

Heritage Statement:
Land to the Rear of
45 Upper Redlands Road
Reading
Berkshire
RG1 5JE
National Grid Reference: SU7270072230

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Heritage Statement: Land to the Rear of 45 Upper Redlands Road
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Version Control

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		26/3/18
0.7	LPA Draft	Client Comments	
1	Issued Report		
2	Revised	Following pre-app consultation	4/12/18

Heritage Statement: Land to the Rear of 45 Upper Redlands Road Reading
Dr Peter Wardle and Colin Lacey
November 2018

1. Summary

This Heritage Statement should be read in conjunction with the planning application.

It is proposed to build four residential properties in land currently occupied by gardens to the rear of 45 Upper Redlands Road, Reading. The land and surrounding buildings are owned and occupied by the University of Reading.

The development is located in the Redlands Road Conservation Area and is adjacent to Wantage Hall – a Grade II listed building still in its original use as an academic hall of residence.

The character of New Road – Victorian terraced and semi-detached houses - commences on the North side of the road with no 1 New Road. At present the application is an uncharacteristic gap between New Road and 19 Redlands Road. The construction of a building in a style “in keeping” with the character of New Road which increases the sense of enclosure will be a clear enhancement of the Conservation Area.

The Upper Redlands Road area is a pleasant suburb with much recent building in a contrasting style.

The construction of the proposed buildings will have no impact on either the Redlands Conservation Area or Wantage Hall’s special character. Immediately surrounding the Conservation Area, in the vicinity of the proposed development and Wantage Hall, are a large number of recent buildings. The proposed buildings will, therefore, not be out of place. The area will still be “*well-treed*” after construction of the two houses.

The addition of a further modern structure makes no difference to the way in which the Conservation Area or Wantage Hall will be experienced. Instead, the proposal will make the assets “accessible” to more people.

The public benefit of the creation of four well designed houses is noted.

It is this suggested that the application does no harm to the key elements of the Conservation Area and preserves and enhances its character and appearance.

2. Introduction

2.1 The Client

This report was commissioned by Mark Webber of Nichols Brown Webber for and on behalf of The University of Reading who are the landowners.

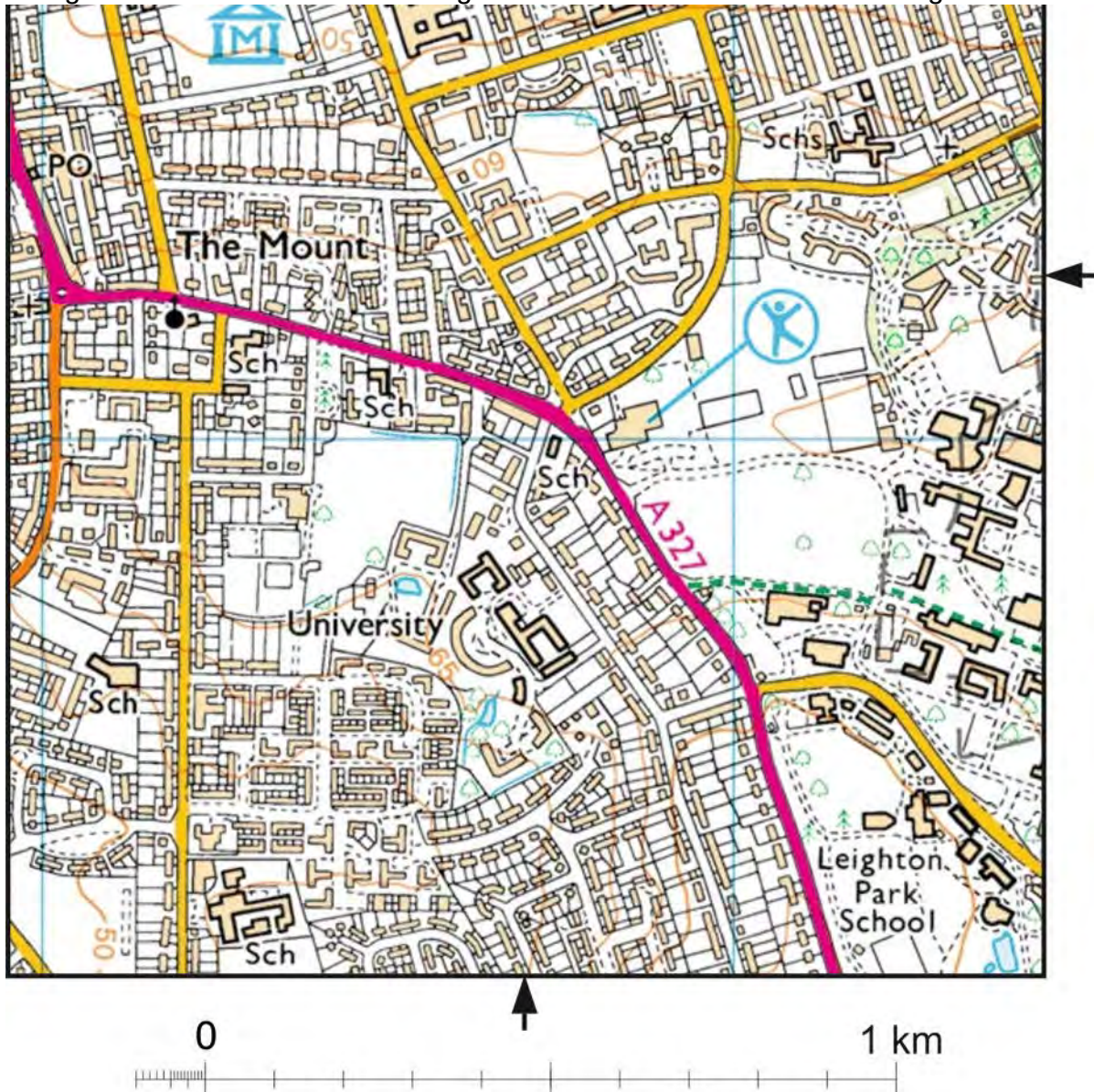
2.2 Confidentiality and Copyright

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:	45 Upper Redlands Road, Reading, Berkshire
Post Code	RG1 5JE
Grid Reference:	SU7270072230

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



Metres 1:10,000 @ A4

Figure 1: The Location of the Application Area Scale 1:10,000



Figure 2: The Location of the Application Area Scale 1:1000

2.4 Site Visit

The land was visited by Dr Peter Wardle and Colin Lacey on 12th March 2018.

2.5 The Proposals

It is proposed to erect 4 dwelling houses with associated landscaping and parking in gardens to the rear of 45 Upper Redlands Road.

2.6 The Application Area



Plate 1: The development area viewed from the west



Plate 2: The development area viewed from the east



Plate 3: The development area viewed from the north



Plate 4: The development area viewed from the south



Plate 5: The development area viewed between existing buildings on Upper Redlands Road



Plate 6 Looking East towards the Air Raid Shelter

3. Legislative and Policy Background

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*.

3.2 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 year old habitation sites to post 1980s offices, including parks and shipwrecks and aircraft.

3.3 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 body became known as English Heritage.

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 backlog](#)

In the period 15/2/2016 to 15/9/2016 twenty-nine new policy documents were issued, that is over one per week.

3.4 Planning (Listed Buildings and Conservation Areas) Act 1990 Listed Buildings

This Act sets out the legal basis for the protection of buildings of special architectural or historic interest – ie the process of listing. (Chapter 1 section 1 paragraph 1)

Chapter 2 Section 16 paragraph 2 states:

(2)In considering whether to grant listed building consent for any works the local planning authority or 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.

This section states that it is **DESIRABLE** to protect the setting of listed buildings but crucially “setting” is not defined.

3.5 Planning (Listed Buildings and Conservation Areas) Act 1990 Conservation Areas

Part 2 Section 69 paragraph 1 states

Every local planning authority —

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance,

Section 74 requires permission for demolition of any building in the Conservation Area.

It is noted that the settings of Conservation Areas are not protected in the same way as Listed Buildings. The Act (Section 72 paragraph 1) instead places the following duty:

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

That is the 1990 Act does not protect the Setting of Conservation Areas.

3.6 The 2007 Heritage White Paper and English Heritage 2008 Document Conservation Principles, Policies and Guidance

The Government's Intent for Heritage Reform was set out in the White Paper: Heritage Protection for the 21st Century (March 2007). This proposed a single national Register of historic buildings and sites of special architectural, historic or archaeological interest, which will include all those places currently on the statutory list of buildings of special architectural or historic interest and the schedule of monuments, and the non-statutory registers of historic Parks and Gardens.

The 2007 White Paper defined "Heritage Assets" for the first time. The 2008 *Draft Heritage Protection Bill* defined

2 Heritage structures *(a) a registrable structure in England which English Heritage considers to be of special historic, archaeological, architectural or artistic interest*

Open Space

(a) a registrable open space in England which English Heritage considers to be of special historic, archaeological, architectural or artistic interest; or

The Bill also noted that other factors could not be taken into account.

Conservation Areas were not included in the draft bill. Of importance is the fact that there were two different types of Heritage Assets which recognised the difficulty in having a single definition of Heritage Asset.

In 2008 English Heritage published the document 2008 Conservation Principles, Policies and Guidance For the Sustainable Management of The Historic Environment.

In the foreword is the following statement:

Our main purpose in producing the Principles, Policies and Guidance is to strengthen the credibility and consistency of decisions taken and advice given by English Heritage staff, improving our accountability by setting out the framework within which we will make judgements on casework. Our success will also be measured by the extent to which this document is taken up more widely in the sector. Over time, and in conjunction with legislative reform and improving capacity in the sector, we hope that the document will help to create a progressive

Heritage Statement 45 Upper Redlands Road Reading
framework for managing change in the historic environment that is clear in purpose and sustainable in its application – constructive conservation.

It is noted that this document was produced on the basis that Heritage Law would be changed.

It was not intended as Government advice on Heritage Management it was a guide to how English Heritage would make decisions in their role as advisors to Government.

This document introduces the concept of “Heritage Value”. The document also suggests, in para 25:

We have therefore deliberately avoided the specialised terminology of current law and public policy relating to heritage designations,

In the proposed new national system of cultural heritage protection, ‘reasons for designation’ will set out why each ‘historic asset’ is above the threshold for designation for its ‘architectural, historic or archaeological interest’. Grounds for designation will necessarily be confined to specific values under these headings, directly related to published selection criteria. The statutory basis of designation will, however, be sufficiently broad to embrace the range of values which the Principles identify as desirable to take into account in the management of significant places.

Paragraph 74 recognises the incompatibility of their own methodology with English Law which states:

The contribution of such objects and archives, including evolving collections, should be articulated, even if they are currently held elsewhere, and regardless of whether their contribution falls within the scope of statutory protection.

3.7 2010 DCMS Circular - Principles of Selection for Listing Buildings

This document remains in force and was not superseded by the Framework.

Of importance is the statement in para 1

The Secretary of State cannot take any other factors into account when considering his decision

Para 9 states

The Secretary of State uses the following criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:

- 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.*

3.8 2010 Planning Policy Statement 5 - Non Designated Heritage Assets

When the Government decided it was not going to take forward the New Act, it decided that 95% of its objectives could be achieved by a reform of planning advice. A new integrated Planning Policy Statement was issued replacing:

1. PPG15 Planning and the Historic Environment
2. PPG16 Planning and Archaeology

3.9 Heritage Assets

Of importance is the fact that the concept of Heritage Assets was introduced and a distinction made between designated and undesignated Heritage Assets. Designated assets are as follows:

1. World Heritage Site
2. Scheduled Ancient Monument
3. Listed Building
4. Protected Wreck Site
5. Registered Park and Garden
6. Registered Battlefield
7. Conservation Area

Heritage Assets were defined more broadly as:

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in this PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

A key purpose of this was to enable the protection of the vast numbers (circa 90%) of archaeological sites not protected as Nationally Important Scheduled Ancient Monuments.

