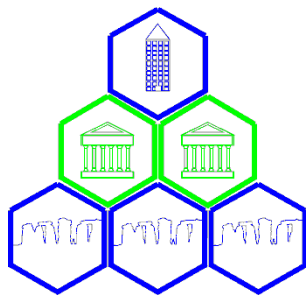


The Historic Environment Consultancy



Heritage Statement:
111a Watlington Street
Reading
Berkshire
RG1 4RQ
National Grid Reference:
SU 72351 73050

Colin Lacey

12th November 2020
Document Reference Number 2020/1558
Version 1

Heritage Statement: 111A Watlington Street

Colin Lacey

12th November 2020

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Version Control

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		12/11/20
0.7	LPA Draft	Client Comments	
1	Issued Report		

Heritage Statement: 111A Watlington Street
Colin Lacey
12th November 2020

1. Summary

This Heritage Statement should be read in conjunction with the planning application and listed building consent application.

111a Watlington Street is a disused industrial building of 19th-20th century date.

It is not listed and is located in the Eldon Square conservation area.

It is proposed to replace the building with a new three-storey residential building.

The building has an unkempt appearance and shows a lack of general maintenance. It is considered not to be worthy of statutory listing and is considered to be a detractor from the Conservation Area, especially as it is an industrial building in a residential Conservation Area.

The proposed development will be a positive contribution to the Conservation Area and to the setting of the Grade II listed 71 & 73 London Road. There will be no negative impact from the proposed development.

The following phases of construction are present:

Phase	Period	Date	Description	How Dated
1	19 th Century	1802-1879	East part of building	Cartographic Evidence
2	Late 19 th Century	1879-1899	West part of building	Cartographic Evidence
3	Modern	1931-1957	Extension to east	Cartographic Evidence
4	Modern	Post 1986	Extension to west (lavatory)	Cartographic Evidence

2. Introduction

2.1 The Client

This report was commissioned by the owner of the building.

2.2 Confidentiality and Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

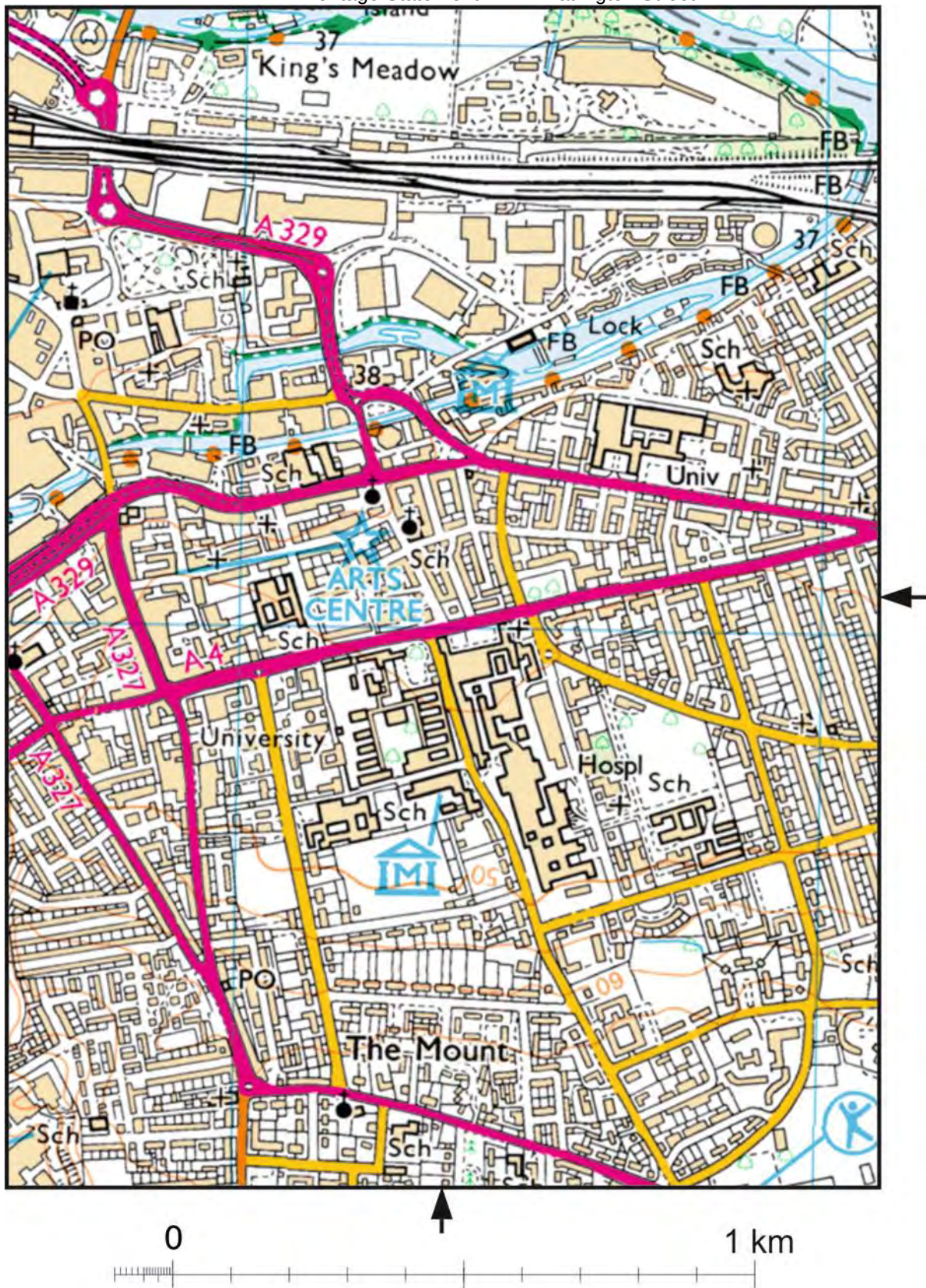
2.3 Location

Site Address:	111a Watlington Street Reading Berkshire
Post Code	RG1 4RQ
Grid Reference:	SU 72351 73050

The general location is shown in Figure 1 and the detailed location in Figure 2.

2.4 Site Visit

The Site was visited by Dr Peter Wardle on 2/10/20.



Metres 1:10,000 @ A4

Figure 1: General Location Plan. Scale 1:10,000



Figure 2: Detailed Location Plan. Scale 1:1000

3. Legislative and Policy Background

3.1 Legislative Background

It has to be accepted that the legislative background for Heritage has changed little in the last 30-40 years. On two occasions the UK Government has sought to use planning policy rather than new legislation to amend the Heritage Protection regime. Thus the relevant legal background is:

- 1979 Ancient Monuments and Archaeological Areas Act
- 1983 National Heritage Act
- 1991 Town and Country Planning Act
- 1991 Town and Country Planning (Listed Building and Conservation Areas) Act
- 1996 Treasure Act
- 2014 Removal of Regulations Act

3.2 Definitions

In law words have the meaning that the “common man on the Clapton Omnibus” would understand except where they have been specifically defined by Act of Parliament. Where a word has been defined in law, only the courts have the power to amend that definition without a law change.

The National Planning Policy Framework 2019 (The Framework) gives definitions of some key words not least what Heritage actually is.

In this document the above hierarchy of definitions is used. It is noted that there are many terms that are used commonly that serve only to confuse the situation such as “built heritage”, “heritage impact statement” (only valid in Wales) or “heritage asset”. The Framework definitions are appended.

Most planning authorities make a distinction between two overlapping historic entities – historic buildings and similar and Ancient Monuments and other archaeological sites - even though the Framework does not.

There is a difference between the meaning of the word “significance” in Government Documents and its meaning in Historic England (formerly part of English Heritage) documents. **Significance** is defined by the pocket Oxford Dictionary as *noun importance; meaning*.

In this report when the word **Significance** is used as having the meaning as indicated in Government documents it is denoted as **Significance**. When significance is being used in the manner suggested by Historic England it is denoted *Significance (HE)*. This manifests itself in differences between the Department of Digital, Culture, Media and Sport criteria for listing and Historic England definitions.

A Glossary is appended.

3.3 The Historic Environment System

It has to be accepted that there is a hierarchy of legislation; Government Planning Policy issued by the Department of Communities, Government Heritage Policy issued by the Department of Culture Media and Sport, and advice issued by Historic England; to be followed when making a planning decision.

This has led to a complex system which is sometimes contradictory. This has been made worse because a new Heritage Act was planned but never presented to Parliament. Instead the existing legislative framework was supplemented by changes to Planning Policy to reflect what was intended to be in the new Act.

The Key reform of the proposed Act was a unified designation system for all Historic and Archaeological entities ranging from half a million years old habitation sites to post 1980s offices, including parks and shipwrecks and aircraft.

