

Heritage statement

11 Oaklands

Introduction

This Heritage Statement has been prepared in support of planning application number PP-08422988v1 (like-for-like replacement of lounge window).

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The Application Site

Site address: 11 Oaklands, Bulmershe Road, Reading, RG1 5RW

The maisonette is part of a Grade II listed building comprising no. 10-12 and 14-24 Oaklands, List Entry Number: 1411947

The Nature of the Asset

11 Oaklands is part of a block of seven maisonettes set over six flats, built 1967 to the designs of Frank Briggs and Peter de Souza of Diamond Redfern and Partners, with landscaping by Sheila Haywood.

In 2013, the block was listed at Grade II for the following principal reasons:

- Architectural quality: an unusually well-planned and crisply-detailed housing scheme, combining frankly modern design with simple, homely materials in the manner of the contemporary Span Estates developments;
- Landscaping: the landscape design by Sheila Haywood, which retains elements of the older gardens, is of high quality and succeeds in tying these overtly contemporary buildings into their leafy Victorian setting;
- Group value: the five listed residential blocks form a clearly defined group.

(Source: Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1411947>)

History and significance of the asset

This is a private development of unusual character. Oaklands was the name of the large Victorian house previously on the northern part of the site, which with its extensive grounds was developed with the five blocks of flats and maisonettes in 1967. The promoter of the scheme was the house's owner, J A Spurgeon. There are 21 flats and 29 maisonettes in all, with landscaping by Sheila Haywood that retained the lawns and mature trees of the original garden as well as red-brick garden walls and an apple store. Facilities for residents included a laundry block and several rows of garages. The scheme won a Ministry of Housing Award in 1969 and a Civic Trust Award in 1972.

The development model of small groups of houses or flats, designed in a homely yet frankly modern style and set in landscaped grounds, was pioneered by Span Developments Limited in the London suburbs during the 1950s, and afterwards imitated by other developers such as Wates. The firm of Diamond Redfern & Partners specialised in housing work in both the public and private sectors. Much of their work was in Ireland, including the much-admired Castlepark Village development at Kinsale, County Cork.

(Source: Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1411947>)

The Proposed Works

Replace lounge window with like-for-like timber frames and double-glazed clear glass. The existing window is leaking badly due to rot, and needs to be replaced as soon as possible to avoid damage to the property. The job would be done by Lafford & Leavey, who have previously replaced an identical window at n. 18 Oaklands

Relevant Planning History

A similar application - Application No 171790, dated December 2017 - was submitted by MS Christine Waters to replace lounge windows in the same block (18 Oaklands), with the proposed job to be done by Lafford & Leavey was approved on 21 December, 2017 and the windows were then replaced.

The Impact on the Asset

The impact of the proposed work on the listed building is expected to be none / minimal, as this would be a "like-for-like" replacement using the same design and materials as the existing one. Furthermore, the affected window is not visible from the public road as it overlooks a walled garden and is also partially hidden by trees.