or harm to a heritage asset.

7. Other Material Planning Considerations

National Planning Policy Framework 2021 (Framework)

- 7.1. The Framework sets out the Government's planning policies for England and how these are expected to be applied.
- 7.2. The Framework is an important material consideration that, on its own, is of such weight that it can justify a decision contrary to the relevant policies of the DP.
- 7.3. Paragraph 8 sets out the three dimensions to sustainable development which are *"economic, social and environmental"*.
- 7.4. Paragraph 11 of the Framework states that there is a:

"presumption in favour of sustainable development... for decision-taking this means:

c) Approving development proposals that accord with the development plan without delay

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole" (Paragraph 11, the Framework).

- 7.5. Paragraph 38 of the Framework states:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area."

Decision-makers at every level should seek to approve applications for sustainable development where possible.” (Paragraph 38, the Framework) [Bailey Partnership bold].

Design

7.6. Paragraph 130 of the Framework states that developments:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture [and] layout...

c) are sympathetic to the local character... including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change” (Paragraph 130, the Framework).

Heritage

7.7. Paragraphs 197, 199, 200, 201, 202, 203 of the Framework are relevant for the determination of an application which affects a designated heritage asset.

7.8. Paragraph 197 states:

“In determining planning applications, local planning authorities should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

*c) **The desirability of new development making a positive contribution to local character and distinctiveness”***

(Paragraph 197, the Framework) [Bailey Partnership bold].

7.9. Paragraph 199 states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm,

total loss or less than substantial harm to its significance” (Paragraph 199, the Framework).

7.10. Paragraph 200 states:

*“Any harm to, or loss of, the significance of a **designated heritage asset** (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. **Substantial harm to or loss of:***

- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- **assets of the highest significance**, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and **gardens, and World Heritage Sites, should be wholly exceptional”** (Paragraph 200, the Framework) [Bailey Partnership bold].*

7.11. Paragraph 201 states:

*“Where a proposed development will lead to **substantial harm** to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve **substantial public benefits** that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use. ...”* (Paragraph 201, the Framework) [Bailey Partnership Bold].

7.12. Paragraph 202 of the Framework states:

*“Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the **public benefits** of the proposal including, where appropriate, securing its optimum viable use”* (Paragraph 202, the Framework) [Bailey Partnership Bold].

7.13. The Planning Practice Guidance offers the following guidance on defining “public benefits”:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8)” (Paragraph: 020 Reference ID: 18a-020-20190723).

- 7.14. In this instance the proposals would result in significant public benefits being: improved fire safety for current and future users of The Acacias. This is a significant benefit of the proposals.
- 7.15. It is clear from the evidence submitted that the proposals will not result in substantial harm, and there are public benefits that weigh in favour of approval, including securing the site’s optimum viable use.

8. Impact Assessment

- 8.1. The online Heritage Protection Guide states:

“Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

Some legislative requirements refer to ‘preservation’. The courts consider that this is to be interpreted as ‘preserve from harm’ – that is harm to its significance, not simply its fabric.

Conservation (or preservation, when given its proper meaning) of the most sensitive and important buildings or sites may come close to absolute physical preservation, but those instances will be very rare. The vast majority of our heritage assets are capable of being adapted or worked around to some extent without a loss of their significance. Indeed change is often vital to facilitate the optimum viable use of an asset so that it continues to receive investment.

It is the Government’s overarching aim that the historic environment and its heritage assets should be conserved for the quality of life they bring to this and future generations” (Heritage Conservation Defined, <https://historicengland.org.uk>).

- 8.2. This clarifies the *significance* of a heritage asset is to be protected and that most assets are capable of change without this significance being harmed.
- 8.3. The proposals have been considered, adapted and designed in order to retain as much historic fabric and significance of the building as possible.
- 8.4. Given the extent of proposals limited to fire protection works within an area of the building which is of a significantly lower value, it is clear that the proposals would cause less than substantial harm to the significance of the heritage assets and no harm to the character or appearance of the Hoe Conservation Area.
- 8.5. As noted, in the previous section, the majority of these works are required for fire safety, which will provide significant public benefits.
- 8.6. There are no external works, and as a result, there is no harm identified to the nearby listed buildings, nor to special interest of the Conservation Area as highlighted in the Kendrick Conservation Area Appraisal:

