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GREENE KING COMMERCIAL INVESTMENTS LIMITED

FORMER GEORGE AND DRAGON, BATH ROAD, READING, RG30 2HA

HERITAGE STATEMENT & BUILDING RECORDING

MARCH 2023

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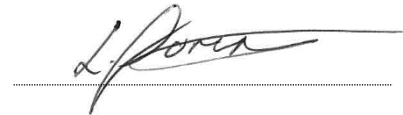
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HERITAGE STATEMENT & BUILDING RECORDING

PREPARED BY:

L Goring Technical Director (Heritage)



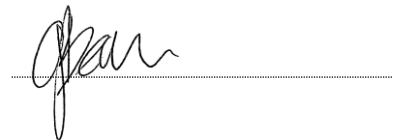
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1 INTRODUCTION

- 1.1.1 Wardell Armstrong LLP has been commissioned by Greene King Commercial Investments Limited Ltd to prepare a heritage appraisal for the former George and Dragon Public House located at 162 Bath Road, Reading, Berkshire (centred on SU 68204 72161) to accompany a planning application for the redevelopment of the Site. Development proposals comprise the *demolition of existing pub/ restaurant and erection of 1 no Drive Thru retail / bakery unit (Class E) including erection of supporting structures, together with alterations to means of access, car parking, landscaping and associated works.*
- 1.1.2 The George and Dragon comprises a large multiphase building of predominantly red brick construction with slate and red tile roof coverings. The building is neither statutory nor locally listed and is not located within a designated conservation area. Pre-application advice received from Reading Borough Council (Ref 221031/PREAPP) confirms that the building is considered to be a non-designated heritage asset and that the building would be considered for inclusion on the local list *if nominated*.
- 1.1.3 In accordance with para 194 of the NPPF, this report provides a proportionate assessment of the significance of the George and Dragon to allow potential impacts to any heritage significance it holds to be assessed. In addition, in accordance with local planning policy, this appraisal also includes the results of a programme of historic building recording (equivalent to Historic England Level 2).
- 1.1.4 The assessment was undertaken in accordance with terminology expressed within the National Planning Policy Framework (2021) and has been prepared in respect to the applicable local planning policies presented within the Reading Borough Council Local Plan (adopted 2019).
- 1.1.5 Guidance in the following Historic England documents has been adhered to in proportion to the status of the asset and the anticipated impact:
- Historic Environment Good Practice Advice Note 2: Managing Significance in Decision Making in the Historic Environment (2015);
 - Understanding Historic Buildings: A Guide to Good Recording Practice (2016)
 - Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (2017); and
 - Analysing Significance in Heritage Assets Advice Note 12: Statements of Heritage Significance (2019).
- 1.1.6 This report should read alongside the Planning Statement prepared by Walsingham Planning and the Viability Study prepared by Savills.

2 APPRAISAL METHODOLOGY

2.1 Baseline Data

2.1.1 In order to inform this assessment baseline data and information was obtained from the following:

- Berkshire Historic Environment Record (HER) (consulted October 2022);
- Berkshire Record Office;
- GIS datasets (Historic England 2023):
 - Scheduled Monuments;
 - Listed Buildings;
 - Registered Parks and Gardens and
 - Registered Battlefields.
- Historic England Aerial Photo Explorer¹;
- the Archaeology Data Service ²;
- the Wardell Armstrong in-house library.

2.1.2 All other sources are listed in the Bibliography.

2.1.3 A Site visit was undertaken on 7th October 2022.

2.2 Assessment of Significance

2.2.1 The significance of a heritage asset (designated or non-designated) is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’ (MHCLG 2019, Annex 2 page:71).

2.2.2 Historic England’s Conservation Principles (2008) sets out a process of assessing significance against the identification and assessment of the Evidential, Historic, Aesthetic and Communal values which a heritage asset (whether designated or non-designated) holds.

2.2.3 The setting of a heritage asset (designated or non-designated) has been identified as a potential contributor to its special interest in terms of both significance and group value. Setting is defined as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

¹ <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

² <https://archaeologydataservice.ac.uk/>

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.’ (MHCLG 2019, Annex 2 page:71).

2.2.4 In respect of identifying the importance of setting to the special interest of a heritage asset (whether designated or non-designated) Historic England’s good practice guidance presented in the *Setting of Heritage Assets (2017)* will be utilised to assess the degree, if any, to which setting contributes towards understanding the significance of the building.

2.3 Historic Building Recording

2.3.1 A Level 2 Building Recording, as described by Historic England, is a descriptive record of a building or buildings/structures, which are judged to not require a more detailed record. Historic England advises that both the exterior and interior should be viewed, described and photographed, and a plan created to illustrate the building’s layout. The record should include the conclusions reached from examination regarding the building’s development and use but will not discuss in detail the evidence of which analysis is based (Historic England 2016, 26).

2.3.2 In accordance with Historic England guidance, the building recording comprised an internal and external observation of the extant building to produce a photographic, drawn and written record.

2.3.3 Photographs were taken in digital format of all external elevations and principal internal rooms (where safe to access), including structural architectural details, details of fixtures and fittings, and more general views showing the structure in its existing context. In summary, the photographic survey includes:

- A general view or views of the building in its wider setting;
- The external appearance of the building to provide an impression of the size and shape of the building; and
- Overall interior shots of the building.

2.3.4 The written record comprises:

- A contents list and a list of illustrations or figures;
- The dates on which the project was undertaken;
- A description of the methodology employed;
- A note on any statutory designation;
- Written description of the George and Dragon;

- The project OASIS reference number (wardella2-510848);
- Copies of historic maps, drawings, views or photographs illustrating the development of the building (with permission of owners or copyright holders where relevant); and
- Full bibliographic and other references, or a list of the sources consulted.

2.3.5 The drawn record comprises:

- Existing floor plans which were checked on survey; and
- A Site plan relating the building to other structures and any related topographical and landscape features.

2.3.6 The purpose of the building recording is to comply with requirements of local planning policy EN4 of the Reading Borough Council Local Plan (2019) and paragraph 205 of the NPPF (2021) which requires *‘developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact’* (NPPF, 2021).

2.3.7 The general aim of the building recording was to document the extant building. In particular the building recording aims to:

- Determine the plan, form, function, character and date of origin for the building;
- Understand the fabric of the building, its materials and method of construction and how it has been adapted or altered;
- Describe the original and later phasing including additions and their effect on the internal/external fabric of the building and the level of survival of original fabric;
- Photographically record the elevations of the building to an appropriate standard;
- Disseminate the results of the building recording through an appropriate level of reporting.

3 CONTEXT AND HISTORIC DEVELOPMENT

3.1 Location and Context

- 3.1.1 The Site comprises an irregular shaped, loosely rectangular parcel of land located to the north side of Bath Road. The Site is c. 0.25ha in size and is located c.3.5 miles to the east of the centre of Reading.
- 3.1.2 The Site consists of a Greene King owned, former destination pub and restaurant operated as a 'Hungry Horse' and trading under the name 'The George and Dragon', and its associated carparking and outside space. The George and Dragon has been vacant since March 2020 and advertised for sale since October 2019.
- 3.1.3 The building lies to the south of the Site with its main frontage directly abutting the rear of the public footway with vehicular access from the southwest corner of the Site. Tarmac covered carparking is located to the west of the Site with extends to the north with external seating to the west of the building.
- 3.1.4 The Site is bordered to the west and north by an area of open space associated with Morlands Avenue, a small residential cul-de-sac characterised by single storey, detached and semi-detached properties of mid to late 20th century character. To the south, the Site fronts the A4 Bath Road which is dual carriageway for much of its extent. To the opposing side of Bath Road are a series of modern, three-storey residential blocks comprising of Old Kennels Court. To the east is a terrace of three, two-storey cottages of early 20th century date with further two storey properties of similar date further east again. The immediate surrounding area is characterised by residential uses with retail uses interspersed. The A4 Bath Road is a dominant feature in the immediate area.
- 3.1.5 For the purposes of the assessment of significance and the building recording, the sections of the building which are the focus of the works are identified in red on Plate A below and are referred to within this report as the 'main building' and the 'L Shape building'. Later additions which adjoin the two buildings are discussed where relevant for context.



Plate A – Building Description Site Plan

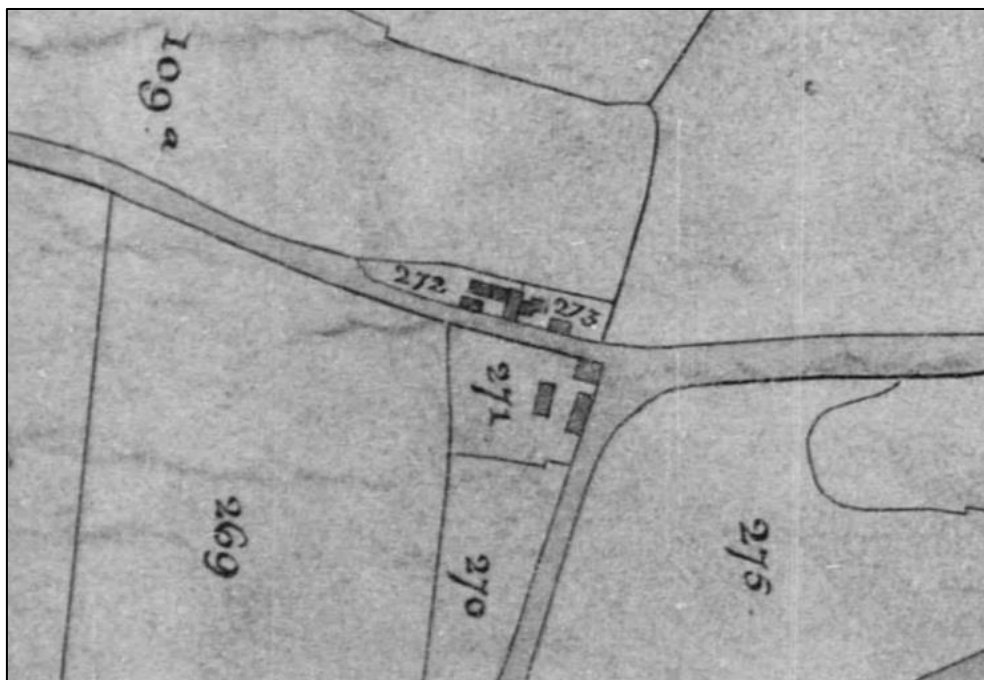
- 3.1.6 The extant building complex comprises of the main building, the L shape building and a series of two-storey and single storey extensions which have resulted in a large, multi-phase building complex (Appendix 3, Plate 1).
- 3.1.7 The main building forms the earliest element of the extant building complex and comprises a two-storey, three bay wide red brick building with hip, slate tile roof covering. The main building is orientated southwards to front Bath Road (Plates 2 and 3). A one and half storey outrigger extends from the north elevation (Plate 23). The L shape building is located to the east and comprises of a two-storey red brick and hung red clay tile building with small red clay roof covering (Plates 7 and 11). The two buildings are adjoined by a series of extensions which have encapsulated the L shape building to its south, west and north.
- 3.1.8 Further single storey, red brick extensions are present to the west and north of the main building (Plates 18, 28 and 29).

