



School of Art, Whiteknights Campus Reading

Built Heritage Assessment

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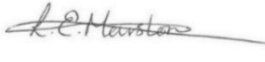
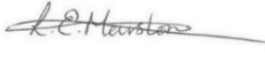
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Figure 1: Site, Study Area (1km), Designated Heritage Assets and Locally Listed Buildings



Summary

Wessex Archaeology was commissioned by Fulkers Bailey Russell to prepare a Built Heritage Assessment for their site known as the School of Art, Whiteknights Campus, Reading, centred on National Grid Reference 473449,171458. This study is intended to inform a forthcoming planning application for the construction of an additional building and bin store immediately adjacent to an existing university building.

This assessment has identified 12 Listed Buildings, one Conservation Area and one locally listed building to be present within an approximate 1 km study area surrounding the site. Of these, a group of six Listed Buildings and a further Listed Building were taken forward for further assessment to consider whether, firstly, the site forms part of their setting and makes any contribution to their identified significance, and secondly, whether the proposed development would lead to any harm to their significance by way of a change in their setting.

This report has found that, in the case of the listed Leighton Park School (NHLE 1113577), the site does not form part its setting that actively contributes to the building's significance. In the case of the other six Listed Buildings, which comprise a lodge (NHLE 1113576), an annexe (NHLE 1321864), two lodges (NHLE 1136059, 1118128), a former residential building (NHLE 1157221) and a modern purpose-built university building (NHLE 1435127), parts of their setting incorporate Whiteknights Campus which is considered to somewhat contribute to their significance by providing an understanding of how the area developed from residential landscaped park to university environment. Despite this, the sympathetic design of the proposed development would create visual continuity with existing surrounding buildings and strengthen the campus environment, and as such, the proposed development would not alter the character of Whiteknights Campus in a way which could negatively detract from the campus environment or harm the significance of the group of Listed Buildings by way of a change in their setting.

Acknowledgements

This project was commissioned by Fulkers Bailey Russell and Wessex Archaeology is grateful to Andre Ferdinand in that regard. Wessex Archaeology would also like to thank Berkshire Historic Environment Record for providing the Historic Environment Record data.

School of Art, Whiteknights Campus Reading

Built Heritage Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Fulkers Bailey Russell (hereafter 'the Client'), to prepare a Built Heritage Assessment for their site known as the School of Art, Whiteknights Campus, University of Reading, Reading (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 473449,171458.
- 1.1.2 The purpose of this assessment is to identify those built heritage assets that could experience harm to their significance by way of a change in their setting due to the proposed Art School extension ('the proposed development') further described in **Section 1.3**.
- 1.1.3 A separate Archaeological Desk-Based Assessment (ADBA) was produced by Wessex Archaeology in January 2022. The ADBA outlines the known historic environment baseline within the Site and a 1 km Study Area surrounding it, and presents a detailed archaeological and historic background. As such, the ADBA should be read in conjunction with this report.

1.2 The Site

- 1.2.1 The Site comprises a car park/goods yard at the proposed Reading Art School site, Whiteknights Campus, University of Reading, to the north of Pepper Lane and south of Carter Drive, c. 3 km south-east of Reading town centre.
- 1.2.2 The Site is bounded by small areas of planting and woodland to the north and south, an access drive to the extant building bordering the Site (known as Central Kitchen) and further university buildings to the east and the existing university building to the west.

1.3 Development proposals

- 1.3.1 The proposed development is to refurbish and extend the redundant central kitchen building to include new studio spaces, workshops and support facilities to accommodate the relocation of the School of Art within the Whiteknights campus. The extension to the building will be located on the existing service yard.
- 1.3.2 The building has been specifically designed to integrate with its surroundings, thus creating a visual connection between the existing building and other surrounding university buildings at Whiteknights Campus.
- 1.3.3 As part of the proposed development, the existing building will also undergo light refurbishment to its Ground Floor and First Floor. However, such works will not include raising the skyline of the existing building. The proposed extension will be single storey in height with a 'factory' roof on which solar panels will be attached.
- 1.3.4 Detailed development information including plans and visualisations are included in **Appendix 4** which includes pertinent extracts from the Stage 3 report to be submitted as part of the planning application.

1.4 Scope of document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the built historic environment resource within the Site and its environs, and to provide an assessment of the potential impact of the proposed development on the significance of such a resource by way of a change in its setting.

1.4.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

1.4.3 NPPF Annex 2 defines a Heritage Asset 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.4.4 Further NPPF terminology is defined in **Appendix 1**.