The National Planning Policy Framework 2012 revised this definition slightly:

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.10 Above Ground Undesignated Heritage Assets

Thus the definition of an undesignated Heritage Asset is clear – only a Local Planning Authority can identify an undesignated Heritage Asset.

The following are considered to be undesignated (non Archaeological) Heritage Assets:

1. Locally Listed Buildings
2. Identified as Heritage Assets in other Local Planning Authority documents
3. Other buildings suggested to be Heritage Assets by the Local Authority during consultations about this proposal
4. Buildings recorded as making a positive contribution to the special historic or architectural character or appearance of a conservation area.

Mention of a building in the Historic Environment Record does not make a building a Heritage Asset because:

1. It may not exist
2. It may not be historic (a building may be included in the HER because archaeological work has been undertaken there)
3. The owners and occupiers have a right to be informed that a building has been identified as a Heritage Asset.

3.11 2018 The National Planning Policy Framework

The 2018 National Planning Policy Framework was designed to simplify planning policy and in particular make it clear that there was a presumption in favour of sustainable development. It also noted that the public benefit from job creation and economic wellbeing, as well as house construction and mineral extraction, should be taken into account.

The Heritage Sections are appended.

3.12 DCMS 2014 document Planning Practice Guidance

The DCMS 2014 document Planning Practice Guidance contains the Document ***Conserving and Enhancing the Historic Environment***. The purpose of this document is to amplify and clarify the Framework.

3.13 2015 Historic Environment Good Practice Advice in Planning

In 2015 Historic England published three guides to Good Planning Practice these were:

1. The Historic Environment in Local Plans
2. Managing Significance in Decision-Taking in the Historic Environment
3. The Setting of Heritage Assets

3.14 Determining Importance and Significance

The Importance of Buildings is considered with reference to the 2010 DCMS *Circular - Principles of Selection for Listing Buildings*. This document remains in force and was not superseded by the Framework. The Historic England Designation Guides follow these guidelines and thus the importance of buildings is determined by Para 9 which states:

"The Secretary of State uses the following criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:

- ***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."*

The Framework defines **Significance** as follows:

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological,*

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

The Planning Practice Guide states:

***Significance** in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework. (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>)*

*In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of the identified heritage asset's **significance**. Some of the more recent designation records are more helpful as they contain a fuller, although not exhaustive, explanation of the significance of the asset. (Conserving and enhancing the historic environment - GOV.UK Page 3 of 24)*

In considering the importance or **significance** of a building this is the starting point, not that set out in the English Heritage Document 2008 *Conservation Principles, Policies and Guidance For the Sustainable Management of The Historic Environment* or more recent English Heritage or Historic England Documents.

The Historic England (2016) Document "Managing *Significance* in Decision Taking in the Historic Environment" contains the following important statement in paragraph 13:

The reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold:

- *aesthetic,*
- *communal,*
- *historic*
- *and evidential value.*

This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.

This is clear statement that **Significance** in the framework has a different meaning to *Significance* in English Heritage and Historic England document. Indeed the organisation Civic Voice in 2010 commented:

Use of English Heritage Conservation principles

6. We do not find it helpful that the draft guidance relates more to English Heritage's own conservation principles than the Government's spatial planning policy and urge much closer consideration of PPS1 and PPS5 in particular. We do not find the conservation principles helpful outside a small group of conservation experts

7. The conservation principles would need substantial rewriting into a more suitable language and approach if they are to integrate well with spatial planning – moving beyond being an almost academic discussion of conservation to become a practical tool for development management, place making and policy development.

http://www.civicvoice.org.uk/uploads/files/Setting_of_heritage_assets_-_Civic_Voice_response_to_English_Heritage_-_October_2010.pdf

"Managing Significance in Decision Taking" 2016 goes onto to say:

What do we mean by 'significance' and 'heritage values'?

The idea of 'significance' lies at the core of these principles. Significance is a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or landscape.

'Conservation Principles' sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. People value historic places in many different ways; 'Conservation Principles' shows how they can be grouped into four categories:

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

<https://www.historicengland.org.uk/advice/constructive-conservation/conservation-principles>

3.15 The Degree of Harm

The framework established three degrees of harm:

1. Substantial Harm
2. Less than substantial harm
3. No Harm

The Framework, however, does not fully define what the criteria for each of these categories are. In paragraph 133 a distinction is made between "total loss of **significance**" and "substantial harm" to the **significance**.

Paragraph 132 states that:

*Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest **significance**, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 133 states that:

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

Paragraph 134 states that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The DCMS 2014 document Planning Practice Guidance states:

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. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

This is to be compared with the statement in the Historic England 2016 document paragraph 27 which states that:

"Substantial harm is a high test which may not arise in many cases. In those cases where harm or loss is considered likely to be substantial (NPPF, Paragraph 132 & PPG 01-7), then the LPA will need to consider the relevant NPPF tests."

Clearly "total loss" means the total physical destruction. This is made clear in the document Historic England 2017 "Removing a Building from the List" which states

Extra care is needed with fire-damaged buildings. Experience shows that special interest may remain even when considerable damage has been done to the fabric, both by fire and by the use of water to put the fire out.

In contrast paragraph 52 states:

Opportunities to enhance assets, their settings and local distinctiveness

52 Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation.

Thus a fourth degree of "harm" is introduced that is enhancement.

The framework makes it clear that harm to a Heritage Asset can be overcome by Public Benefits including the Long Term Preservation of the Building or Implementing the Optimum Viable Use of a Building compatible with the building's conservation.

In fact, in the case of buildings, the situation is far more complex when other aspects of Legislation are taken into account. In particular account has to be taken of whether the harm is necessary for reasons of:

1. Health and Safety
2. To ensure the preservation and survival of the building

There are thus seven types of harm:

1. Total Loss
2. Substantial Harm
3. Less than Substantial Harm
4. Harm
5. Non Harmful but requiring listed building consent
6. Non Harmful ie things which do not need listed building consent.
7. Positive

Substantial Harm has to be

1. Things which mean that the heritage asset would no longer merit the designation ie replacing all the historic fabric
2. Things that make the asset unrecognisable.

Substantial Harm can be:

1. The cumulative effect of many minor harmful actions.

Substantial Harm is not:

1. Things that English Heritage suggest can be done to buildings in their policy documents, for example extending a building or sub-dividing a building
2. Something that most authorities allow.

The Harm has to be weighed against:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; (paragraph 126)*

The following is justification for substantial harm (Paragraph 133):

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

3.16 Public and Heritage Benefits and Harm justified by Other Non Public Benefits

The framework makes it clear that substantial and less than substantial harm can be outweighed by other Public Benefits. Consideration has to be given to if and when other

factors mean that this planning balance does not have to be considered. It is also accepted that if it can be demonstrated that there is “no harm” then no justification is necessary.

3.17 Heritage Benefits

The National Planning Policy Framework suggests that there must be “public benefit” to justify less than substantial harm to a heritage asset and that this can include *securing its optimum viable use*.

In addition the PPS 5 Practice Guide paragraph 37 lists other public (Heritage) benefits as follows:

- 1. The social value of heritage assets to the community.*
- 2. The potential for heritage-led regeneration.*
- 3. The wider public benefits of the conservation of historic landscapes, parks and gardens. For example, in providing opportunities for recreation, the preservation of natural habitats and improved environmental quality.*
- 4. The potential for heritage assets to improve quality of life and sense of place.*
- 5. Creating opportunities for the optimum viable re-use of heritage assets at risk.*
- 6. The role of traditional building materials and patterns of land use in local distinctiveness.*
- 7. How heritage assets contribute to the attractiveness of streets and public spaces and how this contribution might be enhanced by, for example, reducing street clutter.*
- 8. How to increase accessibility to and participation in the historic environment.*
- 9. The economic potential of heritage assets.*
- 10. The possible impacts of heritage tourism on the historic environment and wider community.*
- 11. Opportunities to increase housing supply or meet other priorities by re-using and adapting heritage assets.*
- 12. Ways that new development might complement and enhance existing settlements and heritage assets.*

Further relevant paragraphs of the Practice Guide state:

78. Local authorities are advised to take into account the likely longevity of any public benefits claimed for a proposed scheme. Speculative, ill-conceived or short-term projects will not compare so favourably when considering an irreversible harm to the significance of a heritage asset.

79. There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
- It reduces or removes risks to a heritage asset.*
- It secures the optimum viable use of a heritage asset in support of its long term conservation.*
- It makes a positive contribution to economic vitality and sustainable communities.*
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.*

- *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.*

3.18 Public Benefits

87. Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset. Flexibility and imagination in the design process is crucial to minimising conflict. Some works may seem individually to be of little importance but can cumulatively be destructive of a heritage asset's significance.

93. Keeping land in active use is a public benefit. It will be very rare that a decision has to be made between keeping a designated heritage asset and returning the site to active use but in such cases a balance still has to be struck between the loss to society of the significance of the designated asset and the benefits of returning the site to use. Loss of the highest graded assets will only be on wholly exceptional grounds.

In addition the English Heritage website states:

<http://www.english-heritage.org.uk/professional/advice/hpg/decisionmaking/NPPF/>
(10/10/2012)

Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will endure for the wider community and not just for private individuals or corporations. It is very important to consider if conflict between the provision of such public benefits and heritage conservation is necessary.

The NPPF seeks economic, social and environmental (including historic environmental) gains jointly and simultaneously. The planning system should actively guide development to sustainable solutions. Pursuing sustainable development involves seeking positive improvement in the quality of the built environment. Substantial harm or loss should be refused unless it is demonstrated that it is necessary to deliver substantial public benefits that outweigh that harm (paragraphs 8, 9 and 133). The public benefits may be achieved with less or no harm by alternative design or location.

Sometimes harm is necessary to enable change of use of the asset to its optimum viable use. The optimum viable use is either the sole viable use of the asset or, if there is more than one viable use, the use most consistent with its ongoing conservation. Enabling such a change of use can be a public benefit that outweighs the harm done.

4. The Impact on The Setting of Heritage Assets Baseline Survey

4.1 Baseline Survey

The baseline survey is presented below and consists of considering the following:

1. The Historic Context
2. The Heritage Assets that are present
3. A consideration of the non visual setting of the heritage asset
4. A consideration of the views towards the heritage asset in summer
5. A consideration of the views towards the heritage asset in winter
6. A consideration of the views from the heritage asset in summer
7. A consideration of the views from the heritage asset in winter

It is noted that The Redlands Conservation Area is a Designated Heritage Asset.

