

Land at Alexander House, King's Road, Reading
Heritage Desk-Based Assessment
November 2018

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Report

Heritage Desk-Based Assessment

Site

Land at Alexander House, King's Road, Reading

Client

P.J. Alexander Estates Ltd

Date

November 2018

Planning Authority

Reading Borough Council

Site Centred At

NGR SU 72934 73244

Prepared By

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Report Status

Final

Orion Ref

PN1959

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Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This heritage desk-based assessment considers land at Alexander House, King's Road, Reading, which is centred on NGR SU 72934 73244.

The study site is in an area of known potential for archaeological remains of interest and has been assessed by a previous archaeological assessment (Orion Heritage 2016). While the construction of Alexander House will have removed much of this, particularly with the construction of the underground car park, the potential for the survival of isolated pockets of archaeology cannot be discounted on present evidence. Discussions have been had with Berkshire Archaeology and it has been agreed that the loss of any such remains could be mitigated by a programme of archaeological investigations to determine their presence, extent and nature, secured as a condition to planning consent.

The potential effects of the proposed development on the significance of designated heritage assets in the vicinity was also considered, including assessments of the Gladstone Club, Wycliffe Baptist Church, the Entrance Lodges and Gates to Reading Cemetery and Reading Cemetery (all grade II listed). This assessment has found that the proposed development would not harm the significance of any of these designated heritage assets.

1.0 Introduction

- 1.1 This heritage desk-based assessment considers land at Alexander House, Kings Road, Reading. The site is centred on NGR SU 72934 73244 and measures approximately 0.16ha in area. The site is hereafter referred to as the study site.
- 1.2 This assessment assesses the settings of known designated heritage assets in the vicinity of the study site, and the relationship of the study site to the settings of those assets, in order to understand whether the significance of any of these would be affected by the development of the study site. The archaeological potential of the study site has already been considered in a report provided as part of the
- 1.3 The study area used in this assessment is a 750m radius from the centre of the site (Figure 2).

Location, Topography and Geology

- 1.4 The study site is located at the junction of Kings and Rupert Roads, and is approximately 340m to the south of the Kennet and Avon Canal, which runs roughly east-west to the north (Figure 1). The study site is occupied by a building, Alexander House, which occupies most of the study site, with a small parking area to the rear. The house also has an underground carpark meaning that much of the study site will have been impacted.
- 1.5 The solid geology of the site comprises Chalk of the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated). This deposit underlies Sand and Gravel from the Taplow Gravel Formation.
- 1.6 Topographically, the study site is on a very slight north-facing slope, with ground level at approximately 45m above Ordnance Datum (aOD) at the Kings Road frontage, going down to approximately 43m aOD at the northern boundary of the study site. However, it should be noted that this is approximate, as the study site has been subject to considerable development which will have altered the natural levels of the area.

2.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 2.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

- 2.3 Section 66(1) states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 2.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.7 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.8 *Heritage Assets* are defined in Annex 2 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).

- 2.9 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 2.10 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

- 2.11 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or

historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.12 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.
- 2.13 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- 2.14 *"Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."*
- 2.15 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.16 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.17 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.18 Paragraph 18a-013 concludes:
- "The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."*
- 2.19 The key test in NPPF Paragraphs 194-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- "What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."*
- 2.20 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:
- "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."*

- 2.21 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.22 The proposed development is within the Reading Borough Council (RBC) Local Planning Authority area. Local Plan policy is currently provided by the adopted 2008 Core Strategy (updated 2015) and the Sites and Detailed Policies Document, which was adopted in 2012 and updated in 2015. RBC has only one heritage-specific policy in its current Local Plan:

Reading Borough Council (adopted 2008, updated 2015)

Policy CS33: Protection and Enhancement of the Historic Environment

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

- * *Listed Buildings;*
- * *Conservation Areas;*
- * *Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.

- 2.23 RBC is in the process of developing a New Local Plan, which is currently at the examination stage. The submission draft Reading Borough Local Plan has the following archaeology related policies:

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, 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.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.24 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2015)

2.25 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.26 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.27 The Good Practice Advice Note sets out a five staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.28 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Heritage Baseline

3.1 The locations of sites mentioned in the text are shown on Figures 2 and 3. The heritage assets under consideration have been identified by means of a review of the following resources:

- Historic Environment Record (HER) Data held by Berkshire Archaeology
- The National Heritage List for England (NHLE) held by Historic England
- Historic England Archive
- Pastscape
- Local studies and record office research

3.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected, and assess their significance. Chapter 4 will assess the nature of any effects to those heritage assets by the proposed development.

