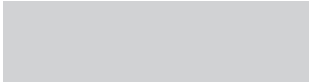




Heritage, Townscape and Visual Impact Assessment

Clarendon House,
Reading

September 2018



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EXECUTIVE SUMMARY

This report is prepared by Montagu Evans LLP, on behalf of Reading Heights Ltd, in support of proposals which are subject to an application for planning permission at Clarendon House, Reading. The purpose of the report is to provide an assessment of the impact of the proposals on heritage, townscape and visual receptors.

The assessment is informed by nine accurate visual representations (verified views) from locations agreed with the Council. This includes protected views identified in the Reading Tall Building Strategy (2008) of the development plan.

The proposals comprise the extension of Clarendon House and redevelopment of the existing surface level car park to provide 43 residential units.

Original Submission

An application was submitted by the design team in May 2018 comprising:

The erection of a one storey roof extension and a part six, part ten storey building, mews houses comprising 4108 sqm (GEA) of new development, providing up to 50 residential units together with associated services enclosures, parking and landscaping

The application was informed by pre-application discussions with Reading Borough Council and also the advice of their Design Review Panel.

Further consultation with the Council was undertaken during the determination process. The Conservation Officer stated:

... there are still concerns with the level of bulk and massing proposed with regard to the 10 storey element of the proposed extension. In particular views in either direction along Watlington Street and the dominance of the proposal and how this impacts upon the setting of the Grade II listed Wesley Methodist Church and views within the conservation area and in particular the landmark views of the church spire identified within the Eldon Square Conservation Area Appraisal.

The consensus both from the conservation officer and management review is that the impact of the building upon the church spire needs to be softened. Primarily this could be achieved by reducing overall height. It has also been suggested that introducing a more rounded corner to the building as it turns between Queens Road and Watlington Streets would assist in mitigating the rather harsh and angular juxtaposition of the development in the context of the views referred to above and help ensure the landmark view of the spire is maintained.

This revised application has been prepared to directly address the issues expressed by the Council.

Revised Proposals

The Conservation Officer recommended two primary mitigation measures.

Firstly, a reduction in height of the 10 storey tower. The revised proposals comprise a building of part six, part nine storeys. The reduction in height has benefitted the views looking south along Watlington Street near to the junction with King's Road (see Nos. 8 and 9), reducing the scale of the tower relative to the Methodist Church spire. The architectural integrity and form of the building has still been maintained.

Second, the Officer recommended "introducing a more rounded corner to the building as it turns between Queens Road and Watlington Streets". The design team have considered this approach, although a different architectural response is submitted.

The revised upper block has been articulated to further open up views towards the Methodist Church spire. As a consequence, the spire may be glimpsed in long views from the north, leading towards the closer views, where the setting may be appreciated to better effect, including views 8 and 9.

The setback and articulation of the upper parts of the building is designed to allow a clear sight line of the Methodist church spire in these closer views. The simple form and use of a lighter, more recessive, brick colour reduces the visual impact and frames the view in an attractive manner.

In conjunction, the previously proposed balconies have been removed from the eastern elevation of the nine storey element. The architectural response is simple and restrained, and thus does not detract from the appreciation of the Methodist Church.

The proposed changes may be appreciated when comparing the May 2018 and current proposals in views 8 and 9 from the junction of Watlington Street and King's Road.



Figure 1.1 Application submitted May 2018 from view 8: Forbury Road at King's Road



Figure 1.3 Revised application submitted September 2018 from view 8: Forbury Road at King's Road



Figure 1.2 Application submitted May 2018 from view 9: Watlington Street (4)



Figure 1.4 Revised application submitted September 2018 from view 9: Watlington Street (4)

Planning Policy

The proposals should have regard to the development plan and relevant planning guidance. Policy designations outline the strategic aspirations for an area, contribute to the understanding of townscape value and the potential for, or even lack of, change.

The site is located in the Reading Central Area, which is identified for medium to high density. The Reading Tall Building Strategy (2008)

Appendix 1 identifies it in Character Area 26: King's Road, where *"the large block size of existing built form ensures that a tall building would not be uncharacteristic in terms of townscape scale, or detract from the existing urban grain"*.

The Site is a 12 minute walk from Reading Station. The central location and proximity to public transport is conducive to sustainable development at a greater density.

Heritage

The site does not comprise any statutorily listed buildings and is not located in a conservation area. Notwithstanding, as identified by the Conservation Officer, the site has a setting relationship to the adjacent Eldon Square Conservation Area and the Grade II listed Wesley Methodist Church.

Currently the setting makes no particular contribution to our ability to appreciate the significance of the Conservation Area except, as it happens, by contrast between it and the busy modern areas outside of it. The site forms part of this experience, comprising an existing building of no architectural merit and a vacant surface level car park to the north and east.

The setting of the Methodist Church and the Eldon Square Conservation Area is already characterised, in part at least, by tall buildings. The Conservation Area comes up abruptly to the Queen's Road, where there is a sharp change in character. Views to the south of the road, looking north along Watlington Street towards the site, are back dropped by the recently consented 17-storey 120 King's Road, currently under construction. One is aware that the Conservation Area is an area of historic townscape in the context of a busy urban centre which is evolving.

The spire of the Methodist Church has a setting relationship with the Church of St John the Evangelist, although the two were not designed as a planned pair. Their historic evolution is important to understand, as the two were not designed to be read as a composition and their visual relationship is incidental, most likely arising through competing congregations. Notwithstanding, it is accepted that they form attractive townscape features, notably in approach views from the north and south along Watlington Street.

Detailed consideration has been given to the interaction of the proposed development with the Eldon Square Conservation Area, and in particular the spires of the Church of St John the Evangelist and Wesley Methodist Church, as set out above.

The proposed development will also improve the current context by removing the surface level car park and instating a building frontage to this street edge, in a material palette that is complementary to the local red brick.

The HTVIA analysis confirms that the proposed development, including changes subsequent to the May 2018 submission, would not harm the significance, or ability to appreciate the significance, of heritage assets in the study area. Considerable importance and weight has been given to the significance of the heritage assets.

Townscape and Visual

The site forms part of the King's Road Character Area (see **Section 6.0**). This is visually and, in part, physically separated from the south by the wide A329 (Queens' Road), a section of the Reading Inner Distribution Road. The road is a busy thoroughfare and its width provides a physical and visual barrier that separates land to the north and south in the immediate area.

The area generally comprises late twentieth century office buildings with a large building footprint. It is identified by the development plan as appropriate for mixed-use development of medium to high density.

To the north is the Eastern Tall Building Cluster. The cluster incorporates the recently consented 120 King's Road.

The existing building on the site is plain and of not of architectural merit. The land to the rear of the site is currently used as a surface level car park. It is of poor visual amenity, and lacks the activity and natural surveillance that a traditional street block may otherwise provide.

The proposed development seeks the redevelopment of the site to provide 43 residential dwellings. It includes a building of part six, part nine storeys. The scale of development is commensurate with the importance of the junction which it marks and the new ground floor frontage. A low-rise block fronting the eastern boundary of the site would replicate this mass and form, thus providing a composition and reinstating the street block. The ground floor plan would provide an animated environment and present active frontages. The proposed massing, articulation and detailed design of the scheme has evolved to respond to key views and the varied townscape context.

Conclusion

The site represents an opportunity for optimisation of brownfield land that would contribute to the delivery of much needed housing in Reading. The proposed development would not give rise to any unacceptable impacts to heritage, townscape or visual receptors. Rather, the proposals may demonstrably improve the appearance, character and function of the townscape, in accordance with the development plan.

1.0

// CLARENDON HOUSE, READING



Introduction

1.0 INTRODUCTION

- 1.1 Montagu Evans has been instructed by Reading Heights Ltd (hereby referred to as the 'Applicant') to provide consultancy services and produce this Heritage, Townscape and Visual Assessment (the 'HTVIA') in support of proposals which are subject to an application for planning permission at Clarendon House, Reading (the 'Site').
- 1.2 The Site is located in the administrative boundary of Reading Borough Council (the 'Council'). The Site is described at **Section 6.0** and also within the Design and Access Statement prepared by Emre Arolat Architecture (EAA). **Figure 1.1** outlines the boundary of the Site. An aerial view of the Site is provided at **Figure 1.2**.
- 1.3 A description of the proposals (the 'Proposed Development') is provided within the Planning Statement prepared by Vocalism. The Proposed Development may, however, be summarised as:
- One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping*

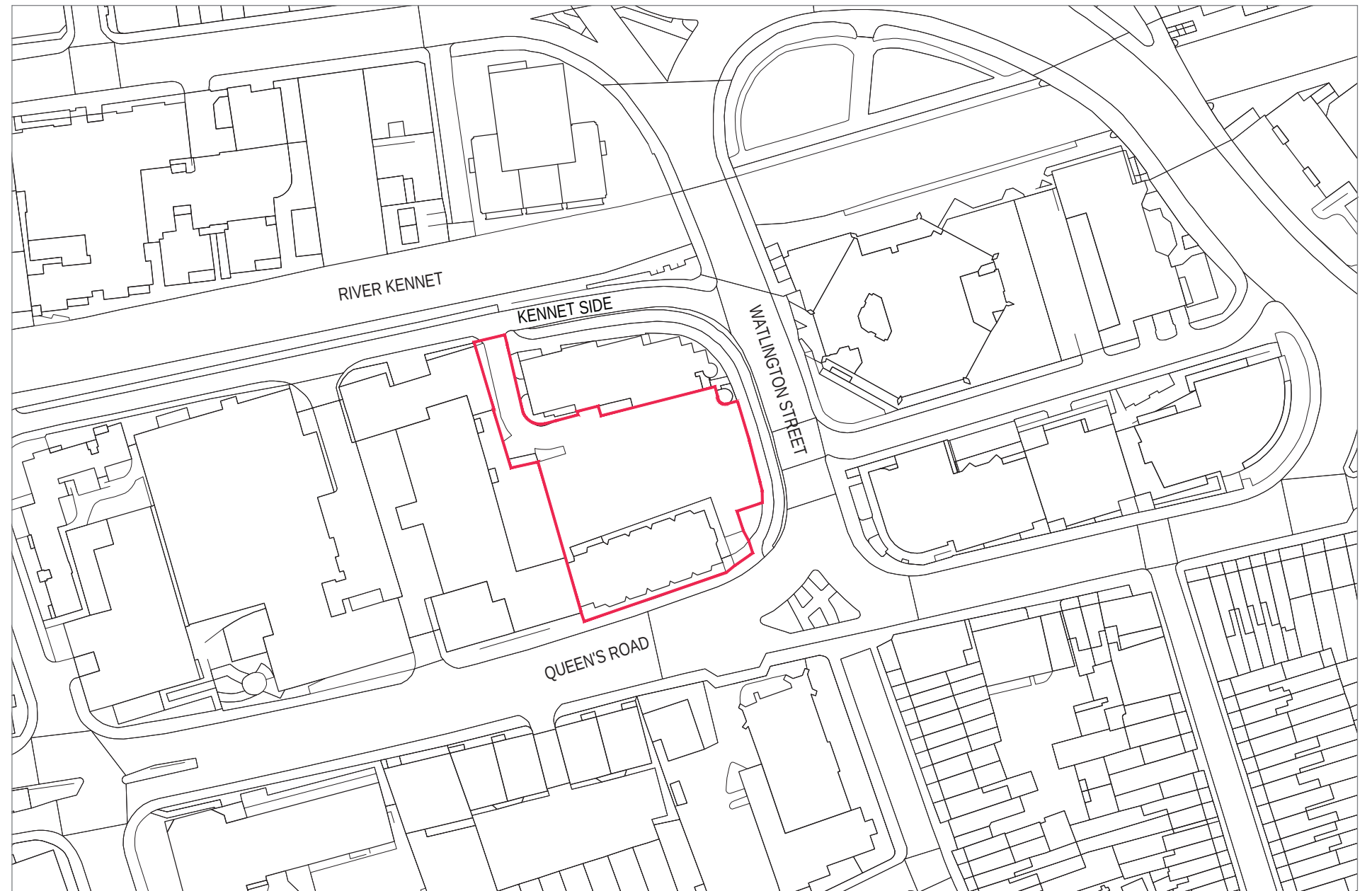


Figure 1.5 Site Plan



Figure 1.6 Aerial View. Source: Google (base map)

Purpose of the Report

- 1.4 The HTVIA provides an assessment of the impact of the Proposed Development on heritage, townscape and visual receptors, combining these topics in a format which is now accepted practice in urban context.
- 1.5 The townscape assessment will consider the Proposed Development within its urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.
- 1.6 The (built) heritage assessment will consider the significance of heritage assets and the impact of the Proposed Development upon the ability to appreciate that significance in a range of views agreed with the local planning authority. Currently the site detracts from the visual quality of the settings of the nearby conservation area and listed church, so presenting an opportunity for enhancement alongside potential impacts. The Site does not contain any heritage assets, although there are heritage assets in the wider area and the HTVIA assesses the potential of the Proposed Development to impact their setting.
- 1.7 The visual assessment will consider the impact of the Proposed Development upon visual receptors. The assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.
- 1.8 The assessment is informed by accurate visual representations (verified views). The location of the viewpoints has been informed by architectural and historic accounts of the area, an appraisal of the existing Site and surroundings, and relevant policy designations. The location of the viewpoints have been agreed with the Council.

- 1.9 Montagu Evans were appointed during the design development phase, visited the site several times, including with the architects, and then gave advice on the emerging proposals. This advice was directed, expressly, at managing the development's effects on nearby heritage assets, on visual amenity and on townscape generally. Design evolution has reflected our advice over time and also the advice of the Design Review Panel.
- 1.10 In summary, we find no harm to the ability to appreciate the significance of any heritage assets. We likewise consider the visual amenity of the area will be improved notwithstanding a marked increase in scale on the site. These conclusions reflect our appreciation of the design's quality. The way the area functions will necessarily be improved, achieving a townscape benefit.
- 1.11 Accordingly, we conclude the proposals meet the terms of relevant statutory provision, planning policy and guidance.

2.0

// CLARENDON HOUSE, READING



Methodology

2.0 METHODOLOGY

2.1 This section provides an overview of the assessment framework. The method is the product of legislation, policy and best practice guidance.

Study Area

- 2.2 The study area comprises:
- All heritage receptors (250m radius from Site boundary):
 - listed buildings;
 - conservation areas;
 - registered parks and gardens;
 - scheduled ancient monuments; and
 - locally listed buildings (non-designated heritage receptors).
 - Townscape character areas (250m radius);
 - Visual receptors (250m radius and greater).
- 2.3 Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors were used to determine the study area. The study area has been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.
- 2.4 **Section 6.0** identifies viewpoints that have informed the ‘visual study area’. The study area may be defined as the anticipated extent of visibility (from a height of approximately 1.5m (eye level) above the ground). It is acknowledged and accepted that judgments made by a surveyor are subjective, which provides limitations to the identification of a visual envelope. There will be areas within the study area where visibility is not possible e.g. due to interposing development. Conversely, the assessment considers further long distance views where identified and relevant.

Site Visit

2.5 A site survey of the baseline situation was undertaken by Montagu Evans during February 2018 to understand the immediate setting of the Site and to identify the townscape character and appearance.

Assessment Process Framework

Heritage

- 2.6 The term ‘heritage asset’ is used within this assessment to describe both designated (e.g. Listed Buildings, Registered Park and Garden, Registered Battlefield or Conservation Area) or non-designated (identified by the local authority e.g. building of townscape merit etc) assets. For the purposes of this HTVIA, built heritage receptors do not include archaeological remains.
- 2.7 Paragraph 189 of the NPPF states:
In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.8 ‘Significance’ (for heritage policy) is defined in the NPPF (Annex 2) as:
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.
- 2.9 This is reaffirmed by Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015).
- 2.10 It is commonly agreed that Grade I and II* buildings are of “exceptional” and “particularly important” interest; therefore these are generally afforded a higher heritage value. This differentiation is best summarised by the drafting of paragraph 189 of the NPPF, which states that the “level of detail (to describe the significance of heritage assets) should be proportionate to the assets’ importance”; thus, a grading is appropriate. We have given due and proportionate regard to all heritage assets assessed.

2.11 Where a proposal may have an effect on the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of heritage assets. Setting is defined in the NPPF 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.

2.12 The assessment of setting is informed by the check-list of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015) (hereafter “GPA3: Setting”).

- 2.13 GPA3: Setting identifies five steps towards assessing the implications of development proposals which may affect the setting of heritage assets (it is consistent with other guidance):
- a. Identify the assets affected
 - b. Assessing the contribution setting makes to significance
 - c. Assessing the effect of the proposed development
 - d. Maximising enhancement and minimising harm
 - e. Making and documenting the decision and monitoring outcomes

2.14 Part e is incumbent on the decision maker, through the provision of conditions.

Townscape and Visual

2.15 The framework for assessment of townscape and visual impact has been prepared using the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (‘GLVIA3’). We have also had regard to the methodology set out in An Approach to Landscape Character Assessment (2014) prepared by Natural England.

- 2.16 The two components of TVIA are:
6. Assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
 7. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

Townscape

- 2.17 Townscape is the “built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces”, as defined in GLVIA3.
- 2.18 An initial assessment defined distinct and recognisable patterns of elements, or characteristics that make one area different from another, rather than better or worse. This process, defined as townscape character assessment, is the process of identifying and describing variation in the character of townscape.
- 2.19 The assessment was informed by both field survey and desk based research of secondary sources, with reference to existing character assessments where applicable. The assessment allowed the description of character areas/types, their key characteristics and for them to be mapped with boundaries. The mapped boundaries suggest a sharp change from one townscape area. On site, however, this often represents a zone of transition. Townscape character areas are identified and assessed according to their built form, materials, maintenance, and statutory and non-statutory designations.
- 2.20 The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the townscape is experienced and the value attached to it.