1.5 Aims

1.5.1 The aim of the assessment presented in this report is to identify those built heritage assets that could likely be affected by the proposed development due to a change in their setting, to outline the significance of those identified heritage assets (including how their setting contributes to that significance), and to provide an assessment of whether the proposed development would lead to the harm of the significance of the identified heritage assets. This approach is in line with Steps 1 to 3 of Historic England's (2017) *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (GPA3)*.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process.

2.2 Designated heritage assets

2.2.1 A designated heritage asset is defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

2.2.2 Statutory protection is provided to certain classes of designated heritage asset under the specific legislation. Legislation applicable to this report includes:

- *Planning (Listed Buildings and Conservation Areas) Act 1990.*

2.2.3 Further information regarding legislation is provided in **Appendix 2**.

2.3 National Planning Policy Framework

2.3.1 The current NPPF was updated in July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

2.3.2 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment', sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.3 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and
- 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 impact, and to make this evidence (and any archive generated) publicly accessible.

2.3.4 NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.5 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource.

2.4 Local planning policy

2.4.1 The Site itself falls under the jurisdiction of Reading Borough Council, however, other parts of the wider campus also partially fall into Wokingham Borough Council. The Reading Borough Local Plan (adopted November 2019) guides development within Reading. Pertinent policies relating to the Site and proposed development include:

- Policy EN1: Protection and Enhancement of the Historic Environment
- Policy EN3: Enhancement of Conservation Areas
- Policy EN4: Locally Important Heritage Assets
- Policy EN5: Protection of Significant Views with Heritage Interest; and

- Policy EN6: New Development in a Historic Context.

The above policies are further outlined in **Appendix 2**.

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including, for example, the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2020) and Historic England's aforementioned GPA3 document (2017).

3.2 Study Area

- 3.2.1 A 1 km Study Area surrounding the Site was considered to be appropriate for the purpose of this report to ensure that buildings situated on the periphery of Whiteknights Campus were also assessed where required.

3.3 Sources

- 3.3.1 Several publicly accessible sources were consulted to inform this report. These included:
- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets
 - the Berkshire Historic Environment Record (BHER), comprising a database of recorded locally listed building within the county
 - historic maps and other publicly accessible sources; and
 - the aforementioned ADBA (Wessex Archaeology2022) .

- 3.3.2 Sources consulted during the preparation of this assessment are listed in the **References** section of the report.

3.4 Assessment of Significance

- 3.4.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

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

- 3.4.2 These 'interests' defined by NPPF are broadly analogous with the interests outlined in Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These are:

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an

interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.4.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (2015).

3.5 Settings Assessment

3.5.1 Annex 2 of the NPPF defines the setting of a heritage asset 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. 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.'

3.5.2 GPA3 (Historic England 2017) states that:

3.5.3 *'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* (GPA3, para. 9)

3.5.4 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

3.5.5 GPA3 advocates a systematic and staged approach to the assessment of the effects of development as follows:

- Step 1 of the approach is to *'identify which heritage assets and their settings are affected'*
- Step 2 requires assessment of *'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated'*
- Step 3 is to *'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it'*
- Step 4 is to explore ways to *'maximise enhancement and avoid or minimise harm'*
- Step 5 is to *'make and document the decision and monitor outcomes'*

3.5.6 In accordance with Step 1, a scoping exercise to identify those assets to be scoped in and out of further assessment based on an initial review of the known historic environment

baseline is presented in **Section 5**. For each identified asset and/or group of assets taken forward for assessment, the following are provided (in accordance with Step 2):

- a description of the asset(s)
- a brief statement outlining their significance (highlighting the interest that principally constitutes its/their significance); and
- a description of its/their setting and how that contributes to the significance of the asset(s).

3.5.7 **Section 5** provides an assessment of the likely effect on the significance of the heritage asset(s) caused by the change in setting due to the proposed development, thereby providing considerations analogous to Step 3.

3.6 Assumptions and limitations

3.6.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3.6.2 The records held by the BHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.7 Copyright

3.7.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright etc.), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a summary of the known built heritage resource within the Study Area in order to identify those assets that could possibly experience harm to their significance by the proposed development.

4.1.2 All heritage assets within the Study Area are listed in **Appendix 3** and illustrated on **Figure 1**.

4.2 Built heritage assets

4.2.1 There are no built heritage assets, designated or non-designated/locally listed, located within the Site, however, there are 12 Listed Buildings (one Grade II* and 11 Grade II) and one locally listed building positioned within the wider Study Area. The closest of these buildings to the Site is located c. 180 m west of the Site and comprises the Grade II listed School House and attached Laboratories at Leighton Park School on Shinfield Road (NHLE

1113577). The remaining Listed Buildings are broadly scattered to the north, north-east and north-west of the Site and the majority of them are currently in university use.