Instead they decided that they could achieve most of their objectives via planning policy.

3.4 Historic Building and Monuments Commission (England)

In 1984 the government set up an autonomous agency to undertake its functions in relation to Ancient Monuments, Archaeology, Listed Buildings, Historic Parks and similar; except for the formal designation of these which remained in the hands of the relevant minister. This agency became known as English Heritage.

The 1983 National Heritage Act Section 34 Commission to Exercise certain Ministerial Functions states:

(4) This section does not apply to

(a) a function of making regulations or other instruments of a legislative character;

Therefore restricts what Historic England can and cannot do.

In 1999 The Historic Building and Monuments Commission (England) merged with the Royal Commission on the Historic Monuments of England and the National Monuments Record.

On 1st April 2015 English Heritage was split into two organisations:

English Heritage Trust which took over the management of Historic Properties owned or operated by the state.

Historic England which remains an Agency of Government which has all the other functions of English Heritage.

While this was called a rebranding exercise many policy and other documents have been re-issued and many included revisions. There are over 100 Historic English Policy Documents see: [Advice and Guidance: New titles and backlist](#) In the period 15/2/2016 to 15/9/2016 twenty-nine new policy documents were issued, that is over one per week.

3.5 Case Law

There have been numerous judicial reviews of planning decisions in recent years which have led to what most people call case law. Of importance is the Court of Appeal judgement in 2018 in Lindblom LJ when the High Court upheld the Appeal Court ruling by Lang J (the so called Steer decision [2018] EWCA Civ 1697 IN THE COURT OF APPEAL (CIVIL DIVISION) ON APPEAL FROM THE ADMINISTRATIVE COURT PLANNING COURT Caseby Estates Ltd v Steer) that the courts could only rule on matters of “Law”, and decision on opinion lay with the “decision maker” (that is the local planning authority,

the planning inspectorate and the secretary of state). These judgements have the effect of rendering so called “precedents” as not being precedents.

The Courts have commented on planning policy in recent years, but these comments only remain valid until Central Government reviews and changes policy, of which the last change was in February 2019.

4. Reading Borough Council Policy on Heritage

Taken from Reading Borough Local Plan, adopted November 2019.

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.

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

Applicants should identify and evaluate sites of archaeological significance by consulting the Historic Environment Record. This will require an assessment of the archaeological impacts of development proposals to be submitted before the planning application is

determined. Planning permission will not be granted in cases where the assessment of the archaeological impacts is inadequate.

Where remains cannot be preserved 'in situ,' remains should be properly excavated, investigated and recorded. This will require adequate provision for the identification, investigation, recording and publication of the archaeological resource. Where appropriate, Section 106 agreements will be negotiated to protect, enhance and interpret archaeological remains.

Development proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological remains and their settings will not be allowed unless there is clear and convincing justification in the form of overriding public benefits.

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.*

5. Historic Environment Planning History & Background

5.1 Conservation Area

The development area is located within Character Area 2 of the Eldon Square Conservation Area.

The extent of the Conservation Area is shown in the following figure:



Figure 3: Extent of Conservation Area

Character Area 2 is described in the Conservation Area Appraisal as follows:

Area 2: Terraced streets west of Eldon Road i.e. Watlington Street, St John's Street, St John's Road, St John's Hill, Prince's Street, Eldon Place, Queen's Road (south) This character area is predominantly residential with some houses in multiple occupation. There are five shops (two currently empty, October 2005), two places of worship and three public houses. A petrol station and shop serves London Road at the south end of Watlington Street. The Oval, a detached building located in the centre of the linear street pattern, is the focal point of St John's Street.

Watlington Street is the primary street within this character area with larger scale development than can be found in the adjacent streets to the east. Its street frontage of short rows of two- and three-storey houses is punctuated by two significant places of worship and Watlington House, a 17th century clothier's mansion, now offices. The southern end of Watlington Street is flanked by nos 71/73 London Road, a grade II listed 3 storey stucco house, and a single storey modern petrol station and shop. The west side of the street contains short rows of predominantly three-storeys, for instance nos 60-68 and nos 74-78. Both are brick, the latter has stucco window and door surrounds.

The other side-streets in this area are narrower and have a more intimate feel than Watlington Street. Two storeys is the norm. St John's Street, St John's Road, St John's Hill, Prince's Street and Eldon Place are characterized by short rows of modest two-storey terraced housing, typical of working class housing built to accommodate Reading's expansion in the mid/late 19th century.

Character Area 2: Features that make a positive contribution to the historic character and appearance of the conservation area:

- *Two grade II listed churches with landmark quality spires;*
- *Trees in front of Watlington House soften the urban landscape;*
- *Open space to rear of Watlington House is a valuable 'breathing space' within the town;*
- *Old brick and flint boundary wall (grade II) to curtilage of Watlington House (grade II*);*
- *Variety of terraced houses;*
- *19th century street pattern typical of Reading;*
- *Vestiges of a mid 19th century planned formal layout around The Oval (grade II) and Prince's Street;*
- *Historic stone kerbs and gulleys;*
- *Areas of historic setts in Eldon Place and St John's Street;*
- *Historic lamp posts in Prince's Street;*
- *Lively roofscape of brick chimneys and clay pots.*

Character Area 2: Features that have a negative impact on the historic character and appearance of the conservation area:

- *Modern petrol station is completely out of character with the historic street;*
- *Litter and rubbish on the street and in front gardens is unsightly;*
- *Car parking in front of Watlington House detracts from the setting of the building;*
- *Loss of front gardens for car parking e.g. no 80 Watlington Street;*
- *Loss of original windows and front doors to modern replacements;*
- *Loss of original slate roofs and other architectural features such as gates, railings and boundary walls;*
- *Wheelie bins on pavement;*
- *Front boundary fence to The Oval is inappropriate to the quality of the listed building;*
- *Boarded up shop at 102 London Road;*
- *The addition of porches e.g. no. 19 St John's Street;*
- *Intrusive traffic noise from London Road and Queen's Road.*

6. Historic Background

6.1 The History of The Settlement

Reading is named after the Readingas, Saxon followers of Reada, 'the Red', who settled in the spit of land in the fork of the Thames and Kennet in the 6th century. At the time of the Domesday Survey in 1086, Reading belonged to the king and included a small borough and two manors. Reading Abbey was founded by Henry I in 1121. The abbey dominated the town and became one of the richest religious houses in England making Reading a wealthy place, and a centre of religion and pilgrimage.

Wool and leather were Reading's principal trades in the 16th and early 17th centuries, making good use of the town's road and river links. In the 18th century Reading was an important market and coaching town; new industries developed, notably brewing, iron-founding and brick and tile making. Early 19th century maps show the town had hardly extended beyond its medieval core but a fast town expansion was stimulated by the development of new transport links. The Kennet and Avon Canal was opened in 1810 bringing London and Bristol, two major sea ports, into direct communication by water. Of much greater significance, however, was the construction of the Great Western Railway which reached the town in 1840. The coming of the railway resulted in a rapid growth of major industries, notably Huntley & Palmers and Suttons Seeds, which provided work for a rapidly increasing population.

Watlington Street, named after Robert Watlington, a 17th century clothier, roughly follows the course of what was formerly known as Ort Lane or Abbey Lane, part of a historic north-south trackway (including today's Redlands Road) leading to the Abbey.

7. The Building



Plate 1: Front (west) elevation

The first floor is clad in timber planks which are weathered and degrading.

All windows and doors are modern in date.

A small modern brick extension to the north of the ground floor doorway holds a lavatory.



Plate 2: Side (south) elevation

The timber cladding to the front of the building can be seen to be uneven and weathered to the south.

Modern windows are present with 'Velux'-style windows in the slope of the roof.



Plate 3: Ground floor



Plate 4: First floor front room

The roof structure can be seen to be formed from machine-sawn softwood timber.



Plate 5: First floor rear room

7.1 Introduction

The building is not listed. It is a two-storey industrial building located at the southern end of a terrace of houses, located on a residential street in Reading.

The building is identified as a Building of Townscape Merit in the Eldon Square Conservation Area Appraisal along with the terrace of houses to which it is joined. The conservation area is residential and this industrial building stands out as it contrasts this.