Non-Designated Buried Archaeological Remains

3.3 The study site has been subject to a full archaeological desk-based assessment as part of a previous planning application for the study site (Orion Heritage 2016). This reviewed the available evidence has showed that while the study site is in an area of known potential for archaeological remains of interest, the construction of Alexander House will have removed much of this, particularly with the construction of the underground car park. Furthermore, the proposed development would occupy a similar footprint to the existing building, meaning that it is unlikely that the construction of the proposed development would result in the loss of remains of significance. However, it also noted that the potential for the survival of isolated pockets of archaeology cannot be discounted on present evidence, and even fragmentary remains can be of research value, particularly where they can help answer questions of local interest, such as the whereabouts of the Reading Leper Hospital.

3.4 The report concluded that the loss of any buried remains within the study site could be mitigated by a programme of archaeological investigations to determine their presence, extent and nature. Such a programme of works would realise the research interest of any surviving remains present. Given the likely fragmentary nature of any surviving remains, and the constraints on the study site at the time of writing, it was considered that any required archaeological works could be secured as a condition to planning consent with the scope and nature of the works agreed with Berkshire Archaeology.

3.5 This approach has been discussed and agreed with Berkshire Archaeology.

Designated Heritage Assets

3.6 There are no designated heritage assets within the study site's boundary, nor any Conservation Areas, Registered Battlefields or Scheduled Monuments in the immediate vicinity.

3.7 A number of listed buildings are situated in the surrounding area, as well as the Reading Cemetery Registered Park and Garden (NHLE 1001641), situated some 250m to the east. All designated heritage assets in the wider area are mapped in Figure 4. However, the majority of these buildings are completely screened by intervening residential development, often over a considerable distance. As such the proposed development would not result in any effects on these. There are, however four designated heritage assets within sufficient proximity to warrant further consideration. These are:

- **NHLE 1113509** – Gladstone Club (grade II listed building), situated approximately 30m to the southeast, across Kings Road
- **NHLE 1155966** – Wycliffe Baptist Church (grade II listed building), situated approximately 100m to the east of the study site, along Kings Road
- **NHLE 1113512** – Entrance Lodges and Gates to Reading Cemetery (grade II listed building), situated approximately 250m to the east of the study site
- **NHLE 1001641** – Reading Cemetery (grade II listed park and garden) which lies c. 250m to the east of the study site at the nearest point

3.8 Given their relatively proximity to the study site, these are described below, and potential effects to them as a result of the proposed development are considered in Chapter 4, below.

- 3.9 This building is a Stucco Villa which dates to the 1840s. The list entry describes it as follows:

LONDON ROAD 1. 5 28 (North Side) No 149 (Gladstone Club) SU 7273 7/518 II 2. Circa 1840. Stucco villa. Similar in style to the Eldon Square villas. 2 storeys and basement with 3 storey cross wing off centre left. Ground floor channelled. Plinth. Right hand corner partly quoined. Flat eaves to hipped slate roof. 1:1:3 bays glazing bar sashes (with raised surrounds on 1st floor). Projecting porch, with arched entrance and side lights, in centre of right hand wing.

- 3.10 The historic part of the building is the London Road frontage, whose setting is a residential street, and a pub to the east (see plate 1, below).



Plate 1 – Looking NW towards London Road frontage of Gladstone Club

- 3.11 The annex to the rear of the house was built in the late 20th century, and fronts onto Kings Road (see plate 2, below).



Plate 2 – Looking S towards Kings Road frontage of Gladstone Club

- 3.12 The London Road frontage contributes positively to the significance of the house, by retaining terraced housing to the west and the pub to the east, with whom the house has coexisted with for more than a hundred years. The Kings Road frontage is more negative, with the modern annex making it difficult to appreciate the significance of the building from the north.