- 4.2.2 The locally listed building known as Pearson's Court (DMR2834), which is located c. 740 m north-west of the Site at Sherfield Drive, is one of the second oldest surviving purpose-built residential halls at the University of Reading.
- 4.2.3 In addition to the above, the most southern extent of Redlands Conservation Area partially overlaps with the north-western boundary of the Study Area. This asset broadly captures an area of Victorian to Edwardian suburban residential development.

4.3 Historic overview

- 4.3.1 The following section provides an overview of the historic development of the Site and its immediate environs. This is based on the more detailed research presented in the ADBA, and as thus, the ADBA should be read in conjunction with this report.
- 4.3.2 The medieval manor of Earley was held by the De Erlegh family since at least 1160, and it is from this family that Whiteknights Park took its name due to John De Erlegh earning the nickname 'White Knight' while serving Edward I in Scotland in the 13th century. A park is mentioned in a late 13th century document as comprising 40 acres with a fishpond within the manor of Earley (Wessex Archaeology 2006).
- 4.3.3 It was not until the mid-18th century that Whiteknights Park was established as a landscaped garden and it is known that George Spencer, the Marquis of Blandford (later 5th Duke of Marlborough), carried out improvements to the park until his bankruptcy in 1819 (Wessex Archaeology 2006). Following that, the estate was sold off and the main house was demolished, leading to pockets of parkland being sold off and developed for residential purposes.
- 4.3.4 Based on the 1883 Ordnance Survey (OS) map, the Site itself did not appear to have been part of any residential development and it is likely that still formed part of the woodland covering the southern part of the former parkland up until the 1970s when the University obtained ownership of the Whiteknights Park area. The same map also shows that Pepper Lane separated Whiteknights Park and Leighton Park at the time, indicating that they were maintained and managed as separate estates at least from then onwards.
- 4.3.5 Further land divisions between the late 19th century to today and the subsequent establishment of Whiteknights Campus for the University of Reading led to the loss of the majority of the former parkland, although pockets of open space and wooded areas associated with Whiteknights Park still remain in small areas today, most notable at Whiteknights Lake to the north-east of the Site.

5 SETTINGS ASSESSMENT

5.1 Scoping and designations

- 5.1.1 The initial scoping exercise to identify those heritage assets within the Study Area that would warrant further assessment was informed by GIS analysis of the known historic environment baseline (based on NHLE and BHER data), and consideration of the existing built environment and topography within the Study Area which was informed by desk-based research.

- 5.1.2 As outlined in **Section 4.2**, there are 12 Listed Buildings, one Conservation Area and one locally listed building within the Study Area which are being considered for the initial scoping exercise. Based on a review of their location, their surrounding environment, history and significance, eight of these have been scoped out of further assessment, the reasons for which are presented in **Table 1** below.

Table 1: Scoped out built heritage assets

Heritage Asset	Location	Reason for scoping out
Buildings associated with the former Foxhill Estate, including Foxhill House (NHLE 1136050), the Lodge (NHLE 1319122) and former stables and coach house of Foxhill House (NHLE 1271248)	Between c. 910 to 915 m north/north-west of the Site at Whiteknights Road and Treeside Road	This group of buildings is associated with the former Foxhill estate built in the 1860s to the north of Whiteknights Lake by Alfred Waterhouse, a local architect, for personal use. Prior to the establishment of Foxhill the area officially formed part of the northern remit of Whiteknights Park. At present, it is assumed that the listed lodge on Whiteknights Road is in private residential use and not directly associated with the University, while it is understood that the other two Listed Buildings have been adapted for residential student use and are located on campus grounds. It is considered that their respective significances mainly comprised their architectural and historic interests. While their architectural interest would be unique to the building's design, form and function, their historic interests would be linked to the Foxhill estate. The immediate setting of these buildings is primarily associated with the Foxhill estate, and it is this setting, and the relationships between the buildings, that contributes to their significance. Their wider setting incorporates Whiteknights Campus, however, this contributes little to this group's significance or their appreciation. As the Site does not fall within the setting that positively contributes to this group's significance, the proposed development is not considered to lead to the harm of this group of Listed Building's significance by way of a change in their setting and as such this group has been scoped out of further assessment.
85-89 Christchurch Road (NHLE 1154892)	C. 951 m north-west of the Site on Christchurch Road	The Listed Building is located within a mainly residential area set outside the university complex within the Redlands Conservation Area. Based on the Redlands Conservation Area Appraisal (Reading Borough Council 2008), the building forms part of a Victorian suburban development area which was extended into the Edwardian period. The significance of the building is mainly formed of its architectural and historic interests. Surviving Victorian features are of particular interest and add to its understanding and development from two separate cottages to one larger residential building. The immediate setting of this Listed Buildings focuses on the Victorian to Edwardian development area which greatly contributes to our understanding of how this relatively spacious and leafy middle-class area developed to the south/south-east of Reading's core from c. 1800 onwards. The wider backdrop to this setting is formed of educational/institutional and further residential development,