3.2 Historic Development

- 3.2.1 The earliest mapping viewed as part of this appraisal was the Tilehurst Parish Tithe Survey of 1843 (see Map 1 below). The Tithe Survey depicts a complex of buildings on the Site extending across two separate plots (Plots 272 and 273). Plot 272 contains a small rectangular range which is depicted to the south, with three other structures arranged in an L shape enclosing the small building to the north and west. The accompanying Tithe apportionment recorded the buildings as 'Two Tenements and

Gardens' occupied by 'Henry Maskell and another' and owned by Thomas Dell. The adjacent plot (273) contains two smaller buildings, one of which is abutting the L shape range of structures in plot 272. The apportionment records the buildings as 'House, Blacksmiths Shop and Shed' occupied by Charles Hollway and owned by Thomas Ward.

- 3.2.2 It is possible that the structure shown to the south of plot 272 corresponds to the footprint of the main building, although the description of the buildings as 'tenements' on the tithe apportionment does not accord with the architectural character of the main building.



Map 1 – Extract of the 1843 Tithe Survey for Tilehurst

- 3.2.3 Bath Road at the time of the Tithe Survey was turn piked with a turn pike gate depicted on further east on Bath Road on the Reading St Mary Tithe Survey map (not reproduced here). Bath Road became an important route as Bath grew in popularity as a spa town in the Georgian period and the section of the road between Reading and Theale in the west was the first to be turnpiked in the early 18th century. The turnpike gate was removed from this section of Bath Road in 1864 which led to the development of good quality housing along Bath Road, west of Reading.
- 3.2.4 The 1841 Census return records a Henry Maskill with his wife and two children residing on Bath Road, Tilehurst. His occupation is recorded as agricultural labourer. Charles Hollway is also recorded on the 1841 census return as residing on Bath Road with his occupation detailed as 'Smith'. These entries correspond with the slightly later Tithe Survey.

- 3.2.5 Henry Maskill is also recorded on the 1851 Census return however the address is noted as 'Horn Castle' rather than Bath Road and likely makes reference to the proximity of the property to the Horn Castle Inn which was located further west along Bath Road and which is recorded as a separate address on the Census return. Maskill's occupation is recorded as an agricultural labourer. Charles Holloway, previously recorded on the adjacent plot as a Blacksmith, is not recorded on the 1851 Census return.
- 3.2.6 The 1861 census return also records a Henry Maskill with an address given as 'Calcot Row'. The name Calcot Row is used in reference the collection of buildings depicted on historic mapping further to the west; however, the George and Dragon is recorded within 'Calcot' within early 20th century trade directories and it could be reasonably assumed that Maskill continued to reside within the same building as recorded by the earlier Tithe Survey.
- 3.2.7 The 1871 Census return recorded several families with the surname Maskill as residing on Calcot Row. None of the occupations are recorded as being associated with public houses or the selling of beer or spirits, however.
- 3.2.8 The George and Dragon is first depicted on the 1878 Ordnance Survey for Berkshire (see Map 2 below) and annotated as 'St George and Dragon (B.H)'. The map depicts the main building with a more, square footprint to that depicted on the earlier Tithe Map (see Map 1 above) with a square addition / outrigger to the northwest corner of the north elevation which is indicated by the map to be of a different scale, likely single storey, to the main building. Also depicted are two smaller outbuilding ranges to the north, their grey colour indicating they are of timber construction. Two further, small buildings are depicted to the west of the Site abutting the southern boundary, one being of brick or stone construction whilst the other being of timber construction. To the east, the mapping depicts three further stone or brick buildings, the smallest building of which is set adjacent to the southern boundary with Bath Road and is annotated as 'Smithy', which corresponds to the earlier Tithe Survey. To the south of the Site, a large complex of buildings is recorded as 'Kennels' that was occupied by the Huntsman and grooms employed by Calcot House, which was located further west of the George and Dragon.
- 3.2.9 The recording of the George and Dragon as 'B.H' makes reference to the function of the building as a beer house, which at the time of the OS map was a type of public house selling only beer for consumption on the premises under a licence obtained from the government on an annual basis. Such types of public house came into

operation following the 1830 Beerhouse Act. Public Houses, such as the Horn Castle Inn recorded to the west of the George Dragon could sell beer, wine and spirits.

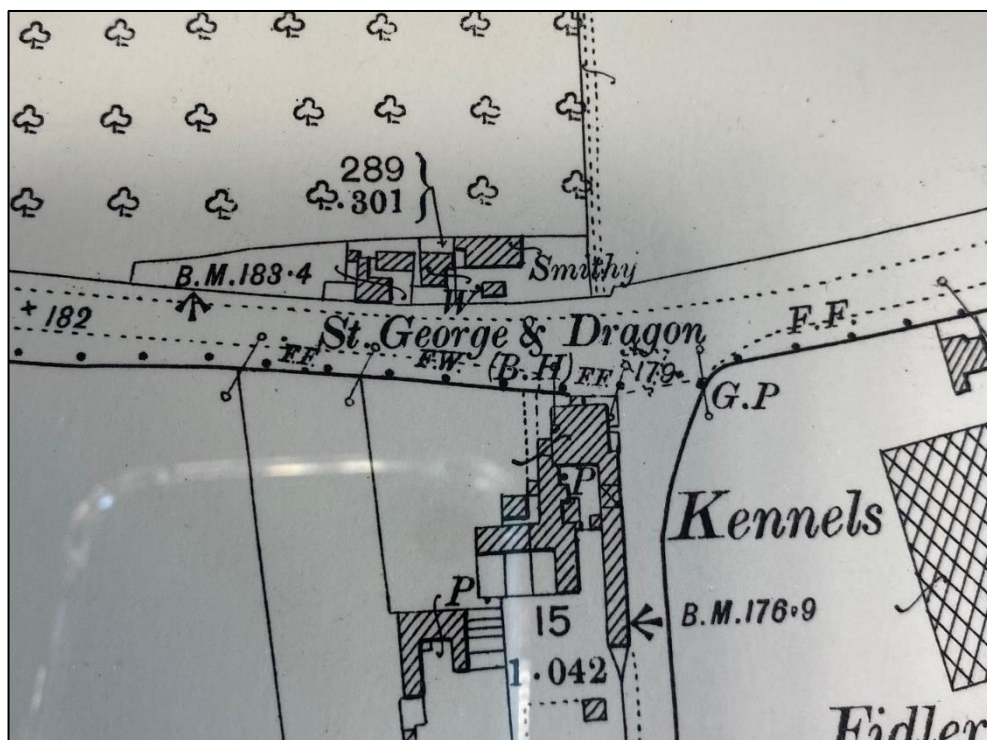
- 3.2.10 The 1881 Census return records George Watts as head of household with Watts occupation recorded as 'Publican and Blacksmith'. George Watts is also recorded in the 1883 Kelly's Directory of Berkshire as residing at the George and Dragon. It is unclear from the census return and trade directory whether the smithy recorded on historic mapping adjacent to the George and Dragon was operated independently or by Watts.



Map 2 – Extract of the 1878 Ordnance Survey map for Berkshire (Sheet XXXVII.6)

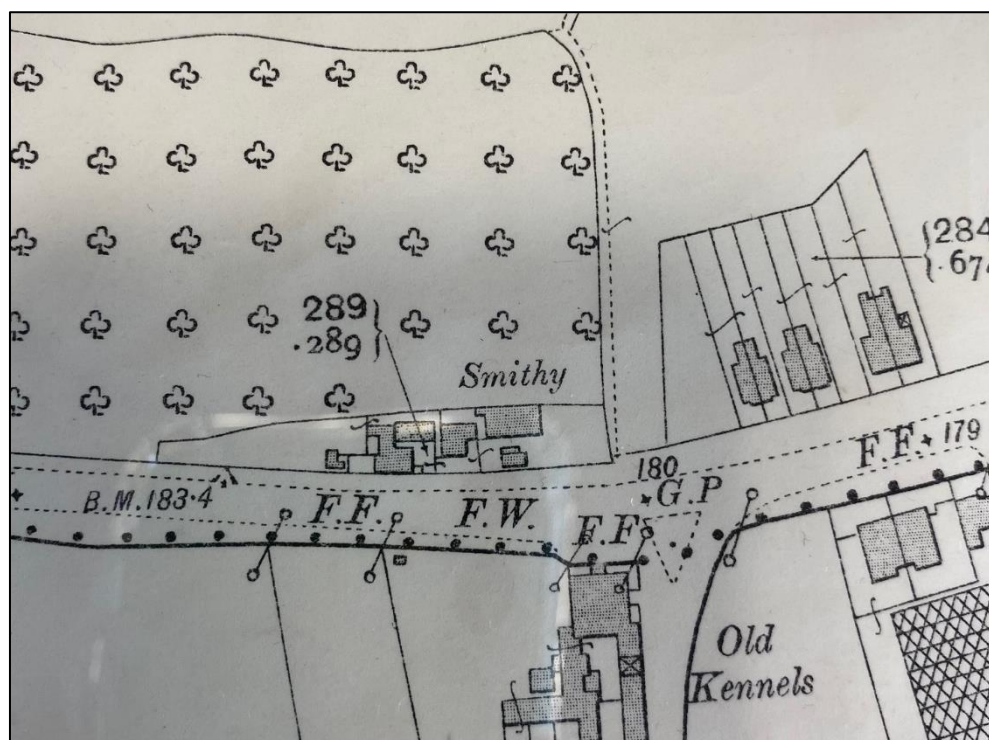
- 3.2.11 The second edition OS map published in 1899 (see Map 3 below) shows little change to have occurred to the George and Dragon; the building footprint and detached outbuilding to the north remain unchanged and the building continues to be annotated as 'St George and Dragon (B.H)'. The two smaller previously recorded buildings to the west of the Site are no longer present. A small addition to the west of the rear outrigger range is depicted. More significant alteration is shown to have occurred on the adjacent smithy site. This remains annotated as 'Smithy' however the two larger buildings shown to the west of the plot appear to have been replaced with a new building with an additional, detached, large building erected to the north of the plot. To the southeast, on the southside of Bath Road, new development noted as 'Fidlers Vineries' is depicted.