NHLE 1155966 – Wycliffe Baptist Church

- 3.13 This church dates to 1887 and is described in the list entry as follows:

KINGS ROAD 1. 5128 (North Side) Wycliffe Baptist Church SU 7273 8/504 II 2. Built in 1887 as a daughter house to the King's Road Baptist Chapel (qv). North Italian classicizing-Romanesque in style. Grey brick with red brick corner piers, moulded plinth, strings at 1st floor level and 1st floor cill dressings. Central pedimented break above a 5 light arcade which is over 3 arch loggia porch. 2 light windows in outer bays, to left a pedimented aedicule facing west; to right a 4 stage tower, possibly intended to have steeple. Round headed windows. Porch arcade on pink granite columns with scroll caps. Moulded eaves band. Roman tile roof. Lower 2 storey extension to right (added 1885, foundation stone laid by Walter Palmer). It has a porch in gabled break and is linked to the tower by curved ground floor wall. Single and paired round headed lancets. 2 oculi on 1st floor to left. Moulded brick modillion eaves cornice and gable verges. Ground floor projection with lean-to. A further gable to centre of 1st floor. Large clerestory lit hall behind with wooden brackets to hipped Roman tile roof.

- 3.14 The primary setting of the church is largely limited to the roadside frontage on Kings Road, from where its architectural merit can be appreciated (see Plate 3).



Plate 3 – Looking N across Kings Road toward Wycliffe Baptist Church

- 3.15 Its tower, however, can be seen from a little further afield, for example it can be glimpsed from the entrance to Reading Cemetery Registered Park, and on the approach from the west along Kings Road. The primary setting contributes most to the significance of the church, the open space allowing several good views of the church. Longer views of the tower also contribute, signalling the churches function as a focal point in the local community.

NHLE 1113512 – Entrance Lodges and Gates to Reading and NHLE 1001641 – Reading Cemetery

- 3.16 These assets are considered together for the purposes of this assessment, given their close association and the position of the study site in relation to them. Reading Cemetery is one of the earliest examples of garden cemeteries, which survives relatively intact. It was laid out during 1842 and 1843, under the direction of the principle architect Nathaniel Briant. In fact it is these factors which lie behind its designation (from NHLE list description):

REASONS FOR DESIGNATION Reading Cemetery is designated at Grade II for the following principal reasons:

- * *An early garden cemetery (1842-43) of the third decade of garden cemetery design, for a provincial town.*
- * *The site survives largely complete although with the loss of its two chapels and has suffered some neglect.*
- * *Elements of C19 planting remain, perhaps from the scheme by Suttons, local nurserymen of national renown.*
- * *Local and national social interest is expressed in the monuments, some of which are of high quality.*

- 3.17 The experience of the 5.5ha park is largely confined to the boundaries of the Registered Park. The cemetery is bounded by the A4 to the north and the A329 to the south, which converge on cemetery junction at the western end of the Registered Park, where the Entrance Lodge is situated. The eastern boundary of the park is bounded by residential development (see plate 4, below).



Plate 4 – Looking E across Reading Cemetery

- 3.18 The Entrance Lodge was built in c. 1842, and forms the western and main entrance to the Registered Park. It comprises a two-storey Bath stone carriage arch flanked by two lodges to form a classical style gateway (NHLE 1001641 List Entry)(Plate 5). It was designed by local architect William Brown.
- 3.19 The setting of the Lodge comprises the open cemetery junction to the west and the Registered Park to the east. The Lodge provides a grand entrance to the park, and can be seen at some distance on the approach from the west along Kings Road, and London Road. The overlapping settings of the Registered Park and Lodge in the vicinity of the Lodge clearly contribute strongly to the significance of both. Views from Kings and London Roads also contribute to the significance of both the Lodge and the Park, from where it is still possible to understand its original placement at the edge of Reading.



Plate 5 – Looking W Towards Entrance Lodge to Reading Cemetery

4.0 Proposed Development and Predicted Impact on Heritage Assets

The Proposed Development

- 4.1 The proposed development would comprise the demolition of existing development and construction of new 180 bed student accommodation building, over 6 storeys of accommodation plus basement, together with ancillary landscaping, parking and amenity space.

Potential Archaeological Impacts

- 4.2 As has been noted, the study site is in an area of known potential for archaeological remains of interest. While the construction of Alexander House will have removed much of this, particularly with the construction of the underground car park, the potential for the survival of isolated pockets of archaeology cannot be discounted on present evidence.
- 4.3 The loss of any such remains could be mitigated by a programme of archaeological investigations to determine their presence, extent and nature. Such a programme of works would realise the research interest of any surviving remains present. Given the likely fragmentary nature of any surviving remains, and the constraints on the study site at the time of writing, it is considered that any required archaeological works could be secured as a condition to planning consent should this be granted, with the scope and nature of the works agreed with Berkshire Archaeology. This approach has been agreed with Berkshire Archaeology.