Visual

- 2.21 Visual impact assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.
- 2.22 The aim of the visual baseline is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.
- 2.23 The baseline study identifies individuals and/or defined groups of people within the area who will be affected by changes in the views, ‘visual receptors’. The following visual receptors are identified by GLVIA3 as being likely to be the most susceptible to change:
- Residents at home;
 - People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
 - Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
 - Communities where views contribute to the landscape setting enjoyed by residents in the area.
- 2.24 It should be noted that the assessment does not comprise a ‘residential amenity assessment’, which considers private viewpoints from residential properties. This is separate from townscape and visual assessment (refer to GLVIA3, paragraph 6.17).
- 2.25 Assessment viewpoints were identified based on a comprehensive review of the surrounding area, including the following criteria:
- Heritage receptors; and/or
 - Townscape character; and/or
 - Where the development may be prominent; and/or

- Be visible from concentrations of residential areas; and/or
- Open spaces (parkland, publicly accessible space); and/or
- Potentially sensitive receptors (e.g. schools); and/or
- Accessibility to the public; and/or
- The viewing direction, distance and elevation; and/or
- Townscape and transport nodes.

- 2.26 The visual assessment is supported by Accurate Visual Representations (AVRs), which provide the basis for the assessment of the Proposed Development and its effect on the identified views. Each viewpoint is reproduced at **Section 7.0** in the following formats:
- **Existing** – baseline photography; and
 - **Proposed** – ‘existing’ plus wire line (AVR1) or render (AVR3) of the Proposed Development.
- 2.27 The methodology for the compilation of AVRs prepared by Preconstruct is provided at **Appendix 2.0**.
- 2.28 The objective of a photomontage is to simulate the likely visual changes that would result from a proposed development, and to produce printed images of a size and resolution sufficient to match the perspective in the same view in the field.
- 2.29 Accurate visual representation is two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have. A visit to the location from which the photographs were taken is strongly encouraged to appreciate and understand the visual impact.
- 2.30 The text accompanying each view seeks to contextualise it. Inevitably one must accept that judgement is involved in this specialist area on the basis of the above and the importance of design quality in the operation of policy. In preparing any written assessment, allowances are made for these factors as well as the assessor’s knowledge of the scheme.

3.0

// CLARENDON HOUSE, READING



Legislation and Planning Policy

3.0 LEGISLATION AND PLANNING POLICY

3.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance.

Legislation

Planning (Listed Buildings and Conservation Areas Act) 1990

3.2 The Site does not comprise any statutorily listed buildings and is not located in a conservation area.

3.3 With respect to this application, the applicable statutory provisions is Section 66(1) that states the decision maker “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”.

Development Plan

3.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The following documents form the statutory development plan.

Development Plan Policy	Key Provisions
Core Strategy (2015)	CS7 (Design and Public Realm) CS33 (Protection and Enhancement of the Historic Environment)
Sites and Detailed Policies (2015)	SD1 (Presumption in Favour of Sustainable Development)
Reading Area Action Plan (2009)	RC5 (Design in the Centre) RC9 (Living in the Centre) RC14 (Public Realm)

Table 3.7 Development Plan Policy

National Policy

National Policy	Key Provisions
National Planning Policy Framework (NPPF) 2018	Chapter 12
	Paragraph 127
	Paragraph 128
	Paragraph 129
	Paragraph 130
	Paragraph 131
	Chapter 15
	Paragraph 189
	Paragraph 190
	Paragraph 192
	Paragraph 193-6

Table 3.8 National Planning Policy

Material Consideration

- 3.5 In addition to legislation and policy, the assessment will take into consideration relevant planning guidance and any material considerations, including:
- National Planning Practice Guidance (online);
 - Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013);
 - An Approach to Landscape Character Assessment (2014);
 - Photography and photomontage in landscape and visual impact assessment: Landscape Institute Advice Note 01/11;
 - Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)
 - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015);
 - Tall Buildings: Historic England Advice Note 4 (2015);
 - Eldon Square Conservation Area Appraisal (2007);
 - Reading City Centre Framework (2008); and
 - Reading Tall Building Strategy (2008).

Emerging Policy

New Local Plan

3.6 Consultation on a Pre-Submission Draft Local Plan began on 30th November 2017 and ran until Friday 26th January 2018. The NPPF sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation. The Local Plan has not gone through an Examination in Public.

Section Summary

- 3.7 The Site is located in the Reading Central Area. The Core Strategy states:
Development in the centre will typically be medium to high density, accessible mixed-use schemes, incorporating housing and public spaces of an excellent and sustainable standard of design, that will improve the quality of life of those who live, work in or visit Reading.
- 3.8 The Site is a 12 minute walk from Reading Station. The central location and proximity to public transport is conducive to sustainable development at a greater density.
- 3.9 The Proposed Development is not considered a tall building; RC13 of the AAP states that in Reading, “*tall buildings are defined as 10 storeys of commercial floorspace or 12 storeys of residential (equating to 36 metres tall) or above*”. The scale of development is, however, taller than some part of the immediate environment and we have been mindful of the criteria set within RC13 in preparing this HTVIA.
- 3.10 The Eastern Tall Building Cluster is located to the immediate north of the Site, on the other side of the River Kennet. The cluster incorporates the recently consented 120 King’s Road.
- 3.11 The Reading Tall Building Strategy (2008) Appendix 1 identifies areas of townscape character. The character assessment has informed the analysis at **Section 6.0** of this HTVIA. The Site is located in Character Area 26: King’s Road. With regard to “*townscape sensitivity to the inclusion of tall buildings*” the Strategy states [our emphasis] “*the large block size of existing built form ensures that a tall building would not be uncharacteristic in terms of townscape scale, or detract from the existing urban grain*” (see **Figure 3.1**).



Character Area 26: King's Road

Land Use	Office buildings
Historical significance	Railway town and growth of manufacturing and commerce post 1840
Architectural style	Predominantly late 20th century design
Urban grain and townscape scale	The large block size of the buildings and the wide A329 create a large scale townscape
Townscape condition	The building within the character area are generally occupied, functioning buildings. They do not either contribute to a sense of good quality townscape or detract from it.
Key views within the character area	There are no key views defined for this character area
Key views into the character area	Buildings within the character area contribute to the skyline visible from Oxford Road when approaching Reading from the west. From the elevated position of Caversham Park, Balmore Park and Horse Close, built form within the character area contributes to the view of central Reading.
Landmark structures and existing tall buildings	There are no notable key landmark features
Tall buildings planning applications	There are no known tall building applications for this area.
Townscape sensitivity to the inclusion of tall buildings	Medium: The large block size of existing built form ensures that a tall building would not be uncharacteristic in terms of townscape scale, or detract from the existing urban grain.

Figure 3.1 Character Area 26: King’s Road. Source: Reading Tall Building Strategy (2008) Appendix 1

- 3.12 The Strategy Appendix 1 states that there are no key views defined for the King's Road Character Area. Notwithstanding that, view L to the north of the area looks across the Site (see **Figure 3.2**). We have included an assessment of view L as part of this HTVIA at **Section 7.0**.
- 3.13 The location of the Site and scale of the Proposed Development is not considered likely to impact any further protected views identified in the Reading Tall Building Strategy (2008) of the development plan.
- 3.14 As noted the Site does not comprise any statutorily listed buildings and is not located in a conservation area. Notwithstanding, there are several listed buildings in the wider area and the Site is immediately north of the Eldon Square Conservation Area. The Reading Abbey Scheduled Ancient Monument is located 200m to the north in a setting that is already characterised, in part at least, by tall buildings.
- 3.15 This HTVIA provides an assessment of the significance of the heritage assets, the contribution of setting to that significance, and the impact of the Proposed Development upon setting and therein significance.

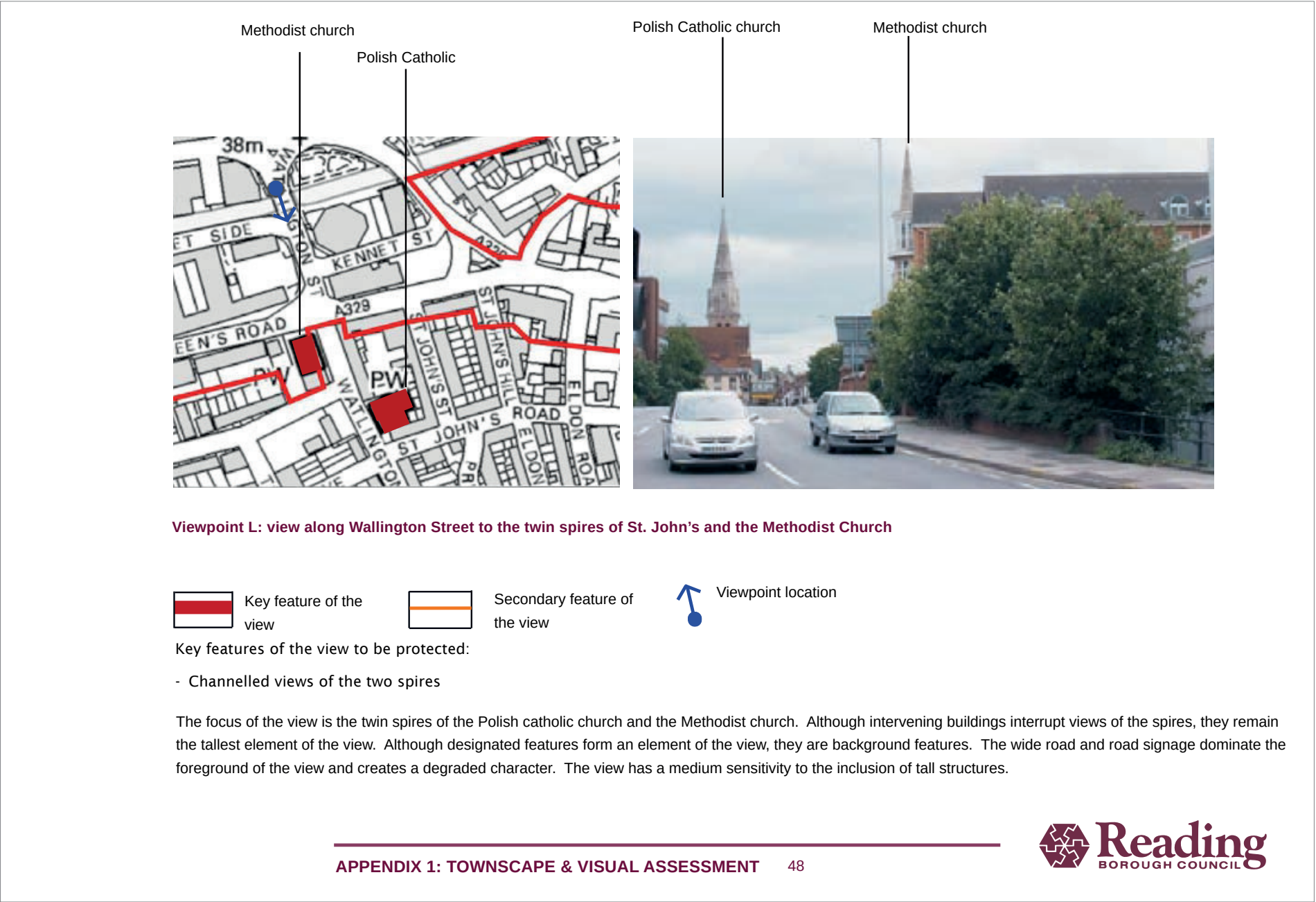


Figure 3.2 View L: view along Wallington Street to the twin spires of St. John's and the Methodist Church. Source: Reading Tall Building Strategy (2008) Appendix 1

4.0

// CLARENDON HOUSE, READING



Historic Development

4.0 HISTORIC DEVELOPMENT

- 4.1 This section provides a description of the historic development of the Site and that of the surrounding area.
- 4.2 The section and **Section 5.0** has been informed by secondary sources, including:
 - ‘The borough of Reading: Introduction’, in A History of the County of Berkshire: Volume 3, ed. P H Ditchfield and William Page (London, 1923), pp. 336-342. British History Online <http://www.british-history.ac.uk/vch/berks/vol3/pp336-342> [accessed 8 March 2018].
 - Reading Borough Council (March, 2007) Eldon Square Conservation Area Appraisal
 - Reading Borough Council, Reading Museum Service
- 4.3 The History of the County of Berkshire states “*the origin of Reading was probably commercial, but its growth was no doubt fostered by the presence of a religious house which was founded there at an uncertain date, and which was destroyed probably by the Danes in 1006*”.



Figure 4.1 Watlington House in open fields. Source: Watlington House online

- 4.4 The city centre core originated to the east of the Site on lands broadly bounded by Friar Street, Duke Street and West Street. Within relative close proximity to the Site was the Forbury Gardens, which still remains along with part of the site of the former abbey. Reading Abbey was founded in 1121 and the principal remains above ground are portions of the north and south transepts of the church, with fragments of the lower parts of the piers of the crossing.
- 4.5 To the west, lands were largely open fields, later developed as residential suburbs. An exception was Watlington House, which stood in open fields when constructed in 1688 (**Figure 4.1**).
- 4.6 The Kennet and Avon Canal, opened in 1810, passed through the area to the east. The Kennet brought London and Bristol into direct communication by water, and resulted in bringing still more trade to Reading.
1879
- 4.7 The 1879 OS map shows the Site comprised of terrace development fronting Watlington Street and Queen’s Road. During this period it is evident that the nature of Queen’s Road differs from what it is now. Firstly, the road width is a standard size relative to the current four lane carriageway. In addition, it is lined by terraced residential development.
- 4.8 Queen’s Road and King’s Road had been laid out in the 1830s on land sold by the Crown Estate. Houses subsequently constructed along these routes, including Eldon Square, became highly desirable.
- 4.9 By the time of the ‘Plan of the Town of Reading and Village of Caversham’ (1861), Eldon Square and much of the west side of Eldon Road had been developed. The 1879 OS Plan shows the layout of this area very similar to how it is today. **Figure 4.3** demonstrates Watlington Street circa 1900 with much the same buildings in the photograph as there is today.
- 4.10 To the north of the Kennet and Avon Canal there is limited residential development. Development is largely formed of commercial buildings that are of a more coarse grain. Of note is the Huntley & Palmers biscuit factory located off King’s Road. The factory had opened in 1846 and by the turn of the century was staffed by 5,000 workers.
- 4.11 To the west of the biscuit factory and east of Reading Abbey, is Reading Prison. The prison had been constructed to the designs of George Gilbert Scott and William Bonython Moffatt two years prior to the biscuit factory, in 1844. The building was deemed necessary after the Home Secretary considered the previous did not conform to new regulation. The new building was based on the ‘model prison’ at Pentonville.
- 4.12 We identified no evidence that shows any intentional relationship between the two listed churches south of the site (see Heritage section following) in views from the north across the Bridge. Rather we consider that the presence of two strikingly designed Victorian churches, each with its own spire, reflects the competitiveness that existed between religious sects in the C19, particularly in working class areas where there was considerable religious plurality. Notwithstanding that, there is a setting relationship which we consider in this assessment.



Figure 4.1 New County Gaol, Reading c.1844. Source: Reading Borough Council (Reading Museum Service)



Figure 4.2 Watlington Street circa 1900. Source: Francis Online

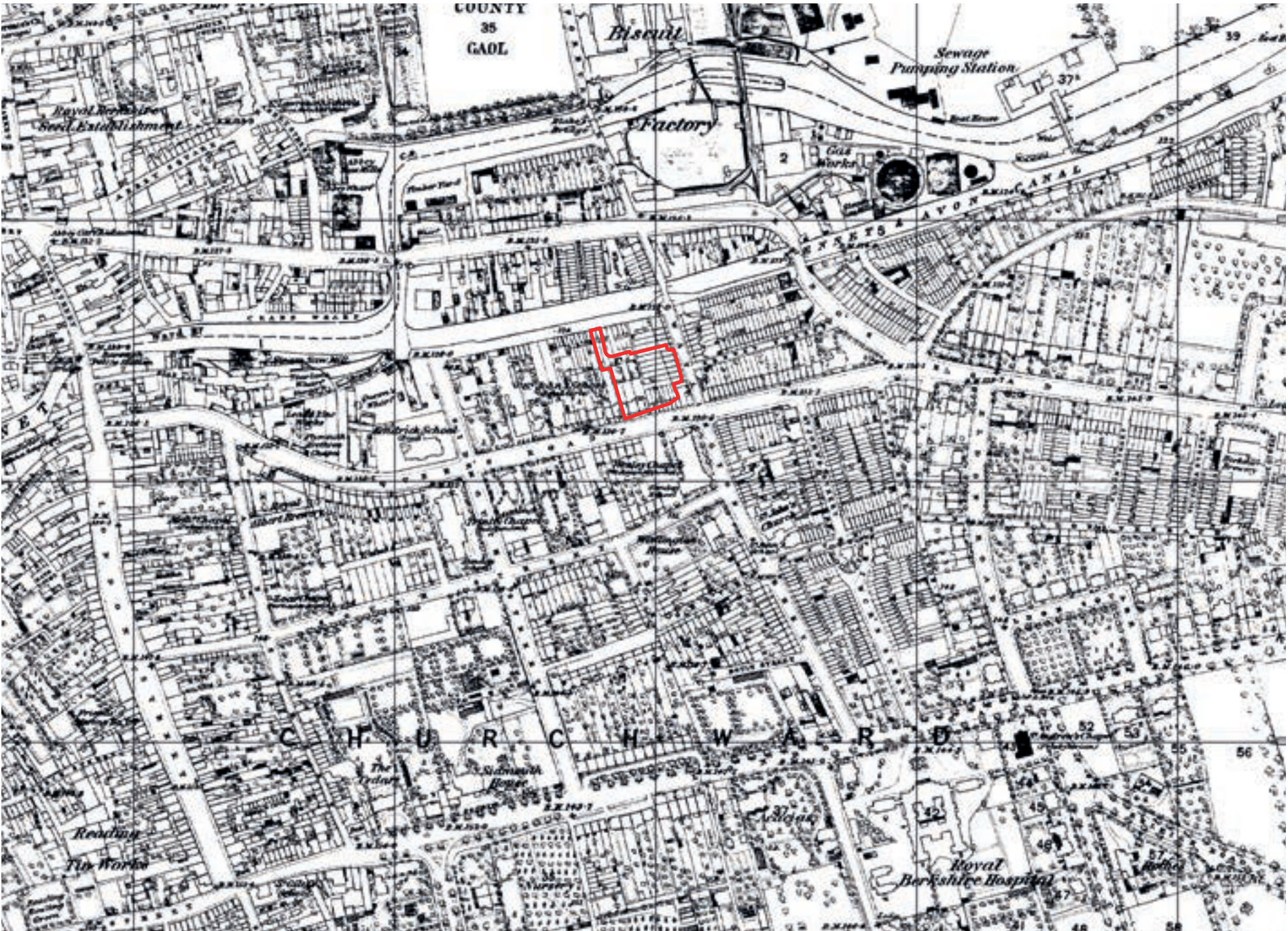


Figure 4.3 1879 OS Map

1912

- 4.13 The expansion of the biscuit factory is evident in the 1912 OS map. The demand for labour contributed to the town's population growth from 19,000 to over 88,000 in 1911.
- 4.14 Further residential infill development occurred in some areas near to the Site, although the development typology and land uses appear to remain similar to those in the nineteenth century.