7.2 The Building

Listing Reference Number	N/A
Listing Grade	Not Listed
Use Class	Industrial
Function	Storage / workshop
Historic Function	Builder's store
Building Date	
Period	Victorian
Century	
Approximate Date	1802-1879
Precise Date	
Architect	Unknown
Architectural Style	Utilitarian
Plan Form	Altered
Number of Storeys	2
Materials	Brick
Dressings	Timber cladding
Roof	Tile
Historic Features of Noted	None

7.3 Trade Directories

A search of historic trade directories was carried out. Former occupants of the building are as follows:

Kelly's Directory of 1907

111 Bourton William, builder

Kelly's Directory of 1903

111 Bourton William, builder

Kelly's Directory of 1899

103 Bourton William, builder

(Watlington Street has been renumbered. Other properties listed show that this still refers to the current 111 Watlington Street)

1869 Post Office Directory

Bourton William, builder, Watlington street
(no number given)

1847 Post Office Directory

William Bourton is not mentioned. There is no street directory in this and earlier volumes.

7.4 Historic Photographs



Plate 6: The building viewed from the southwest, 1920 (Britain From Above)



Plate 7: The roof of the building viewed from the south, 1920 (Britain From Above)



Plate 8: View from the west, 1932 (Britain From Above)



Plate 9: View from the west, 1932 (Britain From Above)

7.5 The Date of the Building

The east part of the building is present on the 1879 1st Edition 1:500 Ordnance Survey Plan and thus must predate the production of this map.

7.6 The Construction Sequence

The following Phases of construction are present:

Phase	Period	Date	Description	How Dated
1	19 th Century	1802-1879	East part of building	Cartographic Evidence
2	Late 19 th Century	1879-1899	West part of building	Cartographic Evidence
3	Modern	1931-1957	Extension to east	Cartographic Evidence
4	Modern	Post 1986	Extension to west (lavatory)	Cartographic Evidence

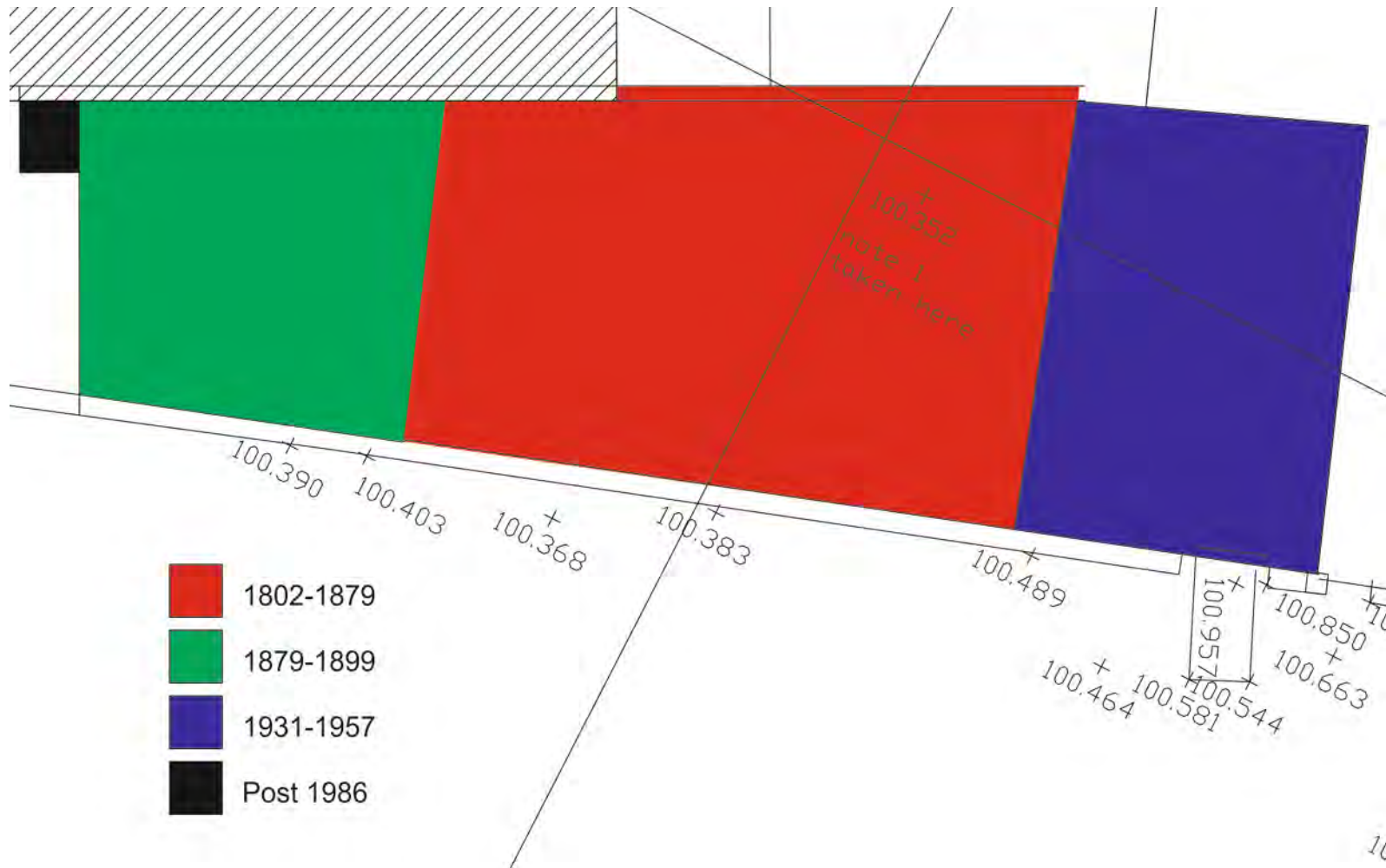


Figure 4 Phase Plan Ground Floor Scale 1:100

8. The Plan Form of The Building

The layout of the building is shown in the following plan:

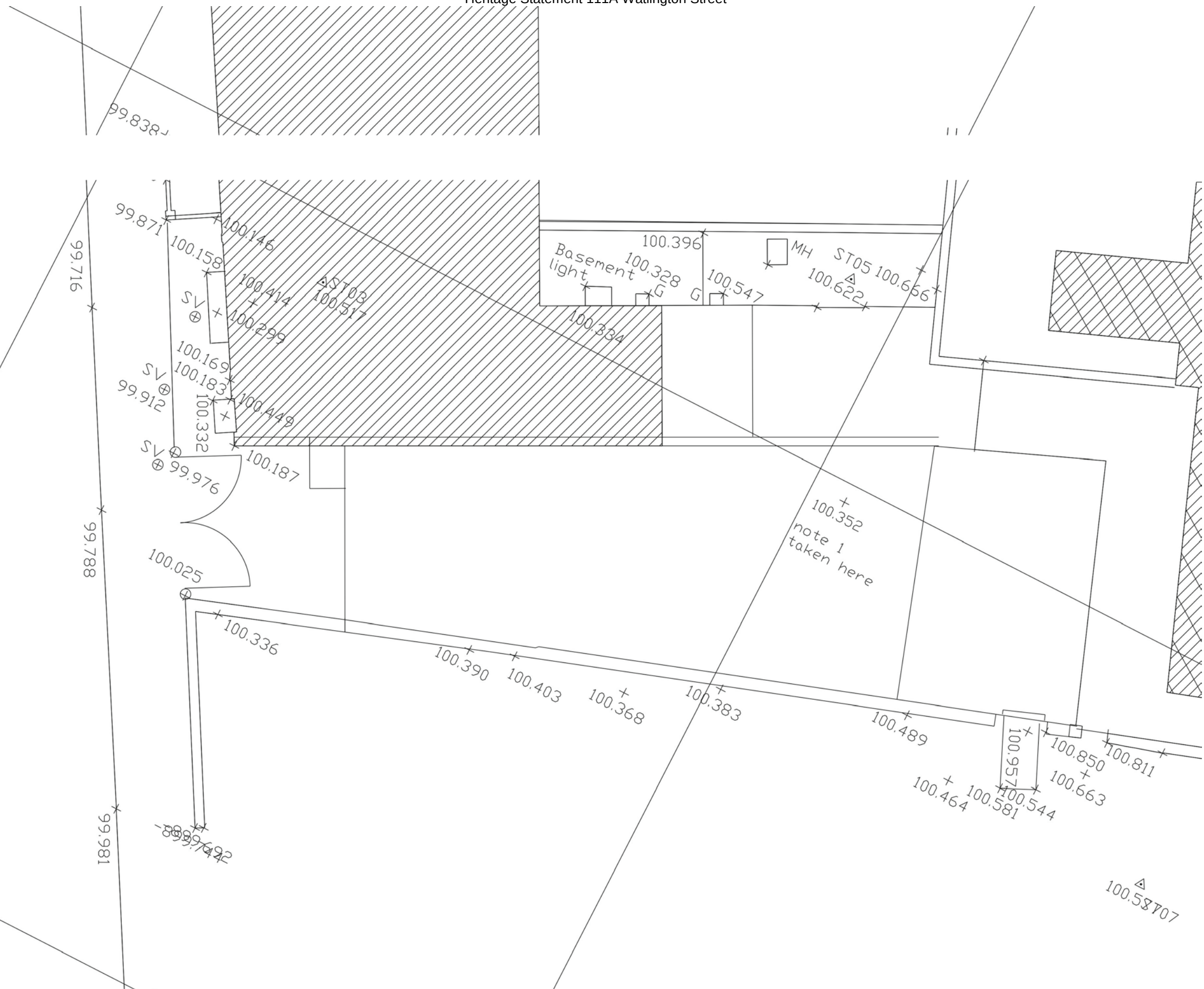


Figure 5 The Ground Floor, 1:100 @ A3

9. The Condition of The Building

In 1998 English Heritage launched a new strategy for dealing with Listed Buildings which were at Risk in “Buildings at Risk – A new Strategy”. This document sets out how the degree of risk that a building is subject to can be analysed. In every case a “vacant” building is the high risk category for each condition stage. English Heritage in “Buildings at Risk – A New Strategy” define the following categories of condition. The following table compares the current situation.