3.2.12 In reviewing available trade directories for Berkshire published around the turn of the 20th century, in 1895 and 1907, the George and Dragon is not recorded. Several beer retailers are however listed within the directories in the general Calcot area of the parish of Tilehurst. A search of census returns, in addition to the 1907 trade directory, against the names recorded reveals only 'George Tull' to be associated with the George and Dragon. The 1901 and 1911 census returns records a George Tull and / or Matilda Tull as 'head', with an occupation of 'Beer House Keeper' in 1901 and 'inn Keeper' in 1911.



Map 3 – Extract of the Second Edition 1899 Ordnance Survey Map for Berkshire

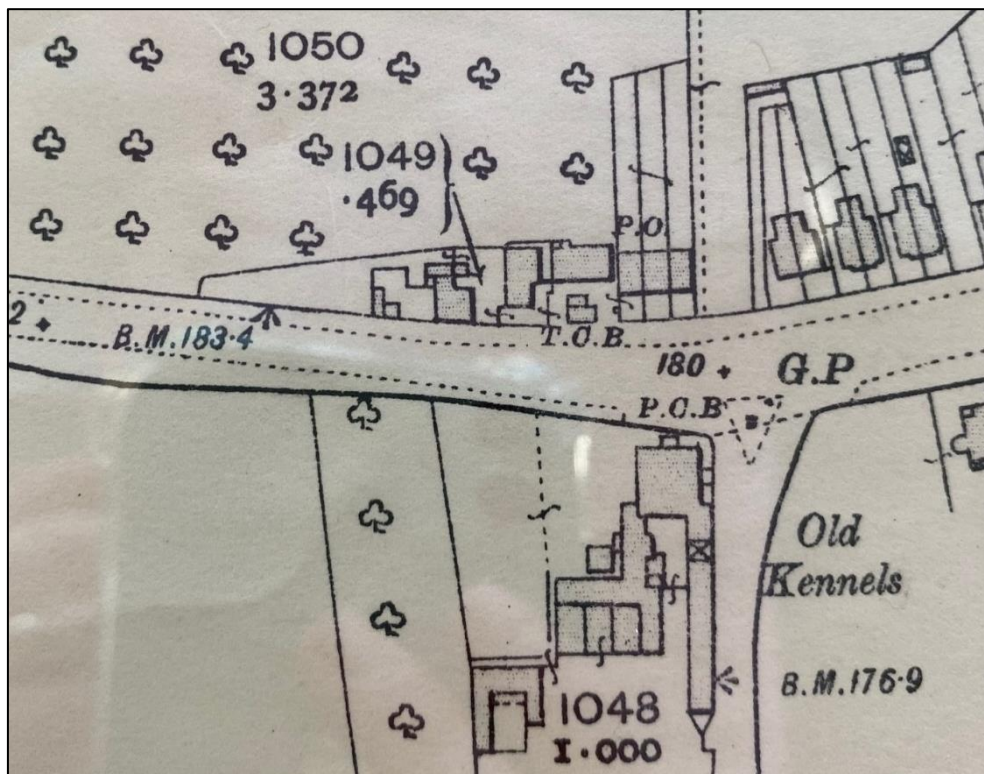
3.2.13 A review of the 1912 Ordnance Survey map shows some alteration to the footprint of the main building had occurred with a possible addition to the west elevation (see Map 4 below). A small, detached L shape building is depicted to the west of the main building. The detached linear building to the north recorded on earlier mapping remains. Within the adjacent smithy site, a small addition is noted to the north of the smaller range positioned adjacent to the southern boundary of the site. Within the immediate vicinity, residential development in the form of semi-detached houses has been erected to the east, on the north and south sides of Bath Roads and reflects the general trend of the expansion of housing along Bath Road from Reading.



Map 4 – Extract of the 1912 Ordnance Survey Map for Berkshire

- 3.2.14 Some minor change is shown to the George and Dragon and the adjacent smithy site on the 1932 edition of the Ordnance Survey map for Berkshire (see Map 5 below). To the George and Dragon, the formerly detached outbuilding to the north has been removed and a small addition is shown to the east side of the northern outrigger. Within the immediate area, a terrace of three cottages has been erected to the immediate east of the smithy site, one of which appears to be denoted as a Post Office (PO). A telephone call box (TCB) is also recorded to the immediate south of the smithy. The kennels to south side of Bath Road are annotated as 'Old Kennels' indicating the former use had ceased by this time.
- 3.2.15 The Kelly's Trade Directory for Berkshire published in 1920 describes Calcot as a small hamlet part in the parish of Tilehurst and part in the Parish of Theale (further west). At this time, the George and Dragon is not recorded as a public house; however, Matilda Tull, previously recorded on the 1911 census return as residing at the George and Dragon, is listed as a beer retailer.
- 3.2.16 The 1931 directory makes reference to the current road numbering on Bath Road with 156 Bath Road listed as the Post Office, which comprises the most western property of the adjacent terrace row to the east, and 158 Bath Road, the former smithy building as shop / grocer. Again, no reference is made to the George and Dragon specifically, however a George Edwards Collins is listed as a beer retailer within Calcot.

3.2.17 The 1939 Register prepared following the outbreak of WWII, records George Edwards Collins at both 160 and 162 Bath Road, referencing the numbered address of the L shape building and the main building respectively, with an occupation of 'licensed Victualler' stated. This suggests that the L shape building, previously inferred by historic mapping to have been part of the adjacent smithy site was in the same occupation as the main building by this time. No entry is recorded for 158 Bath Road, the former smithy, which suggests no one was residing there at there at this time.



Map 5 – Extract of the 1932 Ordnance Survey Map for Berkshire

3.2.18 Aerial photography captured in 1946³ accords with the 1932 OS map. This image depicts the additions to the north of the main building to be single storey and the building to the south of the adjacent plot (the former smithy) to be single storey also.

3.2.19 George Edwards Collins continues to be listed as a beer retailer on Bath Road, Calcot in the 1949 and 1956 Kelly's Trade Directories with a specific address of 162 Bath Road included in the 1956 directory. The 1962 Kelly's Directory make specific reference to the George and Dragon at 162 Bath Road.

3.2.20 Aerial photography from 1953⁴ captures the frontage of the main building, revealing the original ground floor entrance to be located centrally to the south elevation. Four

³https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_106g_uk_1646_rs_4243

⁴<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EAW050531>

chimney stacks, two at the west and east ends, are also captured. The L shape building is clearly detached and enclosed behind a boundary wall to the south which appears to continue west towards the east elevation of the main building. The detached ranges on the adjacent plot are also depicted. Within the wider vicinity the image shows residential development to the southwest to be under construction whilst the vinery and the former Kennels remain extent to the immediate southwest and south of the George and Dragon respectively.

- 3.2.21 The 1962 edition Ordnance Survey map for Berkshire (see Map 6 below) shows further change to have occurred to the main building with an addition to the west, possibly corresponding to that suggested on the 1912 OS map (see Map 4 above) but which is not shown on the subsequent 1936 OS map (see Map 5 above), and extension to the northeast replacing the earlier, small rear additions. A smaller, detached and loosely U shape range is present to the northeast; the wider site layout depicted evidencing this small U range was accessible to vehicles. The L shape building (number 160 Bath Road) is shown to be within the curtilage of the main building with a boundary division clearly depicted to the east to the former smithy site which is shown to retain the larger building to the north and the smaller building (annotated as 158 Bath Road) to the south; this corresponds with the information obtained as part of the 1939 Register. To the west of the main building, the wider site area is identified as parking with two accesses from Bath Road shown which correspond to the extant southwestern access and a former eastern access.
- 3.2.22 Within the vicinity of the Site, residential development noted on the 1953 aerial image to the southeast of Bath Road has extended northwards to replace the Filder's Vineries buildings, and the 'Old Kennels' buildings to the south have been removed bar a section of the earlier building range annotated as Lytton Cottage.
- 3.2.23 Aerial photography from 1967⁵ conforms to the arrangement of the main building depicted on the 1962 OS map however on the adjacent plot, the linear, detached building located to the north appears to have been removed although the smaller building to the south still present. To the immediate north of the Site the residential estate of Morlands Avenue is present.

⁵https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_8196_f22_0024



Map 6 – Extract of the 1962 Edition Ordnance Survey Map for Berkshire (Sheet 6872)

3.2.24 More recent aerial images held by Google Earth confirm that the existing footprint of the building was extant by the early 21st century. On review of available Ordnance Survey mapping and earlier aerial photography (referenced above) it is apparent that the main building and the L shape building were substantially extended and altered to form a single building sometime in the later part of the 20th century.

3.2.25 The building has been vacant since March 2020 and has been marketed for sale since October 2019.

Summary

3.2.26 The extant building complex occupies the position of earlier buildings captured on the 1843 Tithe Survey and is shown to extend across two separate plots which were in separate ownership, occupation and use at the time of the tithe.

3.2.27 Of the extant building complex, it the main building and the L shape building which comprise of the earliest phases of historic development and which are first depicted on the 1878 and 1899 OS maps respectively. These two early maps also identify the operation of the main building as a Beer House. Documentary sources do not identify use of buildings on the site as a Beer House until the 1880s and it can be interpreted that the main building was likely constructed as Beer House sometime between 1871 (the date of the census return) and 1878 (the date of first edition OS map); this use assumed to be related to the position of the building of the Bath Road which was, until

1864, turnpiked.