Figure 4.4 Huntley & Palmers biscuit factory c.1910. Source: Reading Borough Council (Reading Museum Service)

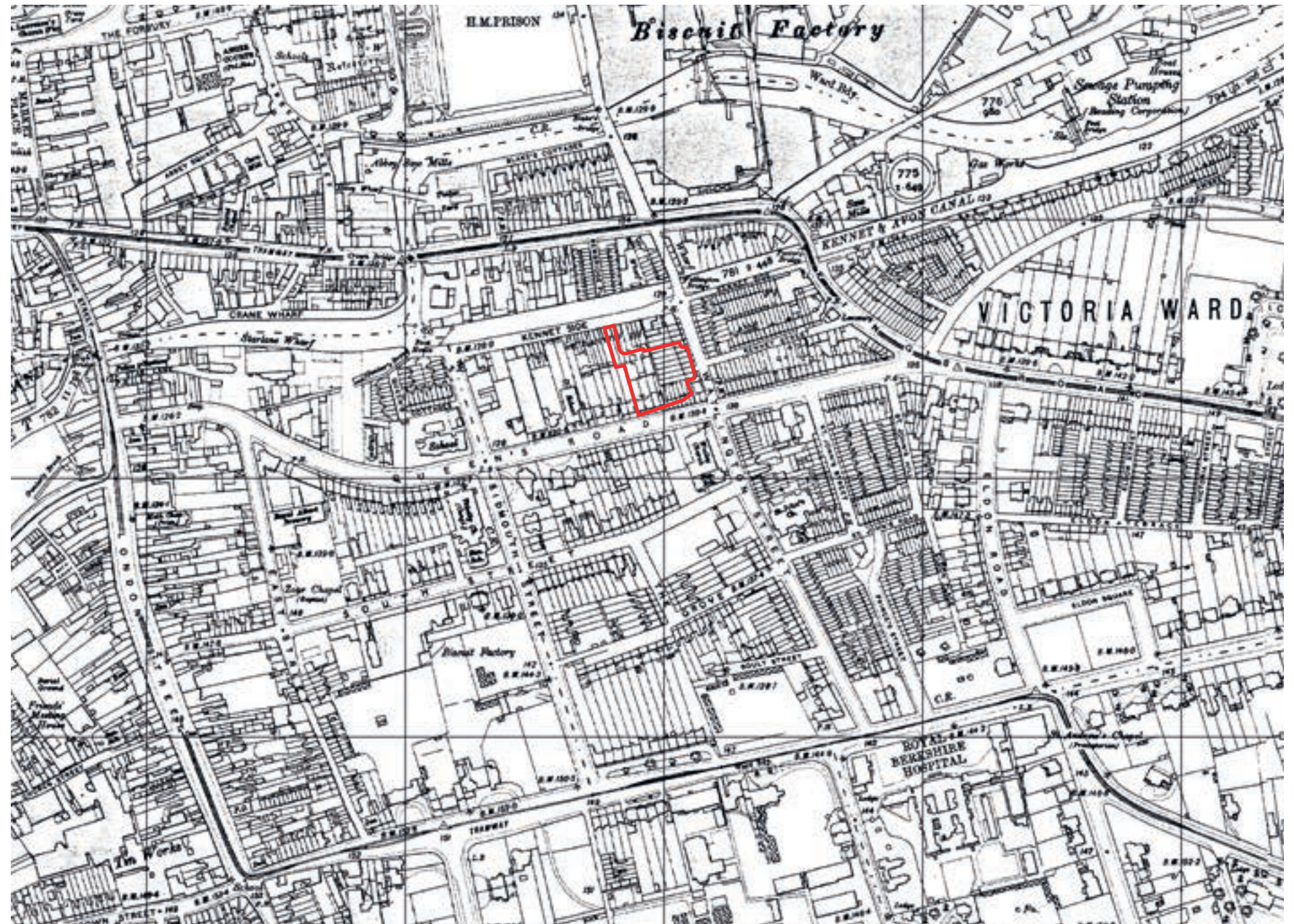


Figure 4.5 1912 OS Map

1962/73

- 4.15 By 1962/73 there is evidence of commercial infill amongst the residential units, including a handful of warehouses and works on lands to the north of Queen's Road. A paint works is located to the rear of the Site.
- 4.16 The Inner Distribution Road opened in 1969, incorporating Queen's Road and Watlington Street. The 1962/73 OS map appears not to show the redevelopment of the existing roads. The removal of buildings on the north side of the road allowed for road widening works. The junction of Queen's Road and Watlington Street in particular was widened, with the south-east corner of the existing Site formed by the chamfered corner of the road. Watlington Street was a thoroughfare between Kings Road and London Road at this point, but was later closed to traffic at its northern end; this has helped preserve the residential character and appearance of the area.



Figure 4.6 1962/73 OS Map

5.0

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Baseline: Heritage

5.0 BASELINE: HERITAGE

5.1 The identification of heritage assets has been based on the methodology set out in **Section 2.0**. The search included all listed buildings, conservation areas, registered parks and non-designated heritage assets within the study area. Professional judgement has been used to select those which may experience change to their setting.

5.2 The heritage assets are identified below with a short description. List descriptions are included at **Appendix 1.0** to this document. The location of these heritage assets are identified in the respective maps for each type of asset.

Conservation Areas

Eldon Square Conservation Area

5.3 Eldon Square Conservation Area comprises a large geographical area. It was first designated in 1972 and extended in 1982 by the addition of Watlington Street, to the west, and Eldon Street, Victoria Street and Montague Street, to the east.

5.4 The Conservation Area comprises domestically scaled properties, with civic buildings of landmark quality. It is a generally close-knit urban area with few areas of open space, including Eldon Square.

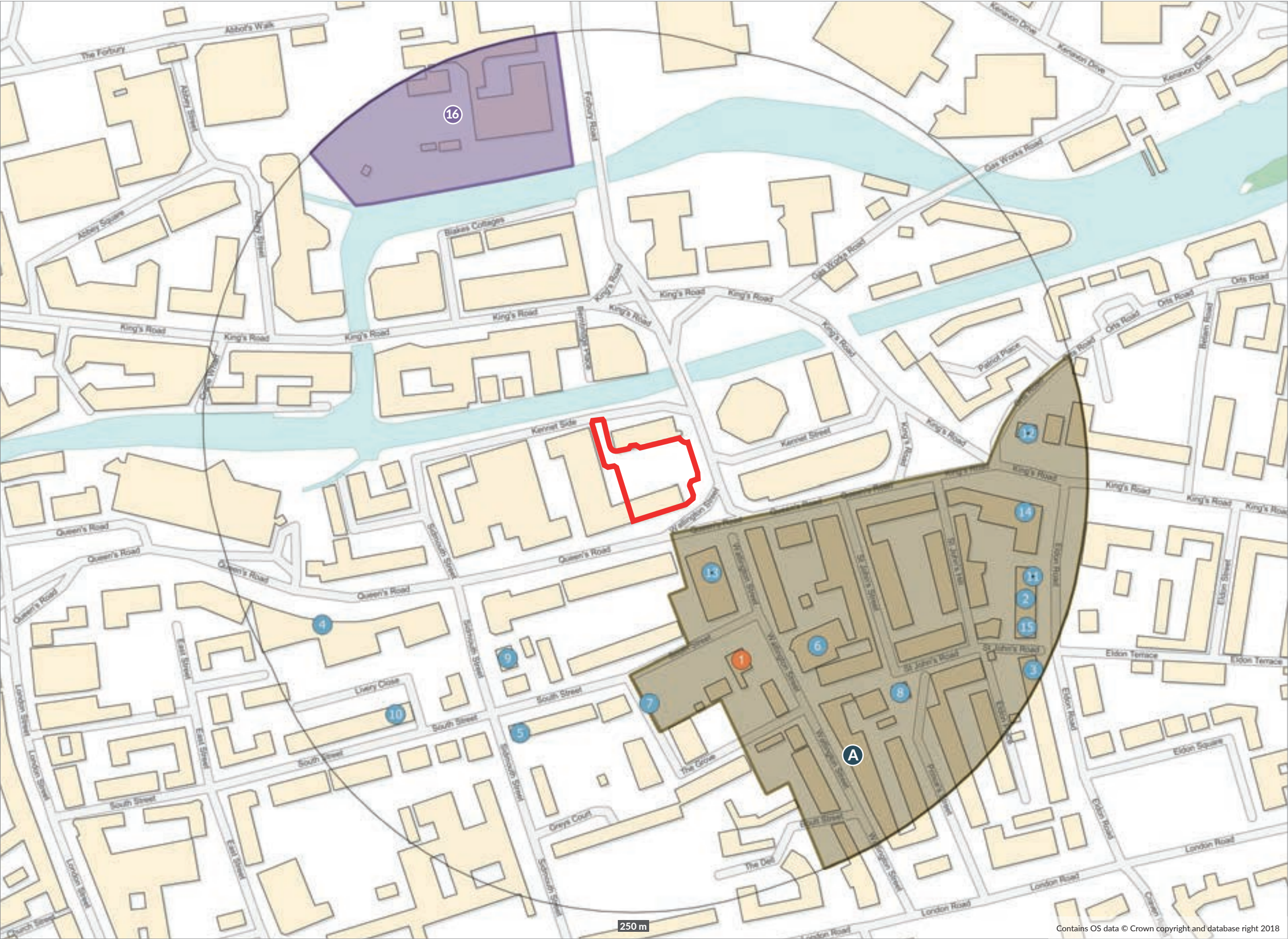
5.5 The Eldon Square Conservation Area Appraisal was prepared in 2007. It provides a succinct description of the special character and appearance of the area:

- *Eldon Square, a mid 19th century planned formal town square comprising an enclosed park surrounded on three sides by Bath stone detached and semi-detached buildings;*
- *Eldon Road, part of the formal arrangement of Eldon Square notable for a row of mid 19th century dwellings on its west side;*

- *The park at Eldon Square, known as King George V Gardens, which is enclosed by grade II listed railings and contains mature trees and other greenery and a large statue of the first Marquess of Reading, died 1935;*
- *Nos 163 to 189 (odd) Kings Road, a long row of prestigious Bath stone former early 19th century residences with good quality Classical and Italianate detailing;*
- *The architectural and historic interest of the area's buildings, including two grade II* listed buildings (Watlington House and 173-183 (odd) Kings Road);*
- *Two churches in unusually close proximity (Wesley Methodist Church and Church of St John the Evangelist) the spires of which are a local landmark;*
- *19th century street pattern on either side of Eldon Road with traces of an earlier unrealised formal layout in the vicinity of The Oval;*
- *Cohesive architectural development of the mid 19th century with contrasting middle-class and working class housing;*
- *Lengths of historic stone kerbs and gulleys and remnants of old railings;*
- *Good examples of small mid 19th century terraced houses probably occupied by workers in nearby Huntley and Palmers, the largest employer in 19th century Reading;*
- *Trees and groups of trees in the park in Eldon Square and in the curtilage of Watlington House and The Oval;*
- *The prevalent use of Bath stone and local brick;*
- *Distinctive local details such as cast iron street name signs and old lamp posts.*



Figure 5.1 St John's Hill in Eldon Square Conservation Area



HERITAGE ASSET PLAN

Application Site

Conservation Areas

A. Eldon Square

Grade II*

1. Watlington House

Grade II

- 2. 4 & 6, Eldon Road
- 3. 12 & 14, Eldon Road
- 4. Queen's Crescent
- 5. 9, Sidmouth Street
- 6. Church of Saint John The Evangelist
- 7. Walls enclosing garden to west of No 44 (Watlington House)
- 8. The Oval
- 9. 3 & 5, Sidmouth Street
- 10. 43-49, South Street
- 11. 2, Eldon Road
- 12. 163, King Road
- 13. Wesley Methodist Church
- 14. 196-200, Kings Road
- 15. 8 & 10, Eldon Road

Scheduled Monument

16. Reading Abbey

Location:

Insert Address

Date:

May 2018

Scale:

1:5000 @ A3

Figure 5.2 Heritage Asset Plan

North



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Figure 5.3 Wesley Methodist Church (left) and Church of Saint John the Evangelist (right) from Boulton Street



Figure 5.5 Watlington House



Figure 5.4 Wesley Methodist Church (right) and Church of Saint John the Evangelist (left) from Forbury Road at King's Road



Figure 5.6 Watlington House garden walls

- 5.6 The area is set within an urban context and bounded by the busy vehicular routes of London Road and Kings Road. As a consequence the area is discernibly contained and there is a distinction between the lower scale and fine grain residential development in the area and the modern twentieth century development on the periphery.
- 5.7 The Conservation Area Appraisal sub-divides the area into character areas. The area closest to the Site and where there is potential for the Proposed Development to impact setting is character area 2. This character area is predominantly residential with some houses in multiple occupation. Watlington Street is described as the primary street, punctuated by two churches and Watlington House.
- 5.8 The most prominent landmarks in the sub-area and the conservation area as a whole, are the spires of the Wesley Methodist Church (1872) and the Church of St John the Evangelist (1872), now known as the Polish Church of the Sacred Heart. The spires form landmarks both within the Conservation Area and the surrounding locality.
- 5.9 The CA comes up abruptly to the road, where there is a sharp change in character. Closer views of it from the north enable an appreciation of the lower, historic townscape in the area and of course the design of the Methodist Church. There are views north out from the CA, towards the site, and these include already the recently consented tower north of the Application site. Views in other directions, from the CA, include in varying degrees modern larger development, and one is aware that the CA is an area of historic townscape in the context of a busy urban centre which is evolving. Currently the setting makes no particular contribution to our ability to appreciate the significance of the CA except, as it happens, by contrast between it and the busy modern areas outside of it.

Listed Buildings (Grade II*)

Watlington House, including Grade II listed garden walls

- 5.10
- Watlington House was listed Grade II* on 22nd March 1957. It is understood to have been constructed in two parts, the western part in 1688 Samuel and Anne Watlington; Samuel Watlington was Mayor of Reading in 1695 and in 1711.The eastern part is later, possible 1763.
- 5.11
- From 1794 the house became the residence of Captain Edward Purvis, until 1877 when it was used as the Kendrick Girls School. In 1927 the school moved to the corner of Sidmouth Street and London Road. The building is currently in office use, being the home of the Mills Archive since 2003.
- 5.12
- The principal eastern elevation to Watlington Street is Georgian in appearance. The red brick building is two storeys with clay tiled hipped roof and brick chimney stack. The building is three bays wide, with large sash windows framing a central door at ground floor level. The first floor has two further large sash windows flanking a central slender sash window of six-over-six. Two dormer windows at roof level complete the symmetrical composition, with a modillion eaves cornice on the underside of the eaves.
- 5.13
- To the south is a single storey service wing. The ancillary building is of complimentary red brick, with Original mullion and transom windows on ground floor of north front.
- 5.14
- The building is set back from the frontage behind a surface level car park that would have originally formed the front garden. The car park and more attractively landscaped rear garden are enclosed by a brick and flint boundary wall, which is Grade II listed.
- 5.15
- The significance of the building derives from several elements, including the attractive external architectural appearance and domestic vernacular. The plan form and fixtures of the building are well preserved and have architectural and historic value. Watlington House also has historical value as one of the earliest remaining houses in the area, constructed for the former Mayor of Reading.

- 5.16
- The setting of Watlington House comprises later Victorian development along Watlington Street, South Street and The Grove. The architectural style, scale and appearance of the properties in the immediate area are complementary to the appearance of Watlington House. In the wider area, beyond the Conservation Area, the observer is aware of greater intensity of development associated with the development of Reading centre.
- 5.17
- The house’s special architectural and historic interest is best appreciated from the east, looking at the main elevation. Views towards the site are glancing or oblique, and there is a significant separation between the two such the site presently makes no contribution, positive or negative, to our ability to appreciate the significance of the building.

Listed Buildings (Grade II)

Wesley Methodist Church

- 5.18
- The Wesley Methodist Church was constructed in 1872 and opened in 1873 as the mother church of the Wesleyan Circuit. The Church was listed Grade II on 14th December 1978, with the listing amended in 1979.
- 5.19
- John Wesley paid a number of visits to Reading. His followers originally met in a room at the top of London Street, but in 1811 a room was secured nearer to the junction with Queen’s Road which, having been used a school, became known as the Inkpot Chapel. The Society flourished and a larger premises was secured at a market garden in Church Street (on the south side opposite the Friends Meeting House). In 1816 the foundation stone of the chapel was laid by the M.P. for Dover, Mr. Joseph Butterworth.
- 5.20
- The Wesley Methodist Church is formed of red brick with stone and white brick dressings. The Church is comprised of a four bay aisled nave with flush transept and one bay chancel. The main porch is located to the north-east with three stage tower and white brick steeple.