4.2 Designated Heritage Assets

The impact of the proposals on the following nearby Designated Heritage Asset is considered:

	Asset	Type	Status Listing Grade	Distance m	Visible	Considered in detail
1	Wantage Hall	Building	II	20	Yes	Yes

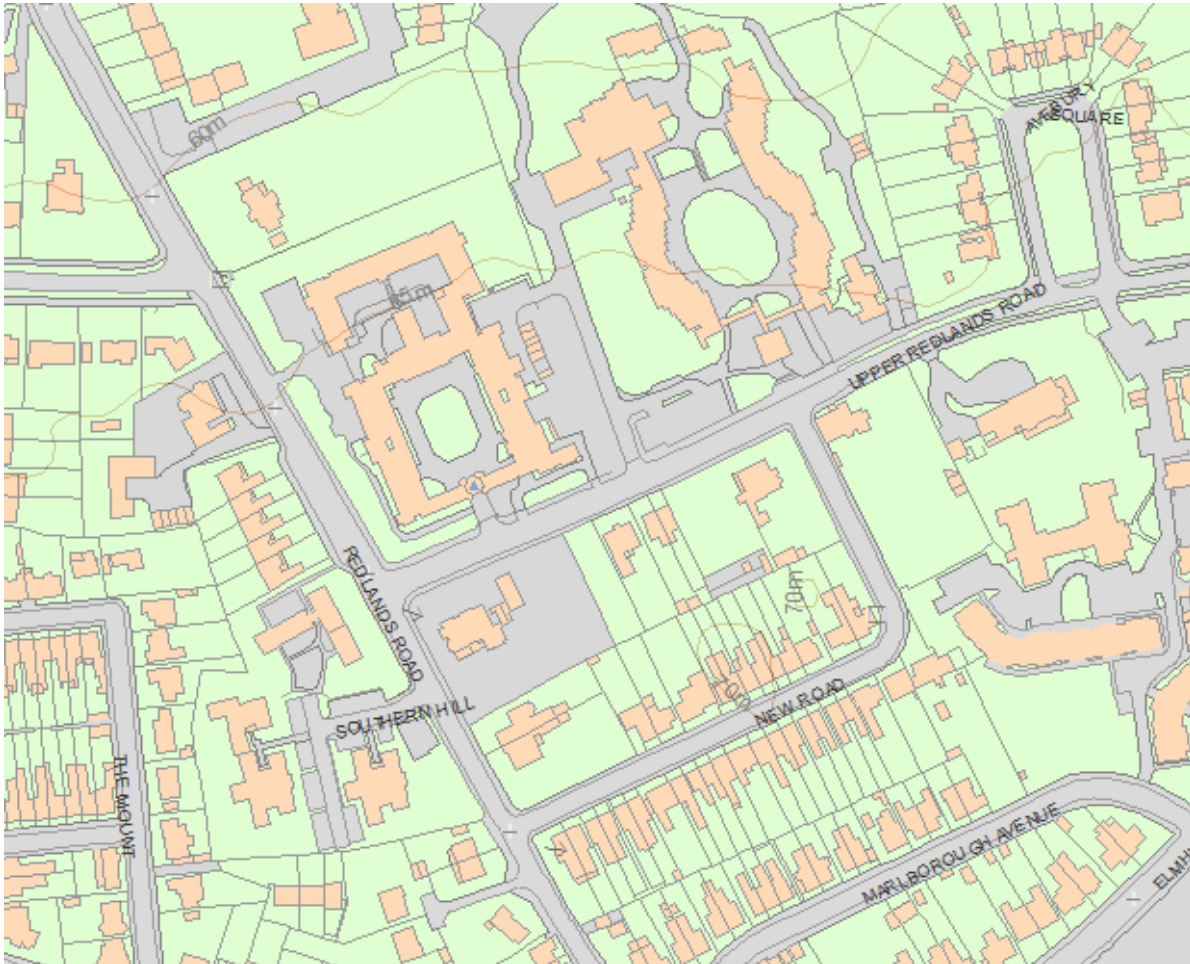


Figure 4: The Location of Nearby Designated Heritage Assets

Taken from <http://list.english-heritage.org.uk/mapsearch.aspx> on 22/03/2018

4.3 Non Designated Heritage Assets

The following are considered to be non-designated Heritage Buildings:

- Locally Listed Buildings
- Identified as Heritage Assets in other Local Planning Authority documents
- Other buildings over 65 years old suggested to be heritage assets by the Local Authority during consultations about this proposal

There are no non-designated Heritage Assets within the vicinity of the development area.

5. The Historic Context

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.

Between 1850 and 1900 the population of the Borough more than trebled from 21,456 to 72,217 and the housing stock increased accordingly. The development of the "Redlands Estate" (an area approximately bounded by London Road to the north, Redlands Road to the west, Upper Redlands Road to the south and Eastern Avenue to the east) was part of the post-railway late 19th century expansion of the town during which period large numbers of houses were built and growing civic pride was celebrated in the building of Reading's Town Hall (1875), the Concert Hall (1882), and the Museum and Library (1883-4). Reading Grammar School, to the west of the Redlands Estate, was built between 1865-71, to the designs of Alfred Waterhouse, a local resident of Reading from 1868.

The Redlands Conservation Area represents a middle-class residential area, untouched by commerce and industry. It was clearly designed to be a more spacious and leafy area than the artisans' terraces which lie closer to their employers to the north and east of this general area.

Redlands Road was one of a number of eighteenth century turnpike roads south out of Reading, taking its name from Red Lane, formerly Rudden Lane. It is situated on the periphery of Whiteknights Park, a former country estate, purchased by the University of Reading in February 1947.

6. Conservation Area

6.1 Extent of The Conservation Area

The development area is located within Character Area 1 of the Redlands Conservation Area. The extent of the Conservation Area is shown in the following figure:

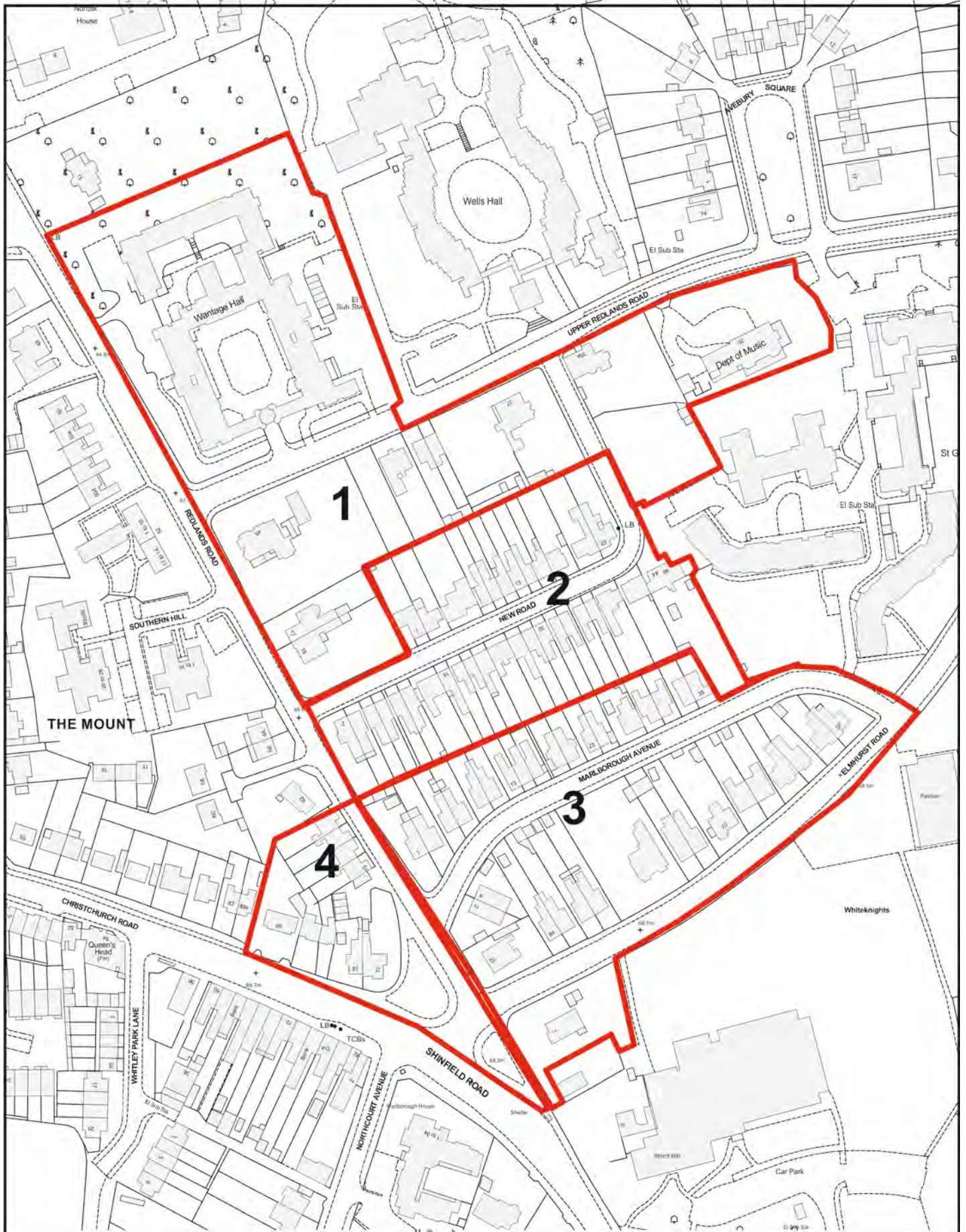


Figure 5: Extent of conservation area, showing character areas (1:2000 @ A4)

6.2 Conservation Area Appraisal.

A Conservation Area appraisal has been prepared it is published as the following document:

Reading Borough Council 2008. *Redlands Conservation Area Appraisal*. Reading: Reading Borough Council

Available online at

http://www.reading.gov.uk/media/8385/Redlands-Full/pdf/Redlands_Full.pdf

6.3 The Development of the Conservation Area

The earliest buildings in the conservation area date from the early to mid 19th century. Development has continued to the modern period.

The following illustration shows the development of the immediate area around the proposed development.