- 3.2.28 Map regression reveals the extant building complex to include the L shape building which is clearly depicted as a detached structure on mapping and which is recorded as a separate postal address (number 160 Bath Road) in 1939 albeit within the same occupation as the main building.
- 3.2.29 The land associated with the existing building includes the adjacent plot to the east which historically has been in separate ownership and continued use as a smithy. The buildings formerly occupying the eastern plot were removed in the second part of the 20th century.
- 3.2.30 A phase of significant expansion of the building occurred in the late 20th century when the detached L shape building was subsumed into the main accommodation through extension. Further extension to the west and north is shown to have been undertaken with the infilling of the original central entrance door on the south elevation of the main building, and the creation of new entrances within a porch addition further east on the south elevation (as part of a phase of extension) and a second porch addition to the west elevation to accommodate visitors arriving by car.

4 HISTORIC BUILDING RECORDING RESULTS

4.1 Introduction

- 4.1.1 The historic building recording was undertaken on 7th October 2022 by Lorna Goring. The photographic record is included within Appendices 2 and 3, with photograph locations and directions presented on Figures ST19858-001 to 004.
- 4.1.2 Existing ground and first floor plans are shown on Figures ST19858-002 to 004. These plans demonstrate the most recent internal arrangement and the historic development of the building as understood from map regression and on-site observations. These plans also identify any internal features of particular historic or architectural interest which inform on the development and/or function of the building.
- 4.1.3 The descriptions below focus primarily on the sections of the extant building complex referenced above as the main building and the L shape building, however descriptions extend to later phases where relevant.

4.2 External Analysis

- 4.2.1 The building from the exterior presents as a large, multi-phase building predominantly of red brickwork construction with a mix of slate tile, red clay tile and flat roof coverings (Plate 1). The main building and the L shape building extend to two storeys in height with a range of later, single storey additions also present. The building occupies a large, rectangular type footprint positioned off centre to the east within the wider Site. The principal frontage faces south onto Bath Road and is set directly adjacent to the rear edge of the footway.

South Elevation

- 4.2.2 The south elevation as a whole presents a multi-phase, red-brick elevation which directly abuts the rear edge of the adjacent footway.
- 4.2.3 The south elevation of the main building is of rich coloured red brick construction laid in a Flemish bond pattern (Plates 2 and 3). The east and west corners of the elevation are detailed with slim, red brick tile quoins which are three brick courses in height and which are laid at five brick course intervals (Plate 6). A deep red brick plinth is present with a slight canted edge running level with the ground floor window sills.
- 4.2.4 The elevation extends to two storeys in height with a slate tile covered hip roof which has slightly oversailing eaves. The hip ridges are finished with butt jointed, slate coloured ridge tiles.

- 4.2.5 The south elevation of the main building presents a simple symmetrical composition; to the ground floor are three window openings which are set under cambered brick arch head and which have painted stone sills (Plate 5). The brick heads to the central and west windows appear to have been originally segmental in form with additional brickwork pieces inserted to flatten the topside of the arch. To the exterior the windows are concealed behind protective sheeting; however, observation internally confirms the windows to each opening comprise of vertically sliding timber sash windows with eight panes and sash horns to the upper sashes and single, large pane to the bottom sashes. The central window opening previously functioned as door opening with evidence of the original proportions visible as straight joints in the brickwork (Plate 4). This opening is also narrower in width than the adjacent flanking window openings. Aerial photography (*Confer* para 3.2.19) attests to this having formerly been a door opening.
- 4.2.6 To the first floor, window openings to the outer bays are aligned with the windows to the ground floor and are of matching proportions, style and detail. To the centre of the first floor, a shallow recessed aperture for signage is aligned above the central former ground floor door opening. The aperture is set within a simple red brick surround.
- 4.2.7 The symmetrical arrangement of the elevation, the evidence of the former central door opening and position directly adjacent to the highway pertain to the elevation being the original principal frontage.
- 4.2.8 Adjoining to the west is a single storey red brick and slate tile roof modern addition. The addition is two window bay wide with two, canted oriel windows to the south, that to the west being larger. The windows are boarded externally however observation from the interior reveal the windows retain timber window frames of a style sympathetic to those windows within the main building (Plate 51).
- 4.2.9 To the east, the main building is adjoined by a series of extensions which range from two storey to single storey in scale and which vary in roof form (Plate 7). To the south, abutting the footway are a series of single storey additions. Directly abutting the east elevation of the main building is a small, square addition of red brick work laid in a Flemish bond pattern with a flat roof covering with concealed timber window set under a brick wedge lintel and with painted stone sills (Plate 8). A joint visible to the brickwork of the east elevation of this small addition suggests it has partially been rebuilt. Set back from this flat roof addition is a porch addition. The porch displays red brick work laid in a stretcher bond pattern which evidences that the porch and the flat roof addition are not contemporary and form to separate phases of extension. The

externally boarded-up entrance is defined by an advanced gable with timber bargeboards and finial (Plate 9). The door opening is centrally positioned with solid course header detail. Flanking the porch to the west is a small window opening with timber window and solid course head and painted sill. To the east return of the gabled porch is matching small window opening with a timber window frame and solid course head and painted sill. These additions increase in scale in a northwards direction, where a single storey lean-to slate tile roof has been altered to adjoin a steeper mono-pitch slate roof which rises to two-storeys in scale and which adjoins the east side elevation of the main building and the west side elevation of the L shape building (Plate 7).

- 4.2.10 To the east again is a further single storey addition which has been constructed directly in front of, and which has encapsulated, the ground floor of the south elevation of the L shape building. The connecting roof between the porch and the east addition is mono-pitch and partly obscures a first-floor window opening to the L shape building. The single storey addition is set back slightly from the rear edge of the highway behind a section of low, red brick wall. The addition has a slate tile covered pyramidal roof which is set on deep moulded eaves (Plate 10). The summit of the roof is decorated with a timber finial.
- 4.2.11 Window openings to the ground floor of the addition are large and retain timber windows (as observed to the interior). The openings have a darker red brick apron; it is unclear whether the openings have been altered and the red brick a later infill or whether the infill form part of the original design intention.
- 4.2.12 The first floor of the gabled south elevation of the L shape building is visible above the single storey addition. The elevation is gabled and finished with hung red clay tiles with painted timber bargeboards and exposed purlin feet. A window opening is present positioned off centre to the west and retains a modern timber casement window with side opening and top opening casements. A red brick end chimney stack with corbelled upper courses and two red terracotta pots is present to the west side of the roof projecting through the later, two storey mono-pitch addition. The first-floor south elevation of the short east projecting arm of the L shape building is visible in oblique views of the main south frontage. This elevation displays red brick walls of a similar rich red colour to the main building and a matching Flemish bond brick pattern. A window opening pierces the elevation centrally and contains a modern, timber casement window. The ground of the elevation is abutted by flat roof addition which connects the ground floor to the north elevation of single storey, pyramidal roof addition.



Plate B – South and east elevations

East Elevation

- 4.2.13 The east elevation overlooks a small enclosed, grassed area which historic mapping shows was previously occupied by two buildings that were recorded as a smithy and later as a shop. No evidence of the earlier buildings was observed during the recording. The garden is enclosed to Bath Road by painted picket-style fencing with close boarded fencing to the north.
- 4.2.14 The multi-phase nature of the building is expressed by the east elevation and comprises of the pyramidal, single storey addition, and a flat roof link addition which services as a rear porch retaining a door opening set under a solider course head (Plate 11). The east elevation of flat pyramidal roof addition display the same pattern and detail of fenestration as that on the south elevation (Plate 12).
- 4.2.15 The two-storey, gabled end of the short projecting arm of the L shape building faces east. The roof is finished with timber boards to the verges with exposed purlin feet. This elevation is blind to the first floor. To the ground floor two small window openings of matching proportion are present. These openings have solider course heads and brick sills, similar to the detailing present on the south elevation of the later additions, which suggests the opening are later insertions to the elevation.
- 4.2.16 Hung, red clay tiles are visible to the east elevation longer arm of the L shape building above the later addition (Plate 14).

- 4.2.17 The east elevation of the main building is obscured to ground floor level by the later mono-pitch addition which connects the main building to the L shape building. The first floor displays a painted render finish with a small and contains a small, rectangular window opening positioned centrally within the elevation (Plate 15). The opening contains a modern timber window with opaque glazing indicating to the opening serving a bathroom.
- 4.2.18 Two red brick end chimney stacks with corbelled upper stages are present to the east side of the roof. The southern retains a single red terracotta chimney pot. The north stack is smaller in size and of a darker coloured brick to the south stack suggesting it may have been rebuilt.



Plate C – East elevation

West Elevation

- 4.2.19 The west elevation fronts a small external seating area enclosed from the carpark area by picket fencing to the west and north and a low red brick boundary wall to south (Plate 17).
- 4.2.20 The elevation consists of a later single storey hip-roof addition which adjoins and which obscures the ground floor elevation of the main building. Historic mapping from the 1962 suggests that the extant addition replaces a previous, smaller addition depicted to the west elevation. The addition is set back slightly from the south frontage of the main building and extends north into the site well beyond the original extent of the north elevation of the main building. A smoking shelter has been added

to the northwest corner which is accessed via door opening flanked by side lights. A gabled entrance porch projects from the addition. The porch is finished with timber boards to the gable apex and has decorative, painted timber bargeboards and timber finial. Two canted oriel windows flank the entrance. A third smaller window is present between the north oriel window and the door access to the smoking shelter.

- 4.2.21 The first-floor west elevation of the main building has a painted render finish. A through light and discolouration to the render identify where external signage has previously been sited and since removed following the closure of the pub.



Plate D – West elevation

North Elevation

- 4.2.22 The north elevation consists of a more complex arrangement with single storey additions added to the north elevations of both main building and L shape building which has obscured the ground floor elevations. The elevation is largely enclosed from public access by fencing, which encloses the back of house yard area.
- 4.2.23 Starting at the east end, the first floor of the north elevation of the L shape building displays red coloured brickwork laid in a Flemish bond pattern (Plates 29 and 30). The north gable verge displays detailing observed to the east and south gables, with timber bargeboards and exposed purlin feet (Plate 33). Two opening are present; a window opening to the east (Plate 30) and door opening to the west (Plate 32). The door opening is a later insertion and provides access onto a modern flat roof addition

abutting the north elevation as a means of escape. Both the window and door are modern in character.