- 5.21
- In 1997/8 the Church was refurbished and given a major extension, including welcome area and coffee bar. The exterior was cleaned, enhancing the decorative masonry, and the interior was repainted.
- 5.22
- The Wesley is near the town centre, in the heart of both the old commercial and residential parts of Reading. The spire of the Wesley Methodist Church and that of the Church of St John the Evangelist, form prominent landmarks in the conservation area and surrounding locality. It faces the road on the north side, and a range of modern commercial and other buildings, and accordingly its context on this side has changed markedly.
- 5.23
- There is a view of the church spire walking north towards it from the CA, and that feature is backdropped by the recently completing residential tower north of the Canal.



Figure 5.7 Wesley Methodist Church

Church of Saint John the Evangelist

- 5.24 The Church of St John the Evangelist was constructed in 1872 to the designs of Mr. W. A. Dixon. The Church, originally Anglican, was saved from demolition in 1982 when acquired by the Polish Catholic community. It is now known as the Sacred Heart.
- 5.25 The Church was listed Grade II on 24th July 1974. This is the only known Anglican Church by Dixon. His Baptist church, Edgware, c.1872 survives; another Baptist church in Hampstead, 1878 has been demolished.
- 5.26 The Church was built in the early French Gothic style of Kentish rag with Bath and red sandstone dressings. The church consists of a chancel, with north organ chamber and vestry, a nave, north and south aisles, slightly projecting north and south transepts, a baptistery at the west end of the north aisle, a south-west tower, the bottom stage of which is used as an entrance vestibule, and a north-west turret and vestibule with a staircase leading to the gallery over the west end of the nave.
- 5.27 The spire of the Church of St John the Evangelist and that of the Wesley Methodist Church, form prominent landmarks in the conservation area and surrounding locality. The muscular Watlington House to the south adds much to the ensemble.
- 5.28 The interior is understood to be spacious and has arcades of five bays with circular piers, stiff-leaf capitals, and two orders with roll-mouldings in the heads comprise. There are several stained glass windows dating from Edwardian times including four single light ones under the gallery, signed by Clayton & Bell and dating from 1909.
- 5.29 This church orients E-W in the manner of Church of England (as it was originally) churches, and there are attractive views of its tower looking north from the CA, and in those views one appreciates the recently competing residential scheme.

The Two Churches

- 5.30 As noted earlier, the visual relationship of these two church towers is notable and we think explained by the competition that different religious sects had with one another, particularly in working class areas, where the Church of England was losing ground to non-Conformists, and Wesleyans in particular. The meaningful interaction between the two is from the working class district in the CA, to the south, and the context to the north has been eroded and in any case already features a prominent residential building and other larger buildings.
- 5.31 The recent consent found this relationship acceptable.



Figure 5.8 Church of Saint John the Evangelist

No 2, Eldon Road

- 5.32 No.2 Eldon Road was constructed before 1840. The building was listed Grade II on 14 December 1978.
- 5.33 The building is a small building of two storeys plus basement. The principal elevation comprises three bays, with stucco and channelled ground floor. The symmetrical composition has a central pedimented door. The roof is hipped and of slate, with attractive chimney stacks.



Figure 5.9 No 2, Eldon Road

Nos. 4 & 6, Eldon Road

- 5.34 No.4 and 6 Eldon Road was constructed before 1840. The building was listed Grade II on 14 December 1978.
- 5.35 The building comprises two semi-detached dwellings of two storeys plus basement. The pair forms a symmetrical composition, which is attractive through its architectural detail including basement and ground floor bow windows, dentil cornice and channelled ground floor. The roof is hipped and of slate, with attractive chimney stacks.



Figure 5.10 Nos. 4 & 6, Eldon Road

Nos. 8 & 10, Eldon Road

- 5.36 No.8 and 10 Eldon Road was constructed before 1840. The building was listed Grade II on 14 December 1978.
- 5.37 The building comprises two semi-detached dwellings of three storeys plus basement. The pair forms a symmetrical composition, which is attractive through its architectural detail including basement and ground floor canted bay windows, quoins and rusticated ground floor. There are paired windows for each floor over the canted bays. The roof is hipped and of slate, with attractive chimney stacks.



Figure 5.11 Nos. 8 & 10, Eldon Road

Nos. 12 & 14, Eldon Road

- 5.38 No.12 and 14 Eldon Road was constructed before 1840. The building was listed Grade II on 14 December 1978.
- 5.39 The building comprises two semi-detached dwellings. Each dwelling is split into two principal forms comprising two and three storeys. The pair forms a symmetrical composition, which is attractive through its architectural detail including projecting wings. The pitched roofs are slate, with attractive chimney stacks.
- 5.40 Nos. 2-14 (even) are probably by Henry or Nathaniel Briant. Henry Briant (1813-1884) and his brother Nathaniel Briant (1813-39) were local architects. Henry Briant was responsible for the Royal Berkshire Hospital, houses in Eldon Square (reputedly with his brother) and the ornate Italian Palazzo style town-centre bank in King Street. Nathaniel Briant (1813-39) was probably responsible for the layout of Reading Cemetery.
- 5.41 Each paired building along Eldon Road is separately listed. The buildings have their own distinct architectural style, although there is a shared appearance by virtue of the common material palette, domestic architectural appearance and scale. The buildings form a group that have a complementary setting.



Figure 5.12 Nos. 12 & 14, Eldon Road

Queen's Crescent

- 5.42 Queen's Crescent comprises Nos.24-52. The set piece was constructed 1832-33 to the designs of JJ Cooper. The building was listed Grade II on 22nd March 1957.
- 5.43 The crescent comprises several residential dwellings that appear as a singular composition. Each residential unit is three storeys and three bays wide, with ground floor entrance door. The composition is brought together by the repetition in the elevation, shared Bath stone ashlar elevation and channelled ground floor. The pitched roofs are slate, with attractive chimney stacks.



Figure 5.13 Queen's Crescent

Nos. 3 & 5, Sidmouth Street

- 5.44 Nos. 3 and 5 Sidmouth Street was constructed 1880s. The building was listed Grade II 14th December 1978.
- 5.45 The building is constructed of red brick with steeped pitched roofs and large chimney stack in central valley. The building is asymmetrical, with two primary volumes of three storeys, and a further two storey volume to each side that have ground floor entrances with arch windows.



Figure 5.14 Nos. 3 & 5, Sidmouth Street

No. 9, Sidmouth Street

- 5.46 No. 9 Sidmouth Street was constructed 1850s. The building was listed Grade II 14th December 1978 and amended 16th May 1979.
- 5.47 The brick building is set over two storeys with basement. The principal elevation fronts Sidmouth Street and it three bays wide. At ground floor a central door is flanked by two six-over-six sash windows. At first floor there are three further sash windows. The elevation is punctuated by painted render, including string course, quoins and lintels.



Figure 5.15 No. 9, Sidmouth Street

The Oval

- 5.48 The Oval, no. 14 St John's Road, was listed Grade II on 14th December 1978. The building was constructed in the nineteenth century and is a detached villa, a former farmhouse.
- 5.49 The red brick building is domestic in appearance, the principal elevation is comprised of three bays with large sash windows framing a central door at ground floor level. The first floor has three further sash windows. The hipped roof and two chimney stacks complete the symmetrical composition.
- 5.50 The Eldon Square Conservation Area Appraisal states:
Old maps indicate that it was probably the focal point of a planned cruciform layout of streets which never came to pass. Today, The Oval sits incongruously in an area of modest terraced house but it looks directly down St John's Street and, similarly, to the south, it is directly aligned with Prince's Street. Trees in The Oval's rear garden soften the urban streetscene in the view northwards along Prince's Street. Looking southwards along Prince's Street, there is a fine, but off-centre, view of the façade of the Royal Berkshire Hospital, built in 1839.



Figure 5.16 The Oval

Nos. 43–49, South Street

- 5.51 Nos.43-49 South Street was constructed c.1852, possibly by JJ Cooper. The building was listed Grade II on 19th December 1978.
- 5.52 The building comprises four residential units that form a simple yet elegant terrace. The terrace is formed of Bath stone ashlar and set over two storeys, with parapet. The units form a single composition, which is attractive through its architectural detail including channelled ground floor and repetition of sash windows.



Figure 5.17 Nos. 43–49, South Street

No. 163, Kings Road

- 5.53 No. 163 Kings Road was constructed c.1840. The building was listed Grade II on 22nd March 1957.
- 5.54 The Bath stone ashlar building has a strong symmetrical composition. The principal elevation is comprised of three bays with sash windows framing a central door at ground floor level. The first floor has three further sash windows. Three dormer windows at roof level complete the composition, with only the chimney stack to the east that offsets the arrangement.
- 5.55 The building is set back from the road on a raised level. The separating distance and raised level give due prominence to the building and further development to the east along Kings Road. Nos 163-189 (odd) probably by the same architect except possibly No 185 (later) and 167 (possibly earlier).



Figure 5.18 No. 163, Kings Road

Nos. 196–200, Kings Road

- 5.56 No. 196-200 Kings Road was constructed 1840s. The building was listed Grade II on 24th July 1974.
- 5.57 The building comprises a block of 3 houses formerly known as Wilberforce Place. The building has several volumes, each of Bath stone ashlar with slate roofs that help to form a composition. No 198, is comprised of two storeys and basement. Nos 196 and 200 form three storey gable end pavilions with channelled ground floors.
- 5.58 The overall composition has been partly diluted by later extensions. No 196 has a two storey bay to right; No 200 has replica style two and four bay extension to Eldon Road.



Figure 5.19 Nos. 196–200, Kings Road

Scheduled Ancient Monument

Reading Abbey

- 5.59 Reading Abbey was first scheduled on 19th April 1915 and amended 29th January 1993. The scheduling states:
Reading Abbey is an excellent example of a medieval monastic complex, one of few such sites in Berkshire. The ruined abbey buildings survive well, standing almost to their original height. The complete Abbey site is well documented, both historically and archaeologically, and there is still considerable potential for the survival of archaeological material within its confines.
- 5.60 The Abbey was founded by Henry I in 1121 and became one of the richest religious houses in England until the Dissolution in 1539. The Abbey is located some distance from the site, and its setting includes larger scaled, taller buildings at the moment. On the other side is the prison, which is bounded by a high security wall. The prison, designed by Scott and Moffatt according to advanced principles of organisation, is still functioning and so necessarily secure and not outward looking. The historic prison, listed grade II, is set well back from the wall and does not have a prominent expression; hence, whilst we conclude the site is in its setting, we do not see the site contributes anything material to the ability to appreciate the its significance. The taller recently completed development is near to the listed prison and Abbey in any

Locally Listed Buildings

- 5.61 The Council has identified a List of Locally Important Buildings and Structures. There are no locally listed buildings in the study area around the Site.

6.0

// CLARENDON HOUSE, READING



Baseline: Townscape and Visual

6.0 BASELINE: TOWNSCAPE AND VISUAL

Townscape

- 6.1 The townscape surrounding the Site may be categorised into eight distinct areas. For the purposes of this assessment the character areas are referred to as:
- | | |
|----------------------|-----------------------------|
| A. King's Road | E. South Street West |
| B. Forbury South | F. Reading Abbey and Prison |
| C. Eldon Square | G. Forbury Retail Park |
| D. South Street East | H. Patriot Place |
- 6.2 The broad boundaries of the character areas are identified in **Figure 6.5**. The character and appearance of the character areas is discussed below, illustrated by photographs.
- A: King's Road**
- 6.3 Office buildings. The large block size of the buildings and the wide A329 create a large scale townscape. Predominantly late 20th century design. Identified by the development plan as appropriate for mixed-use development of medium to high density.



Figure 6.1 Character Area A: King's Road. View from Queen's Road, a busy vehicular route.



Figure 6.3 Site. View of railings lining east side of Site.



Figure 6.2 Site. View of existing surface level car park enclosed by development to the north, south and west.



Figure 6.4 Site. View of desire line through Site.



TOWNSCAPE CHARACTER
AREA PLAN

- Application Site
- A. King's Road
- B. Forbury South
- C. Eldon Square
- D. South Street East
- E. South Street West
- F. Reading Abbey
- G. Forbury Retail Park
- H. Patriot Place



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Scale:
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Figure 6.5 Townscape Character Area Plan

▲ North

B: Forbury South

- 6.4 Predominantly large office use interspersed with smaller scale buildings such as Blake's cottages and a pub. The large block size of the buildings creates a large scale townscape. Predominantly 1970s - late 20th Century concrete blocks. Identified by the development plan as appropriate for tall buildings.

C: Eldon Square

- 6.5 Eldon Square Conservation Area. The Conservation Area comprises domestically scaled properties, with civic buildings of landmark quality. It is a generally close-knit urban area with few areas of open space, including Eldon Square. There is a distinction between the area to the west (1) which comprises low-rise residential properties and to the east (2) which comprises taller development, some of which has been converted to commercial uses.

D: South Street East

- 6.6 Residential properties. Fine grain terrace development ranging between two and four storeys in height. A mix of late nineteenth century and twentieth century design.

E: South Street West

- 6.7 Commercial and institutional uses. Relatively coarse grain development ranging between three and five storeys in height. Primarily twentieth century design.



Figure 6.6 Character Area B: Forbury South. View from King' Road, with commercial units lining the street frontage and 120 King's Road in the backdrop.



Figure 6.8 Character Area C: Eldon Square. View from St John's Street with St John the Evangelist Church and Q2 in backdrop.



Figure 6.7 View of Kennet River that separates character area A and B.

F: Reading Abbey and Prison

- 6.8 Reading prison. The buildings within this character area have a large block size, although are separated by paved areas which creates a sense of openness. The main body of the prison is red brick and was constructed during the Victorian period. It is listed grade II, but well enclosed for security reasons and its setting on this side is varied and of poor quality, undermined by a modern road and some unattractive buildings. One has little appreciation of the special historical and architectural interest of the prison on this side for reasons already discussed.

G: Forbury Retail Park

- 6.9 Land use includes recent large scale office developments, retail warehouses, car parks and commercial/office developments. The block size is large and there are numerous large warehouse buildings. This creates a large scale townscape. Buildings are predominantly late 20th century, corrugated iron and plastic clad retail units.

H: Patriot Place

- 6.10 Small residential enclave located on the east side of King's Road. Development ranges between three and four storeys in height and is of late twentieth century design.



Figure 6.9 View from Character Area F: Reading Abbey and Prison towards Site.



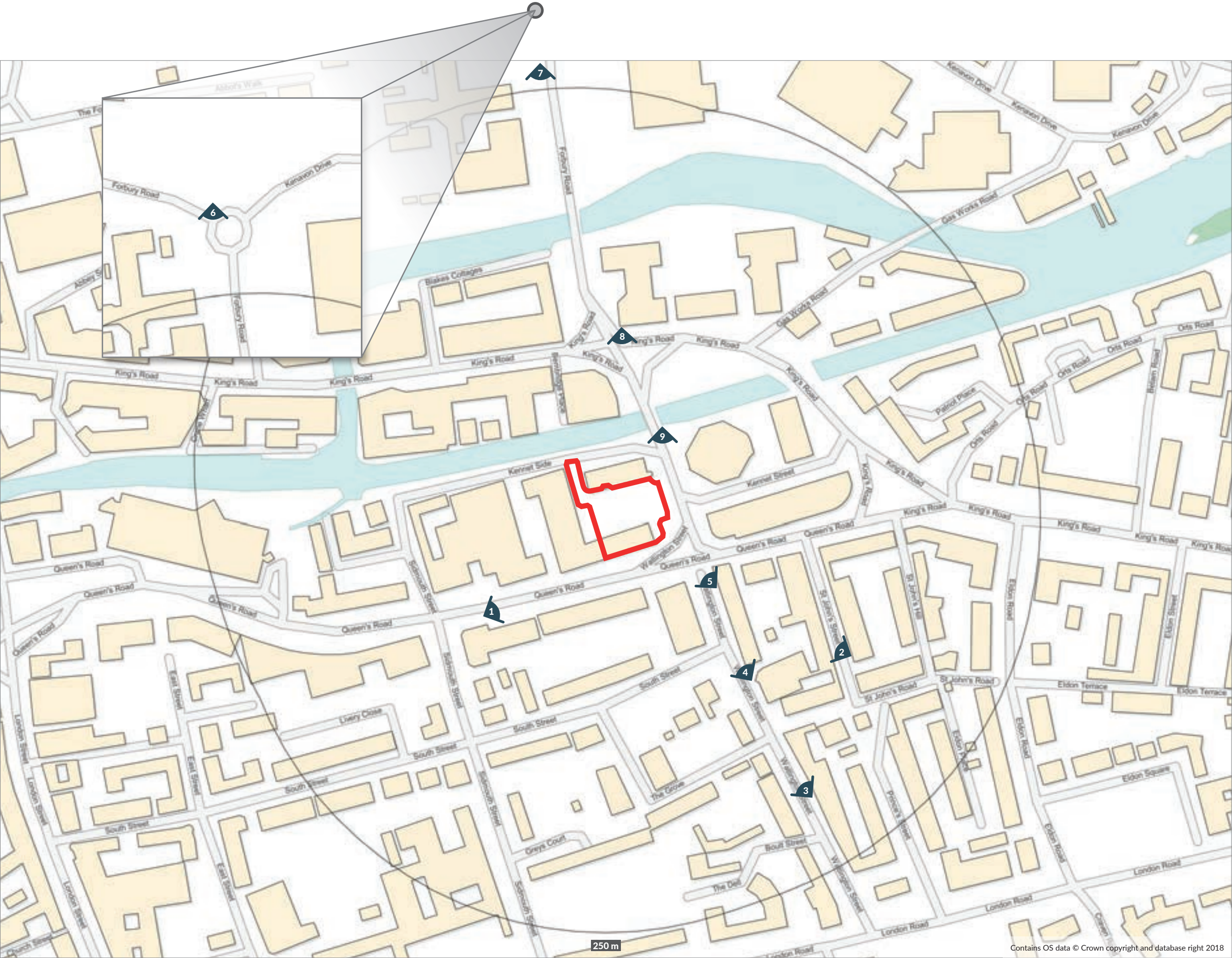
Figure 6.10 Character Area H: Patriot Place

Visual

6.11 The HTVIA is supported by nine AVRs. The location of the AVRs is provided at **Figure 6.12**. **Table 6.1** below provides an overview of the heritage and townscape considerations for each view, including any additional considerations such as the proximity to key transport nodes. A description of the existing scene for each identified view and the likely visual receptors are provided at **Section 7.0**. This description is set alongside a corresponding AVR of the Proposed Development and analysis of any significant effect occurring.