		however, this is not considered to contribute to the significance of this asset or how it is appreciated. As such, the proposed development is not considered to lead to the harm of the significance of this Listed Building by way of a change in its setting and as such it has been scoped out of further assessment
Landscape garden feature (NHLE 1118127)	C. 470 m north-east of the Site at Whiteknights Lake	This feature comprises an outcrop of large rocks roughly coursed with semi circular recession at the head of Whiteknights Lake. The lake is a remaining feature of Whiteknights Park, possibly associated with the improvements made by the 5th Duke of Marlborough in the early 19th century. The significance of this listed feature is derived from its architectural interest and its historic association with the Duke's Whiteknights Park landscape improvements. The immediate setting of this asset comprises the lake and remnant woodland that surrounds its southern extent which captures surviving 19th century designed landscape elements. This setting would have once been more extensive to incorporate all of Whiteknights, however, this has since then been lost due to modern development which does not contribute to the significance of this asset. As such, the proposed development, set within the wider and modern development campus context, is not considered to lead to the harm of the significance of this Listed Building by way of a change in its setting and as such it has been scoped out of further assessment.
Reading War Room (NHLE 1393194)	C. 685 m north-east of the Site	The listed War Room was completed in 1953 and formed the regional base for the Home Defence Region 6 during the early Cold War. Its significance primarily lies in its largely untouched nature and it being one of the only four surviving buildings of the semi-sunken design constructed during the early Cold War. While the building is located within Whiteknights Campus (which forms its immediate setting) its use for university purposes is currently unknown and the building does not gain any contribution to its significance or understanding from its location within the campus complex. Due to this, even though the Site forms part of the campus, it is considered that the proposed development would not lead to the harm of the significance of the asset or impede our ability to appreciate or understand its significance. As such this asset has been scoped out of any further assessment.
Conservation Area	C. 880 m north-west of the Site at Elmhurst Road	The Conservation Area captures a tightly drawn Victorian to Edwardian suburb of Reading. Many of the buildings retain their original character (at least externally) and are still bordered by original boundary walls and tree planting which help in retaining the area's former spacious and leafy residential character. Based on the 2008 appraisal (Reading Borough Council), the key features that contribute to the special character of the asset are built heritage in nature, such as, for example, the retention of brick walls, stone kerbs, original features etc.. Additionally, Whiteknights Park, and by extension, the Site, do not form part of any key views towards or from the Conservation Area and the wider residential and education/institutional backdrop setting to the Conservation

		Area does not contribute to its significance or add to our understanding of the asset's special interest. Based on the above, it is considered that the proposed development would not lead to the harm of the significance of the asset or impede the ability to appreciate or understand it. As such this asset has been scoped out of any further assessment.
Pearson's Court (DMR2834)	C. 845 m north-west of the Site on Sherfield Drive	The locally listed building is recognised as one of the second oldest surviving purpose-built halls at the University of Reading and forms part of the university's halls complex to the west of Whiteknights Park Campus. The building has been added to the local list due to its architectural and historic interests (primarily linked to the architect and it being a purpose built student hall). The architectural style was innovative at the time and forms a key component of its significance. The locally listed building is sited within a distinctly student residential area set back from the rest of the campus and separated from it by further non-student residential development at Northcourt Avenue and Shinfield Road. Due to this separation between the residential setting and the wider campus environment, within which the Site is located, it is considered that the proposed development would not lead to the harm of the significance of the asset or impede our ability to appreciate or understand it, and will not be assessed further

5.1.3 The following are the remaining Grade II Listed Buildings which have been identified for further assessment as part of Steps 2-3:

- Lodge to Whiteknights Park (NHLE 1113576)
- Whiteknights House Annexe (NHLE 1321864)
- URS Building (NHLE 1435127)
- Blandford Lodge (NHLE 1157221)
- North Lodge (NHLE 1136059)
- South Lodge (NHLE 1118128); and
- School House and attached laboratories at Leighton Park School (NHLE 1113577).

5.1.4 They have primarily been selected for further assessment based on the following assumptions:

- The Site might fall within the setting of the building(s); and
- The building(s) might gain some contribution to their historic interest due to their association with Whiteknights Campus and university development since the 1970s.

5.2 Steps 2 and 3 assessment

- 5.2.1 As part of the Steps 2 to 3 assessment presented below, heritage assets are assessed as a group where grouping is possible on account of similar or linked interests that comprise their significance.