- 4.2.24 The ground floor elevation has been extended with flat roof additions is of red brickwork laid in a stretcher bond pattern (Plates 29 and 30). An external metal stair provides access to the flat roof and the first-floor door opening within the north gable end of the L shape building. A series of small window openings with brick soldier course heads are present, which overlook a small timber-fence enclosed yard area that contains AC units.
- 4.2.25 To the centre of the north elevation, a two-storey range connects the main building to the L shape range (Plates 27 and 28). At first floor level the addition is finished with hung slate tile with a single window opening containing a modern window. From the north, the addition reads as having a flat roof; however, observation from the south reveals the addition to have a mono-pitch tile roof.
- 4.2.26 To the ground floor, a felt covered, flat roof single storey range is present. External extractors and vents protruding through the flat roof identify the internal space below to be the kitchen area (Plate 27). A garage addition (Plate 22), aligned east to west adjoins the north elevation of the flat roof addition (Plate 26). This addition is shown to be present on the 1962 OS map (see Map 6 in section 3 above).
- 4.2.27 To the west end of the north elevation, the single storey hip roof addition noted to the west elevation (*Confer* para 4.2.20) continues onto the north elevation in an L shape arrangement and extends across the north elevation adjoining an earlier hip roof addition (Plates 18 and 19), noted to be present on early aerial images from the mid-20th century; the junction is visible through a change in the brickwork (Plate 21). The hip roof form of the later addition conceals an area of flat roof where the addition abuts the northwest corner of the main building and the west side elevation of the mid-20th century rear range. The roofs are slate tile covered with the condition of the east roof slope of the mid-20th century addition noted to be in a poor condition with missing slates. A red brick chimney stack projects from the earlier hip roof form. Window openings across the ground floor of the addition are modern in character with timber lintels and sills (Plate 19).
- 4.2.28 A rear entrance door is present adjacent to the garage building and is contained within a timber clad, flat roof porch (Plate 20).
- 4.2.29 The north elevation of the main building is partially obscured by the mid-20th century hip roof addition which extends northwards from the centre of the original elevation (Plate 23). Two window openings which appear, through their segmental brick heads, to be within their original positions are present to the northwest and northeast

corners of the elevation (Plates 24 and 25). The brickwork to the elevation is laid in a Flemish bond continuous with the south elevation and is predominantly red coloured, however, there is some colour variation with darker, vitrified bricks also present; as a rear, secondary elevation the use of consistent coloured brickwork was likely less important than on the principal south frontage of the building which was public facing.

- 4.2.30 Just below the eaves level, the uppermost two courses of brickwork are of a lighter, orange colour and have been pointed in a darker mortar. This may be indicative that the roof has been raised at some point or that the upper courses have been rebuilt as part of previous repairs to the roof. A small window opening with modern window has been inserted to the east of the centre of the elevation (Plate 24 and E below).



Plate E – Part north elevation showing segmental brick head to infilled window and variation in brickwork to the eaves suggesting a phase of rebuilding or alteration

4.3 Interior Description

Ground Floor and Cellar

- 4.3.1 The internal accommodation is arranged over two floors with a small cellar area. The public spaces associated with the use as a public were contained to the ground floor with staff offices and managers accommodation to the first floor.
- 4.3.2 The ground floor of the building can be accessed via doors in the south, west, north and east elevations, with the main public entrance points being from the south and west through the later gabled porch additions. Access permitted from the north is via the former back of house yard and staff working area.
- 4.3.3 The ground floor space is largely open plan as a result of substantial removal of internal partition walls and the removal of original external walls to the main building

and the L shape building (Plates 34 – 36 and 41, 44 and 47). Encased steel beams to the ceiling extending between retained sections of original external wall offer some evidence as to earlier divisions although due to the extent of change this is not readily discernible in the extant arrangement.



Plate F – View east through the ground floor of the main building

- 4.3.4 Within the original ground floor of the main building, the east external wall has been removed in its entirety at ground floor level (Plate 36), with much of the west wall, bar the southwest corner, also removed (Plate 63) and approximately a third of the north wall at the north west corner removed. Removal of the wall to the east has resulted in the loss of any chimney breasts and fireplaces which the presence and position of the remaining external suggest would have been present to this elevation.
- 4.3.5 The back fitting of the large bar servery is set against the original north external wall of the main building however the bar itself extends beyond the original perimeter of the building into later phases of extension (Plates 36, 37 and 39).
- 4.3.6 The cellar area is accessed via a stone staircase which descends in an east direction parallel to the north wall of the main building (Plates 59 and 61). The cellar area comprises of a small rectangular shape room which is aligned north to south and which is located under part of the mid-20th century rear addition (Plate 60). Early historic mapping suggests the mid-20th century rear addition replaced earlier, single storey addition(s) and it is considered likely that the extent of the cellar area relates to the footprint of this earlier addition.

- 4.3.7 To the east of the ground floor, remnants of the west and south external walls of the L shape building remain more intact, although still significantly altered. A chimney breast with renewed fire surround is present to the west external wall with this position correlating to the external stack observed protruding through the mono-pitch addition (Plates 40 and 41). Openings immediately adjacent to the chimney breast have been made in the wall such that the fireplace is isolated.
- 4.3.8 The former commercial kitchen area is located to the northeast corner and occupies part of the ground floor space of the L shape building. The kitchen is also shown to have extended into the U shape outbuilding range, which includes the garage, depicted on the 1962 OS map, with the southeast corner of this mid-20th century building removed to allow the space to be amalgamated into the kitchen (Plates 100 to 103).
- 4.3.9 Sections of cornice remain to parts of the ground floor; however these are not believed to be original with the same corning present to the later modern extension suggesting the detailing forms parts of the later, contemporary phase of redecoration.
- 4.3.10 No features or fittings of historic or architectural interest are noted to remain within the ground floor areas of the building, with extant internal joinery details being modern (Plates 39 and 46 to 48).
- 4.3.11 Access to the first-floor accommodation is provided through a small room most recently used as an office. The room is located to the north of the main building and is accessed via a corridor which leads to the WC facilities (Plate 62). The winder staircase is enclosed from the office by a partition wall with retains glazed side panel and fanlight (Plates 64 to 66). The partition is aligned with the original east external wall of the main building and indicates the original extent of the east wall of the mid-20th century single addition to the north elevation. The balustrade and newel post of the staircase are partially set within the adjacent partition wall, suggesting the partition is in part a later insertion and that the hallway at the bottom of stairs was previously larger likely extending into the area now occupied by the female WC facilities.



Plate G – Internal Partition to the staircase

First Floor

- 4.3.12 The staircase to the to the first floor comprises of two flights, the bottom flight is winder type staircase which ascends westwards to a small half landing area (Plates 66 to 69). The second flight is separated from the first by a modern fire door and is shorter, ascending in a southern direction and leading onto a small landing area and the first-floor accommodation of the main building. The second flight of stairs and the landing area is illuminated by the small, later window opening inserted into the north elevation of the main building.
- 4.3.13 There are three rooms and a small store cupboard directly accessed from the landing area. The room to the northwest retains a simple fire surround, which is set off centre within a centrally positioned chimney breast (Plate 82). The surround is plain in detail of early 20th century character (Plate 83). To the northwest corner of the north elevation is a modern casement window; the position of the window in the wall suggests that the sill height has been raised possibly when the rear hip roof addition was added to the north elevation in the mid-20th century. A cupboard is present to the northeast corner of the room (Plate 84). No other features of interest remain to the room.



Plate H – Fireplace and chimney breast to the northwest first floor room of the main building

- 4.3.14 To the south are two further rooms. The original symmetrical access arrangement to the rooms is visible from the landing where a single large opening set within a moulded architrave leads to two door openings set on opposing angles (Plates 70 to 72); the original opening to the southeast room has been infilled however, as part of later reconfiguration works. Both rooms retain a single sliding sash window to the south elevation which are set within moulded timber surrounds (Plates 75 and 83). The southwest room retains an off-centre chimney breast against the west wall (Plate 73). A hole in the ceiling reveals the original lath and plaster work to the ceiling (Plate 77). Doors, architraves and skirtings are all modern (Plate 76). A later opening in the internal partition wall (Plate 74) leads into the southeast room which has been altered through the insertion of a modern partition wall along the north and the infilling of the original door opening from the landing area (Plate 80). Against the east wall is a chimneybreast which retains an off centre, simple fire surround of late 19th / early 20th century character (Plate 79). Skirting boards to the west and south wall are taller and of an earlier date to other sections of skirting board within the room.
- 4.3.15 To the east of the landing area, a modern fire door within an earlier door opening leads to a corridor which connects the first floor of the main building to the first floor the L shape building. A bathroom is accessed from the south of corridor. The bathroom is located within the main building and, based on an understanding of the likely original first floor, would have been of similar proportions to the northwest room.

Within the corridor, the first-floor window opening to the northeast corner of the north elevation observed from the exterior appears to have infilled internally.

- 4.3.16 A step in the corridor floor identifies the original, east end wall of the main building (Plate 86).
- 4.3.17 The first-floor accommodation of the L shape is set at a slightly lower level with three steps down into a large first floor room. To the west wall is a chimney breast indicating the position of a former fireplace (Plate 89). The chimney breast aligns with the breast and fire surround observed to the ground floor (*Confer* para 4.3.7). The room retains no features of interest and there is evidence of water ingress to the west wall where the flat roof of the kitchen area below abuts the west wall of the building (Plates 90 and 91).
- 4.3.18 Two further rooms are accessed from the main space. To the east, within the short projecting arm of the L shape range is a modern kitchen area (Plate 92). The area is accessed via two steps down. To the north, a second door opening leads into a rear room (Plates 91 and 95). A chimney breast is visible to the east wall indicating the position of a former fireplace (Plate 93). To the north wall a door opening has been inserted which provides access onto a later flat addition and from which access to the ground floor via the external metal staircase is permitted (Plate 31 and 32). To the east of the room a door opening positioned north of the chimney breast leads into a modern bathroom (Plate 94) which, like the kitchen area is located within the short, east projecting arm of the range and which has a slightly lower internal floor level.