Very Bad means a building where there has been:

Criterion	Current Situation
structural failure or instability (where applicable)	No
a loss of significant areas of roof covering -	No
leading to major deterioration of the interior	No
or where there has been a major fire or	No
other disaster affecting most of the building.	No

Poor means a building or structure with

deteriorating masonry	No
and/or leaking roof	No
and/or defective rainwater goods,	No
accompanied by rot outbreaks within the building	No
General deterioration of most elements of the building fabric	Yes
including external joinery	Yes

Fair means

Structurally Sound	Yes
Minor Repairs required	Yes
Shows signs of a lack of general maintenance	Yes

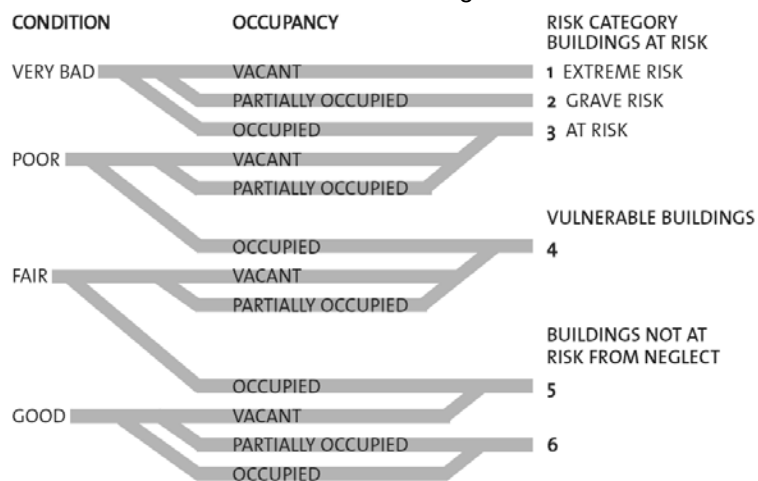
Good means

Structurally Sound	Yes
Weathertight	Yes
No Significant Repairs Needed	No significant repairs

Therefore the condition of the building is poor. The following chart shows how the different risk categories are defined.

Historic England Risk Scale

Heritage Statement 111A Watlington Street



As some of the building is used for storage, it is in Historic England terms, at risk or vulnerable. Historic England also suggest that the rate of decay must be considered. In this case there is a real risk of rapid decay, in particular if vandalism occurs.

10. The Importance of The Building

The purpose of this section is to compare the building with the Historic England listing criteria and thus help define the special character of the building.

10.1 The Importance of The Building Listing Criteria

Date		Other factors have to be considered for Victorian Buildings.
Rarity of Building Type		Industrial Buildings are a common type of historic building.
Work of prominent Architect		The architect is unknown.
Architectural Interest		
	Architectural Style	The building is a utilitarian style so this is not a factor.
	Architectural Design	The building is a utilitarian building and design is not a factor.
	Decoration	This building is not decorated so this is not a factor in determining if this building is worthy of listing.
	Craftsmanship/Virtuosity	The building does not demonstrate a very high standard of craftsmanship.
	Innovation	This building does not use innovative building techniques or materials.
	Significant Plan Form	The plan form is not significant.
Historic Interest		This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There is a group value with the other historic buildings on Watlington Street.
Other Factors		
	Aesthetic Merit	The building is a utilitarian building and is not therefore an aesthetic building.
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		The surrounding Victorian Buildings adds to the interest.

10.2 The Date of the Building

The DCMS 2010 document "Principles of Selection for Listing Buildings" states the reasons why buildings are listed. The date of a building is the simplest and most objective way of deciding if a building should be listed:

A key criterion is date which is as follows:

before 1700, all buildings that contain a significant proportion of their original fabric are listed;
from 1700 to 1840, most buildings are listed;
after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
particularly careful selection is required for buildings from the period after 1945;

This building is dated to the 19th century and thus it is unlikely that this building meets the listing criteria.

10.3 Rarity

The Principles of Selection state that the rarer the building the more likely it is to be listed. This building is a former workshop / storage building and thus can be seen to be an industrial building which is not considered to be rare.

10.4 Architectural and Historic Interest

The Planning (Listed Building and Conservation Areas) Act 1990 Part 1 section 1 paragraph 1 states:

...."in relation to building of special architectural or historic interest."

Thus it follows that a building must have either architectural or historic interest which the Principles of Selection define as:

Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

• Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

Architectural Interest

Criterion:	
Architectural Style	The building is a utilitarian style so this is not a factor.
architectural design	The building is a utilitarian building and design is not a factor.
decoration	This building is not decorated so this is not a factor.
craftsmanship;	The building does not demonstrate a very high standard of craftsmanship.
nationally important examples of particular building types	The building is not a nationally important example of its type.
particular building techniques	This building does not use nationally important building techniques or materials.
Buildings displaying technological innovation or virtuosity	This building does not use innovative building techniques or materials.
significant plan forms	The plan form is not significant.

Historic Interest

There should normally be some quality of interest in the physical fabric of the building	There is no interest in the physical fabric of the building.
--	--

a building must illustrate important aspects of the nation's	
social,	Not relevant
economic	Not relevant
cultural	Not relevant
Military history	Not relevant

10.5 Group Value

The Principles of Selection gives a clear indication that buildings can be protected because they are part of group which is as follows:

When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.

10.6 Other Factors

Other factors are also taken into account; these are:

Aesthetic Merits

The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality.	The building is a utilitarian building and is not therefore an aesthetic building.
Buildings that are important for reasons of technological innovation,	This building does not use innovative building techniques or materials.
or as illustrating particular aspects of social or economic history, may have little external visual quality.	This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.

Selectivity

Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration.	There is no special architectural interest.
However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved.	The building is not representative of a particular type.
Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive.	
In such cases, the Secretary of State's policy is to list only the most representative or most significant	The building cannot be considered to be a

examples of the type.	representative or significant type
-----------------------	------------------------------------

National Interest

The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock.	The building has no architectural interest.
For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions.	This does not apply to 111a Watlington Street.
Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.	This does not apply to 111a Watlington Street.

10.7 The Importance of Particular Types of Building

Historic England have produced “Selection Guides” for different types of building. The relevant ones are:

- Industrial Buildings Selection Guide
- Commercial Buildings Selection Guide
- Industrial Buildings

10.8 The Significance of The Building Understanding Heritage – Values Conservation Principles Policies and Guidance 2008 Method

Evidential		The building dates from a period when the physical evidence of the building adds little novel information.
Historical		
	Illustrative	Low The building does not illustrate an unusual historic connection.
	Association	Low The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic		
	Design	The building is a utilitarian building and is not therefore an aesthetic building.
	Detailing & Craftsmanship	The building does not demonstrate a very high standard of craftsmanship.
	Architect	The building was not designed by a prominent architect.
	Innovation	This building does not use innovative building techniques or materials.
Communal		The building is visible from the public realm so it does have a communal value albeit a very low one.

The current function of the building is as a disused Shop / Industrial building. When the building was constructed its function was industrial.

11. The Contribution to Significance made by the Setting of the Building

11.1 The Definition of Setting

The National Planning Policy Framework defines setting as follows:

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.*

English Heritage (now Historic England) have produced in recent years a number of documents detailing how setting should be analysed - the latest of these is:

Historic England, 2015, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning 3*.

The principal difference is that it notes a number of different methods of analysis are suitable as opposed to just those set out in:

History in The View: A method for assessing heritage significance within views" (Written 2008 Published 2011).

The Setting of Heritage Assets: English Heritage Guidance (2011).