Potential Impacts on Designated Heritage Assets

- 4.4 The proposed development of the study site would involve replacing a modern building with another modern building of a similar design to Crossway Point situated to the east of the study site. The proposed development is taller than the existing building on the study site, however the height of the existing development would be in keeping with modern developments to the east and to the west of the study site.
- 4.5 With regard to the Gladstone Club, the key element of the setting of this building is the frontage onto the London Road, to the south, which would not change. The proposed development would be higher than the existing building, but would not appear above the building in the view shown in plate 1, or in similar views nearby. The replacement of Alexander House with the proposed development would not materially change the character of the setting of the northern frontage of the club, where it forms part of a series of modern buildings on the opposite side of the road. It is therefore considered that the change to the northern setting of the club would not harm its significance.
- 4.6 With regard to the Wycliffe Baptist Church, the proposed development would not be intervisible at ground level. Furthermore, the height of the proposed development is consistent with that of Crossway Point, situated between the church and the study site, which means that views out from cemetery junction of the church tower would be unaffected. Likewise, views towards the tower along Kings Road would also not be impeded. Therefore, it is considered that the proposed development would not harm the significance of the church.
- 4.7 Finally, with regard to the Entrance Lodge and Reading Cemetery, views of the Lodge and the experience of the cemetery on the approach from the west would not change. Likewise views out from the Lodge towards the study site would not be affected, due to the presence of intervening modern development, and the height of the proposed development, which would be consistent with the surrounding buildings. Also, the experience within the cemetery would not change, as the proposed development would be no higher than intervening buildings. Therefore, it is considered that the proposed development would not harm the significance of either the Lodge or Reading Cemetery.

5.0 Summary and Conclusions

- 5.1 This heritage desk-based assessment considers land at Alexander House, Kings Road, Reading.
- 5.2 The study site is in an area of known potential for archaeological remains of interest and has been assessed by a previous archaeological assessment (Orion Heritage 2016). While the construction of Alexander House will have removed much of this, particularly with the construction of the underground car park, the potential for the survival of isolated pockets of archaeology cannot be discounted on present evidence. Discussions have been had with Berkshire Archaeology and it has been agreed that the loss of any such remains could be mitigated by a programme of archaeological investigations to determine their presence, extent and nature, secured as a condition to planning consent.
- 5.3 The potential effects of the proposed development on the significance of designated heritage assets in the vicinity was also considered, including assessments of the Gladstone Club, Wycliffe Baptist Church, the Entrance Lodges and Gates to Reading Cemetery and Reading Cemetery (all grade II listed). This assessment has found that the proposed development would not harm the significance of any of these designated heritage assets.

Sources

General

Berkshire Historic Environment Record
 Berkshire Record Office
 British Library
 Historic England Archive
 National Heritage List for England (NHLE)
 Reading Local Studies Library
 The National Archives

Cartographic

1761 John Rocque's Map of Berkshire
 1770 A Plan of the Crown Lands in the Parish of Reading
 1848 Parish of St Lawrence Tithe Map
 1861 Plan of Reading
 1879 Ordnance Survey 1:2,500 Map
 1899 Ordnance Survey 1:2,500 Map
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 1980-89 Ordnance Survey 1:2,500 Map
 1983-92 Ordnance Survey 1:2,500 Map
 1986 Ordnance Survey 1:2,500 Map
 1986 Ordnance Survey 1:2,500 Map
 1993 Ordnance Survey 1:2,500 Map
 1996 Ordnance Survey 1:2,500 Map

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Legend

□ Site

1:8,000 at A4

0 260m

Title:
Fig. 1: Site Location

Address:
Alexander House, Reading



orion.