Plate 1 – First floor room of the L shape building

5 HISTORIC BUILDING RECORDING: DISCUSSION OF RESULTS

- 5.1.1 Research and analysis indicate the extant building to be of late 19th century date with that part of the extant building referenced in this report as the 'main building' being first recorded on the 1878 OS map as the St George and Dragon, which has been identified to have been in use as a Beer House – a type of public house selling only beer. There is evidence to suggest earlier buildings occupied the Site; however, no evidence was found to suggest that these earlier buildings were in use as either a public house or beer house. Nor was evidence observed to suggest that these earlier buildings had been retained within the extant complex.
- 5.1.2 It is likely that the main building represents a phase of redevelopment of the site where there was an intended use for the new building as a beer house. This intended use is considered likely to have been influenced by the position of the Site adjacent to Bath Road which had, until the 1860s, been turnpiked and which formed a principal road between Bath and London during the 18th and 19th centuries.
- 5.1.3 The form of the extant building is as a result of several phases of extension in the 20th century, with the expanded footprint now incorporating a previously detached, later 19th century L shape building located to the east of the site. The two early phases of the building's development remain visible externally, although the L shape building is more difficult to distinguish from the south frontage, with their historic origins expressed through their simple form, two-storey scale, simple detailing and presence of external chimney stacks. This is most apparent to the main building which retains a degree of its original design intention which is one of simple symmetry with hip roof form and vertically sliding sash windows arranged around a former central entrance door. The style of window retained is characteristic of the late Victorian / Edwardian period where multi-pane top sashes were arranged over a single, large pane to the bottom sash; this arrangement allowing for unobstructed views out of the window through the bottom sash.
- 5.1.4 To the interior, alteration to the ground floor has entirely removed original internal divisions to the main building and the L shape building. In respect to the main building, a likely internal arrangement can be deduced from an understanding of typical internal arrangements at the time, from the external composition, from the position of ceiling beams and from the remains of the first-floor arrangement. On the evidence available, the ground arrangement would have been symmetrically arranged with access into the accommodation via the now altered central door with ground floor rooms arranged to the east and west, similar to the first-floor plan. The presence of chimney breasts to the first-floor rooms can be used to inform on the position of

former fireplaces to the ground floor where fireplaces would have been aligned vertically on the external east and west elevations of the buildings.

- 5.1.5 In review of the first-floor plan, it is considered likely that the second flight of the main staircase is within the original location; however, the bottom flight would have been located immediately adjacent to the west, ascending northwards onto a small half landing area from which is the existing upper flight. This composition would be accordant with a traditional symmetrical plan.
- 5.1.6 With the L shape building, documentary evidence attests to this building being within the same ownership as the George and Dragon but with a clearly separate postal address. The form of the L shape building is indicative towards an ancillary function such as stables or coach house however features such as chimney breasts to the ground and first-floor offer insight into the location of former fireplaces and the function of the first-floor rooms and suggest towards a domestic function.
- 5.1.7 The expansion of the building in the mid and late 20th century evidences the continued occupation and function of the building whereby additional ground floor accommodation was created through extension, alteration and through conversion of the L shape building.

6 ASSESSMENT OF SIGNIFICANCE

6.1.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. A description of the heritage values held by the George and Dragon are presented below. These are discussed in proportion with the value of the asset and as far as is necessary in order to determine the potential effect of the proposals on this.

6.2 Evidential and Historical Value

6.2.1 The evidential value of the George and Dragon derives from the remaining physical fabric of the main building which evidences the origins of the building as a late 19th century beer house. As one of several such buildings recorded by trade directories to be present within the parish of Tilehurst and the wider Reading area in the late 19th and early to mid-20th centuries, the building has a wider, collective evidential and historical value where its function as a Beer House offers evidence on drinking traditions in the late 19th century and into the 20th century through its continued operation as a public house. In addition, the position of the building in respect to Bath Road reflects a common relationship between public houses and beer houses with historic transport networks where the proximity to the road would have presented opportunity for capitalising of passing travellers.

6.2.2 Evidential value expressed by the fabric is considered to be limited however and is restricted to the parts of the external walls of the main building, principally the upper storeys and the south elevation which has a greater degree of historic integrity retaining the original symmetrical composition and aesthetic intent despite the original central door opening being infilled; the original brickwork, pattern of fenestration and simple detailing such as quoins and window heads and sills are demonstrative of the original design intention of the principal public frontage onto Bath Road.

6.2.3 The first-floor accommodation is also of some value in retaining evidence of the original floorplan and in retaining chimney breasts and simple fire surrounds which offer an understanding of the function of the rooms as principal accommodation requiring heating. The ground floor elevations, bar the south elevation, and the interior have undergone significant previous alteration which has resulted in the loss of much fabric and an understanding of the function and arrangement of the original ground floor spaces of the interior.

6.2.4 Original fabric retained to the L shape range is also of some limited value although this building is of a later 19th century date and did not form part of the original Beer House

accommodation.

- 6.2.5 The main building in its form and the architectural composition of the south elevation hold value where the style, proportion and roof form offers some illustration of the simple, classical symmetrical architectural style employed to the construction of the building, the resulting 'polite' arrangement of the south elevation of the main building being an expression of its function and its position on Bath Road, a primary route into Reading.
- 6.2.6 Review and research of available online sources do not identify any association between the building with notable people which would add to its historical value.
- 6.2.7 Overall, the building is of low historical and evidential value.

6.3 **Aesthetic Value**

- 6.3.1 The aesthetic value held by the extant building complex is limited and has been substantially affected by the numerous additions and alterations experienced externally and internally. The extensive later additions have diluted the intent of the main building and eroded any aesthetic value possessed by the L shape range which has been encapsulated by modern accretions.
- 6.3.2 The main building retains a degree of prominence within the extant complex through its form, scale and composition and detail employed to the south frontage.
- 6.3.3 The aesthetic value of the interior is negligible with the finishes, fixtures and fittings being modern and lacking historic integrity and authenticity. The extent of alteration to the ground floor which has included removing large sections of the original external walls and all internal walls and the removal of many features and fittings at first floor level weakens the overall historic integrity.
- 6.3.4 The influence of simple architectural symmetry of the exterior within the interior space remains discernible to the arrangement of first floor rooms and spaces within main building.
- 6.3.5 Overall the building is of negligible to low aesthetic value as a result of the previous alteration and extension.
- ### 6.4 **Communal Value**
- 6.4.1 Whilst not tested it is likely the George and Dragons holds some communal value as a historic building sited on a busy road where it may contribute to the collective memory of the place as a result.

6.4.2 Whilst public access to the building may enhance communal value, the recent use of the building as a destination amenity restaurant may lessen the appreciation of the building and its role within the community.

6.4.3 The appearance of the building and its historic origins are, given the extent of alteration and change undertaken, unlikely to be a significant factor in contributing to communal value where this exists. Instead the personal memories, experiences and associations people hold in relation to the building will likely provide communal value.

6.4.4 Overall, the building is likely of low communal value.

6.5 **Setting and Contribution to Heritage Values**

6.5.1 The immediate setting of the George and Dragon is defined by curtilage which includes tarmac covered carparking to the west and north and external seating to the west of the building.

6.5.2 The immediate setting has experienced significant alteration; review of mapping and aerial photography reveal the original context of the building was rural in character, with the building forming part of a small cluster of building set close to Bath Road and the junction with Burghfield Road to the south. The building now sits within a busy suburban context as a result of urban expansion of Reading in the 20th century. The immediate setting displays a predominantly residential character interspersed with commercial units. Bath Road remains a feature of the extant setting with traffic movement and noise creating an urban ambiance.

6.5.3 In consideration of the contribution made to an appreciation of the heritage values held by the building by the existing setting, the relationship with Bath Road is considered to be positive, the positioning evidencing the historic relationship between the building function and the road.

6.6 **Summary of Significance**

6.6.1 In view of the heritage values held by the George and Dragon, the overall heritage significance, that is its value to this and future generations arising from its heritage interest, is considered to be very limited. The elements of the extant complex assessed to hold value are limited to the remains of the main building, notably the upper storey and the south frontage, and to a lesser extent, the remains of the internal first-floor arrangement of the main building and remaining fabric associated with the L shape building to the east.

6.6.2 In view of the contribution made by the setting of George and Dragon, it is the roadside position of the building and its subsequent relationship with Bath Road which add to an understanding of function.

7 IMPACT ASSESSMENT

- 7.1.1 In accordance with paragraph 203 of the NPPF, impacts to the significance of non-designated assets, such as the George and Dragon, as a result of development proposals require a balanced judgement based upon the level of significance of the asset and the scale of harm (MHCLG 2021, para:203).
- 7.1.2 The proposals would result in the total loss of the George and Dragon as a consequence of demolition.
- 7.1.3 The building as extant presents as a much altered, multi-phase building complex. Whilst the south elevation of the main building presents a simple, pleasant exterior to Bath Road retaining the original pattern of fenestration and early windows to the first floor, it is overall architecturally inconspicuous with no technical innovation or excellence within the construction or function of the original elements noted.
- 7.1.4 The building has been much altered internally and externally to the rear and side elevations which has diminished its heritage significance.
- 7.1.5 By the nature of total loss of the George and Dragon, harm to its significance would be classified as large in effect. However in accordance with national policy requirement, consideration of the scale of harm requires balancing against the overall significance of the building which has been assessed as being low, this assessment having due regard to the heritage values which it holds. The building is not important in a national context and it is not representative of a rare or unusual building type or building construction. Furthermore, the building is neither statutory nor locally listed.

7.2 Assessment Against National Policy

- 7.2.1 In accordance with paragraph 194 of the NPPF this report has provided a proportionate account of the significance of heritage assets affected by the development proposals which are limited to the George and Dragon, a non-designated heritage asset which is not included on the Council's Local List of Locally Important Buildings nor identified on the Berkshire Historic Environment Record. The assessment provided within this report accords in full, with paragraph 194 of the NPPF.
- 7.2.2 Consideration of the George and Dragon as a non-designated heritage asset has arisen following a pre-application submission to the LPA. Non-designated heritage assets are not afforded statutory protection and are managed under national and local planning policy only.
- 7.2.3 In accordance with paragraph 203 of the NPPF, impacts to the significance of non-designated assets require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2021, para:203) only. As a non-designated heritage asset,

the George and Dragon is not subject to the rigours of paragraphs 200 to 202 of the NPPF.