Listed university buildings at Whiteknights Campus, including Lodge to Whiteknights Park (NHLE 1113576), Whiteknights House Annexe (NHLE 1321864), URS Building (NHLE 1435127), Blandford Lodge (NHLE 1157221) and North and South Lodge (NHLE 1136059, 1118128)

Description

- 5.2.2 This group of Listed Buildings comprises a late 19th century lodge (NHLE 1113576), a former residential annex (NHLE 1321864) and lodges (NHLE 1136059, 1118128) associated with the former Whitefriars Park House, in addition to other buildings of late 19th century date associated with the development of the Whiteknights Park development prior to its redevelopment for university purposes (NHLE 1157221) and a modern purpose-built university building (NHLE 1435127).
- 5.2.3 Two of the lodges (NHLE 1136059, 1118128), which are also sited opposite each other, are of similar white stuccoed brick with slate gabled roof and 'T'-plan design of early 19th century date. They are located c. 880 m north-east of the Site off Whiteknights Road and form the north-eastern entrance to the University.
- 5.2.4 The remaining four Listed Buildings are located at varying distances to the north-west of the Site (between 315 to 485 m) and fall within the western half of Whiteknights Campus.
- 5.2.5 The lodge (NHLE 1113576) and annexe (NHLE 1321864) are both of late 19th century date of red brick construction. While the lodge is an asymmetrical single storey building in keeping with the typical gatehouse/lodge construction, the annexe was built as an extension to the former Whiteknights House (now demolished) and consists of two storeys with a gabled attic. The annexe is thought to have been built according to a design by Alfred Waterhouse, a notable local architect, however, this is currently not fully understood.
- 5.2.6 Blandford Lodge (NHLE 1157221), which is of late 19th century date, is a grey brick two-storey building. While originally of residential use, it has been adapted for university use and has therefore been much altered internally.
- 5.2.7 The URS building (NHLE 1435127) is of modern 1970s exposed reinforced concrete design and was specifically constructed for university purposes following the institution's acquisition of the former Whiteknights Park.

Significance

- 5.2.8 The significance of each of the buildings is mainly derived from their architectural and historic interests, even though some may also hold some archaeological interest associated with former boundaries, gardens, features etc. In general, the historic interests of the buildings are either linked to the history of Whiteknights Park prior to the selling off of land parcels for residential purposes (i.e., prior to the 1970s) or after university acquisition (i.e., during and after the 1970).
- 5.2.9 There are, however, some exceptions, especially where the involvement of notable architects further add to the historic interest of a building. For example, this is the case for the URS Building (NHLE 1435127) and the annexe (NHLE 1321864) which have specific architects attached to their design. As mentioned above, the annexe was thought to have

been built to the design of Alfred Waterhouse, however, this has not been verified. The URS building was designed by Howell Killick Partridge and Amis (HKPA) with the involvement of contributors such as Felix Samuely and Partners. The same practice, being HKPA, also designed a further university building at Reading, and the URS Building is one of the last major university buildings designed by them which adds to its historic interest.

- 5.2.10 The architectural interests of the buildings are unique to their design, form and original purpose. For example, for the two lodges off Whiteknights Road (NHLE 1136059, 1118128), their architectural interest lies in their simple 'T'-plan one storey design which evokes a sense of their previous use as gatehouses to the former Whiteknights Park. While of later 19th century date than the Whiteknights Road lodges, the lodge to Whiteknights Park House (NHLE 1113576) retains a similar gatehouse character by way of its single storey design and little altered external state.
- 5.2.11 For Blandford Lodge (NHLE 1157221) and Whiteknights House Annexe (NHLE 1321864), their designs are of a distinctly residential character which provides a good example of the type of villas that were built within the park when the estate started to be subdivided for private development in the 19th century.
- 5.2.12 The design of the URS Building (NHLE 1435127) is of particular interest due to its unique style within the university complex. The building makes reference to Japanese style construction and uses innovative elements to display a practical, cost effective and expressive design.

Setting

- 5.2.13 While the buildings are scattered across Whiteknights Campus, with the two white stuccoed brick lodges to the east of Whiteknights Lake and the remaining buildings to the west of it, overall, the buildings' main setting is now formed by Whiteknights Campus as even the former residential buildings have lost many of their associated features such as boundary walls and associated gardens.
- 5.2.14 However, in the case of the three lodges/gatehouses (NHLE 1136059, 1118128, 1113576), their immediate setting is not only associated with the campus, but also with the roads along which they are placed to act as gatehouses for the north-eastern and western entrance to Whiteknights Park respectively.
- 5.2.15 The remaining buildings, however, are located within a distinctly educational/institutional area which links various schools and faculties housed in different buildings by interconnecting open green and designed areas.