11.2 The Setting of The Building & The Surrounding Area

The building is set within a residential area of Reading, near to the Royal Berkshire Hospital. The surrounding buildings are mostly of a similar 19th century date, however on the opposite side of Watlington Street, on the corner of London Road, a modern petrol filling station is present.

12. The Special Character of the Building

The building is a 19th-20th century industrial building with no aesthetic qualities. It does not have a special character.

13. Baseline Survey

13.1 Nearby Heritage Assets

111a Watlington Street is located immediately adjacent to a Grade II listed building, 71 & 73 London Road, and it adjoins a terrace of houses which is mentioned in the Eldon Square Conservation Area Appraisal as being a *Building of Townscape Merit*. The impact of the proposals on these heritage assets is considered below.

14. Building: 71 & 73 London Road

14.1 The Location of The Building

Street	London Road
Post Code	RG1 5BS
Distance to Proposed Buildings Minimum	13m
Distance to Proposed Buildings Maximum	38m
Direction to the Proposed Building	S
Grid Reference	SU7237073033

The location of 71 & 73 London Road and the proposed building is shown in the following plan.



Figure 6 The Location of 71&73 London Road

14.2 The Building

Listing Reference Number	1113507
Listing Grade	II
Conservation Area	Eldon Square
Use Class	Commercial
Function	Offices
Historic Function	House
Building Date	
Period	Late Georgian
Century	
Approximate Date	Early 19 th
Precise Date	
Single or multi phase	Multi
Later phases	1970s-80s extensions to east and west
Architect	Unknown
Architectural Style	Georgian
Plan Form	Uncertain
Number of Storeys	4
Materials	Brick
Dressings	Stucco
Roof Material	Slate



Plate 10 The Front Elevation of The Building

14.3 The Listed Building Description

LONDON ROAD 1. 5128 (North Side) SU 7273 7/158 Nos 71 and 73 II GV 2. Now one house, part of the hospital offices. Early C19. 3 storeys and basement. Stucco with rusticated ground floor and quoins. Moulded cornice at 1st floor level. 4 Roman Ionic pilasters embracing 2 upper floors with plain frieze and moulded and bracketed cornice breaking forward over pilasters. Blocking course. Slate roof. 6 ranges of glazing bar sash windows with moulded architraves, eared on 1st floor with cornices, round headed in arched recesses with panels below on ground floor. Entered from side. Large central stuccoed chimney stack.

It is noted that the listing description does not mention the extension to the east and west, dated by map evidence to the 1970s-1980s.

14.4 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria		Factor
Date		The building is dated to a period when most buildings are listed.
Rarity of Building Type		Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect		The architect is unknown.
Architectural Interest		
	Architectural Style	The building is Georgian in style.
	Architectural Design	Design is not a key reason this building is listed.
	Aesthetic Interest	The building is moderately aesthetically pleasing and thus this is a factor in its designation.
	Decoration	The modest decoration adds to the interest of the building.
	Craftsmanship/Virtuosity	The building demonstrates a moderate standard of craftsmanship.
	Innovation	This building does not use innovative building techniques or materials.
	Significant Plan Form	The plan form is not particularly significant.
Historic Interest		This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There is a group value with the other historic buildings in the vicinity
Other Factors		
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		The surrounding Victorian Buildings adds to the interest but there is there is no added importance from the setting that is the building would still be listed in any event.
Reason Building is Listed		The Building dates from a period when most buildings are listed

14.5 Summary of “Significance” (Historic England)

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria		Factor
Evidential		The building dates from a period when the physical evidence of the building adds little novel information.
Historical		
	Illustrative	Low The building does not illustrate an unusual historic connection.
	Association	Low The building does not illustrate an unusual historic connection.
Aesthetic		
	Design	Design is not a key reason this building is listed.
	Detailing & Craftsmanship	The building demonstrates a moderate standard of craftsmanship.
	Architect	The architect is unknown.
	Innovation	This building does not use innovative building techniques or materials.
Communal		Low – The building is visible from the public realm so it does have a communal value albeit a very low one.

14.6 The Setting

Setting Type	Urban
Setting Description	Residential area
Is the setting designed?	No
Deliberate Views or viewing points	None
Views of beauty or cultural associations	There is a view to the southwest towards the Grade II* Listed Royal Berkshire Hospital
Intended to be seen	Yes
Is there a High concentration of contemporary buildings?	Yes
Date of Surrounding Buildings	Early 19 th – 21 st centuries
Groups of assets that were intended to be seen together	No
The Contribution Setting makes to the Importance of the Building	The surrounding Victorian Buildings add to the interest but there is there is no added importance from the setting that is the building would still be listed in any event.
The Contribution Setting Makes to the Significance of the Building	There is there is no added significance from the setting that is the building would still be listed in any event.
Does the setting aid the interpretation of the building?	No
Detractors to the setting	Modern buildings, particularly the petrol filling station to the west, on the opposite side of Watlington Street.
Statement of What is important & Why	The building is considered important owing to its date and relative unaltered external appearance.



Plate 11 Looking towards the location of the proposed buildings

The building was originally set in formal gardens as shown on the first edition Ordnance Survey map. The gardens have since been redeveloped as a car park.

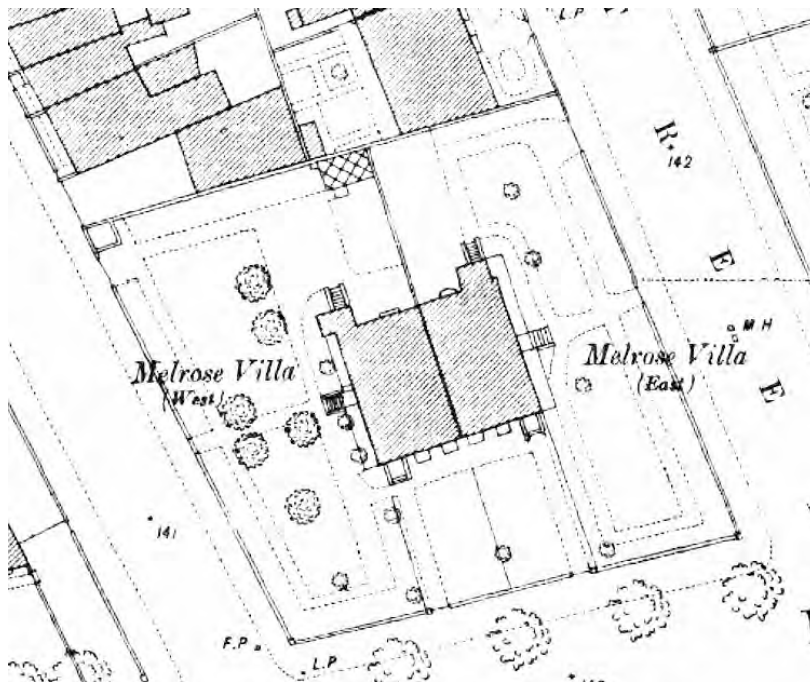


Figure 7: Detail of gardens on first edition Ordnance Survey (not to scale)



Plate 12: The west elevation of the building with the surrounding car park which replaces the formal gardens

14.7 The Impact on the Setting from The Proposals

Distance	13m
Direction to the application area	North
What would change?	The view of the current industrial building would be replaced by a new structure.
What will be visible?	The southern elevation of the proposal.
Is the Significance Harmed?	No only rarely does a change to the setting means that a building would no longer meet the criteria for listing or the grade of listing would have to be reduced. The replacement building is an aesthetic building so this would be an improvement.
Is Significance substantially Harmed?	No
Is the ability to interpret the building altered?	No

15. Building: Terraced Housing in Watlington Street

15.1 The Location of The Building

Street	Watlington Street
Post Code	RG1 4RQ
Distance to Proposed Buildings Minimum	0m
Distance to Proposed Buildings Maximum	107m
Direction to the Proposed Building	North
Grid Reference	SU723730

The location of the terraced housing and the proposed building is shown in the following plan.



Figure 8 The Location of the terraced housing

15.2 The Building

Designation	Buildings of Townscape Merit (Conservation Area Appraisal)
Conservation Area	Eldon Square
Use Class	Domestic
Function	Houses
Historic Function	Houses
Building Date	
Period	
Century	19 th Century
Approximate Date	1802-1879
Precise Date	
Single or multi phase	Multiple
Later phases	
Architect	Unknown
Architectural Style	
Plan Form	Terraced housing
Number of Storeys	Two and three
Materials	Brick
Dressings	
Roof Material	Slate



Plate 13 The Front Elevation of the terrace

15.3 The Importance of the Building

The importance of the building is summarised in the following table using the DCMS criteria for listing.