- The architectural and historic interest of the area's buildings, including twelve grade II and two grade II* listed buildings;
- The diversity of the area's architecture which includes notable exemplars of housing from the late 18th century to the early 20th century;
- The architectural quality and coherence of late Victorian and Edwardian dwellings in Kendrick Road and Redlands Road;
- The historic interest of Kendrick Road, a planned mid-19th century urban road, designed as a tree lined avenue aligning with the spire of Christ Church;
- The early 20th century planned campus of the University of Reading, the only university established between the two World Wars;
- The architectural interest of Kendrick Court, an unusual 1930s housing estate;
- The open space, trees and garden surrounding The Great Hall, still in use for University of Reading graduation ceremonies;
- The area's mature trees and, in particular, the fine avenue of plane trees along Kendrick Road;
- Historical associations with the Palmer family of Huntley and Palmer, famous Reading biscuit manufacturers, and with the author Mary Russell Mitford (1787 -1855)
- Notable red brick boundary walls and historic iron railings.

(Kendrick Conservation Area Character Appraisal).

- 8.7. Accordingly, it can be agreed that the proposals are in accordance with policies EN1 and EN3 of the DP and the Framework.

9. Conclusion

- 9.1. The purpose of this document has been to understand the significance of the heritage assets and the potential impact of the proposals on this.
- 9.2. In accordance with the Framework and National Planning Guidance, the assessment provides an understanding of the potential impact of the proposal to a level proportional to the importance of the heritage assets.
- 9.3. The significance of the Grade II listed 'The Acacias' and the character and appearance of the Kendrick Conservation Areas has been assessed and this assessment has fed into the submission.
- 9.4. The resulting impact assessment shows that there will be very limited harm caused to the significance of the heritage asset, and this is outweighed by the enhancements to fire safety.
- 9.5. As such it is considered that the proposals comply with national and local historic environment legislation and policy and should be allowed. Accordingly, we respectfully request that the proposals should be approved without delay.

GARDEN WALL TO NORTH AND EAST OF THE ACACIAS WALL TO GARDEN OF THE ACACIAS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1321929**

Date first listed: **14-Dec-1978**

List Entry Name: **GARDEN WALL TO NORTH AND EAST OF THE ACACIAS WALL TO GARDEN OF THE ACACIAS**

Statutory Address 1: **GARDEN WALL TO NORTH AND EAST OF THE ACACIAS, LONDON ROAD**

Statutory Address 2: **WALL TO GARDEN OF THE ACACIAS, REDLANDS ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GARDEN WALL TO NORTH AND EAST OF THE ACACIAS, LONDON ROAD**

Statutory Address: **WALL TO GARDEN OF THE ACACIAS, REDLANDS ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 72321 72982**

Details

LONDON ROAD 1. 5128 (South Side) Garden wall to north and east of the Acacias SU 7272 9/162A II GV 2. Early-mid C19. Starts to east of front railings, curves to corner and extends about 70-80 yds up Redlands Road. About 10 ft high. Red brick. Included for group value and contribution to street scene.

Listing NGR: SU7232172982

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **39018**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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GREENBANK

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1156087**

Date first listed: **22-Mar-1957**

List Entry Name: **GREENBANK**

Statutory Address 1: **GREENBANK, 42, LONDON ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GREENBANK, 42, LONDON ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 72253 72964**

Details

LONDON ROAD 1. 5128 (South Side) No 42 (Greenbank) SU 7272 9/163 22.3.57. II GV 2. Apparently mid-C18. Altered and restored. 2 storeys and attic. Silver grey brick headers with red dressings and quoins. Moulded and bracketed wood cornice. Hipped slate roof. 3 grey brick chimneys with stone moulded capping (probably C20 'replica' work). 2 dormers with moulded cornices, casements. Glazing bar sash windows otherwise: 4 to 1st floor, 3 on ground floor. Door in architrave surround broken at corners, panelled pilasters, console brackets, broken cornice and pediment: 6 panel door. Late C19 glazed porch in front. Return red brick with blue-grey headers, 1 panel per floor to east. Early C19 cast iron railings with panel standards on low wall with stone coping to street.