Contribution of setting to significance

- 5.2.16 In the case of the three lodges, their immediate roadside setting greatly contributes to both their architectural and historic interests as this allows their historic legibility to remain intact. Furthermore, regarding the two lodges on Whiteknights Road, their spatial relationship with each other also contributes to their significance and is important in understanding their significance, especially in terms of the historic development of Whiteknights Park. Their Whiteknights Campus setting somewhat adds to their significance on account of their continued sympathetic use.
- 5.2.17 Regarding the other buildings formerly not of university use, their setting within the campus somewhat provides relatively open space surrounding them which allows an appreciation of their architectural interest which could be argued marginally contributes to their significance. However, this setting does little to allow a better understanding of their historic

interests and the surrounding modern campus development has overall had a detrimental impact on their significance.

- 5.2.18 The URS Building was specifically designed for university purposes in the 1970s and as such its placement within the campus complex greatly contributes to its architectural and historic interests. The building was designed to make best use of available lighting and its orientation and placement is therefore important to understanding the design of the building.
- 5.2.19 Based on the Site's location within the southern extent of Whiteknights Campus, it is considered to fall within the setting of this group of Listed Buildings. However, while it forms part of the built environment of the campus, the Site itself is not considered to actively contribute to the significance of the Listed Buildings, and instead, it is the wider campus environment that contributes to their significance especially as the Listed Buildings now form part of the campus environment even though the majority of them were previously in residential use associated with Whiteknights Park.

Likely change in setting and effects to significance

- 5.2.20 The proposed development would lead to the extension of an existing university building by adding a single storey workshop and studio space to its east elevation. While solar panels are proposed on the roof, this would not raise the current skyline of the extant building, thereby not introducing a new building that could detract from key views across buildings within the campus. Furthermore, while the Site falls within the campus complex, its sympathetic design to create visual continuity with existing surrounding buildings and the fact that the use of the building will be used to strengthen the campus environment, the proposed development is not considered to alter the character of Whiteknights Campus in a way which could negatively detract from the campus environment.
- 5.2.21 It is considered that there will be no harm to the significance of the above heritage assets through a change within their setting as a result of the proposed development.

School House and attached laboratories at Leighton Park School (NHLE 1113577)

Description

- 5.2.22 The School House is located c. 140 m west of the Site on the other side of Pepper Lane. It is constructed of two storeys and includes a basement, originally having been built in 1830 for residential use of the Cobham family. At that time, the house was known as Pepper House.
- 5.2.23 A building extension was later added at the end of the 19th century when the house was converted for school purposes.

Significance

- 5.2.24 The significance of the building mainly comprises its architectural and historic interests. While the building was internally altered for school purposes at the end of the 19th century and only acted as a residential dwelling for c. 50-60 years, the exterior of the main house still evokes a sense of the former residential villa type building.
- 5.2.25 The historic interest of the building is mainly linked to its architects and the development of Leighton Park, including the shift from residential to school purposes. While the architect of the original building (Pepper House) is not recorded on its listing entry, Alfred Waterhouse has been credited for the school extension added in 1891. It is unclear whether Waterhouse was also involved with the conversion of the main house for school purposes.

Setting

- 5.2.26 The immediate setting of the building comprises the wider school complex of Leighton Park School which stretches further north and south from the Listed Building between Pepper Lane (to the east of the Listed Building) and Shinfield Road (to the west of the Listed Building). Today, few features pointing to the former designed landscape once surrounding Pepper House remain, meaning that this setting has been lost in favour of school development.
- 5.2.27 The Site does not fall within the immediate setting of the asset, however, it falls within the wider mixed educational/institutional and residential backdrop setting that surrounds the school complex.

Contribution of setting to significance

- 5.2.28 The Listed Building gains contribution to its significance by its school complex setting by showing how the late 19th century schoolhouse extension by Alfred Waterhouse eventually led to the development of Leighton Park School which is still in use today. Generally, it does not, however, allow great appreciation of the buildings architectural interest due to the heavily built-up school environment, especially to its north and east. However, the open school grounds to the south and south-west of the Listed Building do allow some appreciation of its principal elevation despite modern development.
- 5.2.29 Contrastingly, the wider mixed educational/institutional and residential setting, including the Site, is not considered to contribute to the significance of the Listed Building as this adds no additional understanding to the development of Pepper House or Leighton Park School.

Likely change in setting and effects to significance

- 5.2.30 Based on the above, the proposed development would not harm the significance of the Listed Building due to a change in its setting on account of the Site not falling within the setting of the building that actively contributes to its significance.