Legend

- Site
- Study area
- Listed Buildings
- Parks and Gardens

1:8,000 at A4



Title:

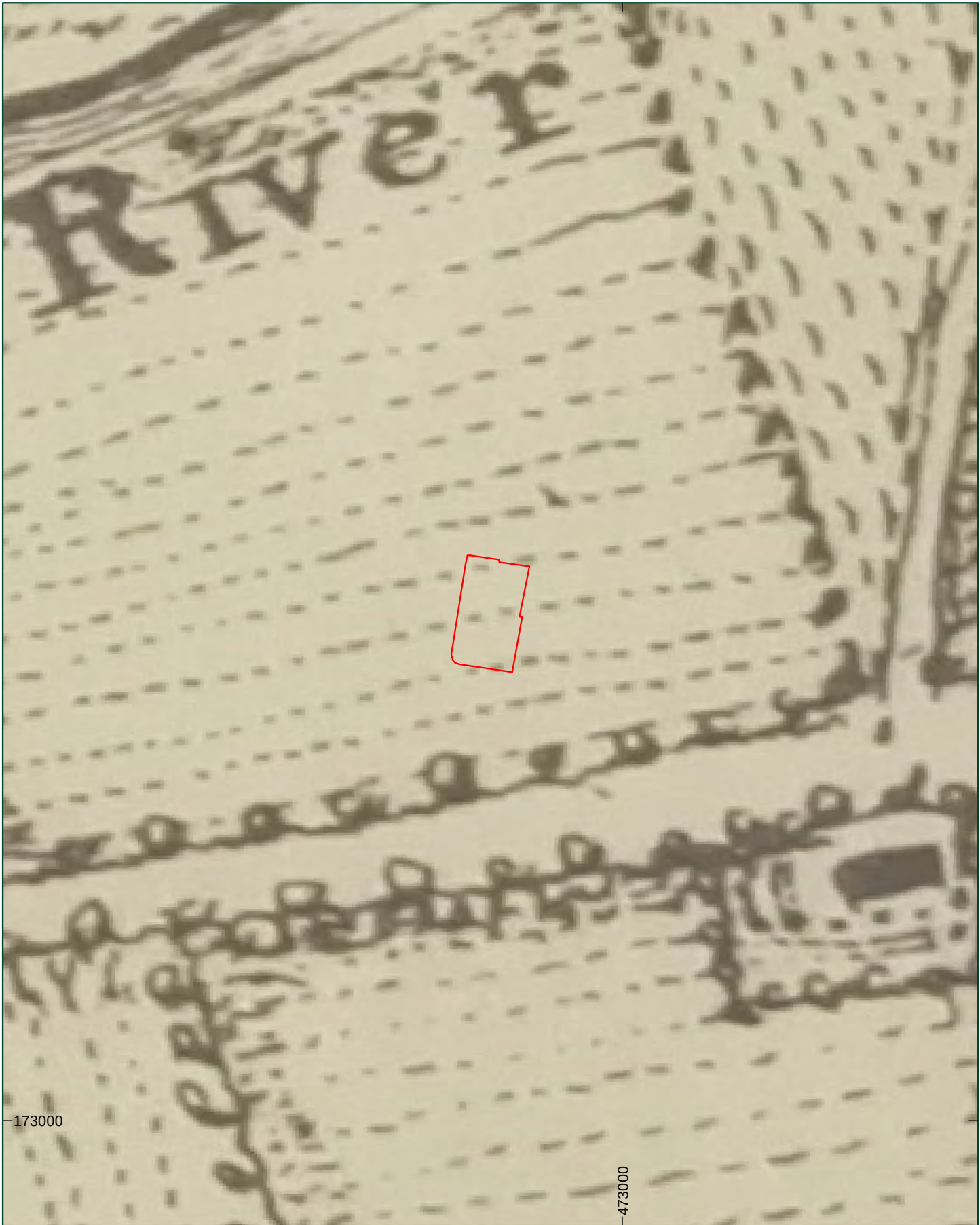
Fig. 2: NHLE Data Plot - Designated Assets

Address:

Alexander House, Reading



orion.



Legend

 Site

1:2,500 at A4

0  50m

Title:
Fig. 3: 1761 John Roque's Map of Berkshire
Address:
Alexander House, Reading



orion.



Legend

 Site

1:2,500 at A4



Title:
Fig. 4: 1861 Plan of Reading
Address:
Alexander House, Reading



orion.