Listing NGR: SU7225372964

Legacy

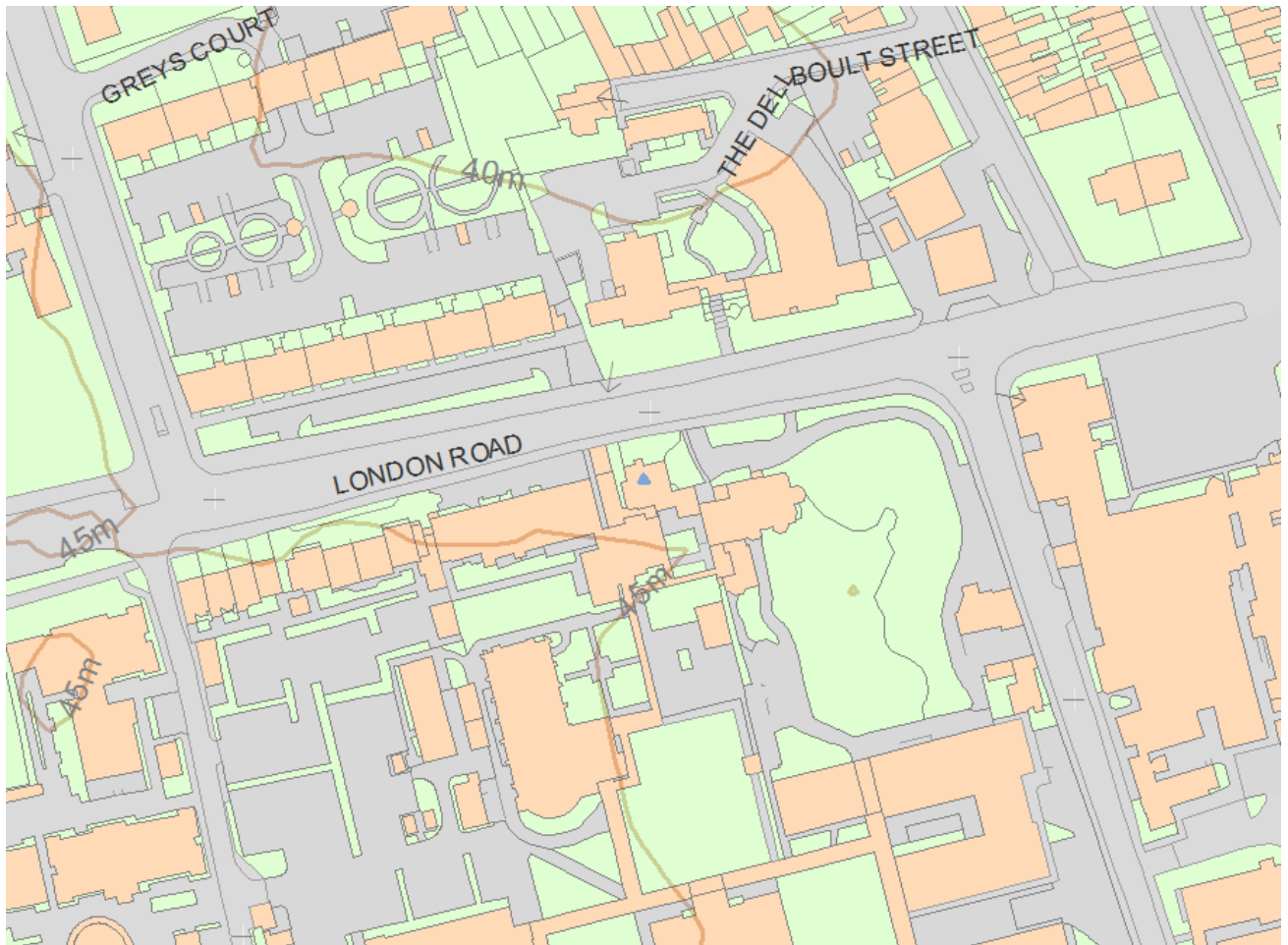
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Legacy System number: **39016**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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NO 44 (THE ACACIAS) AND RAILINGS TO STREET THE ACACIAS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1113511**

Date first listed: **14-Dec-1978**

List Entry Name: **NO 44 (THE ACACIAS) AND RAILINGS TO STREET THE ACACIAS**

Statutory Address 1: **NO 44 (THE ACACIAS) AND RAILINGS TO STREET, 44, LONDON ROAD**

Statutory Address 2: **THE ACACIAS, 44, LONDON ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NO 44 (THE ACACIAS) AND RAILINGS TO STREET, 44, LONDON ROAD**

