



Historic England

The Owner
Hurst Grove Properties
26 Southampton Street
Reading
RG1 8EG

Our Ref: 1465839
Direct Line: 020 7973 3113
EMail:
lan.thomson@HistoricEngland.org.uk

10 December 2019

Dear Sir/Madam,

Walls on Redlands Road, Upper Redlands Road and New Road, Reading

We are writing to inform you that Historic England has received an application to add the above buildings to the List of Buildings of Special Architectural or Historic Interest. We understand that Hurst Grove Properties are the owner of part of the walls on Redlands Road, Upper Redlands Road and New Road and are therefore writing to you as a courtesy to explain what this means.

The Secretary of State for Digital, Culture, Media and Sport asked us to advise on the application in our role as the Government's statutory adviser on the historic environment. We have completed an initial assessment of the buildings, based on the material provided in the application, but without any further investigation or a visit. The Secretary of State has considered our advice and recommendation, and has decided not to take the application forward to a full assessment. The buildings will therefore not be added to the List at this time.

If the buildings had been put forward for a full assessment you would of course have been consulted and your comments would have been taken into account in any decision on whether the buildings should be listed.

The reasons for this decision are set out in our report, which will be published on the Heritage Gateway website in order to provide clarity about the building's designation status. A copy of the report is enclosed.

The website makes it clear that the buildings and sites included on the Heritage Gateway are mostly privately owned and are not open to the public.

If you consider that this decision has been wrongly made you may contact the Department for Digital, Culture, Media and Sport within 28 days of the date of this letter to request that the Secretary of State review the decision. An example of a decision made wrongly would be where there was a factual error or an irregularity in the process which affected the outcome. You may also ask the Secretary of State to review the decision if you have any significant evidence relating to the special architectural or historic interest of the buildings which was not previously considered. Further details of the review criteria and process and how to request a review are contained in the annex to this letter.



Historic England

More information about designation can also be found on our website at <https://historicengland.org.uk>.

Yours sincerely

Ian Thomson
Listing Coordinator - South

Listing Team South
Historic England
4th floor, Cannon Bridge House
25 Dowgate Hill
London
EC4R 2YA

Privacy Policy

We will always store your personal details securely. We collect data that you provide to us and only ever collect the information we need in order to carry out our statutory purposes and that helps us to deliver and improve our services. We will only share personal data when we are required to by law or with carefully selected partners who work for us. If you would like to know more or understand your data protection rights, please take a look at our privacy policy.

<https://www.historicengland.org.uk/terms/privacy-cookies/>

For a hard copy of the privacy policy please contact us.

Freedom of Information

Historic England is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. Historic England will consult with external parties as necessary prior to releasing information.



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Annex 1

Review Criteria and Process

A review will only be carried out in the following circumstances:

(1) there is evidence that the original decision has been made wrongly. Examples would include:

- where there was a factual error, eg. the wrong building was listed; or
- where there has been some irregularity in the process which has affected the outcome, eg. relevant considerations were not taken into account or irrelevant considerations were taken into account.

(2) there is significant evidence which was not previously considered, relating to the special architectural or historic interest of the building, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. An example would be where new evidence relating to the date of a building has been discovered which might make a material difference to the architectural or historic interest of the building.

Having conducted a review, the Secretary of State will either affirm or overturn the original decision. It is important to understand that the original decision will stand until the Secretary of State has made a decision on whether the original decision should be affirmed or overturned. If the original decision is overturned, this will not have retrospective effect.

How to request a review of a listing decision

Reviews are carried out by the Department of Digital, Culture, Media and Sport and review requests should be made on the Department's 'Listing Review Request Form'. The Form is accompanied by Guidance to assist you in making a review request. Both the Form and the Guidance can be downloaded from the 'Reviews of Listing Decisions' page of the Department for Digital, Culture, Media and Sport's website at:

<https://www.gov.uk/how-to-challenge-our-decision-to-list-or-not-list-a-building>

If you are unable to access the website please contact:

The Listing Review Officer
Heritage Protection Branch
Culture Team
Department for Digital, Culture, Media and Sport
4th Floor
100 Parliament Street
London
SW1A 2BQ

Review requests should normally be made within 28 days of the date of this letter. Requests made beyond this period may be considered in exceptional circumstances.

Application Name: Victorian Walls on Redlands Road, Upper Redlands Road and New Road

Number: 1465839

Type: New

Heritage Category: Listing

Address:

37 Upper Redlands Road, Reading, RG1 5JE

45 Upper Redlands Road, Reading, RG1 5JE

Stable Block, 45 Upper Redlands Road, Reading, RG1 5JE

Yew Tree Lodge 17-19, Redlands Road, Reading, RG1 5HX

County	District	District Type	Parish
	Reading	Unitary Authority	Non Civil Parish

Recommendation: Reject

Assessment

CONTEXT & BACKGROUND

Historic England has been asked to assess the walls in Redlands Road, Upper Redlands Road and New Road, Reading to see if they should be statutorily listed.

A planning application for the erection of 4 new houses which would have required parts of the walls to be demolished to provide access was refused on 17 July 2019, but an appeal was lodged on 11 October 2019.