Criteria		Factor
Date		Other factors have to be considered for Victorian Buildings.
Rarity of Building Type		Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect		The architect is unknown.
Architectural Interest		
	Architectural Style	The buildings are in a suburban Victorian style.
	Architectural Design	Design is not a key factor.
	Aesthetic Interest	The building is moderately aesthetically pleasing.
	Decoration	The modest decoration to some houses adds to the interest.
	Craftsmanship/Virtuosity	The building does not demonstrate a high standard of craftsmanship.
	Innovation	This building does not use innovative building techniques or materials.
	Significant Plan Form	The plan form is not particularly significant.
Historic Interest		This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There is a group value with the other historic buildings in the vicinity
Other Factors		
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of Setting		The surrounding Victorian Buildings add to the interest but there is no added importance from the setting.

15.4 Summary of “Significance” (Historic England)

The Significance of the Building is summarised below using the criteria outlined in English Heritage 2008 *Understanding Heritage Values Conservation Principles Policies and Guidance*.

Criteria		Factor
Evidential		The building dates from a period when the physical evidence of the building adds little novel information.
Historical		
	Illustrative	Low The buildings do not illustrate an unusual historic connection.
	Association	Low The buildings do not illustrate an unusual historic connection.
Aesthetic		
	Design	Design is not a key factor.
	Detailing & Craftsmanship	The buildings demonstrate a moderate standard of craftsmanship.
	Architect	The architect is unknown.
	Innovation	This buildings do not use innovative building techniques or materials.
Communal		Low – The buildings are visible from the public realm so there is a communal value albeit a very low one.

15.5 The Setting

Setting Type	Urban
Setting Description	A residential area, close to two churches and historic hospital buildings.
Is the setting designed?	No
Deliberate Views or viewing points	None
Views of beauty or cultural associations	Views along Watlington Street are noted as ‘important’ in the Conservation Area Appraisal.
Intended to be seen	No
Is there a High concentration of contemporary buildings?	Yes
Date of Surrounding Buildings	Early 19 th – 21 st centuries
Groups of assets that were intended to be seen together	No
The Contribution Setting makes to the Importance of the Building	The surrounding Victorian Buildings add to the interest but there is there is no added importance from the setting.
The Contribution Setting Makes to the Significance of the Building	There is there is no added significance from the setting.
Does the setting aid the interpretation of the building?	No
Detractors to the setting	Modern buildings, particularly the petrol filling station to the west, at the southern end of Watlington Street.

15.6 The Impact on the Setting from The Proposals

Distance	The proposed building adjoins the southern end of the terrace.
Direction to the application area	North
What would change?	A 19 th -20 th century industrial building will be replaced by a modern structure.
What will be visible?	The proposed structure will not be visible from the terrace as it adjoins it, however the western elevation will be seen from Watlington Street, joining on to the terrace. The replacement building is an aesthetic building so this would be an improvement.
Is the Significance Harmed?	No
Is Significance substantially Harmed?	No
Is the ability to interpret the building altered?	No

16. The Proposals

16.1 The Proposals

The existing building is to be demolished and replaced with a three-storey (plus basement) building housing a small number of flats.



Figure 9: The proposed viewed from Watlington Street

16.2 The Impact of the Proposals

The impact of the proposals on the setting of the building can be summarised as follows:

The setting has already been heavily compromised with the construction of the petrol filling station on the opposite side of Watlington Street to the development area.

The current building is an industrial building, not residential, like the majority of the buildings in the conservation area. It has been greatly altered since its construction.

The proposed building will replace an unkempt 'out of place' building with a new structure of clean design principles, which is much more in-keeping with the tidier residential buildings of the Watlington Street area.

17. Discussion and Conclusions

The proposal is to replace 111a Watlington Street, a brick-built former industrial building located at the end of a Victorian terrace of houses, with a modern building housing a number of flats.

The proposed development is located within a conservation area and is adjacent to a Grade II listed building. The former industrial building which is to be demolished, and the terrace to which it is attached, are noted as 'Buildings of Townscape Merit' in the Eldon Square Conservation Area Appraisal. The building is out of keeping with the rest of the buildings in the conservation area as it is industrial when the other buildings are residential.

The industrial building has been extensively altered since construction. It has an unkempt appearance and shows a lack of general maintenance. It is considered not to be worthy of statutory listing and is considered to be a detractor from the Conservation Area as it does not fit in with the residential area in which it is located.

The proposed development will be a positive contribution to the Conservation Area and to the setting of the Grade II listed 71 & 73 London Road. There will be no negative impact from the proposed development. The proposed building will make a positive impact on its surroundings.

18. Appendix: Map Regression Exercise

18.1 Coates' Map of 1802



Figure 10: Coates' map of 1802 reproduced at 1:1000

Watlington Steet is present, however there are no buildings in the location of 111a. The enclosure on the eastern side of the road towards the northern end of the illustration, is the churchyard of what is now the Polish Roman Catholic Church.

18.2 Ordnance Survey 1879 1:500 Map**Figure 11: 1879 Ordnance Survey 1:500 Map, reproduced at 1:1000**

Houses have been constructed along Watlington Street. The rear (eastern) part of 111a is present, however the western part has not yet been constructed. 71 & 73 London Road is present as a square building surrounded by formal gardens.

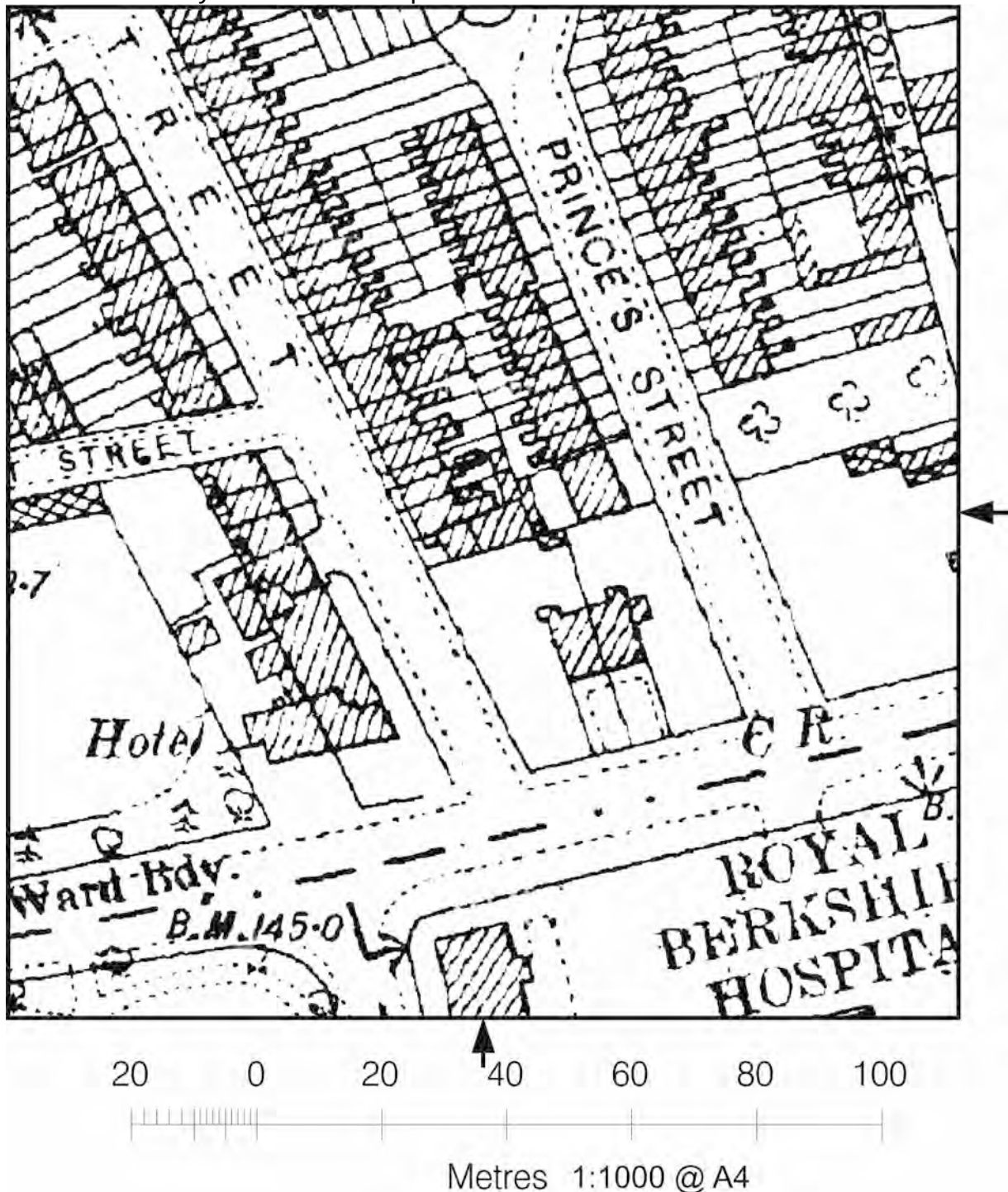


Figure 12: 1899 Ordnance Survey 1:2500 Map, reproduced at 1:1000

The western part of 111a Watlington Street has now been constructed, with an extension at the northern end of the western wall in a similar location to the current lavatory extension..