Statutory Address: **THE ACACIAS, 44, LONDON ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 72281 72958**

Details

LONDON ROAD 1. 5128 (South Side) No 44 (The Acacias) and Railings to street SU 7272 9/162 II GV 2. Before 1840 (shewn on Weller map). A detached 2 storey and basement villa of Bath stone with hipped slate roof. Moulded eaves cornice. 3 windows 1st floor, 2 on ground floor, glazing bar sashes with flanking full height pilaster strips. Central door with segmental patterned fanlight. Plain Greek Doric porch on stone steps. East return has 2 ground floor bows which have been attributed to Waterhouse as alterations for William Isaac Palmer (of Huntley and Palmers) who lived there - one has stairs to basement. Good conservatory at rear with an extensive rockery. Linked to Greenbank by 3+3 window 3 storey extension with 2 storey pavilion to right. The interior has a number of reeded features (front door surround, ground floor back room fireplace etc). Excellent contemporary ironwork to street - spearhead railings box panel standards and double gates.

Listing NGR: SU7228172958

Legacy

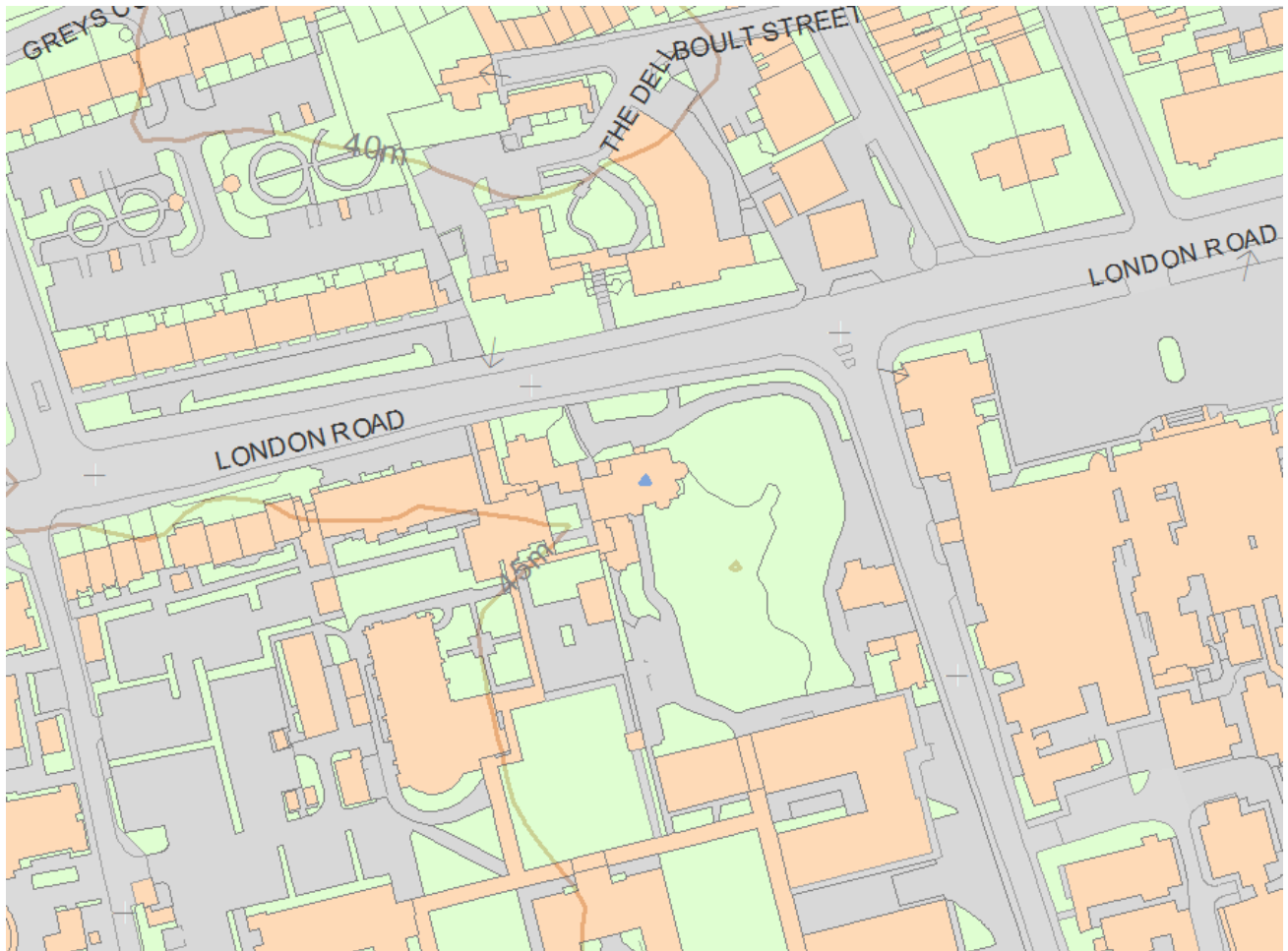
The contents of this record have been generated from a legacy data system.