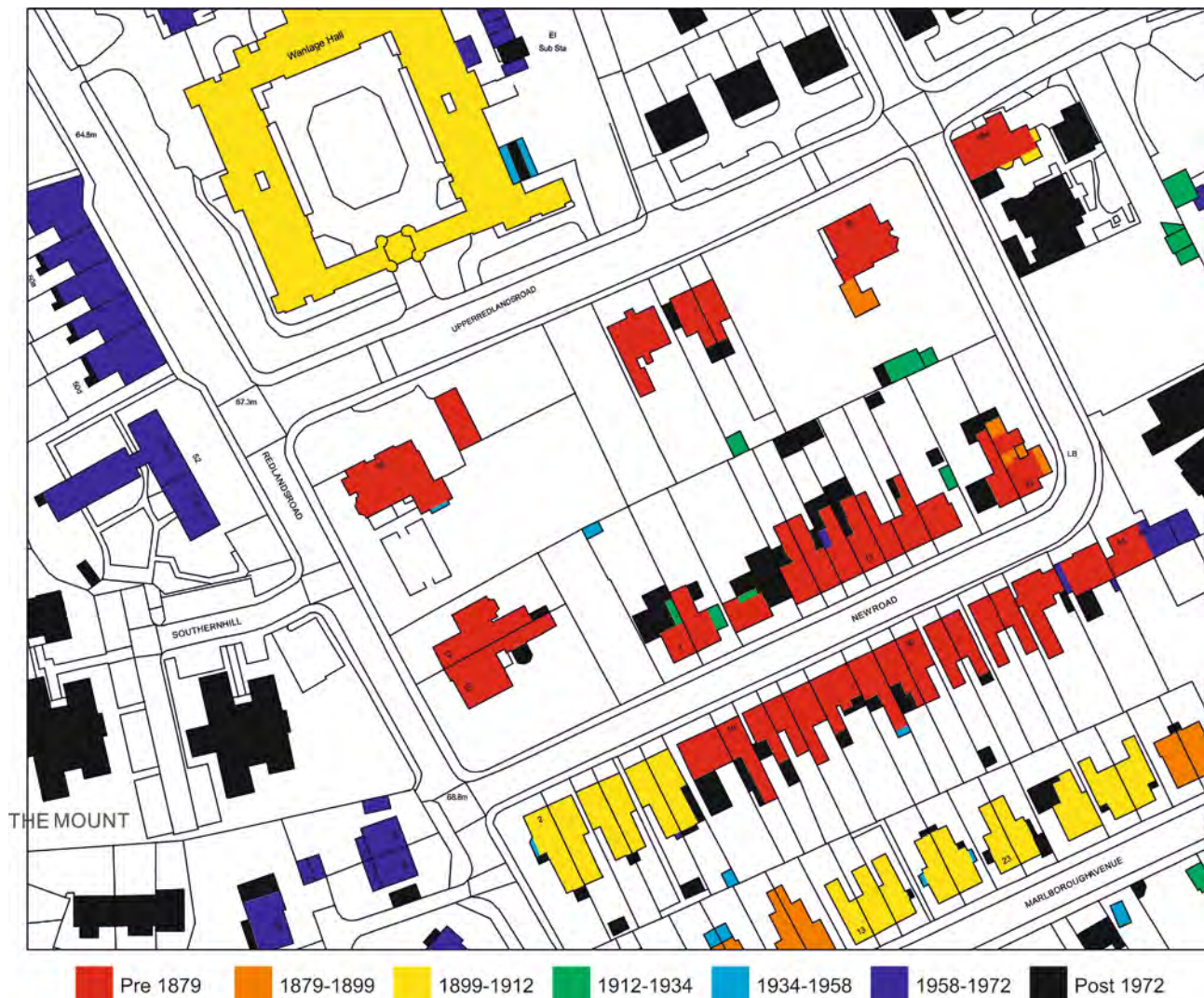


Figure 6: Phase plan of the vicinity of the proposed development (not to scale)

6.4 The Special Character of the Conservation Area

Taken from the Conservation Area Appraisal:

The Redlands Conservation Area comprises a tightly drawn essentially Victorian/Edwardian suburb of Reading, loosely centred around Christchurch Green, bounded by Redlands Road, Upper Redlands Road and Elmhurst Road... It was formally designated on 12 February 1991 following a period of public consultation, which resulted in the amendment of the originally proposed boundary by the addition of Wantage Hall and the University Music Department fronting Upper Redlands Road.

Apart from three properties on Christchurch Road, which date from about 1800, the area has no listed buildings, although attempts are being made to list Wantage Hall. Notwithstanding this, the area contains a wide variety of house types and architectural styles from the Victorian and Edwardian periods, the majority of which retain their original character.

The earliest houses date from around the 1850s. Much of New Road and the south side of Upper Redlands Road was developed by 1873. This contrasts with Marlborough Avenue and the north side of Elmhurst Road, where development was not begin until the 1890s.

The sheer variety, exuberance and blending of the architectural styles of the Victorian period in such close proximity makes the area attractive and worthy of Conservation Area status. This is reinforced by the retention of boundary walls and railings throughout the area which, together with mature tree cover, give the area its coherence.

6.5 The Upper Redlands Road and 17-19 Redlands Road

Character Area 1 is further described as follows:

1. Upper Redlands Road and 17-19 Redlands Road.

This area is mainly characterised by large detached and semi-detached houses standing in extensive and well-treed grounds. Reading University owns a number of these properties - 35, 35a, 37, 45 and Wantage Hall in Upper Redlands Road, and 17-19 Redlands Road. The architectural styles vary from the simple plain red brick style of the 1850s to later stucco villas (some very large) with Italianate and classical features, in particular, 17 and 19 Redlands Road. 35a Upper Redlands Road is an interesting gothic style building which turns the corner of New Road. Wantage Hall is apparently one of the first purpose built Halls of Residence. Built in "Oxford cloister-style", it presents an unspoilt appearance in landscaped grounds. It was opened in 1908, and named after Lord Wantage, first President of the University College of Reading



Plate 7 Looking East along Upper Redlands Road



Plate 8 Looking North from the junction of Redlands Road and New Road



Plate 9 Looking North along Redlands Road



Plate 10 17-19 Redlands Road

6.6 New Road

The New Road Character Area is described by the CAP as follows:

This is a quiet and more intimate road of smaller early Victorian houses and cottages, of which a great deal of the original character remains (although some unsympathetic additions have been made). The general character of housing in this part of the area is of plain red brickwork, sometimes with a contrasting band of grey bricks marking the division between the floors, low pitched slate roofs, four paneled doors with arched fanlights and glazing bar sash windows (9 and 12 panes). Numbers 20 Hill and Myrtle Cottages, 28, 30, 40 and 23 add particular vitality to the area.

Again, properties here are "linked" by frontage brick walls and/or low brick walls with railings above.

There are a range of building styles in New Road with some detractors. In many respects the side elevation of 19 Redlands Road interrupts the enclosed harmony of the rest of the road.



Plate 11 Looking East along New Road. The Application Area is on the left of the Photograph



Plate 12 The Side elevation of 19 Redlands Road



Plate 13 Redlands Road



Plate 14 Redlands Road

6.7 Areas Omitted from the Conservation Area

The CAP states that the boundaries of the conservation area are very closely drawn so that buildings of recent date, which are generally unattractive, are omitted.



Plate 15: Modern housing development immediately east of Wantage Hall
Wantage Hall is visible to the left of the above photograph.



Plate 16: Modern development alongside Wantage Hall, viewed from the east



Plate 17: Modern buildings west of Wantage Hall, viewed from the front of 45 Upper Redlands road

7. Assessment of Significance (HE) of the Conservation area

The *Significance (HE)* of the Conservation Area has been assessed using the terminology and methodology of the document: 2008 Conservation Principles.

7.1.1 Evidential Value

The physical fabric of the Conservation Area provides evidence of its development however most of this evidence can be discovered from documents and maps. There is nothing unique or near unique about the evidence for this Conservation Area.

7.1.2 Historic Value

There is an illustrative value to the conservation area by virtue of its demonstration of the layout and building style of a Victorian suburb.

There is some associative value owing to the presence of Wantage Hall, built by Lady Harriet Wantage, a prominent art collector and benefactor, in memory of her husband, Brigadier General Robert James Loyd-Lindsay, 1st Baron Wantage, soldier, politician, philanthropist and benefactor. This associative value is, however, focused on Wantage Hall itself, which is only a part of the conservation area as a whole.

7.1.3 Aesthetic Value

There is a high aesthetic value by virtue of its being a largely harmonious design with the objective of being a pleasant suburban area linking the town with the Countryside. When constructed, the development was somewhat isolated, with open land on each side. Now, the town has expanded and overwhelmed the Conservation Area, which survives as an island of aesthetic and historic quality amid the encroachment of comparatively plain modern structures.

7.1.4 Communal Value

As a whole there is no commemorative or symbolic value to the Conservation Area. Large parts of Conservation Area are owned by the University of Reading and are used as accommodation and academic buildings. These are highly valued by the people that use them, as places of residence, places of work and places of education.

7.2 The Contribution Setting Makes to the Significance of the Conservation Area

The conservation area is situated in a suburban area of Reading, with a great deal of modern development immediately outside the conservation area boundary. The setting of the conservation area has greatly altered since the historic buildings were initially constructed and the setting cannot be said to be a key factor in the significance of the conservation area.

7.3 Detractors

A number of modern buildings are present on the immediate perimeter of the conservation area. These are not in-keeping with the buildings within and detract from the visual appearance.

Main roads running through the conservation area are more heavily used than they were at the time of construction of the majority of the buildings in the conservation area and the area cannot be experienced as it was originally intended.

7.4 Designated Views

There are no designated views in the conservation area. The appraisal states the following on this matter:

Although approached by a rise up from the north along Redlands Road, the area is relatively flat and there are no special focal points. No individual building stands out in each street in the Conservation Area. Corner buildings tend to be prominent in the street scene, but not from any distance. Views out of the Conservation Area to the east towards St George's Hall are dominated by the hall of residence, a much larger structure than those in the Conservation Area itself.

8. Views From the Application Area



Plate 18: Looking north from the development area towards Wantage Hall



Plate 19: Looking east from the centre of the development area



Plate 20: Looking west towards modern buildings on the opposite side of Redlands Road



Plate 21: Looking south towards the buildings on the opposite side of New Road



Figure 7: Approximate locations from where plates 6-8 were taken

9. Wantage Hall

9.1 Introduction

The building is a Grade 2 listed building, constructed as an academic hall of residence.



Plate 22: South aspect, Wantage Hall



Plate 23: West aspect, Wantage Hall

9.2 Listed Building Description

Reasons for Designation

*Wantage Hall was the first hall of residence at the University of Reading opening in 1908. It is recommended for designation at Grade II for the following principal reasons: * A handsome and intact hall of residence in a Tudor style with an interesting quadrangle plan-form, quality materials and detailing. * A very early hall of residence which drew on the historic Oxbridge college tradition but was a pioneer of C20 university collegiate accommodation and which was to become the model for subsequent university colleges and halls of residence.*

934/0/10065 UPPER REDLANDS ROAD 02-APR-08 Wantage Hall

II Wantage Hall, 1908. Hall of residence at the University of Reading. Neo-Tudor design by Charles Steward Smith, architect, commissioned and endowed by Lady Wantage. Addition of New Court to the north in 1970, by Peter Ednie & Partners is not of special interest.

MATERIALS: *Red brick in English Bond with stone dressings and tiled roofs.*

PLAN: *A quadrangle, known as 'Old Court': largely of two storeys but with an additional basement level in the northern half given the sloping site. Roof is largely double pitched with a central concealed valley. Main entrance gate through a three storey clock tower in the south elevation. Dining Hall range, housing student common room on the ground floor and the dining hall above, on the north side of the quadrangle. Student accommodation mainly in the west and east ranges over two floors. Warden's study and offices in the south-east corner, formerly the Principal's residence. Service rooms largely confined to basement level. Red brick 1970s addition, known as 'New Court', forms a further quadrangle to the north but is not of special interest.*

EXTERIOR: *Main façade to the south on Upper Redlands Road. Of two storeys under a pitched tiled roof with pairs of gabled bays at the south-west and south-east corners. Windows are leaded casements with stone surrounds and moulded drip-moulds; those to the ground floor are conjoined to form a narrow string course. Rainwater hoppers decorated with a 'W' for 'Wantage'. Central, three-storey crenellated clock tower, again in red brick with stone dressings: there are stone string courses between floors and gargoyle corbels to the machicolation. Polygonal stair towers at each corner. Handsome canted oriel window to the first floor. Entrance is through a large Tudor arched gateway in stone with carved spandrels; paired solid panelled gates.*

Similar features are employed in the quadrangle although it is more decorative. West and east ranges have a series of prominent projecting chimney stacks, with clustered pots, stone dressings and diaper work decoration, dividing up the elevations. Entrance bays have Flemish gables with carved stone coats of arms and banded diaper work detailing. Two-storey dining room range to the north dominates both given its axis opposite the entrance but also for its greater height: symmetrical range of three bays, all with gables, decorated with diaper work. Large mullion and transom windows with leaded lights and some coloured glass. Central bay has a decorative canted oriel with a Flemish gable topped with a carved stone finial. Foundation stone beneath this window. Carved sundial added to the oriel in the 1980s inscribed to the memory of Sydney Taylor.