18.3 Ordnance Survey 1912 1:2500 Map

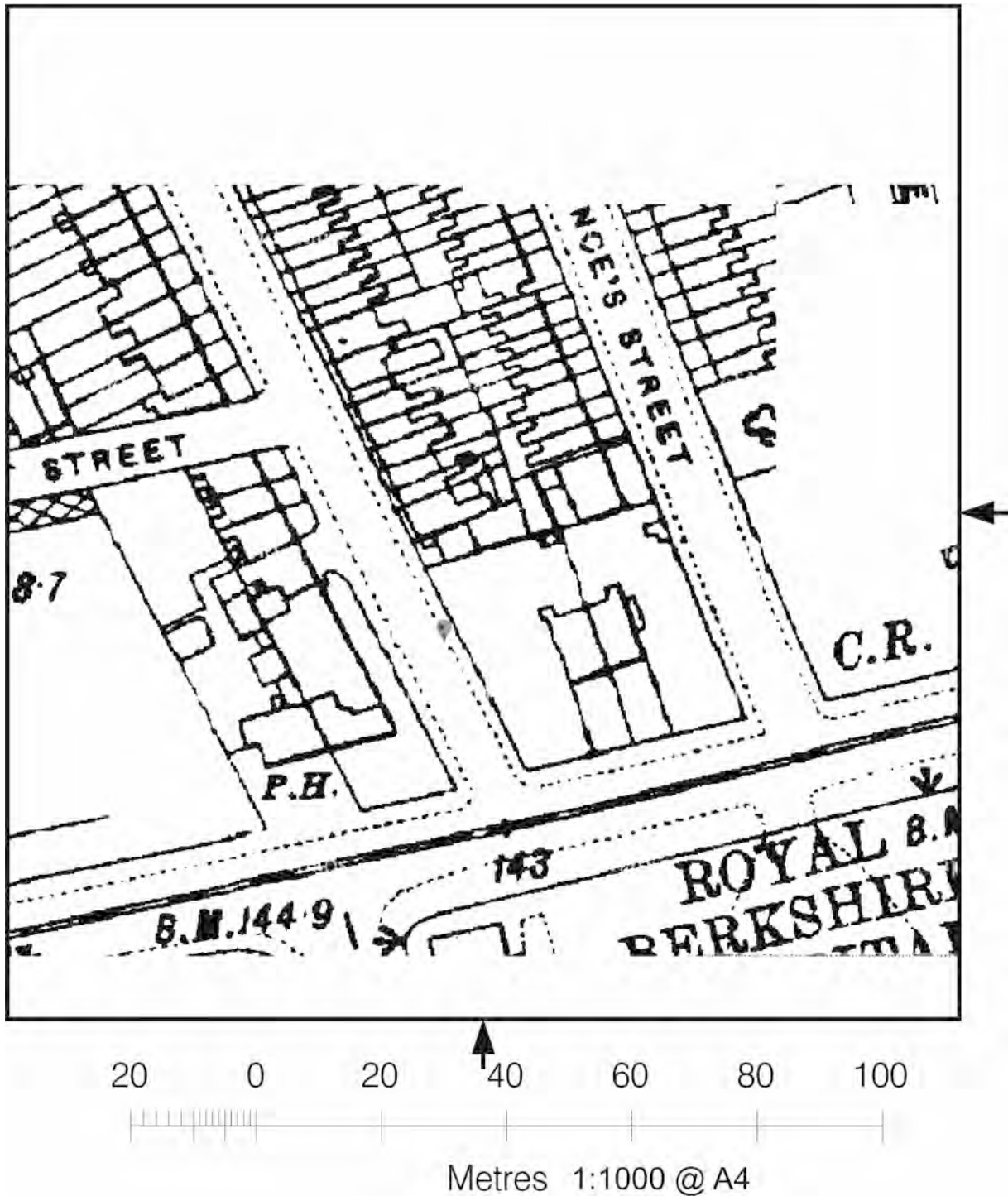


Figure 13: 1912 Ordnance Survey 1:2500 Map, reproduced at 1:1000
The above map has partial coverage, however shows 111a clearly.
There is no change in the layout of the building from the previous map.

18.4 Ordnance Survey 1931-4 1:2500 Map

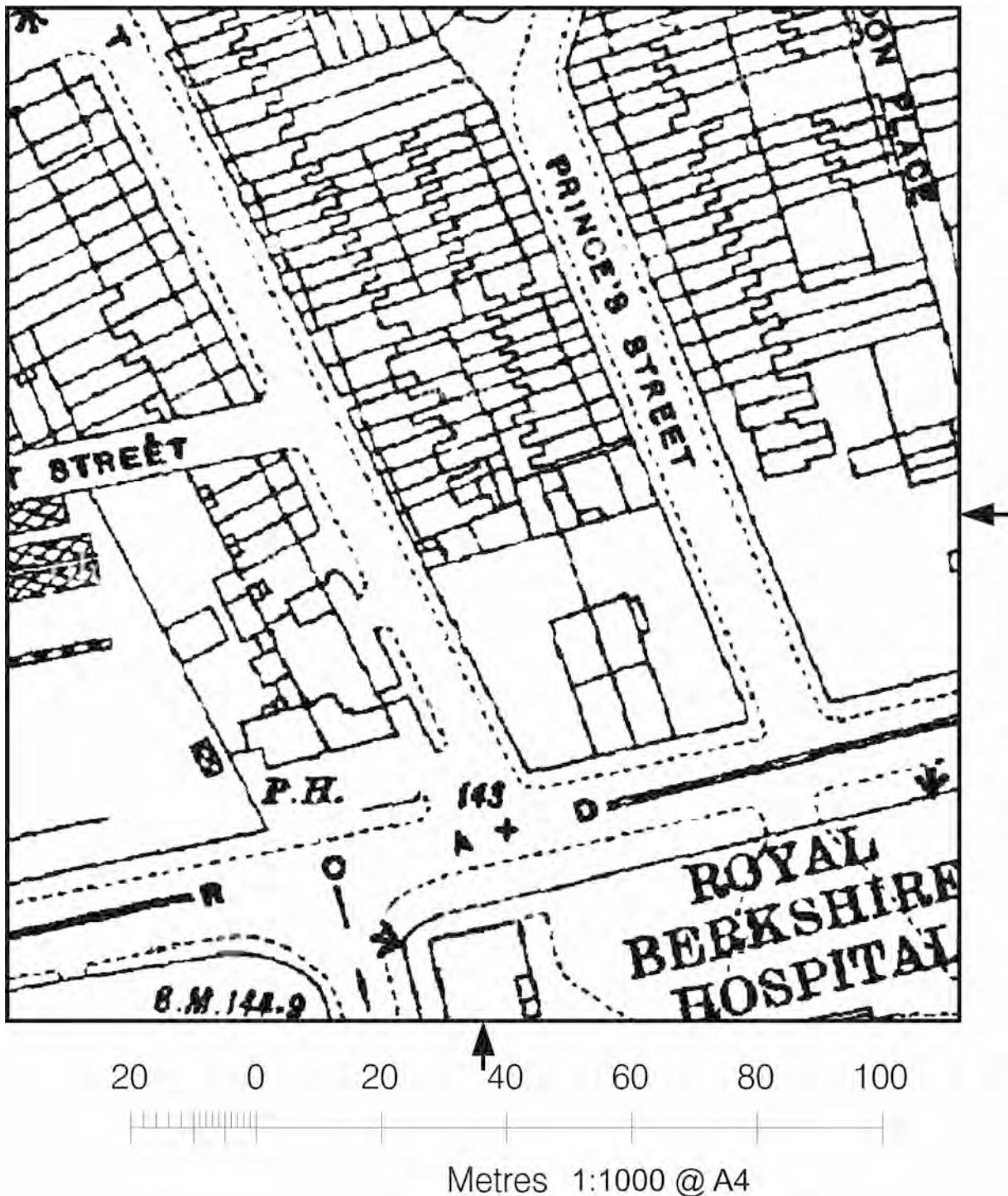


Figure 14: 1931-4 Ordnance Survey 1:2500 Map, reproduced at 1:1000
There is no change from the previous map.