Legacy System number: **39017**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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RAILINGS TO ROAD FROM ALBION PLACE TO OPPOSITE REDLANDS ROAD

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1321925**

Date first listed: **14-Dec-1978**

List Entry Name: **RAILINGS TO ROAD FROM ALBION PLACE TO OPPOSITE REDLANDS ROAD**

Statutory Address 1: **RAILINGS TO ROAD FROM ALBION PLACE TO OPPOSITE REDLANDS ROAD, LONDON ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **RAILINGS TO ROAD FROM ALBION PLACE TO OPPOSITE REDLANDS ROAD, LONDON ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 72282 72995**

Details

LONDON ROAD 1. 5128 (North Side). Railings to road from Albion Place to opposite Redlands Road SU 7273 7/512 SU 7272 9/512 II GV 2. Circa 1855-kl). 2 chains long. Cast-iron with trefoiled heads and round-headed guilloche patterned standards 1 gate in centre and later gates to east.

Listing NGR: SU7228272995

Legacy

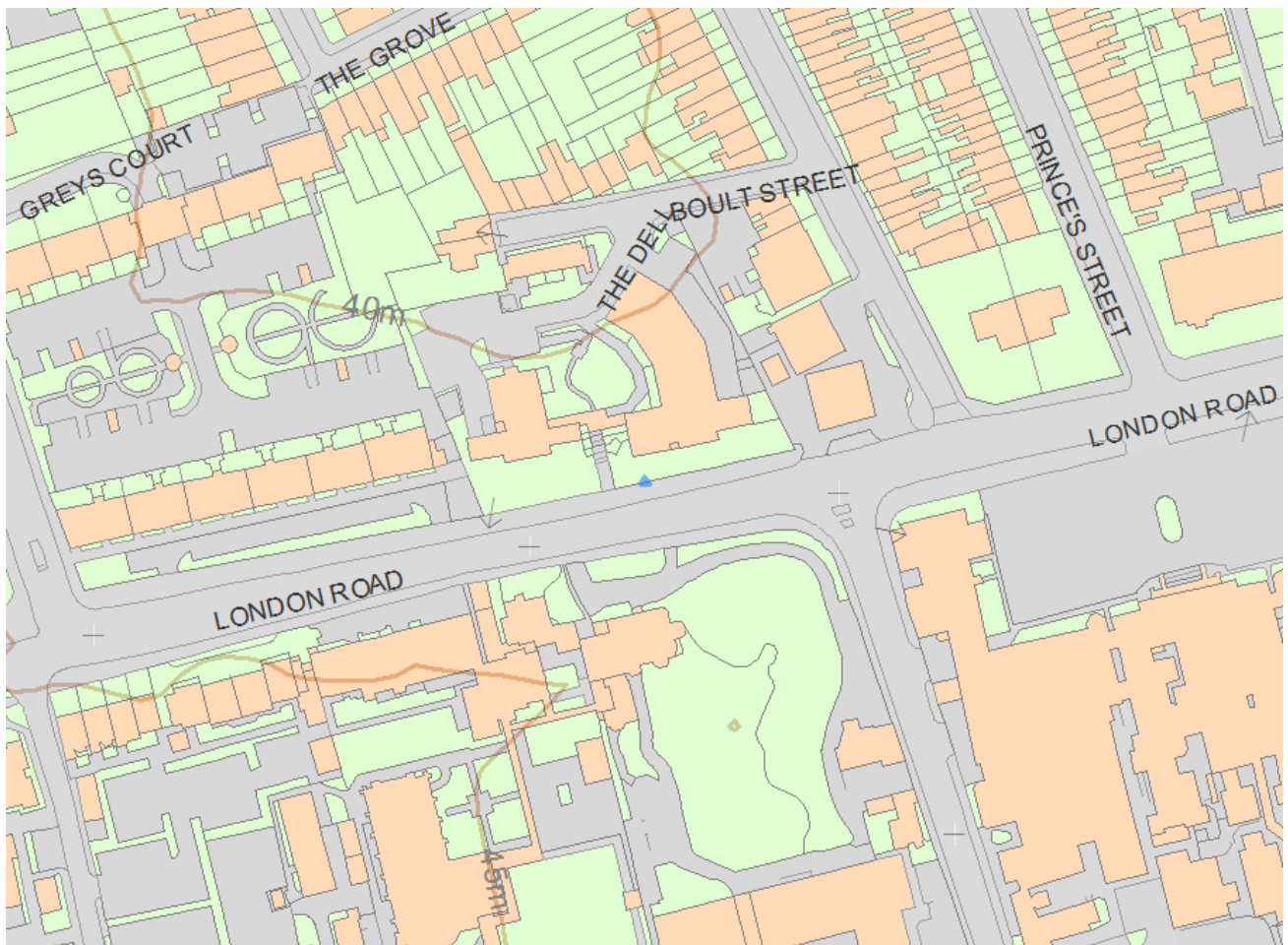
The contents of this record have been generated from a legacy data system.