6 CONCLUSION

6.1 Discussion

- 6.1.1 This Settings Assessment has identified 12 Listed Buildings, one Conservation Area and one locally listed building to be present within an approximate 1 km Study Area surrounding the Site. One group of six Listed Buildings and a further Listed Building were taken forward for further assessment to consider whether, firstly, the Site forms part of their setting, and secondly, whether the proposed development would lead to the harm of their significance by way of a change in their setting. The remaining Listed Buildings were scoped out because the Site was not considered to fall within their setting which contributes to their significance.
- 6.1.2 This report has found that, in the case of the listed Leighton Park School (NHLE 1113577), the Site does not form part of its setting that actively contributes to the building's significance. In the case of the other six Listed Buildings, which comprise a lodge (NHLE 1113576), an annexe (NHLE 1321864), two lodges (NHLE 1136059, 1118128), a former residential building (NHLE 1157221) and a modern purpose-built university building (NHLE 1435127), parts of their setting incorporate Whiteknights Campus. Despite this, the sympathetic design of the proposed development would create visual continuity with existing surrounding buildings and strengthen the campus environment, and as such, the proposed development is not considered to alter the character of Whiteknights Campus in a way which could



negatively detract from the campus environment or harm the significance of the group of Listed Buildings by way of a change in their setting.

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Historic Environment Records

Berkshire Council Historic Environment Record (BHER)

APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
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.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Saxon	AD 410–1066
Mesolithic	8500–4000 BC	Medieval	AD 1066–1500
Neolithic	4000–2400 BC	Post-medieval	AD 1500–1800
Bronze Age	2400–700 BC	19th century	AD 1800–1899
Iron Age	700 BC–AD 43	Modern	1900–present day

Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.

National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 197	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 199	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 200	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

NPPF Section 16: Conserving and enhancing the historic environment	
	b) 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 exceptional⁶⁸. ⁶⁸ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
Para. 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 205	Local planning authorities should require 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, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁶⁹Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Local Planning Policy

Reading Borough Council, adopted November 2019, <i>Reading Borough Local Plan</i> Available at: Local Plan Adopted November 2019.pdf (reading.gov.uk)		
Policy ref.	Title	Scope
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.
EN3	Enhancement of Conservation Areas	The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include: • Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture; • Restoring original building features; • Removing inappropriate additions or alterations to buildings; • Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area; • Improving signage and street furniture; • Restoring or re-establishing appropriate paving, railings or walls; • Sympathetic landscaping and planting; • Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area; • Signage that reveals and promotes the Conservation Area and its boundaries; • Interpretation panels to inform the public of the area's historical significance. Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.
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.