7.2.4 However in applying a balanced judgement the wider planning considerations of the proposals, as set out in the accompanying Planning Statement (Walsingham Planning, 2023) and Viability Assessment (Savills, 2023), should be considered alongside all other material considerations including public benefits. The public benefits of the scheme are wide ranging and can be summarised as follows:

- Regeneration of previously developed land in a prominent, sustainable and accessible location, bringing a vacant and unused parcel of land back into a meaningful economic use. As is set out above, were planning permission not to be granted for this scheme, the site would almost certainly sit unused and become derelict.
- New food and drink facilities for the benefit of the community and passing road users and specifically, in demand 'food-on-the-go' premises for the benefit of passing road users.
- Widening consumer choice within the area and creating healthy competition between similar roadside facilities.
- Creation of at least 20 new jobs for local people, in addition to jobs during the construction phase and in the supply chain.
- Increased consumer spending within the local area and additional income from business rates as a result of the site being brought back into an active commercial use.
- Improvements to the visual amenities of the locality as a result of the removal of an unattractive and derelict site. The building is falling into disrepair and as it represents a security risk has to be hoarded. This results in the site appearing unsightly in the street scene and detrimental to the amenities of the area. Redevelopment of the site with an attractive high quality modern building will improve the appearance of the site and visual amenities of the locality. It will also address the present security risks.
- Provision of 10 EV charging points, comprising a mix of AC and DC provision, providing substantial new electric vehicle charging provision in the area and on a key arterial and commuter route into Reading.
- Improvement to the surface water drainage regime on the site, utilising infiltration to deal with the disposal of surface water and improving pollution control measures.
- Introduction of a high-quality landscaping scheme which retains and enhances existing vegetation and trees where possible and will deliver 77.41% biodiversity

net gain through the provision of new on-site landscaping, bird and bats boxes and other infrastructure to support ecology.

- Construction of a building which is of a sustainable design and construction, responds to climate change, minimises wastes, reduces CO2 emissions and is located in an accessible location.
- Improvements to means of access to the site through the introduction of 'Keep Clear' road markings and extension of the right turn lane which will improve traffic flows along Bath Road.

7.2.5 In considering paragraph 203 of the NPPF, resulting harm to the significance of the building as a consequence of its loss should be balanced in consideration of the low significance of the building and the scale of harm which would be experienced. Harm would be limited to the local area only as a result of the loss of the building.

7.3 **Assessment against Local Planning Policy**

7.3.1 Policy EN4 discusses the protection of locally important heritage assets. The policy advises that 'Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance'. The policy goes on to advise that where harm to or loss is accepted by the Local Planning Authority and that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals.

7.3.2 The policy presents some flexibility in accepting harm and loss to such assets. As part of the balanced judgement in accepting loss or harm, the public benefits offered by the proposed development should also be considered, alongside all other planning matters. As above, in weighing the planning balance the benefits that the development will provide as set out in the accompanying Planning Statement (Walsingham Planning, 2023), should be considered alongside all other material considerations.

7.3.3 The explanatory text within the local plan that accompanies policy EN4 explicitly draws reference to the list of Locally Important Buildings noting that local heritage assets do not qualify for statutory listing and are not protected from loss in the same way as listed assets. The policy goes on to advise that buildings on the Local List should be re-used, where possible.

7.3.4 In respect to the process of local listing, the Council has set out the principles for the selection of buildings to the local list in Appendix 2 of the adopted Local Plan. Of particular relevance when considering the George and Dragon are the following

principles:

- Date: 1840 - 1913: Any building, structure or group of buildings that is/are of clearly defined significance in the local context and where elements that contribute to its/ their heritage significance remain substantially complete.
- Historic Interest: Social Importance - The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.

7.3.5 It is accepted that the George and Dragon by virtue of its late 19th century date could be considered for inclusion under the abovementioned principle. However, the principle goes on to require that buildings should be of clearly defined significance in the local context and elements that contribute towards heritage significance remain substantially complete. The significance of the George and Dragon has been assessed as being low; it is a much-altered building within a much-altered local context. Furthermore, the building cannot be described as being substantially complete, having been significantly and substantially altered through numerous additions and major internal alterations, particularly to the ground floor. Whilst it is acknowledged that the south frontage of the building retains a greater degree of historic integrity and some prominence within the immediate streetscape, it too has been subject to alteration with replacement with altered windows to the ground floor and the alteration of the original central entrance door to form a window. Other areas of the original building have been subject to significant alteration and the front elevation as a feature alone is not noteworthy enough to merit inclusion of the building to the local list.

7.3.6 In consideration of historic interest, the principle for local listing draws specific reference to social importance noting that buildings or structures should have played an influential role in the development of an area of the life of the local community forming a focal point or playing a key social role. The building, in originating as a Beer House and later becoming a more typically accepted pub will have played a role within the social aspects of the local area. Research undertaken as part of the building recording reveals that the George and Dragon was one of several Beer Houses and public houses recorded within the parish of Tilehurst and such establishments were not uncommon building types locally, regionally or nationally – particularly in view of the location of the building on the Bath Road, a historically important road.

7.3.7 The aim of policy EN4 and compiling a list of Locally Important Buildings is focussed on the conservation of those buildings and structures which represent good examples

of buildings or structures significant in a local context due to their historical association, their social or industrial importance or due to the architectural interest where they contribute to the sense of place of reading, where they demonstrate innovation or virtuosity or where there is a definite group value. The George and Dragon, due to the extent of previous alteration is not a representative example of a traditional roadside pub and there are many better examples of such buildings remaining along the route of Bath Road.

- 7.3.8 It should be noted that the George and Dragon is not included on the list of Locally Important Buildings. It is therefore questionable as to whether Policy EN4 applies with policy being explicit that it applies to buildings on the list. However, it is considered that the scheme complies with Policy EN4 in any event as it has been demonstrated that the benefits of the scheme significantly and demonstrably outweigh the harm to the asset, which has been assessed as being of low and limited significance. Furthermore, as required by Policy EN4, the application is accompanied by a Level 2 Historic Buildings Recording of the George and Dragon.

8 CONCLUSION

- 8.1.1 This report includes a Historic Building Recording, equivalent to Historic England Level 2, of the George and Dragon, 162 Bath Road as required by policy EN4 of the Reading Local Planning where demolition of a non-designated heritage asset is proposed. This report also includes an assessment of the significance of the George and Dragon, undertaken with due respect to guidance published by Historic England and with the utilisation of terminology in full accordance with the National Planning Policy Framework, in order to assess the potential impact of the proposed development on the significance of the non-designated heritage asset located within the Site.
- 8.1.2 The George and Dragon is a non-designated heritage asset; it is not locally nor statutory listed nor is it identified on the Historic Environment Record. The supporting Viability Assessment has identified that the continued use of the building as a public house is not viable and that market interest in the building has principally been based upon redevelopment of the Site with retention of the building requiring further alteration to meet new uses.
- 8.1.3 A balanced judgement is required in weighing proposals for the proposed redevelopment of the Site with regard to the heritage harm that would result from the loss of the building and the overall low significance of the building as a non-designated heritage asset. In consideration of the scale of the potential harm, whilst large, would be localised only, and given the overall low importance of the building should be balanced against the benefits offered by the scheme overall.
- 8.1.4 In consideration of options for the redevelopment of the Site, the primary factor in driving development options is having a sustainable, viable end use. The pub most recently was trading as a destination type restaurant where the pub has been marketed for sale since the end of 2019. Prior to closing in March 2020 the pub was trading at a loss and having an open, trading pub should not necessarily infer that the use is sustainable and viable.
- 8.1.5 In consideration of the conclusions presented within the accompanying Viability Assessment prepared by Savills, it is apparent that the appetite for re-use of the building is very limited with all but one party which expressed any interest in buying or letting the site seeking to redevelop.
- 8.1.6 The Viability Assessment concludes that in the short, medium and longer term the former George & Dragon is financially unviable to continue within its original intended use as a public house. The Viability Assessment notes that the George and Dragon relied heavily on trade from the local community however given the strong local competition, trade steadily declined. The report continues noting that the George and

Dragon does not offer itself to a 'lifestyle' buyer due to its location, the level of domestic accommodation or the 'way of life' that other businesses may offer in more appealing locations of the country.

- 8.1.7 The Viability Assessment also concludes that the costs of refurbishment required to bring the existing building back into use as a public house coupled with the low attractiveness of the location of the premises in terms of competition are significant barriers and the level of investment required would not be justified by the end results; the operation of the building as a public house being found to be financially unviable.
- 8.1.8 The assessment also notes that alternative options for the re-use of the former George & Dragon are highly likely to either require the demolition of the pub or very substantial further internal and external alterations that will fundamentally change its appearance. Furthermore, any alternative use could also be considered to further diminish the low social importance of building as a late 19th century public house.

9 GLOSSARY

Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them Source: Historic England Conservation Principles 2017 (consultation draft)
Aesthetic Value	The ways in which sensory and intellectual stimulation is experience from a place. Source: Historic England Conservation Principles 2008
Architectural Interest	The properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types Source: Historic England Conservation Principles 2017 (consultation draft)
Artistic Interest	The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric Source: Historic England Conservation Principles 2017 (consultation draft)
Communal Value	The 'meaning' or role a place has for the local populace through individual/collective memory. Source: Historic England Conservation Principles 2008
Evidential Value	The potential of the place to yield primary evidence about past human activity. Source: Historic England Conservation Principles 2008
Harm	Changes for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a place that reduces their values to society Source: Historic England Conservation Principles 2017 (consultation draft)
Historical Value	The ability to make a better connection between a place and the past, either people, events or ways of life. Source: Historic England Conservation Principles 2008
Historic Interest	The connections between a place and past lives and events Source: Historic England Conservation Principles 2017 (consultation draft)

Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting

Source: NPPF 2021

Setting of a heritage asset

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

Source: NPPF 2021

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APPENDICES

Appendix 1

Heritage Planning Policy

HERITAGE PLANNING POLICY CONTEXT

A heritage asset is defined in the National Planning Policy Framework (NPPF) as *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'* (Ministry of Housing, Communities and Local Government 2021, Annex 2 page:67).

Legislation

Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas; nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).

Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'* (section 66).

Non-statutory designated heritage assets, such as the Air Balloon are not afforded statutory protection and are managed under national and local planning policy only.

National Policy

The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG; Department for Communities and Local Government 2014), which endorses the conservation and enhancement of the historic environment, defines the role of the planning system as to promote and achieve sustainable development and involves protecting and enhancing *'our natural, built and historic environment'* (MHCLG 2021, page 5).

In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications *'great weight'* should be given to the asset's conservation and that *'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional'* whilst *'substantial harm to or loss of...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'* (MHCLG 2021, para:199 & 200).

Developments where substantial harm to or total loss of significance of a designated heritage asset occurs should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2021, para:201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2021, para:202). As a non-designated heritage asset, the George and Dragon is not subject to the rigours of paragraphs 200 – 202 of the NPPF.