Legacy System number: **39003**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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GREAT HALL OF THE UNIVERSITY OF READING

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1248715**

Date first listed: **12-Feb-1987**

List Entry Name: **GREAT HALL OF THE UNIVERSITY OF READING**

Statutory Address 1: **GREAT HALL OF THE UNIVERSITY OF READING, LONDON ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GREAT HALL OF THE UNIVERSITY OF READING, LONDON ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 72229 72907**

Details

This list entry was subject to a Minor Amendment on 23/11/2015

SU 7272 5128 9/7

LONDON ROAD (south side), Great Hall of the University of Reading

II GV

University Great Hall. Dated 1905. By C Ravenscroft and CS Smith. Red brick with orange brick window dressings and all other dressings of Portland stone. Plain tiled roofs with four pediment - gabled dormers to each side and parapet - gables at each end containing keyed oculi and flanked by towers with rusticated corner piers with arched intradoses, cornices and squared stone cupolas. North end: very large Venetian window with stone surround and prominent keystone. Datestone below reading: THIS STONE WAS LAID/BY THE RIGHT HONOURABLE/VISCOOUNT GOSCHEN DCL FRS/CHANCELLOR/OF THE UNIVERSITY OF OXFORD/VII JUNE MCMV. Side Front: Divided into six bays by brick buttresses rising to pedimented weatherings over brick panels and carrying on as shallower pilaster - buttresses after main-wing with volute brackets to stone cornice carrying parapet ramped up to pedestals with lunette motifs. Paired arched windows between with stone impost blocks and keystones, gauged heads and very tall sash windows with glazing bars. North ends of both sides have entrances with panelled doors topped by overlights with stained glass, and stone surrounds with double orders of Doric pilasters, triglyph friezes and half-open triangular pediments over. Interior: Barrel vaulted hall with Neo-Georgian plaster decoration. The University of Reading was originally opened as an Extension-College of the University of Oxford and received its charter as a University in 1927.

Listing NGR: SU7222972907

Legacy

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Legacy System number: **39276**