INTERIOR: Interiors differ dependent upon function with the principal spaces more decorative than the student accommodation, service accommodation or circulation spaces. Student accommodation is in small study bedrooms largely in the west and east ranges where they are arranged either side of a central corridor on the ground and first floors. Each has a fireplace (some now blocked) with a wooden mantle and original picture rails. Elongated doors to the student rooms are replicas of the originals given fire prevention requirements. Corridors and staircases have exposed red brick walls. Main staircase, leading up to the Dining Hall, has a solid brick balustrade topped with a moulded stone banister and terminating in a carved stone newel. Tudor arches with stone mouldings are also employed internally. Interiors of particular note are the former Principal's lodgings and the Dining Hall. The former contains stone fireplaces decorated with the shell motif of the University and original panelling. Present Warden's study, originally the parlour of the Principal's lodgings, retains its original fireplace which has a timber surround, decorative mantle, and glazed green tiles. Wallpaper in a green leaf design may be original Morris & Co. Most impressive Dining Hall with solid timber hammer-beam roof and attractive curved braces. Original wooden and metal chandeliers. Panelling to picture rail level and carved door surround. Windows with coloured glass shields and crests. Large open fireplace with stone Tudor surround and carved spandrels. Substantial decorative carved timber fire surround and overmantle including carved human heads, shells and a Latin inscription.

ANCILLARY FEATURES: Red brick walls and railings to Redlands Road and Upper Redlands Road.

HISTORY: Although a School of Art was established at Reading in 1860 with a School of Science following in 1870, it was not until 1892 that Reading was founded as a University Extension College under the patronage of the University of Oxford. It became a University in its own right in 1926 by Royal Charter. Wantage Hall was built relatively early in the life of the university; it was designed in 1906 and opened in 1908. It is believed to have been the first purpose-built hall of residence built after the Oxford and Cambridge colleges. It was the gift of Harriet, Lady Wantage (1837-1920) a wealthy local benefactress. Lady and Baron Wantage owned Lockinge House, near Wantage, as well as considerable land holdings in Berkshire. They were artistic connoisseurs and patrons and were heavily involved with the British Red Cross Society. Lady Wantage was closely associated with her husband's work at Reading University College of which he was the first president and after his death in 1901 she was appointed vice-president and live governor. She donated nearly £150,000 to the University including the building and endowment of Wantage Hall as a men's hall of residence and £50,000 to an endowment fund in 1911. She was also a benefactor of the Royal Berkshire Hospital and was the first woman to receive the freedom of the Borough of Reading. Charles Steward Smith (1858-1923), who designed the building, was a local Reading based architect.

During the First World War Wantage Hall was used by the Royal Flying Corps School of Instruction, training instructors to, in turn, train the increasing numbers of RFC squadrons required. Classes were held in the building and practical training took place along Upper Redlands Road where old fuselages were suspended in the trees for this purpose.

The hall of residence expanded in 1970 with additional accommodation provided by New Court, an extension added to the north of the original building (now known as 'Old Court'). New Court was designed by the architectural firm Peter Ednie & Partners but is not considered of special interest.

Wantage Hall remains in use as a fully catered residential hall which accommodates approximately 245 students.

SOURCES: Reading Standard 31 October 1908

*REASON FOR DESIGNATION: Wantage Hall was the first hall of residence at the University of Reading opening in 1908. It is designated for the following principal reasons: * A handsome and intact hall of residence in a Tudor style with an interesting quadrangle plan-form, quality materials and detailing. * A very early hall of residence which drew on the historic Oxbridge college tradition but was a pioneer of C20 university collegiate accommodation, and which was to become the model for subsequent university colleges and halls of residence.*

9.3 The Building

Listing Reference Number	1392496
Listing Grade	II
Use Class	Domestic
Function	Hall of Residence
Historic Function	Hall of Residence
Building Date	
Period	Edwardian
Century	20 th
Approximate Date	
Precise Date	1908
Architect	Charles Steward Smith
Architectural Style	Neo-Tudor
Plan Form	Four wings around a quadrangle
Number of Storeys	Two (with three-storey clock tower)
Materials	Brick
Dressings	Stone
Roof	Tile

9.4 Style

The building is constructed in an early 20th century neo-Tudor style.

9.5 Recent History

The history of Wantage Hall is explored in detail in the Listed Building Description above. In addition, it is noted that during the Second World War, Wantage Hall was the headquarters of the Royal Air Force Reserve Command.

9.6 The Importance of The Building Listing Criteria

Date		For Edwardian buildings one of the other criteria has to be clearly met.
Rarity		Halls of residence are rare types of historic building
Architectural Interest		
	Architect	The building is the work of a known, although not prominent, architect. There is therefore some interest.
	Type	The building is a rare type.
	Innovation	This building does not use innovative building techniques or materials.
	Virtuosity	The building does not demonstrate virtuosity in building techniques.
	Plan Form	There is fair interest in the uncommon plan form.
Historic Interest		There is fair historic interest in the building owing to it being the oldest hall of residence outside Oxford or Cambridge.
Group Value		The building is self-contained and is surrounded on three sides by modern structures. There is no group value.
Contribution of Setting		The setting of the building does not contribute to its importance.

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

9.7.1 Evidential Value The Entity Itself

Date	For Edwardian buildings one of the other criteria has to be clearly met.
Evolution of Fabric	No evolution of fabric is noted.
Function	The building's function has not changed.
Activities	The activities relating to the building have not changed.

9.7.2 Evidential Broader Evidence

Innovation in Building Techniques	This building does not use innovative building techniques.
Social Evolution	The building illustrates the social movement at the turn of the 20 th century which saw more people being able to study at universities.
Economic Evolution	The increase in numbers of those attending university, and therefore the need to construct new halls of residence is a reflection of the growing middle class population.
<i>"Unique Evidence"</i>	The building does not provide any unique evidence.
Distribution	Distribution is not considered relevant in this instance.

9.7.3 Historic Value Illustrative of Evidence

Rarity	Halls of residence are rare types of historic building
Uniqueness	The building is unique in being the oldest surviving hall of residence outside Oxford and Cambridge that is still in use for its designed purpose.
Association	The building has associative value in its links to the University of Reading, the Royal Flying Corps and the Royal Air Force.
Ease of Interpretation	The building can be easily interpreted as it still serves its original purpose.
Work of Designer or Craftsman	The building is the work of a known, although not prominent, architect. There is therefore some interest.
Integrity	There is a fair degree of integrity as the building is still in use for its designed purpose, however modern requirements mean alterations have occurred.

9.7.4 Historic Value Association

Does the Building have a blue plaque?	No
Notable person	The building was commissioned by Lady Harriet Wantage, a prominent art collector and benefactor, in memory of her husband, Brigadier General Robert James Loyd-Lindsay, 1st Baron Wantage, soldier, politician, philanthropist and benefactor. There is therefore associative value.
Notable Family	See above.
Event	The building was used in both World Wars by the Royal Flying Corps and Royal Air Force. There is value in the associations with these historical events.
Movement	None
Literature	None
Art	None
Music	None
Film	None
Sport	None
Science	None
Town Planning	None
Designer or Craftsman	None

9.7.5 Aesthetic Value

Conscious Design	The building displays a strong element of conscious design.
Attractive Landscape at Time of Construction	The landscape at the time of construction was rapidly becoming built upon as Reading expanded.

Inspire Awe	The building is not considered awe-inspiring.
Inspire Fear	The building does not inspire fear. Owing to its purpose as a hall of residence, it is quite the opposite.

9.7.6 Design Value

Was the building designed?	Yes
Composition	The building is well composed.
Quality of Design	There is a high quality of design.
Views	There are no exceptional views of the building.
Vista	There are no exceptional vistas from the building.
Quality of Execution	The building was constructed to a high standard.
Quality of Workmanship	The building has a high quality of workmanship, however not exceptional.
Picturesque Theory	The building is not considered to have been designed in accordance with picturesque theory.

9.7.7 Artistic Value

Is the design an artistic creation?	There is an artistic element in the symmetry found in the building.
Does the building have artistic value?	The artistic value is considered not to be exceptional.

Communal Value

Is the building commemorative?	Yes. The building commemorates Brigadier General Robert James Loyd-Lindsay, 1st Baron Wantage.
Is the building Symbolic?	No
Does the building remind us of uncomfortable:	
a. Events	No – despite the connections to the World Wars, the building does not, itself, give reminders of these conflicts.
b. Attitudes	No
c. Period in History	No

9.7.8 Social Value

Source of Identity	The building could be seen to give a sense of identity to those students for whom it is, or has been, home.
Distinctiveness	The building is very distinctive in its location and is therefore has social value as a landmark.
Social Interaction	As a hall of residence, the building is associated with an inherently high degree of social interaction.
Coherence	There is a fair degree of social coherence based on the operation of the building as a

	hall of residence for a large number of students.
Spiritual Value	The building holds no spiritual value.

9.7.9 Understanding the Fabric

Does historic fabric survive?	Yes.
Does the original physical structure survive?	Yes.

9.7.10 Identify who values the place, and why they do so

Is the building in use?	Yes, for its original purpose.
Evidence that Heritage is valued by	
a. LPA	The building is mentioned in the Conservation Area Appraisal
b. Parish Council	N/A
c. Local Amenity Group	Owing to its purpose as a hall of residence, there is little scope for local amenity groups to experience the building.
d. People from Outside the Area	The building is a hall of residence for students from outside the immediate area of Reading.
e. Scholars	The building is home to a large number of scholars.

9.7.11 Consider the contribution of associated objects and collections

Artefacts recovered through archaeological fieldwork	N/A
Artworks and furnishings	None known
Collections	None known
Tools and machinery	N/A
Archives (historical and archaeological)	None known
Other	None known

9.7.12 Consider the contribution made by setting and context

Setting and Context	The building is a hall of residence in fairly close proximity to the modern university campus. It is, however, surrounded largely by modern buildings and its setting as constructed is lost.
Contribution	The building contributes to the setting of the Redlands Conservation Area.

9.7.13 Compare the place with other places sharing similar values

How strongly are the identified heritage values demonstrated or represented by the place, compared with those other places?	Purpose-built halls of residence are rare forms of historic building. The heritage values demonstrated by Wantage Hall are very strong as the building is still in use for its original designed purpose.
How do its values relate to statutory	The values conform to the statutory

designation criteria, and any existing statutory designations of the place?	designation criteria. Its current listing is justified.
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9.8 The Setting

The building is largely set amongst modern buildings. Its side faces a main road into the suburbs of Reading. Some earlier buildings are present to the south.

9.9 What Can Be Experienced?

A large Edwardian building

9.10 Who Experiences The Building?

University students living within the building, staff that work in the building and the general public passing by the exterior.

9.11 Where can the Building be Experienced?

From Redlands Road and Upper Redlands Road, plus from within the building itself, to a more restricted audience.

9.12 What is Important and Why

The building is the earliest surviving example of a hall of residence outside Oxford and Cambridge, and is still in use in its original function.

9.13 Views from the Heritage Asset in Winter



Plate 24: View from the entrance to Wantage Hall south towards the proposed development



Figure 8 Approximate location from where plate 12 were taken

10. The Proposals, Impact on Heritage Assets & Conclusions

10.1 Heritage Assets

The impact on two heritage assets are considered:

- The Redlands Conservation Area
- The Grade II listed Wantage Hall

10.2 The Proposals

It is proposed to construct four detached dwellings on the land to the rear of 45 Upper Redlands Road.

10.3 The Design Process

This scheme has followed best practice in that a Heritage Impact Assessment was undertaken before the design was completed in order to ensure that any impact to the historic environment would be acceptable. A pre-application consultation with Reading Borough Council has been made and suggested amendments have been applied.