In accordance with paragraph 203 of the NPPF, impacts to the significance of non-designated assets, such as the George and Dragon will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2021, para:203) only.

Local Policy

Relevant local planning policy is set out within the Reading Borough Council Local Plan (adopted 2019). The following policies are relevant to this Heritage Appraisal are listed below:

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas;*
- *Scheduled Monuments;*
- *Historic parks and gardens; and*
- *Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.*

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden.

Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.

Appendix 2

Plate Index Table

Plate Ref (See Location and floor plans)	Description - External	Direction of Plate
1	South and east elevation viewed from Bath Road	NW
2	South elevation of the main building	N
3	South elevation of the main building	N
4	Altered door opening to the centre of the south elevation of the main building	NE
5	Typical window head and sill detail to the window openings on the south elevation of the main building	NW
6	Quoin detail present to the east and west corners of the south elevation of the main building	NE
7	Additions to the east of the main building; gabled form of the first floor of the L shape building visible to right of centre	N
8	LateE flat, roof single storey addition to the east	NW
9	Gabled porch addition to the east facing onto Bath Road	N
10	East Elevation	NW
11	East Elevation	W
12	East elevation of pyramidal addition	SW
13	Brickwork bond pattern and later cementitious pointing present to the east elevation of the L shape building	W
14	Part south and west elevation of the L shape building with infill addition to the ground floor	NW
15	First floor east elevation of the main building	NW
16	General view of the west and north elevations from within the carpark area to the west	SE
17	West Elevation	E
18	Part north elevation	S
19	Part north elevation	S
20	Garage building and part north elevation viewed from back of house yard area	E
21	Joint in brickwork visible on the north elevation between the mid-20 th century addition to the north and later 20 th century addition to the northwest corner and west	S
22	West elevation of the garage addition	E
23	Part north elevation	SW
24	North elevation of the main building showing infilled opening and change to the brickwork to the upper courses	SW
25	Part north elevation of the main building	SE
26	Brick parapet between a later flat roof addition to the north and the flat, felt covered roof of the garage addition	NW
27	Part north elevation of the main building and east roof slope of the mid-20 th century addition to the north	SW
28	Part north elevation	SW
29	North elevation showing later addition to the L shape building	S
30	Part north elevation of the L shape building	SW

Plate Ref (See Location and floor plans)	Description - External	Direction of Plate
31	Part north elevation of the L shape building	SW
32	Door opening inserted to the north elevation of the L shape building	SW
33	Timber purlin foot and bargeboard detail to the verges of the north elevation of the L shape building	S
34	View southwest through the ground floor into the main building	SW
35	Interior view of the south elevation of the main building.	SW
36	View east through the ground floor of the main building into the later additions to the east	NE
37	Modern bar fitting inserted against the interior of the north elevation of the main building	N
38	View towards the northwest corner of the interior of the ground floor	NW
39	Back fitting of the bar servery	NW
40	Renewed fireplace within original location with chimney breast to the west elevation of the L shape building	W
41	Interior view of the ground floor of the L shape building with section of original west elevation retained to the right of the image	NW
42	Door opening (to kitchen) within a modern partition inserted to the ground floor of the L shape building	N
43	View from within the ground floor of the L shape building into a later addition to the west	SE
44	View south into the interior of the pyramidal addition, wall to the right is the original east elevation of the L shape building	S
45	View east through the ground floor of the later additions towards the pyramidal addition	E
46	Interior of the later porch addition on the south elevation	S
47	Interior window detail to the windows within the pyramidal addition to the east	SE
48	Interior window detail to the later porch addition	W
49	Ovolo moulded glazing bars typical to the ground floor windows of the south elevation of the main building	S
50	Interior view of the south elevation	S
51	Interior view of the south elevation of the west addition to the main building	S
52	Interior of the west addition	SW
53	View south through the ground floor of the west addition	S
54	View east through the ground floor of the west addition	E
55	View north through the ground floor	N
56	Door opening to the male WCs located within the mid-20 th century addition to the north of the main building	E
57	View northeast towards the original west external elevation of the L shape building	NE
58	Timber panel door to the cellar area	E
59	Cellar steps	E

Plate Ref (See Location and floor plans)	Description - External	Direction of Plate
60	Cellar area located below part of the ground floor of the mid-20 th century addition to the north	NW
61	Cellar steps	W
62	Rear corridor through the mid-290 th century addition to the north	S
63	View west through the ground floor of the main building towards a remaining section of the west elevation	W
64	Metal framed top light window to the glazed screen between the office and staircase	NE
65	Remains of glazed screen frame between the office and the staircase	E
66	Staircase to first floor level	E
67	Staircase detail	SW
68	Staircase detail	S
69	Staircase to the first floor	W
70	First floor landing area of the main building with splayed entrance to the south rooms	SW
71	Surround detail to the opening to the south rooms from the first-floor landing of the main building	SW
72	Architrave detail to the surround to the opening to the south rooms	SE
73	First floor room to the southwest of the main building with off centre chimney breast	W
74	Later opening inserted within original partition wall between the southwest and southeast first floor rooms of the main building	E
75	Interior view of the first-floor window to the west of the south elevation of the main building	S
76	Skirting board detail to the southwest first floor room of the main building	N
77	Original lath and plasterwork to the first-floor ceiling of the main building	E
78	Fire surround to the east wall of the southeast first floor room of the main building	E
79	Fire surround to the east wall of the southeast first floor room of the main building	E
80	Later partition wall inserted to the north of the southeast first floor room	N
81	Interior view of the eastern first floor window to the south elevation	S
82	Interior of the northwest first floor room of the main building	NW
83	Fire surround to the west floor of the northwest first floor room of the main building	W
84	Cupboard area within the northeast corner of the northwest first floor room	NE
85	Typical modern fire door present to the first-floor accommodation	S

Plate Ref (See Location and floor plans)	Description - External	Direction of Plate
86	View east along the access corridor to the L shape building; step to centre of the image depicts the original extent of the east wall of the main building	E
87	Interior view of later first floor window within the north elevation of the two-storey addition to the west	NE
88	Cupboards located to the south of the first-floor access corridor between the main building and the L shape building	SW
89	Interior of the south first floor room of the L shape building looking southwest with chimney breast to the right of the image	SW
90	Interior of the south first floor room of the L shape building looking northeast	NE
91	Interior of the south first floor room of the L shape building looking north	N
92	Kitchen area within the shirt arm of the L shape building	E
93	Interior of the north first floor room of the L shape building looking northeast	NE
94	View through the north first floor room of the L shape building towards the bathroom which is accommodated within the short, east projecting arm of the building	E
95	Interior of the north first floor room of the L shape building looking west	W
96	View northeast across the carparking area within the Site	NE
97	View north across the western extent of the carpark	N
98	View northwest across the western extent of the carpark	NW
99	View west across the western extent of the carpark	W
100	Interior view of the original garage addition	NE
101	Interior view of small utility within the garage addition	N
102	View east through later additions to the north	E
103	View east through the ground floor of the kitchen	E

Appendix 3

Photographic Record



Plate 1 – South and east elevation viewed from Bath Road



Plate 2 – South elevation of the main building



Plate 3 – South elevation of the main building



Plate 4 – Altered door opening to the centre of the south elevation of the main building



Plate 5 – Typical window head and sill detail to the window openings on the south elevation of the main building



Plate 6 – Quoin detail present to the east and west corners of the south elevation of the main building



Plate 7 – Additions to the east of the main building; gabled form of the first floor of the L shape building visible to right of centre



Plate 8 – LateE flat, roof single storey addition to the east



Plate 9 - Gabled porch addition to the east facing onto Bath Road



Plate 10 – East elevation



Plate 11 – East elevation



Plate 12 – East elevation of pyramidal addition

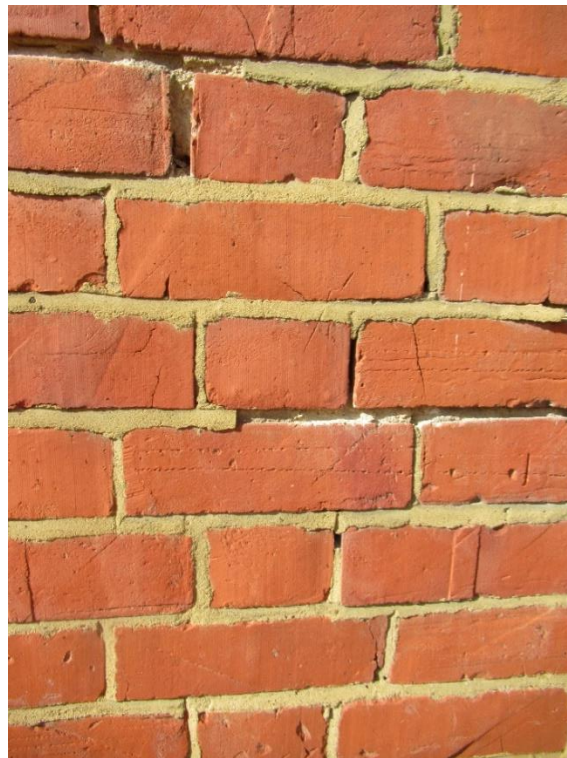


Plate 13 – Brickwork bond pattern and later cementitious pointing present to the east elevation of the L shape building



Plate 14 – Part south and west elevation of the L shape building with infill addition to the ground floor



Plate 15 – First floor east elevation of the main building



Plate 16 – General view of the west and north elevations from within the carpark area to the west



Plate 17 – West elevation



Plate 18 – Part north elevation



Plate 19 – Part north elevation



Plate 20 – Garage building and part north elevation viewed from back of house yard area



Plate 21 - Joint in brickwork visible on the north elevation between the mid-20th century addition to the north and later 20th century addition to the northwest corner and west



Plate 22 - West elevation of the garage addition



Plate 23 – Part north elevation



Plate 24 – North elevation of the main building showing infilled opening and change to the brickwork to the upper courses



Plate 25 – Part north elevation of the main building



Plate 26 - Brick parapet between a later flat roof addition to the north and the flat, felt covered roof of the garage addition



Plate 27 – Part north elevation of the main building and east roof slope of the mid-20th century addition to the north



Plate 28 – Part north elevation



Plate 29 -North elevation showing later addition to the L shape building



Plate 30 – Part north elevation of the L shape building