View	Location	Townscape Character	Heritage Assets	Visual Receptors	Additional Considerations
1	Queen's Road	Commercial	N/A	Pedestrians Road users	N/A
2	St John's Road	Residential	Eldon Square Conservation Area	Pedestrians Road users	N/A
3	Watlington Street (1)	Residential Place of Worship	Eldon Square Conservation Area Watlington House (Grade II*) Church of Saint John the Evangelist (Grade II) Wesley Methodist Church (Grade II)	Pedestrians Road users	N/A
4	Watlington Street (2)	Residential Place of Worship	Eldon Square Conservation Area Watlington House (Grade II*) Church of Saint John the Evangelist (Grade II) Wesley Methodist Church (Grade II)	Pedestrians Road users	N/A
5	Watlington Street (3)	Residential Place of Worship	Eldon Square Conservation Area Wesley Methodist Church (Grade II)	Pedestrians Road users	N/A
6	Forbury Road (1)	Commercial	Wesley Methodist Church (Grade II)	Road users	N/A
7	Forbury Road (2)	Commercial	Wesley Methodist Church (Grade II)	Road users	N/A
8	Forbury Road at King's Road	Commercial	Church of Saint John the Evangelist (Grade II) Wesley Methodist Church (Grade II)	Pedestrians Road users	Reading Tall Building Strategy (2008) View L
9	Watlington Street (4)	Commercial	Church of Saint John the Evangelist (Grade II) Wesley Methodist Church (Grade II)	Pedestrians Road users	N/A

Table 6.1 Viewpoint Summary



VIEW LOCATION PLAN

- Application Site
- 1. Queen's Road
- 2. St John's Road
- 3. Watlington Street (1)
- 4. Watlington Street (2)
- 5. Watlington Street (3)
- 6. Forbury Road (2)
- 7. Forbury Road (1)
- 8. Forbury Road at King's Road
- 9. Watlington Street (4)

Location:
Insert Address

Date:
May 2018

Scale:
1:5000 @ A3

Figure 6.11 Viewpoint Location Plan

▲ North

**MONTAGU
EVANS**

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7.0

// CLARENDON HOUSE, READING



Assessment

7.0 ASSESSMENT

Proposed Development
Clarendon House

- 7.1 The change of use of Clarendon House from office (B1a) to residential (C3) is subject to a separate approval granted in 2017. The Proposed Development does, however, include a single storey roof level extension to Clarendon House, alterations to the windows and doors of the principal elevations and openings to facilitate the new development to the east.
- 7.2 Montagu Evans were appointed during the design development process to advise on the physical appearance and scale of the building as these relate to the surrounding environment, and specifically listed buildings, the conservation area and the area more generally.
- 7.3 It must be said that the site in its present condition is in the main not attractive and demonstrates poor urban design, presenting a significant opportunity for enhancement to the way the area appears and functions through the introduction of active frontages, better landscape and high quality architecture which takes account of this varied context and environmental considerations.
- 7.4 The existing Clarendon House building has a distinctly commercial appearance, which primarily derives from the architectural detailing and proportions of the doors and windows. The Proposed Development includes the replacement of all external doors and windows, which will have more vertical proportions, and a greater depth of reveal and shadow gap. This will help to create a more attractive elevation that is also domestic in appearance.
- 7.5 At roof level, the Proposed Development comprises the addition of a single residential storey. This will replace the existing roof level plant, which appears cluttered and does not complement the composition of the building below.

- 7.6 Design development has reduced the number of additional storeys to Clarendon House from two to one. The single storey is set back from the parapet of the existing building line, which reduces its prominence in the street scene. Where visible, the setback may be read alongside the setback storey to the adjacent Queens Wharf. It creates a simple, uncluttered and subservient roofline to the existing building. The predominantly glazed elevation is light in appearance and recessive in views.
- 7.7 A six storey side extension to the east elevation of Clarendon House is proposed, which will provide the physical link to the new development to the north and east (discussed below). The architectural style of the link is markedly different from the two solid brick blocks, which helps to create a visual break in the massing. The glazed corner will be lightweight in appearance. It will incorporate the residential lobby to access the development as a whole.
- Watlington Street Block
- 7.8 To the east of Clarendon House the Proposed Development includes a new residential block comprised of a six storey base, plus further four storey volume above.
- 7.9 Currently the Site boundary to Watlington Street comprises a surface level car park. This is below street grade, as Watlington Street rises towards the bridge traversing the River Kennet. The footpath along the western side of the street is bounded by low quality railings. The frontage has low amenity value and does not contribute to activating the street.
- 7.10 The Proposed Development will reinstate the street block along the Watlington Street frontage. The building line will provide a natural boundary to the Site, whilst residential units will provide visual animation and natural surveillance.
- 7.11 The scale of the five storey lower block will respond to the scale of the adjacent Clarendon House and residential development to the immediate north. The red brick material palette will be complementary to these buildings, and also the Eldon Square Conservation Area on the south side of Queen's Road.

- 7.12 The proposed upper block will comprise a further four storeys. This will be setback from the principal building line to reduce the perceived mass along Watlington Street and retain views of the two spires in the Conservation Area. The volume has been articulated to retain clear views of the Methodist Church (see views 8 and 9 in particular). The eastern elevation comprises no external balconies to ensure the building form is simple to provide a calm backdrop in these important townscape views. A material palette of lighter brick has been chosen to further soften the appearance of the building on the skyline.
- 7.13 At the base of the link block a strip of land at the junction of Queen's Road and Watlington Street falls outside of the Site boundary. The building is thus pulled back from the corner junction, which provides a setting to the main entrance. The Proposed Development may be a catalyst for land outside of the Site to the east to come forward with a complementary landscaping proposal to further improve the street scene.
- Mews and Courtyard
- 7.14 To the rear of the principal frontage the existing surface level car park for Clarendon House will be replaced by a high quality landscaped garden with four mews houses located along the western boundary.
- 7.15 The mews terrace on the west side of the courtyard will be two storeys. The buildings will be constructed of brick, complementary to the principal buildings. The mews properties will help provide a domestic scale to the courtyard, whilst providing natural surveillance to the area.
- 7.16 The courtyard itself will be of high quality and form a visual amenity to the surrounding properties. The garden will be publically accessible from the north-west corner, off Kennet Side.

Heritage

- 7.17

The NPPF defines setting as “*the surroundings in which a heritage asset is experienced*”. This is a broad definition. Most would agree, however, that aside from some generic inter-visibility, a great number of such proposals could not reasonably be held to engage with or alter the setting of heritage assets in a material way.
- 7.18

A number of heritage assets in the study area, by virtue of their location, orientation, topography and interposing development will not experience any change to their setting, and by extension, their heritage significance, as a result of the Proposed Development. These assets are listed in **Table 7.1** and not considered further in the HTVIA. This judgement has been informed by an understanding of the heritage assets’ significance, architectural, historic, aesthetic and evidential. In particular, and as recorded in the baseline section, we have consider whether and to what degree setting affects our ability to appreciate what is special about the assets.
- 7.19

We have sought through our advice to mitigate any adverse impacts, and in fact to advise design features which are appropriate bearing in mind the mixed context comprising their settings. These matters are commented on further **Section 5.0** and the verified views below. Their selection has been expressly influenced by the presence of heritage assets, and the way they are appreciated in their context.
- 7.20

The potential setting impact upon those heritage assets that may experience change, and the resultant effect on the assets’ significance, is considered below. It is important to bear in mind that the test is not change to setting but harm to our ability to appreciate what is special about a building, bearing in mind existing context and the qualities of the proposals.

Map Ref	Heritage Asset	Grade	Evidence Base for Limited Assessment
Designated Heritage Assets			
2	4 & 6 Eldon Road	Grade II	View 2 demonstrates limited visibility of the Proposed Development from within the Eldon Square Conservation Area, with the exception of roads that align perpendicular to the Site.
3	12 & 14 Eldon Road	Grade II	View 2 demonstrates limited visibility of the Proposed Development from within the Eldon Square Conservation Area, with the exception of roads that align perpendicular to the Site.
4	Queen’s Crescent	Grade II	View 1 demonstrates limited visibility of the Proposed Development from lands to the west.
5	9 Sidmouth Street	Grade II	View 1 demonstrates limited visibility of the Proposed Development from lands to the west.
8	The Oval	Grade II	View 2 demonstrates limited visibility of the Proposed Development from within the Eldon Square Conservation Area, with the exception of roads that align perpendicular to the Site.
9	3 & 5 Sidmouth Street	Grade II	View 1 demonstrates limited visibility of the Proposed Development from lands to the west.
10	43-49 South Street	Grade II	View 1 demonstrates limited visibility of the Proposed Development from lands to the west.
11	2 Eldon Road	Grade II	View 2 demonstrates limited visibility of the Proposed Development from within the Eldon Square Conservation Area, with the exception of roads that align perpendicular to the Site.
12	163 King Road	Grade II	View 2 demonstrates limited visibility of the Proposed Development from within the Eldon Square Conservation Area, with the exception of roads that align perpendicular to the Site.
14	196-200 Kings Road	Grade II	View 2 demonstrates limited visibility of the Proposed Development from within the Eldon Square Conservation Area, with the exception of roads that align perpendicular to the Site.
15	8 &10 Eldon Road	Grade II	View 2 demonstrates limited visibility of the Proposed Development from within the Eldon Square Conservation Area, with the exception of roads that align perpendicular to the Site.
16	Reading Abbey	Scheduled Ancient Monument	Views 6 and 7 demonstrate the Proposed Development will be visible from Forbury Road, running along the eastern boundary of the Reading Abbey. Notwithstanding, the Abbey is enclosed from this street by the walls of Reading Prison. The Proposed Development would have limited to no visibility from the Reading Abbey.

Table 7.1 Heritage Assets Requiring No Further Assessment

Conservation Areas			Listed Buildings (Grade II*)		
Eldon Square Conservation Area			Watlington House, including Grade II listed garden walls		
7.21	The character and appearance of Eldon Square Conservation Area is described at Section 5.0 . The appraisal identifies that the Conservation Area is split into sub-areas of character.	7.26	The Proposed Development will be seen as part of the backdrop to the view, separated by the Queen’s Road. The view is kinetic, meaning that it is generally experienced whilst travelling and as a consequence the composition or sense of perspective may change along the route. In particular, the observer has a sense of depth to the view, with motion parallax allowing one to perceive and differentiate between foreground and background.	7.31	The special interest of Watlington House is described at Section 5.0 . The building is comprised of two primary parts dating from the seventeenth and eighteenth centuries. It has architectural and aesthetic value by virtue of its appearance, in conjunction with historic value as one of the earliest remaining houses in the area, constructed for the former Mayor of Reading.
7.22	View 2 (see below) demonstrates that the Proposed Development would not be visible, or would be largely imperceptible, from areas to the east of Watlington Street, including Eldon Square, Eldon Road, Kings Road and King George V Gardens. There is no intrinsic historic relationship between the Site and the areas east of Watlington Street. The Proposed Development is judged to not impact their setting or significance.	7.27	In the view north from Watlington Street the Proposed Development will be readily associated with taller and more varied development, including 120 King’s Road. Although in closer proximity, the Proposed Development would be subservient to No.120 King’s Road that already backdrops the spire of the Wesley Methodist Church.	7.32	Watlington House is setback from the street frontage behind its own curtilage boundary. Trees in the curtilage of Watlington House form part of its setting and contribute to the visual amenity of the wider area. The trees reinforce the secluded nature of Watlington House relative to the residential terraces along the street.
7.23	The visual impact of the Proposed Development would be limited to the axial view north along Watlington Street (located in Sub-Area 2 of the Conservation Area Appraisal), and oblique views from Queen’s Road at the boundary of the Conservation Area.	7.28	The proposed upper parts of the building are deliberately simple in form, and use a lighter, more recessive, brick colour that reduces the visual impact in these views. This is in contrast to No. 120 King’s Road, which has a complex form and highly articulated elevation in contrasting materials.	7.33	As a consequence of this setback and enclosure, the Proposed Development would not be seen in views from Watlington House or would not backdrop it in longer views. In views from the east side of Watlington Street opposite Watlington House (see view 4), the Proposed Development may be seen in conjunction. However, the inter-visibility is not significant and clearly does not detract from the appreciation of the Grade II* house or the residential terrace that forms its immediate setting. In order to admire the building, one looks at it, and the proposals are off to one side.
7.24	Watlington Street was added to the original Eldon Square Conservation Area in 1982; the character and appearance of this sub-area is residential. It comprises good examples of mid nineteenth century workers’ terraced housing constructed in local brick. The area feels insular, in so much as the observer is acutely aware of its urban setting to the north, delineated by the busy Queen’s Road.	7.29	To the north, the Conservation Area is bounded by the Queen’s Road. The Site currently provides poor visual amenity when viewed from the periphery of the Conservation Area. The Proposed Development will improve the current context by reinstating a building frontage to this street edge, in a material palette that is complementary to the local red brick. This would be beneficial to the setting of the Conservation Area, although would have a limited impact on its significance as a whole.	7.34	The Proposed Development would not impact the ability to appreciate what is special about the asset. The special interest of the building would be preserved.
7.25	The view north from Watlington Street is illustrated in views 3, 4 and 5. The two spires of the Wesley Methodist Church and Church of Saint John the Evangelist are recognisable features in the kinetic view. The churches contribute to the character and appearance of the Conservation Area, although their setting and significance are not coterminous. For example, the appreciation of the church spires over distance may be separated out from the appreciation of the Conservation Area as a whole. The specific impact of the Proposed Development to the individual setting and significance of the churches is discussed later in this section.	7.30	In summary, the Proposed Development will have a limited impact to the Conservation Area as a whole. It would be readily associated with development to the north, forming a congruent part of its existing backdrop. There will be a neutral impact to the view north along Watlington Street, which is already back dropped by 120 King’s Road. Further north, the proposals will provide visual amenity to a currently degraded corner junction. On balance, the Proposed Development is considered to preserve the character and appearance of the Conservation Area.		

Listed Buildings (Grade II)

Church of Saint John the Evangelist

- 7.35 The special interest of the Church of St John the Evangelist is described at **Section 5.0**. In particular, the Polish Catholic Church, originally Anglican, has high architectural value for its elaborate French Gothic style, formed of Kentish rag with Bath and red sandstone dressings.
- 7.36 The Evangelical Church shares a setting relationship with the Wesley Methodist Church. The church spires form prominent landmarks in the Eldon Square Conservation Area and surrounding locality. The spires may be viewed in isolation from several viewpoints although, as a pair, they are best appreciated in approach views along Watlington Street from the north and south.
- 7.37 Verified views 3, 4, 5, 6, 7, 8 and 9 in this HTVIA demonstrate that the Proposed Development will feature in approach views along Watlington Street. Notwithstanding, the Site is located 150m to the north-west of the Evangelical Church, on the opposite side of the road. Due to the location of the Site relative to the Evangelical Church and street alignment, the Proposed Development would not occlude or be viewed in close proximity to its spire.
- 7.38 Occlusion of the Wesley Methodist Church spire does occur in some longer views. At these locations, the Methodist Church is viewed in isolation, not as a pair with the Evangelical Church (see views 6 and 7). As a consequence, the setting impact of the Proposed Development would be limited to the Wesley Methodist Church, discussed below.
- 7.39 Overall, then, and taking into account the nature of the views to the north, the Proposed Development would have a neutral impact on our ability to appreciate the special interest of the church. It would not interfere with the church's more immediate and historical significance context, which is the working class area around it, in the Conservation Area, which it served. The special interest of the building would be preserved.

Wesley Methodist Church

- 7.40 The special interest of Wesley Methodist Church is described at **Section 5.0**. The church has architectural value for its restrained composition in the local vernacular. It also has historic value as the mother church of the Wesleyan Circuit. Again, the spire of the Wesley Methodist Church and that of the Church of St John the Evangelist, form prominent landmarks in the surrounding locality, which contributes to their setting.
- 7.41 The Site is located 50m from the Wesley Methodist Church, on the opposite side of Queen's Road. The road is an important part of the context for the character and function of the area. On plan it marks the boundary of the Eldon Square Conservation Area to the south. In reality, it is a wide and busy vehicular route, which marks a distinct change in character and appearance between the fine grain historic environment to the south and the coarse grain modern development to the north (see townscape analysis at **Section 6.0**).
- 7.42 The road limits the potential opportunity for the Site to provide a direct enhancement to the function of the Church. Notwithstanding, the existing Site is of poor visual amenity and provides a poor visual setting to the Church.
- 7.43 View 5 demonstrates the positive transformation of the corner junction when viewed adjacent to the Wesley Methodist Church. The Proposed Development will reinstate the street block and provide activity through much needed residential units on the currently vacant site. The proposed use of red brick will be complementary to the appearance of the Church and its immediate Conservation Area setting. The proposed building mass is deliberately split into visually separate volumes to respond to longer views along Watlington Street.
- 7.44 The Proposed Development would be visible in views from to the south of the Methodist Church on Watlington Street (see views 3, 4 and 5). The impact from these locations is coterminous with that described above for the Conservation Area. The Proposed Development would be perceived as part of the backdrop setting comprising existing tall and large development. The proposed simplified architectural form would be beneficial in these views.

- 7.45 The spires are also seen in approach views travelling south from Forbury Street through to Watlington Street. Views 6 and 7 are taken from the top end of Forbury Street. These views are transient and of low quality, with a changing focus and character. The Methodist church is seen in isolation, with the Evangelical Church occluded by existing development in the foreground.
- 7.46 In both instances redevelopment of the Site at a scale greater than that already existing would partly occlude views of the Methodist Church spire. The proposed upper block has been articulated to address these approach views. As a consequence, from view 6, the spire may be glimpsed and recognised as part of the skyline, leading towards the closer views, where the setting may be appreciated to better effect.
- 7.47 It is not until the observer arrives at the bridge traversing the River Kennet that the spire is seen in conjunction with the Evangelical Church and the two become more prominent skyline features. View 8 represents the optimum point at which an observer may safely stop and appreciate the view. The viewpoint, a pedestrian crossing at a traffic junction, is from a relatively hostile environment for the pedestrian and not a point at which one would stop and dwell for any significant period of time.
- 7.48 In view 8, and subsequently in view 9, the lower parts of the Proposed Development would occlude the northern gable end to the church. Any scale of development on the Site that reinstates the street block would have a similar impact. The view would be improved by the proposed landscape treatment to the edge of the Site.