10.4 The Impact of the Proposals on the setting of Wantage Hall and the street scene of Upper Redlands Rd

The impact of the proposals on the setting of the building can be summarised as follows using the English Heritage tables:

The Assets Physical Surrounding

Topography	Is it a Factor	Comment
Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)	No	The proposed development is located in an area already extensively developed in the recent period.
Definition, scale and 'grain' of surrounding streetscape, landscape and spaces	No	The streetscape has already been heavily compromised with modern buildings.
Formal design	No	
Historic materials and surfaces	No	The proposal will not affect any historic materials or surfaces.
Land use	No	The land use will still be residential / domestic.
Green space, trees and vegetation	Yes	Some areas of grass will be lost to the development.
Openness, enclosure and boundaries	Yes	Some open space will be lost.
Functional relationships and communications	No	The proposed buildings are on a piece of land not currently used for communicative or other relationships.
History and degree of change over time	Yes	The proposal will add a further phase to the changes to the conservation area over time.
Integrity	No	
Issues such as soil chemistry and hydrology	No	
Experience of the asset		
Surrounding landscape or townscape character	No	Both the settings of the conservation area and Wantage Hall are heavily compromised with modern development. The townscape character of this part of Reading is one of change and

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		development.
Views from, towards, through, across and including the asset	Yes	More opportunity will be given for individuals to view the asset from within the proposed buildings.
Visual dominance, prominence or role as focal point	No	Wantage Hall is a clear focal point. The proposed development will not affect this.
Intentional intervisibility with other historic and natural features	No	
Noise, vibration and other pollutants or nuisances	Temporary	The construction of the proposed buildings will create noise and vibration. Once complete, the buildings will cause no further disturbance.
Tranquillity, remoteness, 'wildness'	No	
Sense of enclosure, seclusion, intimacy or privacy	No	
Dynamism and activity	No	
Accessibility, permeability and patterns of movement	No	
Degree of interpretation or promotion to the public	No	
The rarity of comparable survivals of setting	No	
The asset's associative attributes		
Associative relationships between heritage assets	No	
Cultural associations	No	
Celebrated artistic representations	No	
Traditions	No	

Location and siting of development	Applicable	Comment
Proximity to asset	Yes	The proposed development is very near to Wantage Hall, and is within the conservation area.
Extent	No	The proposed extent is not significant enough to affect the assets.
Position in relation to landform	No	
Degree to which location will physically or visually isolate asset	No	The assets will not be isolated.
Position in relation to key views	No	There are no key views identified in the Conservation Area Appraisal.
The form and appearance of the development		
Prominence, dominance, or conspicuousness	No	The proposed buildings will not be dominant structures.
Competition with or distraction from the asset	No	The proposal does not distract from the asset.
Dimensions, scale and massing	No	
Proportions	No	
Visual permeability (extent to which it can be seen through)	No	The buildings will not be visually permeable.
Materials (texture, colour, reflectiveness, etc)	No	

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Architectural style or design	No	
Introduction of movement or activity	No	New patterns of movement will be introduced, however this will not affect the asset.
Diurnal or seasonal change	No	The proposed development will be equally visible at all times of day and in all seasons. It will not affect the asset at any time.
Other effects of the development		
Change to built surroundings and spaces	No	
Change to skyline	Yes	The skyline is very immediate owing to the topography and close proximity of buildings. The proposal will not affect the asset.
Noise, odour, vibration, dust, etc	Temporary	The construction of the proposed buildings will create noise and vibration. Once complete, the building will cause no further disturbance.
Lighting effects and 'light spill'	No	
Change to general character (eg Suburbanising or industrialising)	No	
Changes to public access, use or amenity	No	
Changes to land use, land cover, tree cover	No	
Changes to archaeological context, soil chemistry, or hydrology	No	
Changes to communications/accessibility/permeability	No	
Permanence of the development		
Anticipated lifetime/temporariness	No	The proposal will be long term
Recurrence	No	
Reversibility	No	
Longer term or consequential effects of the development		
Changes to ownership arrangements	No	
Economic and social viability	No	
Communal use and social viability	No	
Enhancement may be achieved by actions including:		
removing or re-modelling an intrusive building or feature;	No	
replacement of a detrimental feature by a new and more harmonious one;	No	
restoring or revealing a lost historic feature;	No	
introducing a wholly new feature that adds to the public appreciation of the asset;	Yes	
introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or	Yes	
improving public access to, or interpretation of, the asset including its setting.	No	

Wantage Hall is an early example of an educational hall of residence which is experienced by the large number of people who live and have lived there. The surroundings are a pleasant "well treed" street with buildings of varying dates.

The sympathetic design of the new buildings means there will be a negligible impact on the setting of this building.

10.5 The Impact on Redlands Road (Plot 2)

Only the east side of Redlands Road is within the Conservation Area. Consideration of the date of the buildings on Redlands Road shows that there are buildings from both the Victorian and modern eras. On the eastern side of Redlands Road there is a lack of coherence to the street scene in terms of scale and materials, ranging from the very large building built in brick with stone dressing (Wantage Hall).

The proposed building is "in keeping" with the surrounding properties in terms of scale and materials and thus is a neutral change to the character and appearance of the conservation area.

10.6 The Impact on New Road

The character of New Road – Victorian terraced and semi-detached houses - commences on the North side of the road with no 1 New Road. At present the application is an uncharacteristic gap between New Road and 19 Redlands Road. The construction of a building in a style "in keeping" with the character of New Road which increases the sense of enclosure will be a clear enhancement of the Conservation Area.

11. Conclusions

The Upper Redlands Road area is a pleasant suburb with much recent building in a contrasting style.

The construction of the proposed buildings will have no impact on either the Redlands Conservation Area or Wantage Hall's special character. Immediately surrounding the Conservation Area, in the vicinity of the proposed development and Wantage Hall, are a large number of recent buildings. The proposed buildings will, therefore, not be out of place. The area will still be "*well-treed*" after construction of the two houses.

The addition of a further modern structure makes no difference to the way in which the Conservation Area or Wantage Hall will be experienced. Instead, the proposal will make the assets "accessible" to more people.

The public benefit of the creation of four well designed houses is noted.

It is this suggested that the application does no harm to the key elements of the Conservation Area and preserves and enhances its character and appearance.

12. Appendix: Bibliography

Reading Borough Council 2008. *Redlands Conservation Area Appraisal*. Reading: Reading Borough Council

Smith, E. 1957. *A History of Whiteknights*. Reading: The University of Reading

13. Appendix: Map Regression Analysis

13.1 1877-9 Ordnance Survey

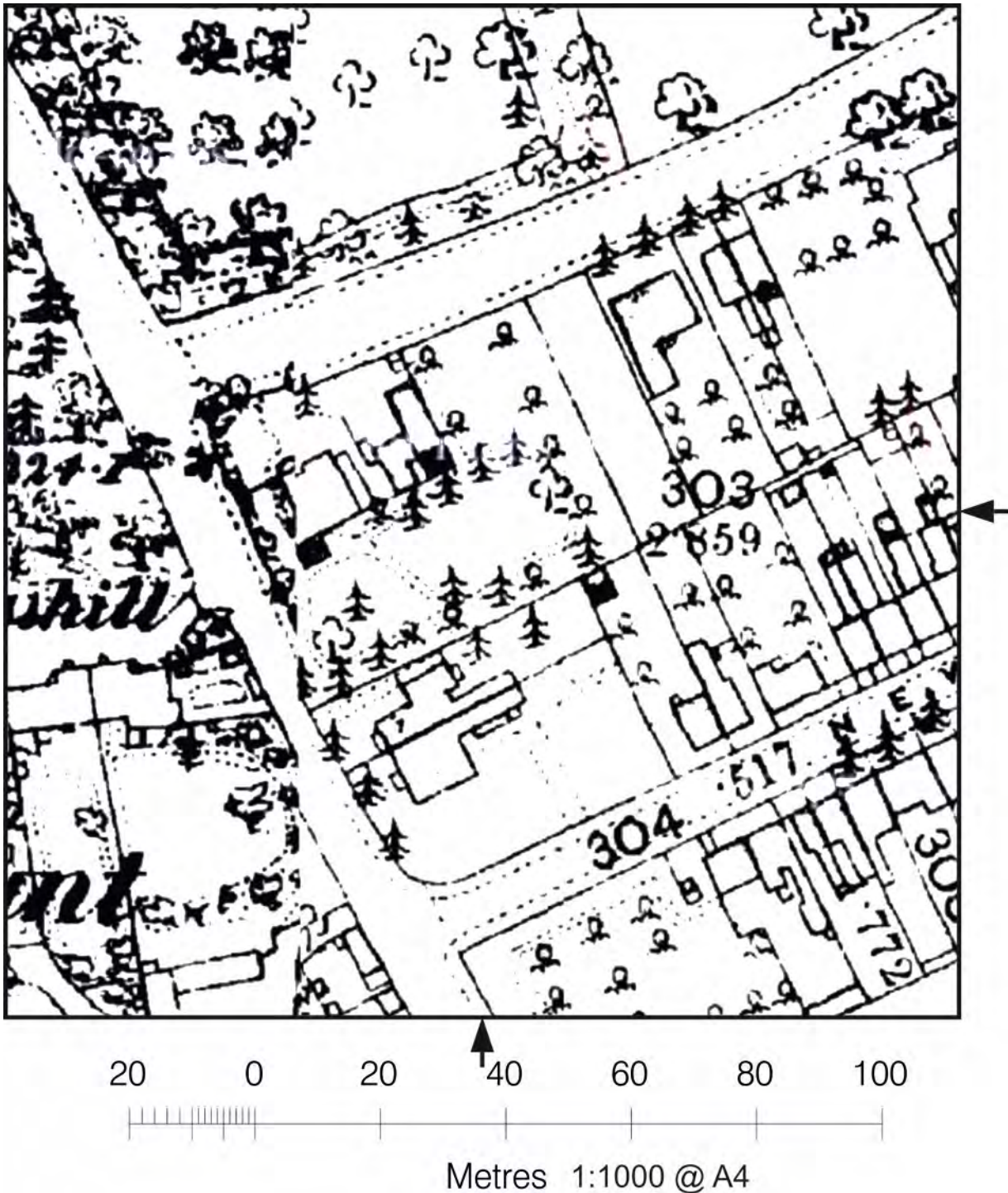
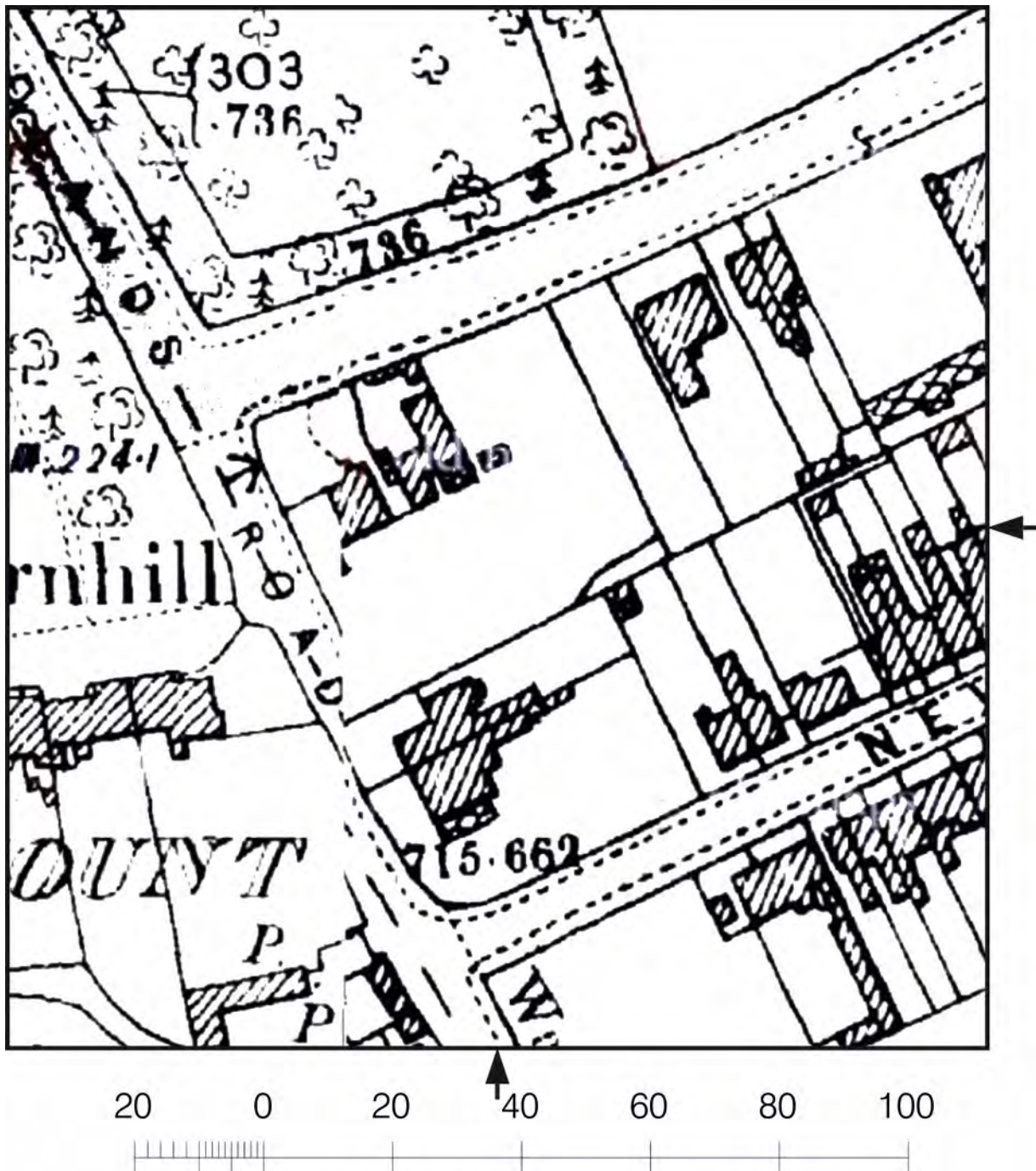