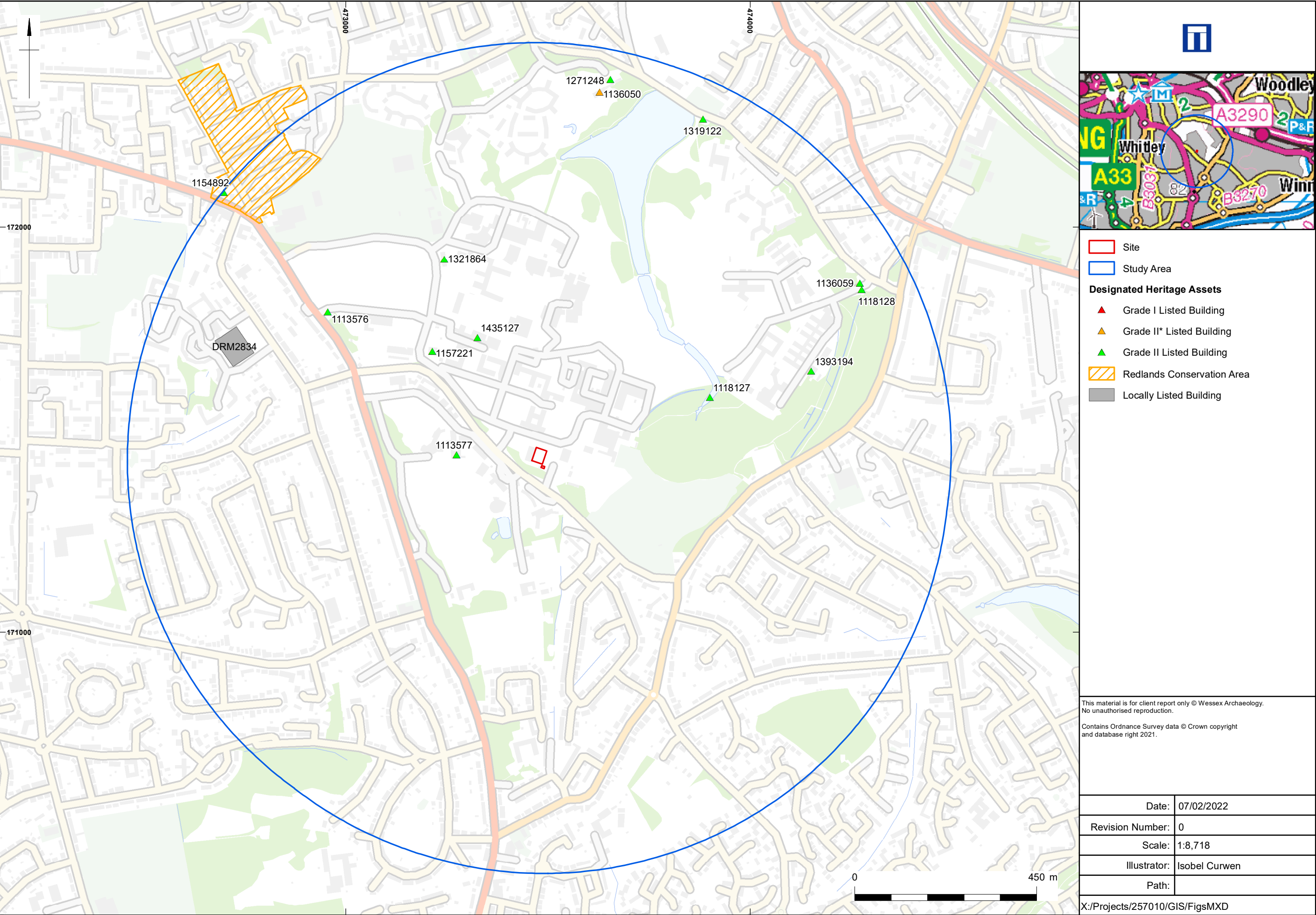
EN5	Protection of Significant Views with Heritage Interest	New development should not harm and where possible should make a positive contribution to views of acknowledged historical significance. The following views merit special protection: 1. View from McIlroy Park towards Chazey Barn Farm, the Thames Meadow and the Chilterns escarpment. 2. View northwards down Southampton St from Whitley St towards St Giles Church, St Mary's Church and Greyfriars Church. 3. View upstream from Caversham Bridge. 4. View northwards down Russell St towards the Church of the Holy Trinity. 5. View over Alexandra Road Conservation Area toward the Chilterns escarpment. 6. View southwards down St Annes Rd towards Downshire Square. 7. View of St Annes Church Tower from the west. 8. View towards Caversham Park House from the A329(M), railway and surrounding streets. 9. View southwards along tree-lined Coley Avenue.
EN6	New Development in a Historic Context	In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration: a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space); b. Sensitivity to historic context; c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g., patterned brickwork or former worker terraced housing); d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.

Appendix 3: Gazetteer of Built Heritage Assets

NHLE/BHER	Type	Grade	Description	Period
1113576	Listed Building	II	LODGE TO WHITEKNIGHTS PARK HOUSE	Post-medieval
1113577	Listed Building	II	SCHOOL HOUSE AND ATTACHED LABORATORIES AT LEIGHTON PARK SCHOOL	Post-medieval
1154892	Listed Building	II	85-89 CHRISTCHURCH ROAD	Post-medieval
1157221	Listed Building	II	BLANDFORD LODGE	Post-medieval
1321864	Listed Building	II	WHITEKNIGHTS HOUSE ANNEXE	Post-medieval
1118127	Listed Building	II	LANDSCAPE GARDEN FEATURE AT NGR SU 7390 7158	Post-medieval
1118128	Listed Building	II	SOUTH LODGE	Post-medieval
1136050	Listed Building	II*	FOXHILL HOUSE	Post-medieval
1136059	Listed Building	II	NORTH LODGE	Post-medieval
1271248	Listed Building	II	FORMER STABLES AND COACH HOUSE IMMEDIATELY NORTH EAST OF FOXHILL HOUSE	Modern
1319122	Listed Building	II	THE LODGE	Post-medieval
1393194	Listed Building	II	READING WAR ROOM ('THE CITADEL'), UNIVERSITY OF READING	Modern
1435127	Listed Building	II	URS Building, including the paved surface of Chancellors Way and raised edges of the ornamental pool, University of Reading	Modern
DRM2834	Locally Listed Building	N/A	Pearson's Court, St Patrick's Hall, Northcourt Avenue.	Modern



Appendix 4: Development proposals



Site, Study Area (1km), Designated Heritage Assets and Locally Listed Buildings

Figure 1



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