Legacy System: **LBS**

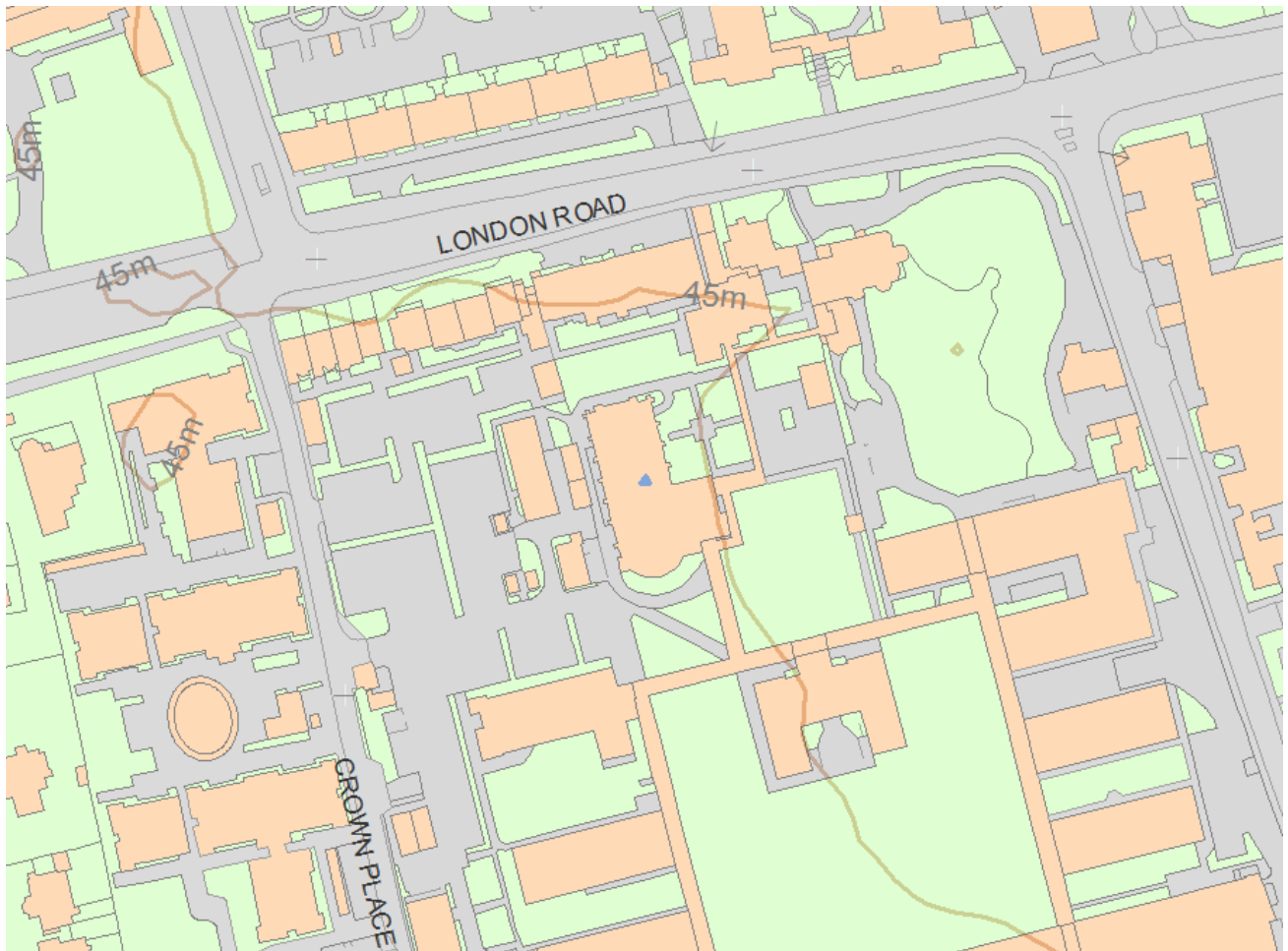
Sources

Books and journals

Pevsner, N, Bradley, S, Tyack, G, The Buildings of England: Berkshire, (2010), 457

Legal

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Nos 32 to 40, London Road

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1321928**

Date first listed: **22-Mar-1957**

Date of most recent amendment: **14-Dec-1978**

List Entry Name: **Nos 32 to 40, London Road**

Statutory Address 1: **32-40, London Road, Reading, RG1 5AG**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **32-40, London Road, Reading, RG1 5AG**

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 72225 72954**

Details

SU 7272 9/164

LONDON ROAD (south side) Nos 32 to 40 (even)

(Formerly listed as Terrace of houses immediately west of Greenbank)

22.3.57. GV II

Formerly part of Portland Place and including Portland House (No 32). Before 1802. Three storeys and basement, western part with attic. Red brick. Bath stone string over basement windows. Stucco string at first floor level. Simple stucco cornice and brick parapet over. Part mansard old tile roof, part slate roof. Six dormer windows, glazing bar sash windows. Fifteen to upper floors with small wrought iron balconies on first floor. Ground floor altered now fourteen windows and one doorway to left and six panelled door with radiating fanlight and Doric portico, frieze cornice and blocking course. Detached corresponding doorway to right lacks fanlight. Contemporary arrow head railings.