Figure 9: 1877-9 Ordnance Survey 1:2500 map, reproduced at 1:1000

The gardens forming the development area are already established. Wantage Hall is yet to be built.

13.2 1899 Ordnance Survey



Metres 1:1000 @ A4

Figure 10: 1899 Ordnance Survey 1:2500 map, reproduced at 1:1000

The development area is cut by a join in map sheets, however its layout has not altered.

13.4 1912 Ordnance Survey

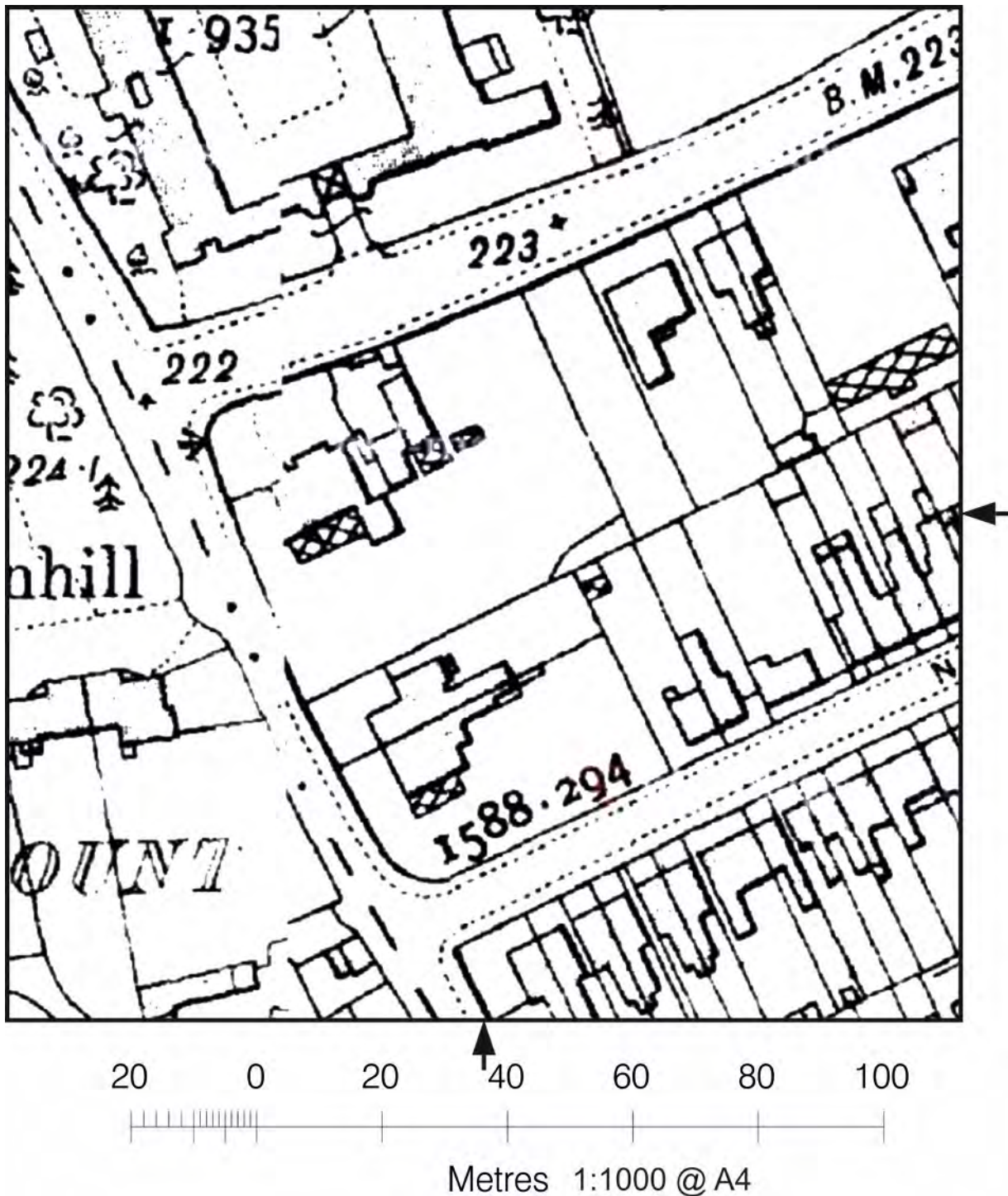
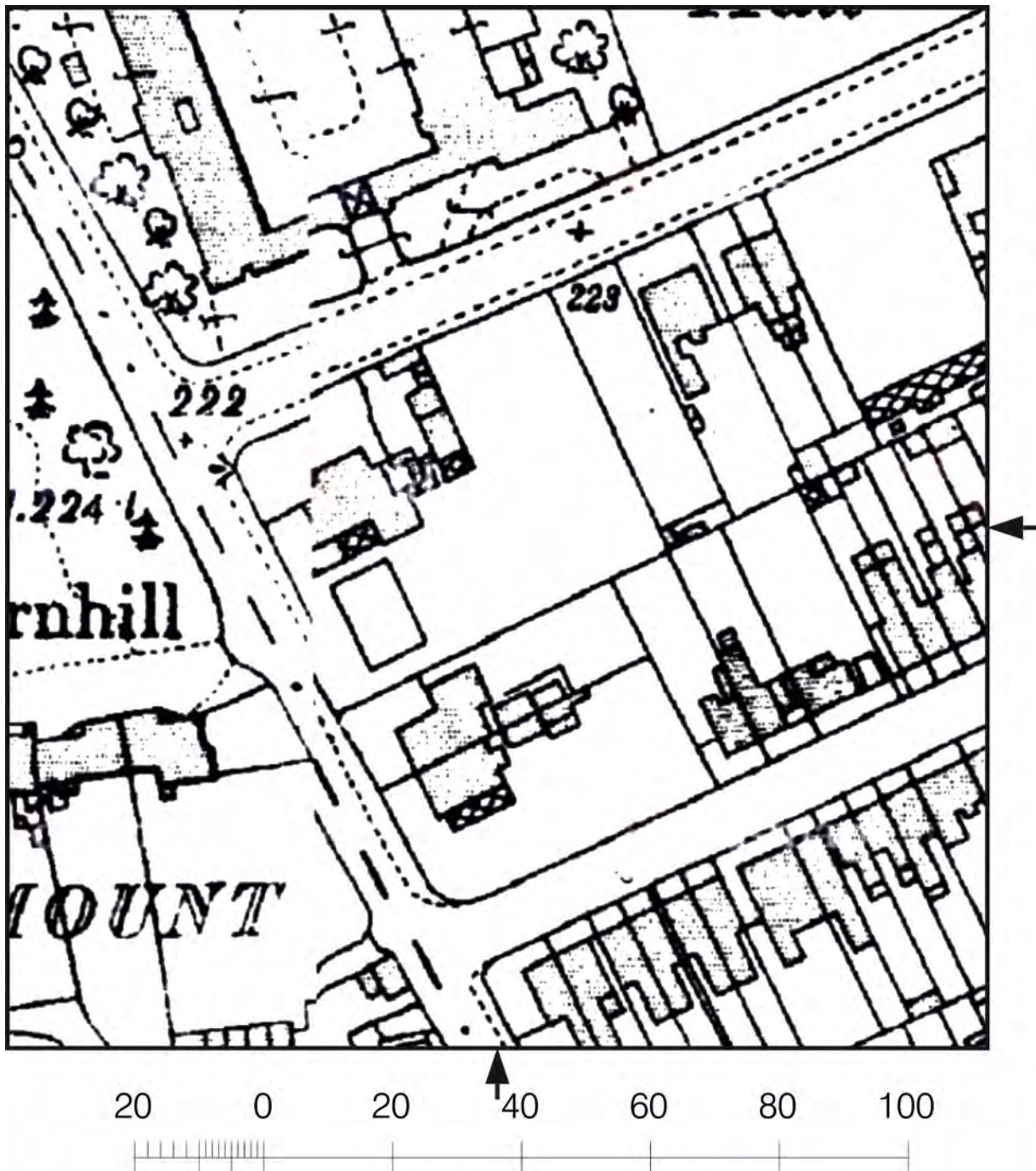


Figure 11: 1912 Ordnance Survey 1:2500 map, reproduced at 1:1000

Glasshouses are present on the rear of the buildings fronting Upper Redlands Road. Wantage Hall has also been constructed.