Legend

Site

1:1,000 at A4

0 25m

Title:

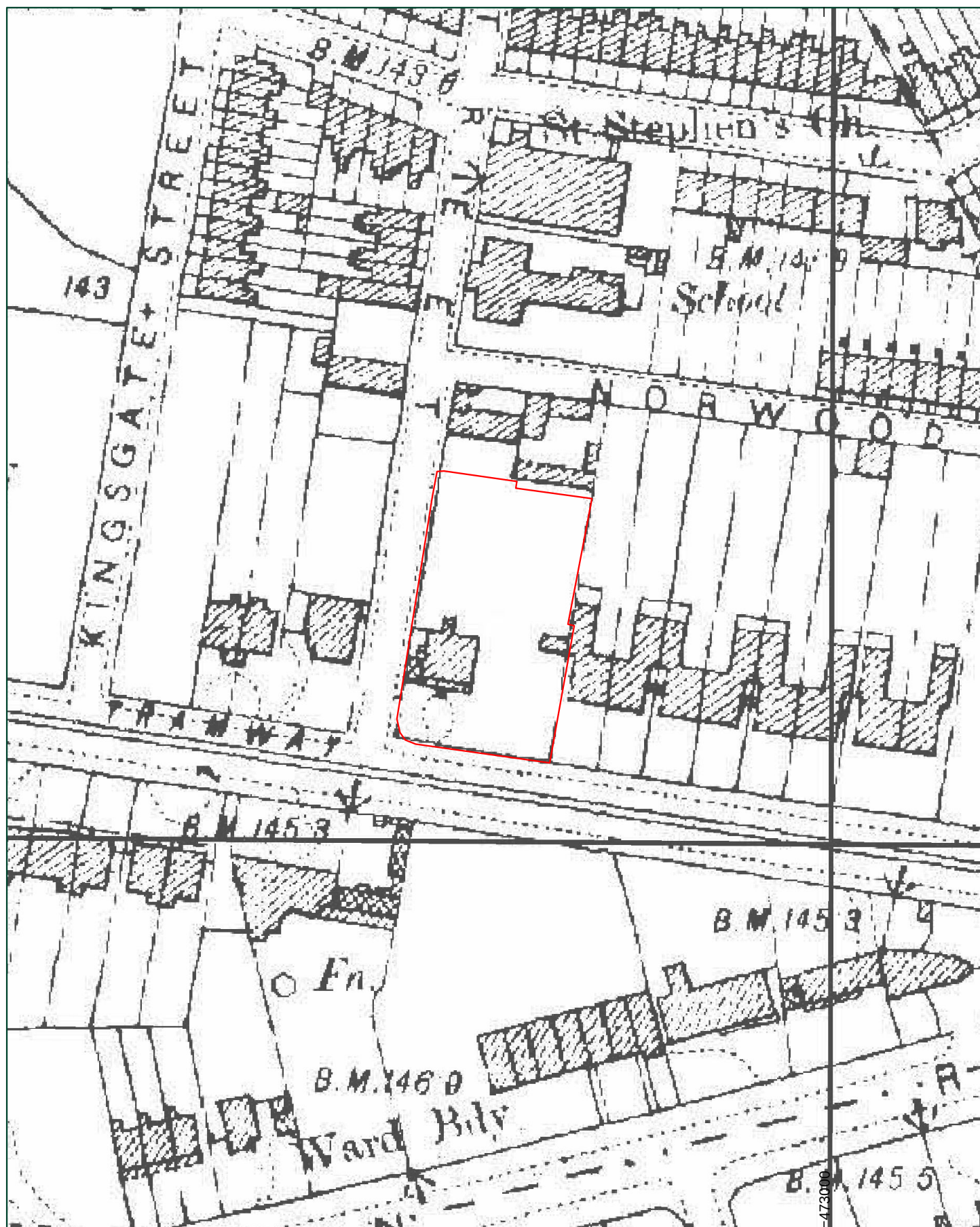
Fig. 5: 1879 Ordnance Survey 1:2,500 Map

Address:

Alexander House, Reading



orion.