Listing NGR: SU7222572954

Legacy

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Legacy System number: **39015**

Legacy System: **LBS**

Sources

Websites

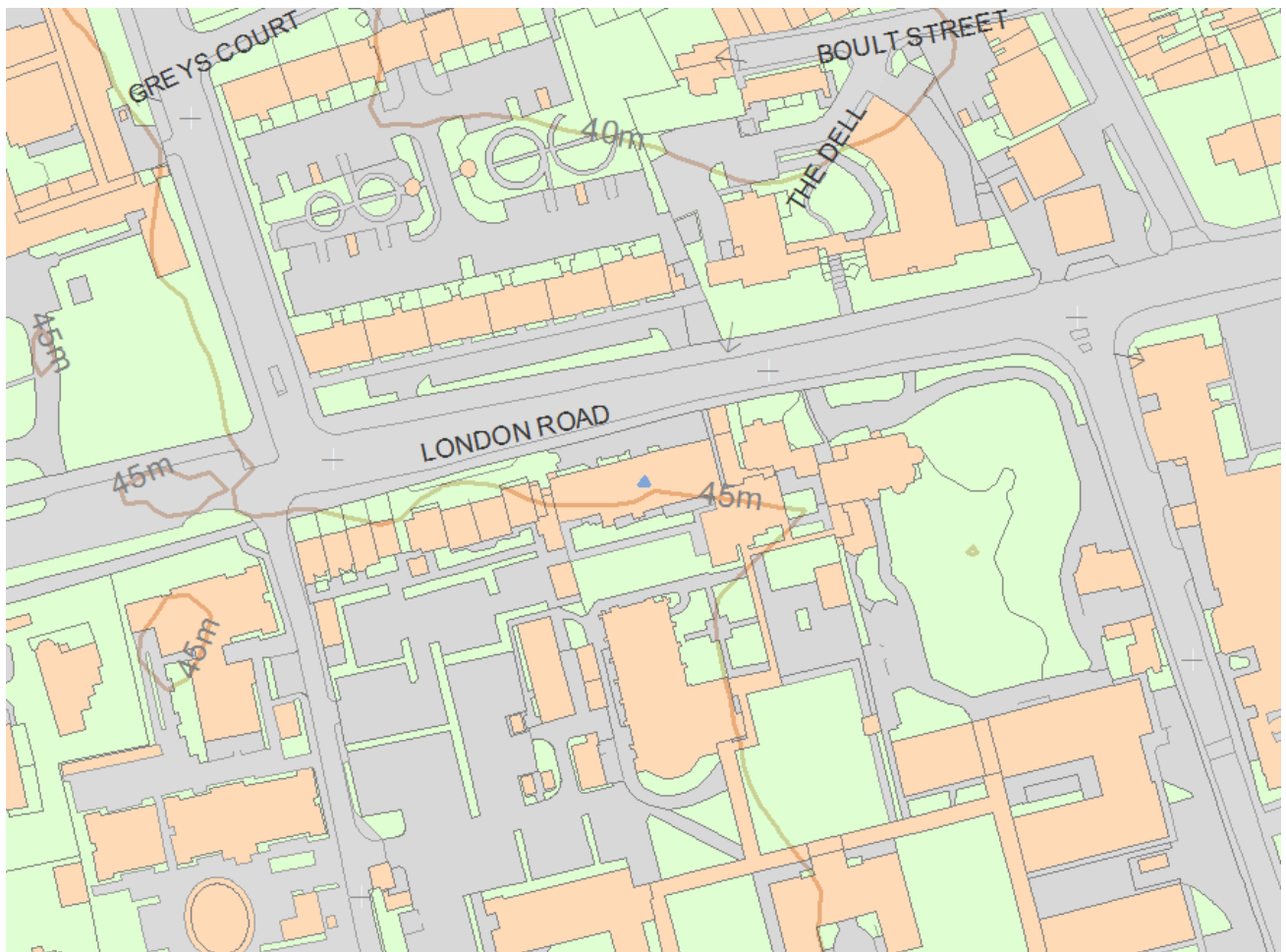
British Geological Survey, Strategic Stone Study, accessed 4 February 2020 from

https://www.bgs.ac.uk/mineralsuk/buildingStones/StrategicStoneStudy/EH_atlases.html

(https://www.bgs.ac.uk/mineralsuk/buildingStones/StrategicStoneStudy/EH_atlases.html)

Legal

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