18.5 Ordnance Survey 1957-8 1:1250 Map



Figure 15: 1957-8 Ordnance Survey 1:1250 Map, reproduced at 1:1000

The above map has partial coverage, however shows 111a.

The small projecting extension to the northern end of the west wall of 111a is now absent.

18.6 Ordnance Survey 1966-72 1:1250 Map

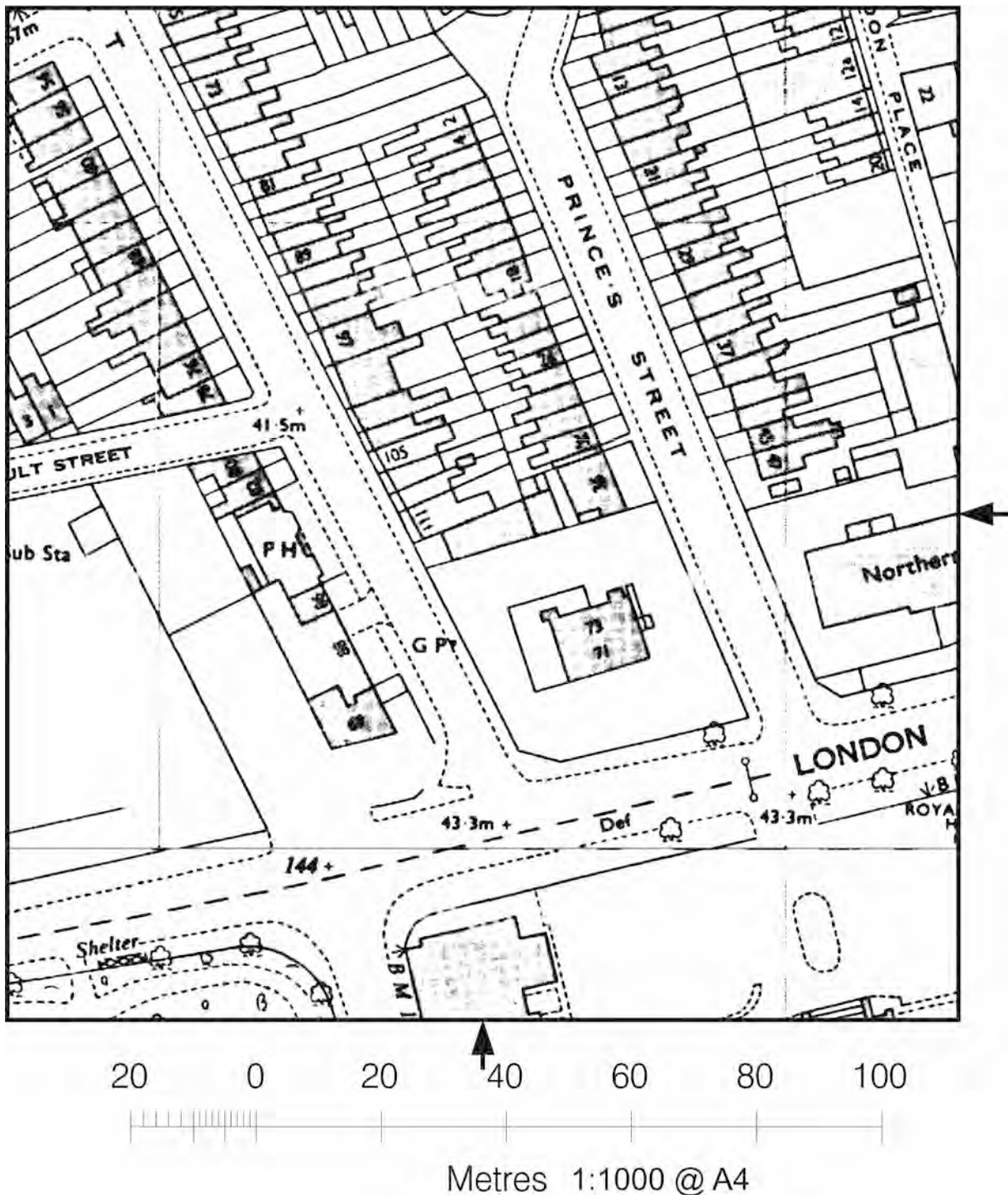


Figure 16: 1966-72 Ordnance Survey 1:1250 Map, reproduced at 1:1000
There is no change from the previous map.

18.7 Ordnance Survey 1986-91 1:1250 Map

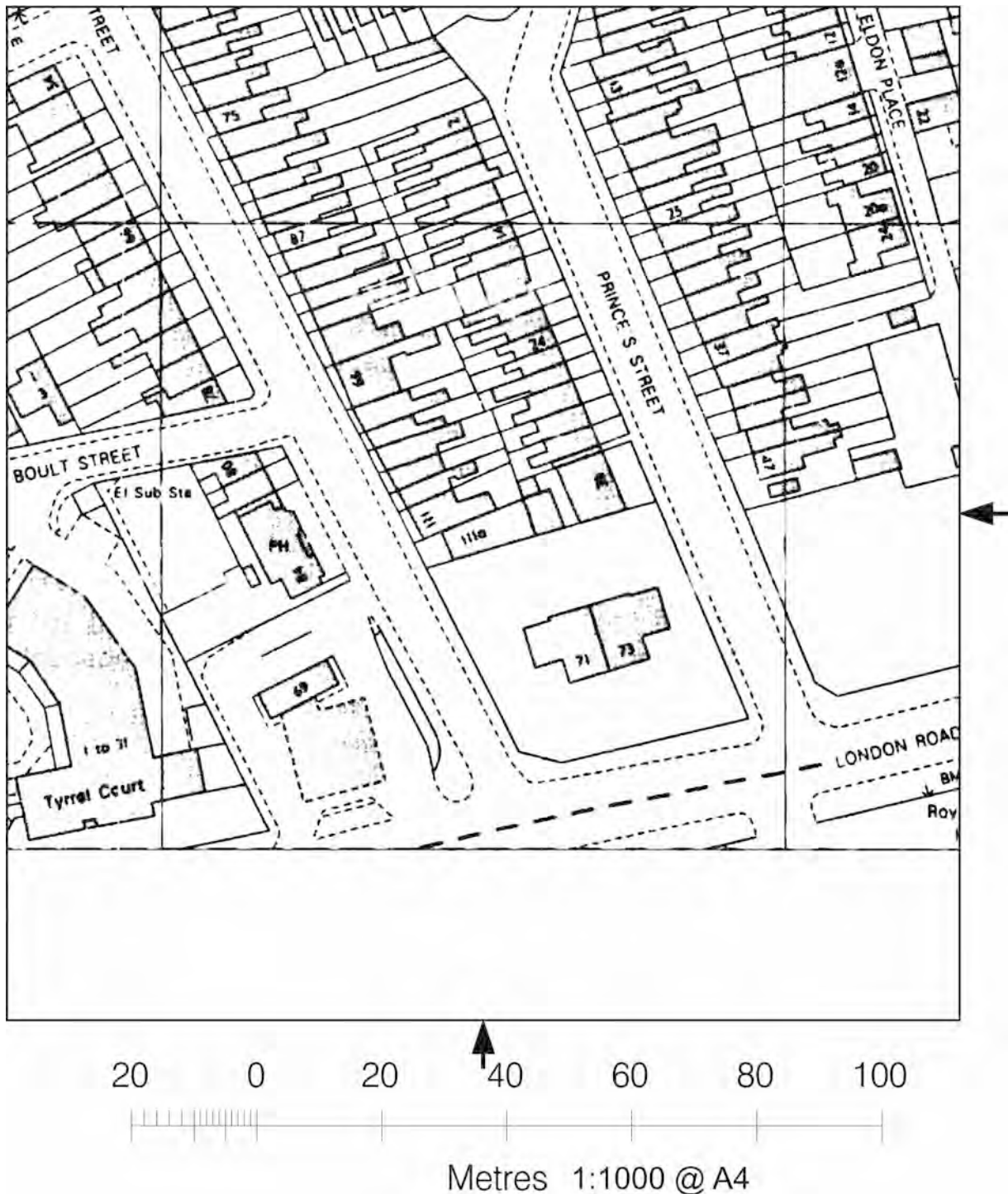


Figure 17: 1986-91 Ordnance Survey 1:1250 Map, reproduced at 1:1000
There is no change to 111a Watlington Street from the previous map.

71 & 73 London Road have been extended to the east and west.

18.8 Modern Ordnance Survey Map



Figure 18: 1879 Ordnance Survey 1:500 Map, reproduced at 1:1000

The building is shown in its current form, with attached northwest extension.