- 7.49 The setback of the upper parts of the building is designed to open up views of the spire in these views. The proposals have been through a detailed pre-application process, including review by the Council's Design Panel. The Proposed Development has also undergone significant changes following an original submission in May 2018 to further respond to these critical views. The detail of those changes are identified in the Executive Summary to this report.
- 7.50 No external balconies are proposed for the east elevation to ensure the architectural form is simple and does not detract from the appreciation of the Methodist church spire. The simple form and use of a lighter, more recessive, brick colour reduces the visual impact.
- 7.51 On the whole, it is considered that the proposals will preserve the setting and, therein, significance of the Methodist Church. The Proposed Development will clearly deliver heritage benefits to the visual amenity of the church in close proximity views across the busy vehicular junction. It will replace the existing surface level car park with a building of high architectural quality that will improve the appearance and function of the area.
- 7.52 The architectural design and form of the building has been designed to respond to the heritage setting cues of the Methodist Church, in particular views from the north and south. Clear sight lines are retained in critical views and the visual impact has been mitigated by the form and detailed design of the Proposed Development (discussed above).
- 7.53 This approach, which is commonly referred to as the 'internal heritage balance', is consistent with the policy test identified at paragraph 196 of the NPPF comprising two sequential stages. The first test balances heritage 'pluses' against heritage 'minuses' for a specific asset. If that netting up produces a negative impact then 196 is engaged. Conversely, if there is a neutral heritage impact or even a marginally positive one, then the planning balance envisaged in 196 is not engaged. There is, in other words, no net harm.
- 7.54 It is, however, accepted that the decision maker may come to a different conclusion where they find net harm to heritage. If this is the case, it must only be 'less than substantial' in the context of paragraph 196. The harm should be balanced against public benefits arising from the Proposed Development, including the urban design and land use benefits. These benefits are considered in the Planning Statement; the overall impact must be considered within the context of the viewing environment and balance given to the management of change, which does not stifle the economic growth of the Reading Central Area.
- Townscape**
- Character Area A**
- 7.55 Character Area A is physically defined by the A329 and River Kennet. Its character, function and appearance is set out at **Section 6.0**, although may be summarised as an area of coarse grain office development, with residential infill. The Site is located in this area.
- 7.56 A material consideration to the understanding of the area is its policy designation in the development plan. The area forms part of the Reading Central Area, where the Core Strategy states "*development in the centre will typically be medium to high density, accessible mixed-use schemes, incorporating housing and public spaces of an excellent and sustainable standard of design, that will improve the quality of life of those who live, work in or visit Reading*".
- 7.57 The Proposed Development satisfies this objective, by providing medium to high density residential development on a currently vacant brownfield site.
- 7.58 AAP policy RC13 states "*tall buildings are defined as 10 storeys of commercial floorspace or 12 storeys of residential (equating to 36 metres tall) or above*". The Proposed Development is nine residential storeys in height and comparative with the adjacent Q2 building; it therefore may not be defined as tall within the context of the development plan. The proposed scale is, however, taller than some parts of the immediate environment and we are mindful of the criteria set within RC13 in preparing this HTVIA, including the contribution to middle-distance and local views.
- 7.59 The Reading Tall Building Strategy (2008) Appendix 1, which forms part of the development plan evidence base, states that within the King's Road character area "*the large block size of existing built form ensures that a tall building would not be uncharacteristic in terms of townscape scale, or detract from the existing urban grain*". This analysis accords with our own at **Section 6.0**. Moreover, any tall development would be seen within the context of the 'Eastern Tall Building Cluster' to the north of the Site.
- 7.60 The Proposed Development has been carefully developed to mitigate any unacceptable harmful impacts to the heritage assets to the south. The proposed scale and mass would be subservient to the tall building cluster to the north, including 120 King's Road.
- 7.61 The Proposed Development would be congruent to the character of the existing townscape and aspirations of the development plan. The design quality would demonstrably appearance of the area, whilst the inherent urban design traits would improve its function.
- Character Area B**
- 7.62 The Site is in close proximity to Character Area B: Forbury South. Character Area B is located on the north side of the Kennet River. It comprises coarse grain development of office and residential use. The area is identified by the development plan as appropriate for tall buildings.
- 7.63 When viewed from Watlington Street the Proposed Development would be seen in conjunction with development in Character Area B. The proposals would appear subservient to No.120 King's Road, which comprises a 17 storey tower.
- 7.64 The Proposed Development would be complementary to the character area to the emerging character of the north. The reinstatement of the street frontage along Watlington Street would have a demonstrable improvement to the appearance of the area in approach routes from the south. It would also provide activity to the street front and natural surveillance.

Character Area C

7.65 Character Area C comprises the Eldon Square Conservation Area. The impact of the Proposed Development to this Conservation Area is discussed above.

Character Areas D - G

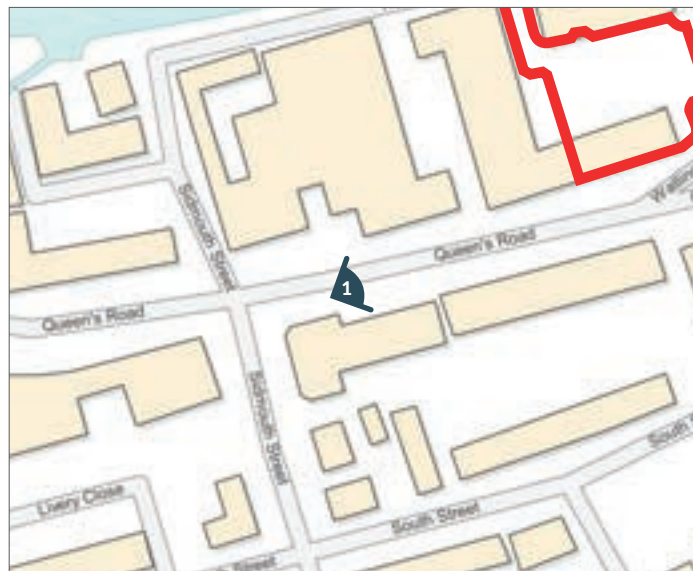
7.66 The remaining character areas D to G do not share a boundary or direct physical connection through to the Site. The effect of the Proposed Development upon these areas will primarily relate to visual amenity, discussed below.

Visual

An assessment of the impact of the Proposed Development to visual amenity is set out below. The verified views are also used to inform the assessment of impact to heritage and townscape.

VIEW 1: QUEEN'S ROAD**EXISTING**

- 7.67 The viewpoint is located on Queen's Road, approximately 100m west of the Site.
- 7.68 The foreground of the view comprises the busy road, which forms the A329. At this point the road is equivalent to four lanes wide. The road is enclosed by a mix of commercial and residential buildings ranging between three and six storeys. The architectural style and quality of the building varies widely.
- 7.69 In the backdrop of the view is the Q2 building and spire of the Wesley Methodist Church.
- 7.70 The people experiencing the view are likely to comprise drivers travelling along the A329 and pedestrians. The route is not one on which the observers would stop to dwell and appreciate the view.



PROPOSED

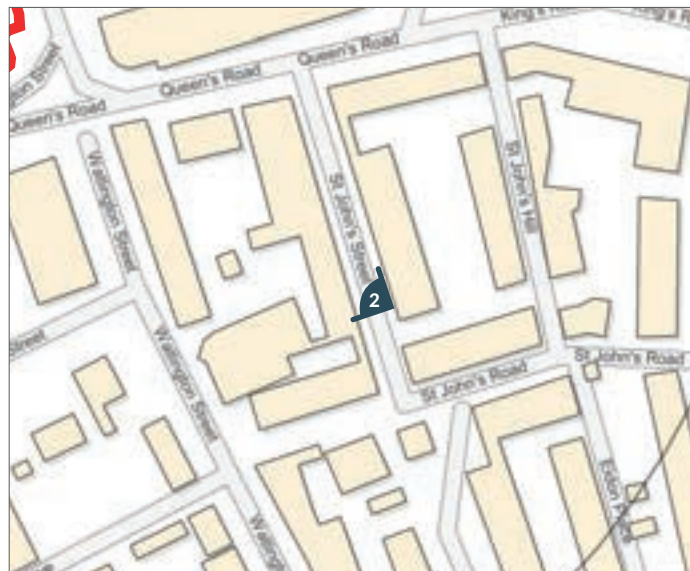
- 7.71 The Proposed Development includes the retention of the frontage to the existing office block, with changes to the fenestration. An additional storey will be added to the roof level, set back from the main building line.
- 7.72 The Proposed Development would be largely obscured from view by the white rendered Queens Wharf in the foreground of the view.



VIEW 2: ST JOHN'S ROAD

EXISTING

- 7.73 The viewpoint is located on St John's Street approximately 150m to the south-east of the Site.
- 7.74 The view is located in the Eldon Square Conservation Area. In the foreground of the view is a residential terrace, which is characteristic of this part of the Conservation Area. The terrace is two storey, constructed of red brick with pitched roof and tall chimneys punctuating the roofline. Each dwelling is set back behind a small front garden, although the street has a relatively tight enclosure and is fine grain in appearance.
- 7.75 In the backdrop of the view is the Q2 residential building. The scale of the Q2 building is marked in relation to the Conservation Area. It represents the clear division of character areas to the north and south of Queen's Road.
- 7.76 The view is likely to be experienced by local residents living in the area. The residents would be aware of the larger scale development to the north which act as a landmark and point of orientation



PROPOSED

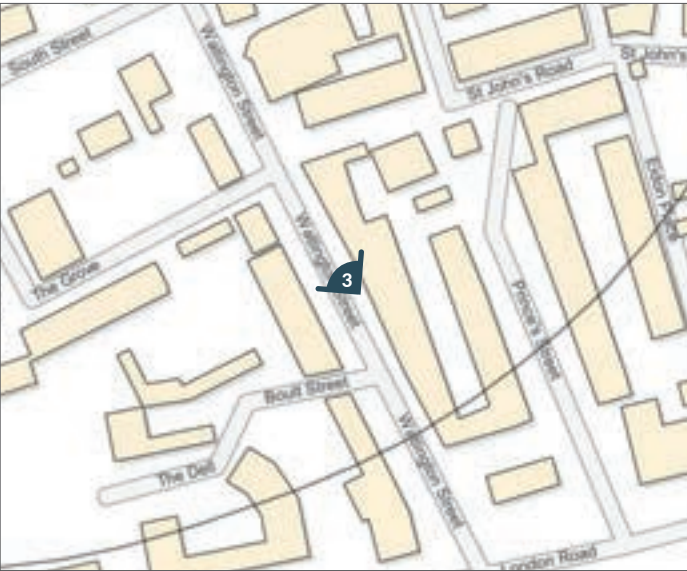
- 7.77 The Proposed Development will be obscured by interposing development in the foreground.



VIEW 3: WATLINGTON STREET (1)

EXISTING

- 7.78 The viewpoint is located on Watlington Street approximately 215m to the south of the Site. The view forms part of a kinetic sequence walking north up Watlington Street, in conjunction with Nos. 4 and 5.
- 7.79 The view is located in the Eldon Square Conservation Area. In the foreground of the view is a residential terrace, which is characteristic of this part of the Conservation Area. The terrace is a mix of two and storey, constructed of red brick with pitched roof and tall chimneys punctuating the roofline. Each dwelling is set back behind a small front garden, although the street has a relatively tight enclosure and is fine grain in appearance.
- 7.80 In the middle ground is the spire of the Church of Saint John the Evangelist, which is complemented by the spire of the Wesley Methodist Church beyond. The form and materials of the spires form an attractive skyline in views along Watlington Street. The two spires have a visual/aesthetic relationship one to the other which is historically significant too reflecting the competitive nature of religious sects in working class districts in the



Victorian period. Their setting in the context of working class housing from a contemporary (roughly) period is likewise significant.

7.81 In the backdrop of the view north is 120 King's Road, currently under construction. The building is seen behind the spire of the Wesley Methodist Church.

7.82 The view is likely to be experienced by local residents living in the area. The residents would be aware of the larger scale development to the north.

PROPOSED

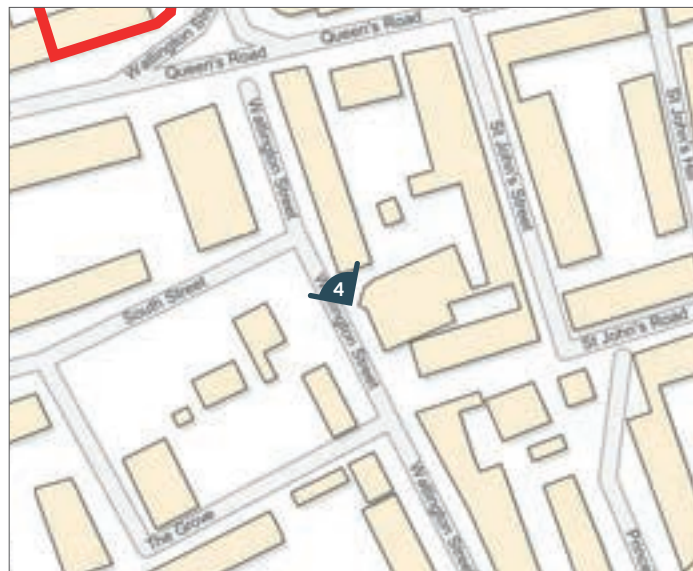
- 7.83 The Proposed Development will be seen as part of the backdrop to the view, separated by the Queen's Road. The view is kinetic, meaning that it is generally experienced whilst travelling and as a consequence the composition or sense of perspective may change along the route. In particular, the observer has a sense of depth to the view, with motion parallax allowing one to perceive and differentiate between foreground and background.
- 7.84 In the view north from Watlington Street the Proposed Development will be readily associated with taller and more varied development, including 120 King's Road. The Proposed Development would be subservient to No.120 King's Road that already backdrops the spire of the Wesley Methodist Church.
- 7.85 The proposed upper parts of the building are deliberately simple in form, and use a lighter, more recessive, brick colour that reduces the visual impact in these views. The Proposed Development elevation is south facing in the view, which means it will always receive a degree of natural sunlight that further assists the observer to distinguish between foreground and background.
- 7.86 The impact of the Proposed Development to the setting of the Grade II listed Methodist Church and the Eldon Square Conservation Area as a whole, a separate assessment, is provided earlier in this section.



VIEW 4: WATLINGTON STREET (2)

EXISTING

- 7.87 The viewpoint is located on Watlington Street approximately 125m to the south of the Site. The view forms part of a kinetic sequence walking north up Watlington Street, in conjunction with Nos. 3 and 5.
- 7.88 The view is located in the Eldon Square Conservation Area. In the foreground of the view is a residential terrace, which is characteristic of this part of the Conservation Area. The terrace is a mix of two and storey, constructed of red brick with pitched roof and tall chimneys punctuating the roofline. Each dwelling is set back behind a small front garden, although the street has a relatively tight enclosure and is fine grain in appearance.
- 7.89 At this point, the observer is adjacent to the Church of Saint John the Evangelist. The building has high architectural detailing and is an attractive part of the townscape.
- 7.90 Beyond, the observer is aware of the Grade II* listed Watlington House and the spire of the Wesley Methodist Church beyond.



7.91 In the backdrop of the view north is 120 King's Road, currently under construction. The building is seen behind the spire of the Wesley Methodist Church.

7.92 The view is likely to be experienced by local residents living in the area. The residents would be aware of the larger scale development to the north.

PROPOSED

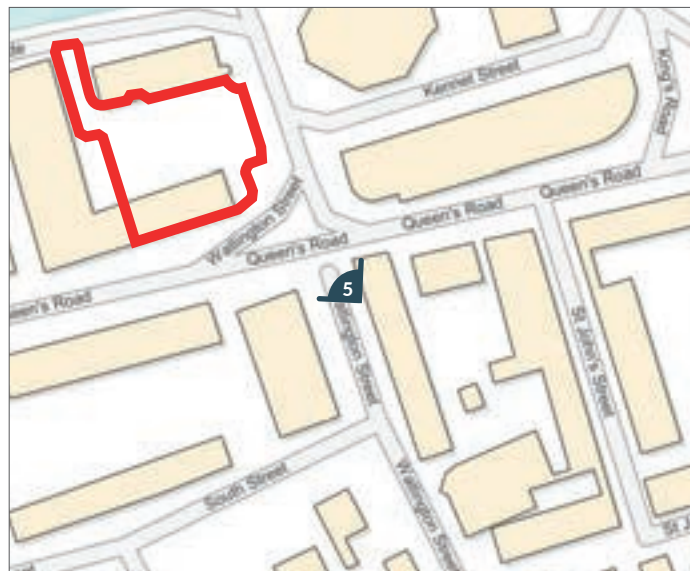
- 7.93 The Proposed Development will be seen as part of the backdrop to the view, separated by the Queen's Road. The view is kinetic, meaning that it is generally experienced whilst travelling and as a consequence the composition or sense of perspective may change along the route. In particular, the observer has a sense of depth to the view, with motion parallax allowing one to perceive and differentiate between foreground and background.
- 7.94 In the view north from Watlington Street the Proposed Development will be readily associated with taller and more varied development, including 120 King's Road. The Proposed Development would be subservient to No.120 King's Road that already backdrops the spire of the Wesley Methodist Church.
- 7.95 The proposed upper parts of the building are deliberately simple in form, and use a lighter, more recessive, brick colour that reduces the visual impact in these views. The Proposed Development elevation is south facing in the view, which means it will always receive a degree of natural sunlight that further assists the observer to distinguish between foreground and background. The visual amenity of the area is therefore improved for users.
- 7.96 The impact of the Proposed Development to the setting of the Grade II listed Methodist Church and the Eldon Square Conservation Area as a whole, a separate assessment, is provided earlier in this section.