HISTORY & DETAILS

Built development on the site bounded by New Road, Redlands Road and Upper Redlands Road was started in the 1850s by speculators called Pemberton and Vine who had combined to buy a rectangular plot of four acres. They divided this into a sequence of narrow plots along New Road with three bigger plots for large houses at the north-western, north-eastern and south-western corners. Building of houses along New Road took place between 1854 and 1856 and all of the corner houses had been completed by 1865. The development was apparently the first planned development beyond the Borough boundary as it then existed. By the time of the survey for the Ordnance Survey map published in 1883, the rectangular site was entirely built up. The walls are of different patterns and bonds and appear to have been built by the individual owners of the houses on the four corner sites as their houses were completed.

The applicant has asked us to consider four stretches of wall bordering the rectangular site: 1 at the western end of New Road; 2 at the southern end of Redlands Road; 3 bordering the corner along Redlands road and Upper Redlands Road and 4 bordering the corner between Upper Redlands Road and New Road.

Wall 1 at the western end of New Road is of red bricks laid in Flemish Garden wall bond with a coping of arch-topped bricks laid cross-axially.

Wall 2 at the southern end of Redlands Road also turns the corner into New Road. It has stuccoed and colourwashed rectangular panels divided by piers with caps to the piers and coping above the wall. The sunken panels are divided by X-shaped struts. The southern end of the internal side of the wall is of brick and has been rebuilt in the C20 or C21.

Wall 3 bordering the corner along Redlands road and Upper Redlands Road is of Flemish bond, divided by regularly placed pilaster buttresses. The heavy, projecting top has dentilled and coggled bands and a coping of arch-topped bricks laid cross-axially. The wall reduces in height at the corner between Redlands Road and Upper Redlands Road and in Upper Redlands Road the established pattern is altered at either side of the entrance by cross-shaped openings in the lower body of the wall. Further along Upper Redlands Road the walling is of Flemish Garden Wall Bond with a dentilled band to the top and coping, as before.

Wall 4 bordering the corner between Upper Redlands Road and New Road consists of two parts and two patterns. The portion facing Upper Redlands Road is of Flemish bond, divided into panels by alternating pilaster buttresses and square piers. The walling has a projecting plinth, a horizontal band of headers at mid height and a cap of moulded bricks with triangular coping bricks placed cross-axially. To the east of this and turning the corner in New Road is lower, plainer walling of Flemish Garden wall bond, with header bond for the rounded corner and a coping of plain bricks laid cross axially. At the southern end of this section of New Road the walling reverts to panels divided by pilaster buttresses, but here laid in stretcher bond.

DISCUSSION

The Revised Principles of Selection for Listed Buildings (DCMS, November 2018) state that buildings of pre-1700 date that contain a significant proportion of their original fabric are likely to be of special interest. Most buildings of pre-1850 date are likely to be of special interest, but after 1850, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary.

This is amplified by the Listing Selection Guide Domestic 3: Suburban and Country Houses (Historic England, December 2017) which says of boundary walls that they will usually be considered alongside an existing or proposed designation of a building or site to which they historically belong. Group value is likely to be a consideration and to be listed either in their own right or as a subsidiary feature they should have intrinsic claims to special interest. For walls which post-date 1700 there is an expectation that greater discretion will be applied in recommending examples for designation and especially after 1850 examples are unlikely to be recommended which have been compromised by change or loss and which lack group value or other claims to special interest. Quality of construction and materials and the presence of features such as gates or gatepiers are relevant, as is the use of local materials or construction techniques which can give a wall special interest or add to it and a wall may be regarded as having group value by virtue of its close association with a listed building or scheduled monument.

The walls in Upper Redland Road, Redland Road and New Road are, in common with many other wall in the Reading region, good examples of the rich quality of the bricks which have been manufactured in the area from the C17 onwards. They appear to have been built to form a boundary to each property as each house was finished and this would account for the wide variety in their patterns and in their height and the bonds used. They do not form a continuous boundary to the larger site which was developed by Pemberton and Vine and there are interruptions to the circuit or replacement boundaries formed by C20 or C21 railings. None of the properties within the rectangular site is statutorily listed and there is no shared group value with a contemporary listed structure or amongst the different walls themselves.

The applicant refers to the fact that a portion of walling along the western side of Redlands Road is listed at Grade II (List entry 1321929), but this was clearly a structure which had a direct relevance to a listed building, The Acacias, London Road (List entry 1113511) and this is not a connection which applies in this case, where the only adjacent listed building is Wantage Hall (List entry 1392496) in the north side of Upper Redland Road, which dates from 1908.

It is considered that the brick garden walls along Redlands Road, Upper Redlands Road and New Road do not meet the criteria for designation for the following principal reasons:

Degree of Architectural interest:

- * although showing a good use of Reading bricks, the walls are clearly of different dates and patterns, do not have a continuity of design and are not related to a listed building or a structure with special interest.

Degree of Historical interest:

- * the fact that the walls are connected to the first suburban development beyond the borough of Reading has some interest, but they are of a variety of dates and appear to all be constructed after 1850.

Group Value:

- * although the walls along Upper Redlands Road have some group value with the later Wantage Hall (Grade II), this is not sufficient to compensate for the lack of architectural or historic interest.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. However, the walls do have clear local interest and add to the built texture of this part of Reading.