13.5 1931-4 Ordnance Survey

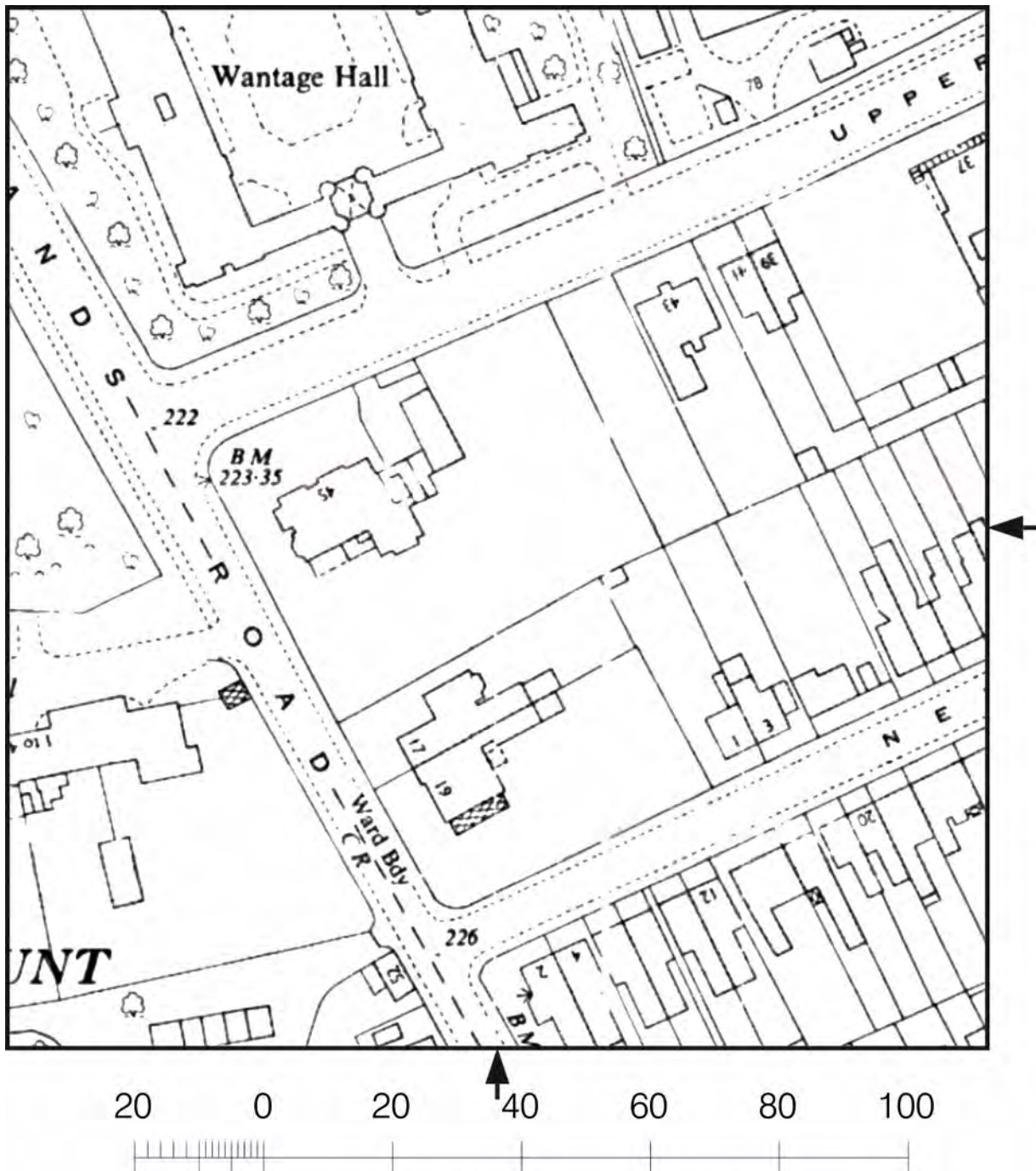


Metres 1:1000 @ A4

Figure 12: 1931-4 Ordnance Survey 1:2500 map, reproduced at 1:1000

A building is shown in the location of the sunken garden in the development area.

13.6 1958 Ordnance Survey

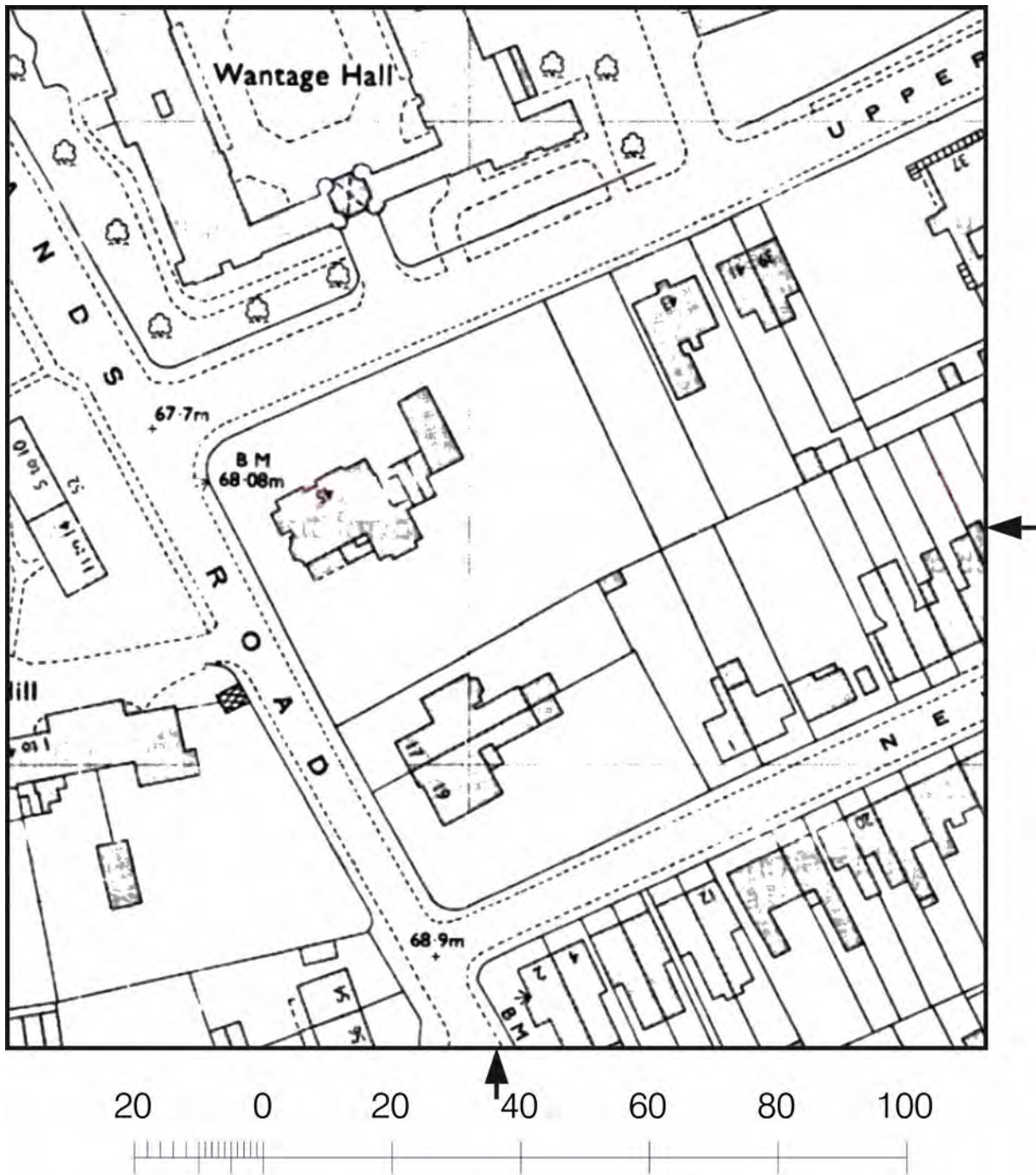


Metres 1:1000 @ A4

Figure 13: 1958 Ordnance Survey 1:1250 map, reproduced at 1:1000

The building in the location of the sunken garden is not shown.

13.7 1968-72 Ordnance Survey

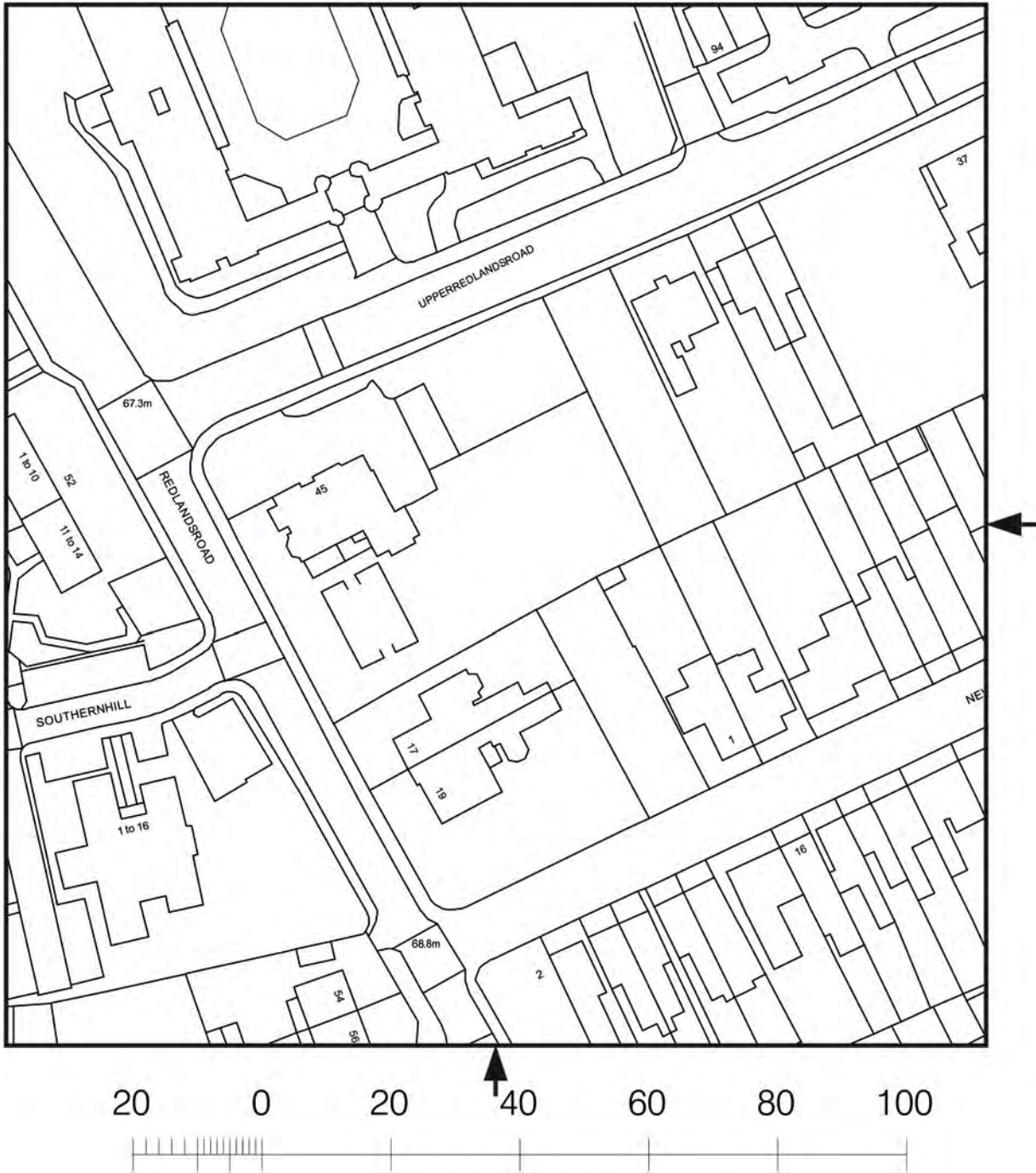


Metres 1:1000 @ A4

Figure 14: 1968-72 Ordnance Survey 1:2500 map, reproduced at 1:1000

There is no change from the previous map

13.8 Modern Ordnance Survey



Metres 1:1000 @ A4

Figure 15: Modern Ordnance Survey 1:2500 map, reproduced at 1:1000

The development area is in its current form.