Legend

Site

1:1,000 at A4

0  25m

Title:

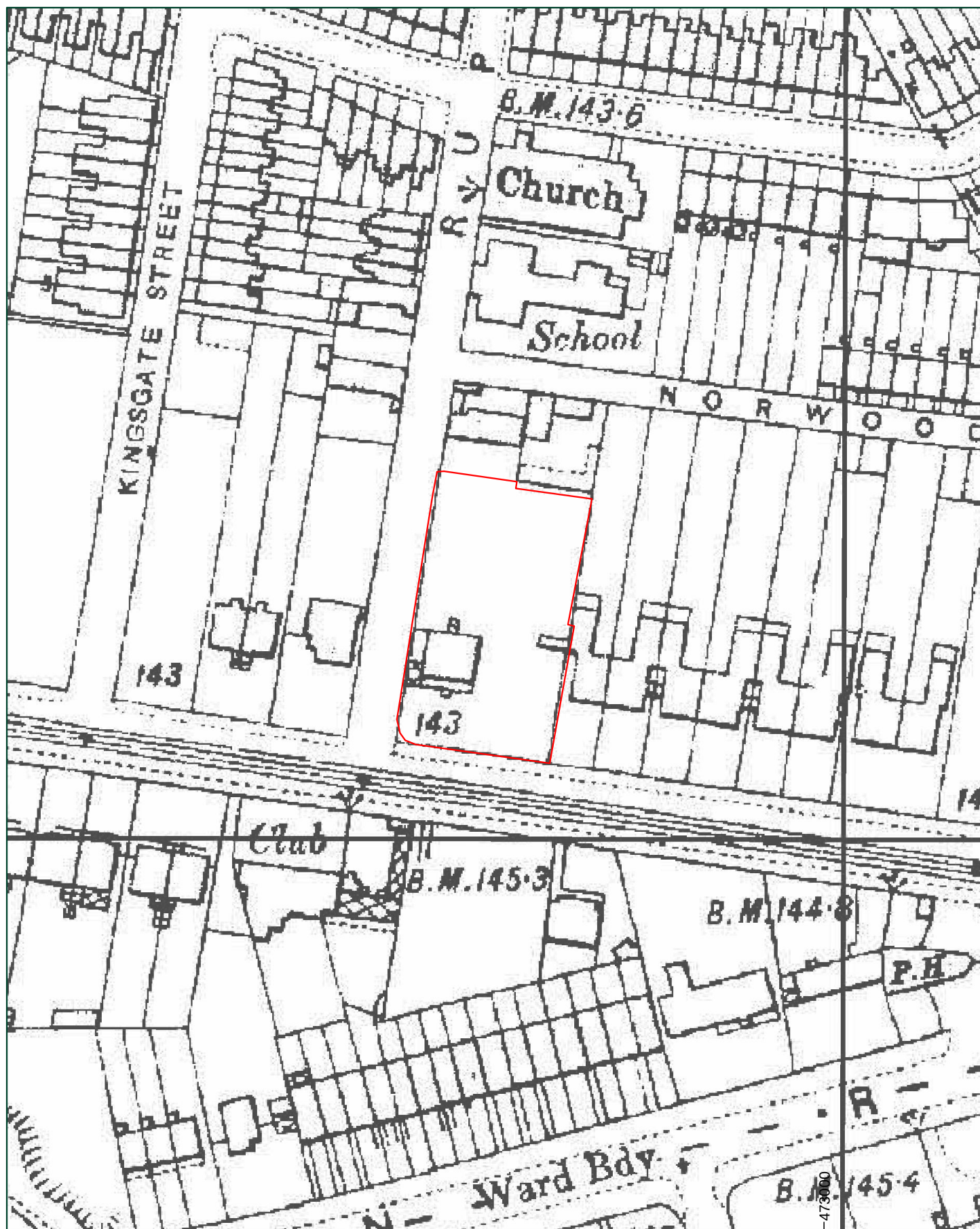
Fig. 6: 1899 Ordnance Survey 1:2,500 Map

Address:

Alexander House, Reading



orion.



Legend

Site

1:1,000 at A4

0  25m

Title:

Fig. 7: 1912 Ordnance Survey 1:2,500 Map

Address:

Alexander House, Reading



orion.



Legend

Site

1:1,000 at A4



Title:

Fig. 8: 1931-34 Ordnance Survey 1:2,500 Map

Address:

Alexander House, Reading



orion.



Legend

Site

1:1,000 at A4

0  25m

Title:

Fig. 9: 1957-58 Ordnance Survey 1:2,500 Map

Address:

Alexander House, Reading



orion.



Legend

□ Site

1:1,000 at A4

0 25m

Title:

Fig. 10: 1966-74 Ordnance Survey 1:2,500 Map

Address:

Alexander House, Reading



orion.



Legend

Site

1:1,000 at A4

0 25m

Title:
Fig. 11: 1993 Ordnance Survey 1:2,500 Map
Address:
Alexander House, Reading



orion.