VIEW 5: WATLINGTON STREET (3)

EXISTING

- 7.97 The viewpoint is located on Watlington Street adjacent to the Site. The view forms part of a kinetic sequence walking north up Watlington Street, in conjunction with Nos. 3 and 4.
- 7.98 The view is located on the boundary of the Eldon Square Conservation Area. To the west of the viewpoint (left of the photograph) is the Wesley Methodist Church.
- 7.99 At this location the focus of the view is the busy road junction between Queen's Road and Watlington Street. Queen's Road marks a distinct change in character and appearance of the local area in comparison to the fine grain residential within the Conservation Area to the south. On the north side of the road is a mix of commercial and residential buildings ranging between three and nine storeys. The architectural style and quality of the building varies widely.
- 7.100 To the north, on the west side of Watlington Street, the Site comprises a surface level car park. The open plot provides no enclosure to the street, active frontage and poor visual amenity.



7.101 In the backdrop of the view north is 120 King's Road, currently under construction. The building is seen behind the spire of the Wesley Methodist Church.

7.102 The people experiencing the view are likely to comprise drivers travelling along the A329 and pedestrians travelling from the residential area to the south. This is a poor quality viewing position, transient and affected adversely by environmental noise, movement and poor air quality.

PROPOSED

- 7.103 The view demonstrates the positive transformation of the corner junction when viewed adjacent to the Wesley Methodist Church. The Proposed Development will reinstate the street block and provide activity through much needed residential units on the currently vacant site.
- 7.104 The verified wire line view is supplemented by a non-verified CGI prepared by EAA that demonstrates the proposed materiality of the Proposed Development. This includes the use of red brick which will be complementary to the appearance of the Church and its immediate Conservation Area setting.



PROPOSED (NON-VERIFIED)



VIEW 6: FORBURY ROAD (2)

EXISTING

- 7.105 The viewpoint is located on Forbury Road approximately 325m north of the Site. The view forms part of a kinetic sequence travelling south along Forbury Road and Watlington Street, in conjunction with Nos. 7, 8 and 9.
- 7.106 In the foreground of the view is the A329 road, running along the eastern boundary of the boundary wall to Reading Prison. In the middle distance there is tall and large development located near to the King's Road junction.
- 7.107 In the backdrop of the view the spire of the Wesley Methodist Church may be glimpsed between 120 King's Road and Kennet Place. The spires are also seen in approach views travelling south from Forbury Street through to. These approach views leading towards Watlington Street are transient and of low quality, with a changing focus and character. The viewing position is adversely affected by the proximity of the road and the poor quality of modern development as well as by the gaol's enclosing wall.
- 7.108 The Methodist church is seen in isolation, with the Evangelical Church occluded by existing development in the foreground.



PROPOSED

- 7.109 The Proposed Development would be seen in the backdrop of the view, beyond 120 King's Road. Redevelopment of the Site at a scale greater than that already existing would partly occlude views of the Methodist Church spire. The proposed upper block has been articulated to address these approach views. As a consequence, from view 6, the spire may be glimpsed and recognised as part of the skyline, leading towards the closer views, where the setting may be appreciated to better effect.
- 7.110 The quality of the proposed architecture is high and would contribute positively to the existing townscape. This would be congruent to the existing context, which includes tall and large development located in the Eastern Cluster.
- 7.111 The impact of the Proposed Development to the setting of the Grade II listed Methodist Church as a whole, a separate assessment, is provided earlier in this section.



VIEW 7: FORBURY ROAD (1)**EXISTING**

- 7.112 The viewpoint is located on Forbury Road approximately 300m north of the Site. The view forms part of a kinetic sequence travelling south along Forbury Road and Watlington Street, in conjunction with Nos. 6, 8 and 9.
- 7.113 In the foreground of the view is the A329 road, running along the eastern boundary of the boundary wall to Reading Prison. In the middle distance there is tall and large development located near to the King's Road junction.
- 7.114 In the backdrop of the view the spire of the Wesley Methodist Church may be glimpsed between 120 King's Road and Kennet Place. The Wesley Methodist Church spire is not the tallest element in the view (see 120 King's Road), although its silhouette forms a recognisable and attractive, albeit seen in a hostile environment.



PROPOSED

- 7.115 The Proposed Development would be visible to the south. The quality of the proposed architecture is high and would contribute positively to the existing townscape. It would be seen within the context of No.120 King's Road, currently under construction.
- 7.116 The proposals would occlude the silhouette of the spire from this location. The location is on the west side of the road and, when driving, a glimpse view of the spire may still be obtained.
- 7.117 The impact must be considered within the context of the viewing environment and balance given to the management of change, which does not stifle the economic growth of the Reading Central Area. In this case, the view is kinetic and seen along a busy vehicular route of low amenity value; they form a very small part of the setting to the Wesley Methodist Church. The impact on the ability to appreciate significance is not material, overall, taking into account the quality of the viewing place and the transient nature of the views. The critical viewing point is from view Forbury Road at King's Road (see views 8 and 9).
- 7.118 The impact of the Proposed Development to the setting of the Grade II listed Methodist Church as a whole, a separate assessment, is provided earlier in this section.



VIEW 8: FORBURY ROAD AT KING'S ROAD

EXISTING

- 7.119 The viewpoint is located at the junction of Forbury Road and King's Road, approximately 100m north of the Site.
- 7.120 The view is identified by the Reading Tall Building Strategy, which states:
- 7.121 The focus of the view is the twin spires of the Polish Catholic Church and the Methodist Church. Although intervening buildings interrupt views of the spires, they remain the tallest element of the view. Although designated features form an element of the view, they are background features. The wide road and road signage dominate the foreground of the view and creates a degraded character. The view has a medium sensitivity to the inclusion of tall structures.
- 7.122 The location from which this viewpoint is taken is the pedestrian crossing on the east side of the road. The photography for the Tall Building Strategy appears to be from the centre of the road, although it is not possible to prepare a verified view from this location. The viewpoint in this HTVIA represents one of the very few places where the spires are both seen together without being obscured by interposing development in the foreground.



- 7.123 On the south-west corner (right in the photograph) of the junction is 120 King's Road, under construction. The consented development is 17 storeys and, once constructed, this will be a striking landmark in the area.
- 7.124 The view will be experienced by pedestrians waiting at the crossing. A similar view will also be experienced by drivers travelling south along Forbury Road, particularly when waiting at the traffic lights.

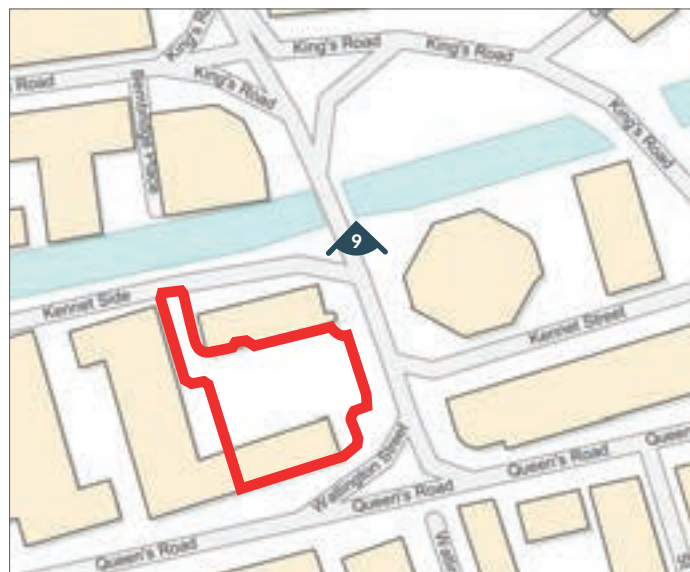
PROPOSED

- 7.125 View 8 forms a kinetic view travelling south from Forbury Street through to Watlington Street (see Nos. 6, 7 and 9).
- 7.126 It is not until the observer arrives at the bridge traversing the River Kennet that the Wesley Methodist Church spire is seen in conjunction with the Evangelical Church and the two become more prominent skyline features. Views 8 and 9 represents the optimum point at which an observer may safely stop and appreciate the view. The viewpoint, a pedestrian crossing at a traffic junction, is from a relatively hostile environment for the pedestrian and not a point at which one would stop and dwell for any significant period of time.
- 7.127 The Proposed Development has been sculpted to allow views of the Methodist Church spire in the backdrop. Whilst the proposals would be readily perceptible in the view, they would only partially occlude the northern gable end to the Methodist Church, which is an unavoidable consequence of redeveloping the surface level car park. The setback of the upper parts of the building is designed to open up views of the spire in these views.
- 7.128 No external balconies are proposed for the east elevation to ensure the architectural form is simple and does not detract from the appreciation of the Methodist Church spire. The simple form and use of a lighter, more recessive, brick colour reduces the visual impact and frames the view in an attractive manner.
- 7.129 The impact of the Proposed Development to the setting of the Grade II listed Methodist Church as a whole, a separate assessment, is provided earlier in this section.



VIEW 9: WATLINGTON STREET (4)**EXISTING**

- 7.130 The viewpoint is located on Watlington Street, north of the Site. The view forms part of a kinetic sequence travelling south along Watlington Street, in conjunction with Nos. 6, 7 and 8.
- 7.131 At this location the focus of the view is the busy road junction between Queen's Road and Watlington Street. The road comprises a mix of commercial and residential buildings ranging between three and nine storeys. The architectural style and quality of the building varies widely.
- 7.132 To the south, on the west side of Watlington Street, the Site comprises a surface level car park. The open plot provides no enclosure to the street, active frontage and poor visual amenity.
- 7.133 Beyond Queen's Road the observer is aware of the spires of the Church of Saint John the Evangelist and the Wesley Methodist Church. The form and materials of the spires form an attractive skyline in views along Watlington Street.
- 7.134 The people experiencing the view are likely to comprise drivers travelling along the A329 and pedestrians travelling towards the residential area to the south.



PROPOSED

- 7.135 View 9 forms a kinetic view travelling south from Forbury Street through to Watlington Street (see Nos. 6, 7 and 8).
- 7.136 From this location the Proposed Development may be appreciated to good effect. The setback of the upper parts of the building is articulated to open up views of the Methodist Church spire. No external balconies are proposed for the east elevation to ensure the architectural form is simple and does not detract from the appreciation of the Methodist Church spire. The simple form and use of a lighter, more recessive, brick colour reduces the visual impact and frames the view in an attractive manner.
- 7.137 The proposals would partially occlude the northern gable end to the Methodist Church, which is an unavoidable consequence of redeveloping the surface level car park. Any scale of development on the Site that reinstates the street block would have a similar impact, which is acceptable mindful of the beneficial impact to the character, appearance and function of the area derived from redeveloping the surface level car park.
- 7.138 The impact of the Proposed Development to the setting of the Grade II listed Methodist Church as a whole, a separate assessment, is provided earlier in this section.



8.0

// CLARENDON HOUSE, READING



Conclusion

8.0 CONCLUSION

- 8.1 The HTVIA provides an assessment of the impact of the Proposed Development on heritage, townscape and visual receptors.
- 8.2 Policy designations outline the strategic aspirations for an area, contribute to the understanding of townscape value and the potential for, or even lack of, change.
- 8.3 The Site is located in the Reading Central Area. The Core Strategy states [our emphasis]:
Development in the centre will typically be medium to high density, accessible mixed-use schemes, incorporating housing and public spaces of an excellent and sustainable standard of design, that will improve the quality of life of those who live, work in or visit Reading.
- 8.4 The Site is in a highly sustainable location, approximately a 12 minute walk from Reading Station.
- 8.5 The policy designation and proximity to public transport is conducive to development at a greater density, subject to satisfying other policy criteria.

Planning Policy

Heritage

- 8.6 The Site does not comprise any statutorily listed buildings and is not located in a conservation area.
- 8.7 Notwithstanding, there are several listed buildings in the wider area. The primary setting relationship relating to the proposed development is the adjacent Eldon Square Conservation Area and the Grade II listed Wesley Methodist Church.
- 8.8 Detailed consideration has been given to the interaction of the Proposed Development with the Eldon Square Conservation Area, and in particular the spires of the Church of St John the Evangelist and Wesley Methodist Church. Considerable importance and weight has been given to the significance of the heritage assets.
- 8.9 The HTVIA analysis confirms that the Proposed Development would not harm the significance, or ability to appreciate the significance, of heritage assets in the study area.

Townscape and Visual

- 8.10 The Site is bounded to the south and east by a section of the Reading Inner Distribution Road. The road is a busy thoroughfare and its width provides a physical and visual barrier that separates land to the north and south in the immediate area.
- 8.11 The Proposed Development seeks the redevelopment of the Site to provide 43 residential dwellings. It includes a building of nine storeys. The scale of development is commensurate with the importance of the junction which it marks and the new ground floor frontage. The proposed massing, articulation and detailed design of the scheme has evolved to respond to key views and the varied townscape context.
- 8.12 The principal building on the Site is to be retained and the architectural treatment of its elevations improved. A low-rise block fronting the eastern boundary of the Site would replicate this mass and form, thus providing a composition and reinstating the street block. The ground floor plan would provide an animated environment and present active frontages.

Summary

- 8.13 The Proposed Development has evolved through a detailed understanding of the Site, its surrounding context and the aspirations of the development plan. It has been subject to further revisions following further comments received from the Council post-submission of an application in May 2018.
- 8.14 The Proposed Development represents an opportunity for optimisation of brownfield land that would contribute to the delivery of much needed housing in the area and the LPA. As a whole, it would demonstrably improve the appearance, character and function of the townscape, in accordance with the development plan.

// CLARENDON HOUSE, READING



APPENDIX 1: Listed Building Description

2, ELDON ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 2, ELDON ROAD

List entry Number: 1248744

Location

2, ELDON ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 430496

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ELDON ROAD 1. 5128 (West Side) No 2 SU 7273 7/106 II GV 2. Before 1840. Known to be by Nathaniel Briant as part of a family speculation. Altered. 2 storeys and basement. Stucco, ground floor channelled. Band over ground floor. 3 windows on 1st floor, 2 on ground floor, glazing bar sashes. Central pedimented doorcase with modern applied pilasters (originally a window). Steps to door. Garage doors inserted to left hand basement. Hipped slate roof with flat eaves.

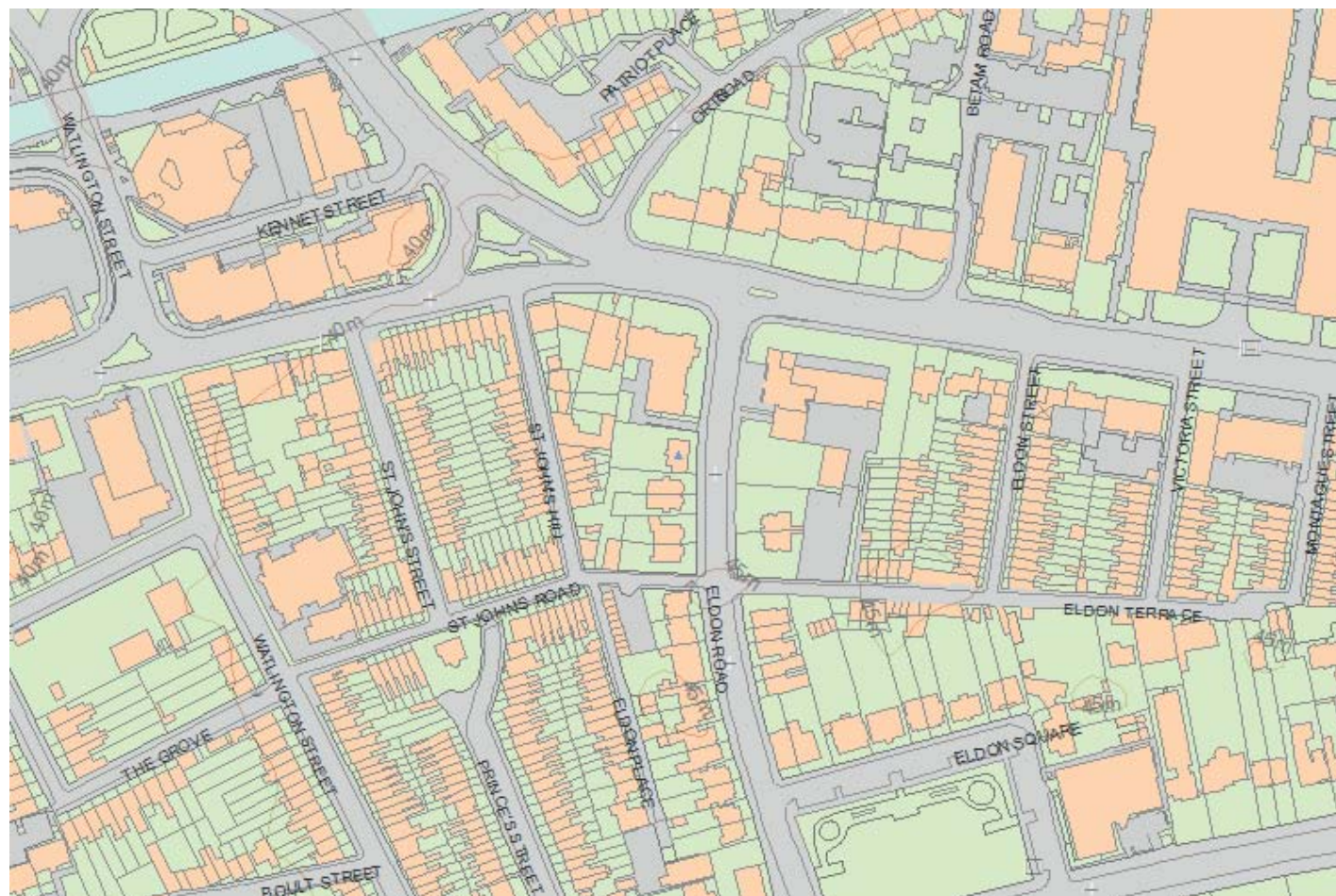
Listing NGR: SU7243473221

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72434 73221

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/390222/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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End of official listing

3 AND 5, SIDMOUTH STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 3 AND 5, SIDMOUTH STREET

List entry Number: 1156984

Location

3 AND 5, SIDMOUTH STREET

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39166

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SIDMOUTH STREET 1. 5128 Nos 3 and 5 SU 7273 7/568 II 2. 1880s. 2½ or 3 storey pair in Butterfield Vicarage style. Sufficiently asymmetrical to require a second glance. 1 bay each with 2 windows per floor (3, stepped, on ground floor; 1 on 2nd floor of no 5). Sash windows with marginned glazing. Stop moulded reveals with splayed cills. Red brick with subtle polychromy. Plinth. Band over ground floor string over 1st floor. String with over arch above arched 2nd floor windows of No 3 and above 1st floor windows of No 5. 2nd floor window of latter interrupts both the over arch string (which is dropped below it) and the string above. Stepped and moulded eaves courses, returned up verges of ½ hip of No 3. Tiled roofs, No 5 hipped with 2nd floor windows. ½ dormer (itself with half hipped gable). Large brick chimneys in valley

between roofs. Entrances in extruded apsidal 2 storey extension on each side with arch windows and short turrets. Further bulbous extensions on garden side corners.

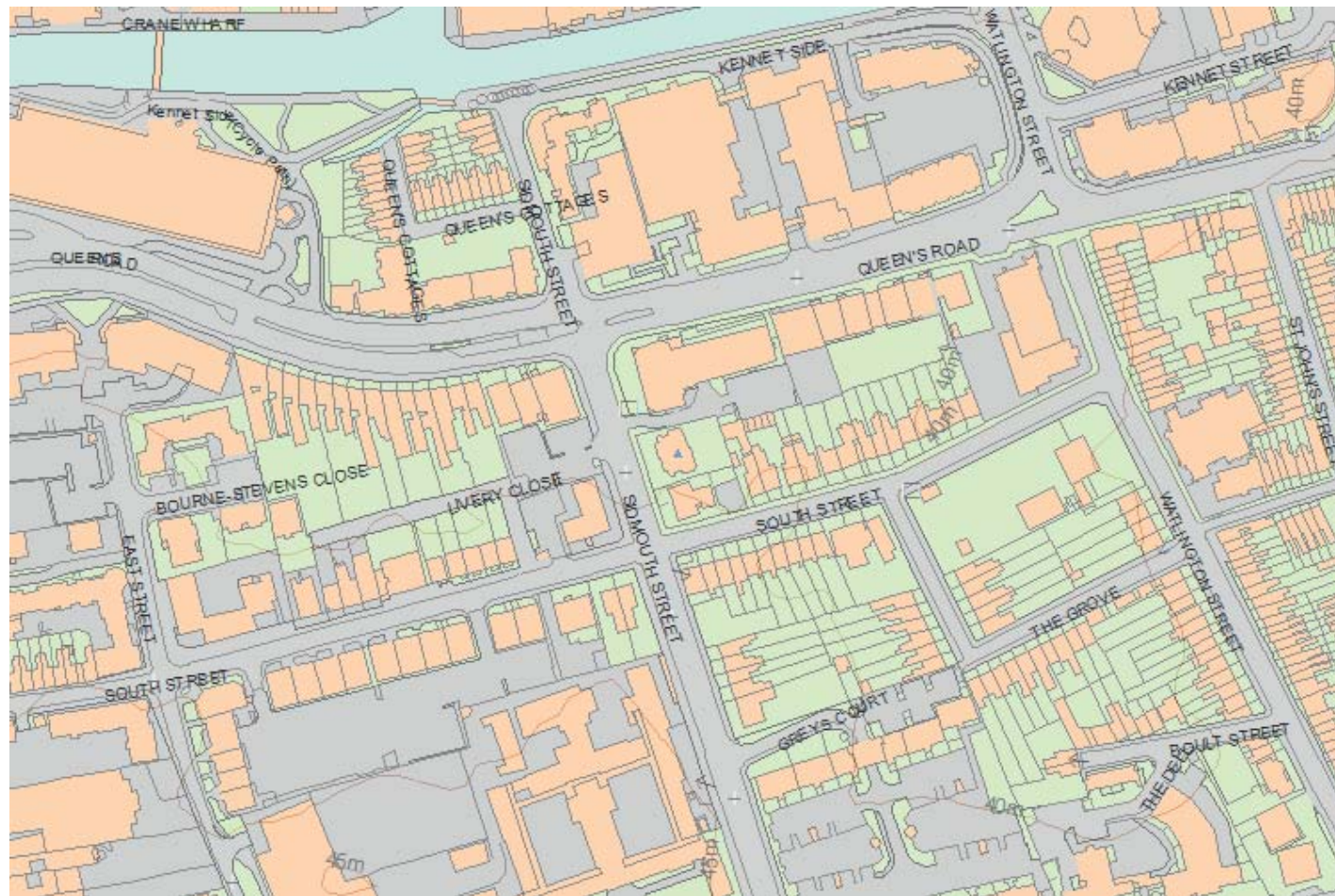
Listing NGR: SU7209773168

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72097 73168

Map



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End of official listing



4 AND 6, ELDON ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 4 AND 6, ELDON ROAD

List entry Number: 1113462

Location

4 AND 6, ELDON ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 38904

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ELDON ROAD 1. 5128 (West Side) Nos 4 and 6 SU 7273 7/460 II GV 2. Before 1840. Probably by Henry or Nathaniel Briant. 2 storeys and basement. Bath ashlar. Hipped slate roof with central chimneys. Deep bracketed eaves. On 1st floor outer small round-headed windows, inner French casements with flanking wall thickenings. On ground floor: tripartite glazing bar sashes in bows with vermiculated dividing quoin strip. Vermiculated voussoirs to outer round-headed doorways. Flanking extensions. Projecting front garden walls terminate in the Eldon Square type of polygonal pier with crested capping.

Listing NGR: SU7242973206

Selected Sources

End of official listing

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72429 73206

Map



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8 AND 10, ELDON ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 8 AND 10, ELDON ROAD

List entry Number: 1321940

Location

8 AND 10, ELDON ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 38905

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ELDON ROAD 1. 5128 (West Side) Nos 8 and 10 SU 7273 7/461 II GV 2. Circa 1840. Probably by Henry or Nathaniel Briant. Bath ashlar pair. Rusticated ground floor and quoins. Band at 1st floor level. Hipped slate roof on deepbracketed eaves, central chimney. 3 storeys and basement, 1st and 2nd floors have 2 windows each, glazing bar sashes, round-headed on 2nd floor, bracketed pediments on 1st floor. Each has a wide 3 light bay with casement windows. Entered from side in porches with Doric piers, cornice and blocking course.

Listing NGR: SU7243073188

Selected Sources

End of official listing

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72430 73188

Map



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9, SIDMOUTH STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 9, SIDMOUTH STREET

List entry Number: 1113578

Location

9, SIDMOUTH STREET

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: 16-May-1979

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39167

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

In the entry for

SIDMOUTH STREET

7/569 No 11 the number shall be amended to read No 9

SIDMOUTH STREET 1. 5128 No 11 SU 7273 7/569 II 2. 1850s - an unusual composition forming a 2 storey end of terrace to the 3 storey Nos 54-70 (even) South Street, which if slightly later, are under the same roof line. Grey brick,

Listing NGR: SU7210573120

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72105 73120

A detailed street map of a residential area in London. The map shows a network of streets including Queen's Road, South Street, Bourne-Stevens Close, Livery Close, East Street, South Street, The Grove, Boulton Street, London Road, and St John's Street. Building footprints are shown in orange, and green spaces are highlighted in green. A scale bar indicates a distance of 45m. The map is oriented with North at the top.

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End of official listing

12 AND 14, ELDON ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 12 AND 14, ELDON ROAD

List entry Number: 1113463

Location

12 AND 14, ELDON ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 38906

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ELDON ROAD 1. 5128 (West Side) Nos 12 and 14 SU 7273 7/462 II GV 2. Circa 1840. Probably by Henry or Nathaniel Briant. Bath stone pair. 2 storeys and basement with 3 storey end pavilions. Slate roof with projecting eaves. Glazing bar sash windows, centre has narrow outer windows and 2 ranges in centre. Outer doors, No 12 in angle, porch with stilted segmental arch. 1 bay end pavilions with shaped surrounds to 1st and 2nd floor windows; round-headed on ground floor with panels below and impost and label moulds; ground floor channelled. Bath stone garden walls to front with pierced roundels and moulded coping.

Listing NGR: SU7243473161

Selected Sources

End of official listing

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72434 73161

Map



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For a copy of the full scale map, please see the attached PDF - [1113463.pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/109874/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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This copy shows the entry on 11-Mar-2018 at 01:15:05.

43-49, SOUTH STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 43-49, SOUTH STREET

List entry Number: 1156987

Location

43-49, SOUTH STREET

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39168

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SOUTH STREET 1. 5128 Nos 43 to 49 (odd) SU 7273 7/570 II 2. Circa 1852, possibly by J J Cooper. 2 storey and basement terrace with Bath ashlar front and flint with brick dressings and quoins behind. 2 bays each, glazing bar sash windows. Ground floor channelled with band over. Plain fascia to cornice and parapet. Doors altered. Slate roof, No 43 retains fleur-de-lys arrow head rails to basement.

Listing NGR: SU7202573132

Selected Sources

National Grid Reference: SU 72025 73132

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/147824/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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163, KING ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 163, KING ROAD

List entry Number: 1303084

Location

163, KING ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Mar-1957

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 38985

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

KINGS ROAD 1. 5128 (North Side) No 163 SU 7273 7/143 22.3.57. II GV 2. Circa 1840, probably earlier. 2 storeys, attic and basement. Bath stone, with chamfered quoins. Moulded frieze and eaves cornice. Hipped slate roof and 3 dormers with pedimented heads. 3 windows with architrave surrounds on 1st floor, late C19 sashes. Central 8 panel door with architrave surround, frieze and cornice on console brackets. Nos 163-189 (odd) probably by the same architect except possibly No 185 (later) and 167 (possibly earlier). Formerly known as Wellington Place.

Listing NGR: SU7243173312

Selected Sources

End of official listing

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72431 73312

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/275489/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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196-200, KINGS ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 196-200, KINGS ROAD

List entry Number: 1321922

Location

196-200, KINGS ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Jul-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 38995

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

KINGS ROAD 1. 5128 (South Side) Nos 196 to 200 (even) SU 7273 7/145 24.7.74. II GV 2. 1840s. A block of 3 houses formerly known as Wilberforce Place. Restored. Plain Bath stone ashlar fronts with slate roofs. No 198, 2 storeys and basement. 3 windows on 1st floor with raised surrounds, glazing bar sashes with marginal glazing. 2 French casement windows with balconies and contemporary cast iron rails on ground floor and central 2 panel door with rectangular over-light. Raised door surround with moulded pediment ornamented with corner stele. Nos 196 and 200 form 3 storey gable end pavilions with channelled ground floors below impost string of round headed windows which have apron panels below. 1 window each with cast iron rails, side elevations. Modern extensions: No 196 has a 2 storey bay to right; No 200

has replica style 2+4 bay extension to Eldon Road.

Listing NGR: SU7242973262

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72429 73262

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/358612/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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End of official listing

DRAFT

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59.75 QUEEN'S ROAD READING
RG1 4BN



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0 5m 25m 50m

NO	DATE	BY	REVISION	CONTROL

SITE LOCATION PLAN

PROJECT NAME

CLARENDON HOUSE

 EAA ARCHITECTURE
40 EDWARDS GREEN LANE, LONDON, UK
EC2A 4NE | 0207 741 1725 | eaa.co.uk

CLIENT

READING HEIGHTS LIMITED

PROJECT NO

220

DRAWN

KU

CHECKED

AZ

ISSUE DATE

11.01.2018

SCALE

1/1250@A3

BLOCK

G

STAGE

P

REVISION

11-01

-



Historic England

CHURCH OF SAINT JOHN THE EVANGELIST

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF SAINT JOHN THE EVANGELIST

List entry Number: 1113606

Location

CHURCH OF SAINT JOHN THE EVANGELIST, ST JOHN'S ROAD
CHURCH OF SAINT JOHN THE EVANGELIST, WATLINGTON STREET

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Jul-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39226

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WATLINGTON STREET 1. 5128 (East Gide) Church of St John the Evangelist SU 7273 7/354 24.7.74. II GV 2. Church of England. 1872-73 by W A Dixon. Large Early English style rock faced Kentish Rag Church with buff and red sandstone dressings. South-west tower with angle buttresses and 2 light bell-stage openings. Gargoyles and machicoliation below brick spire with gables. Columned doorway at front of tower with carved lunette and applied crocketed gable over. Tripled west window, stilted arches. Half octogan turrets of different heights flank west front. Tall short nave and chancel, gabled aisle chapels. Stonework around foundation stone excavated in order

to remove the foundation stone.

Listing NGR: SU7229673176

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72296 73176

Map



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End of official listing



Historic England

QUEEN'S CRESCENT

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: QUEEN'S CRESCENT

List entry Number: 1113563

Location

QUEEN'S CRESCENT, 24-52, QUEEN'S ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Mar-1957

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39132

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

QUEEN'S ROAD 1. 5128 Nos 24 to 52 (even) (Queen's Crescent) SU 7173 SE 3/225 SU 7273 7/225 22.3.57. II GV 2. 1832-33. J J Cooper architect (according to Colvin). A very slight crescent with houses on a skew, following the curve of the road. 3 storeys Bath stone ashlar. Channelled ground floor. Band over ground floor. Plain cornice and parapet. 3 ranges of glazing bar sashes each, 1st floor centre of each with pediment. Ground floor windows round headed, one each, No 44 1+3 (formerly 2 houses). Bracketed hoods to 4 panel doors with rectangular overlights and architrave surrounds. Butterfly roofs with brick chimneys. No 40 rendered. No 24 has no door but 3 round headed

windows on ground floor.

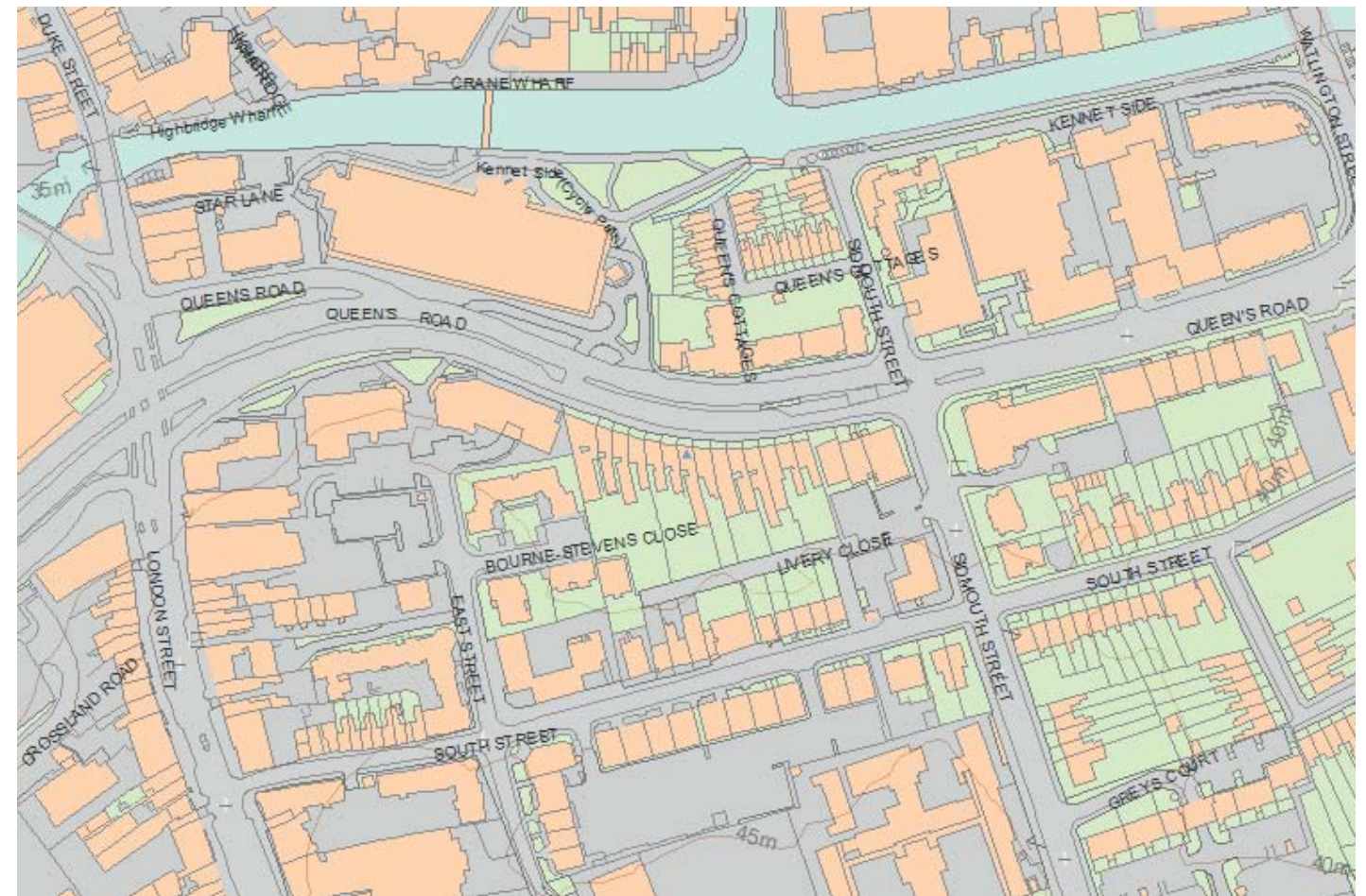
Listing NGR: SU7197873190

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU7197873190

Map



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This copy shows the entry on 11-Mar-2018 at 01:21:49.

End of official listing



Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.

List entry Number: 1007932

Location

The monument may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: 19-Apr-1915

Date of most recent amendment: 29-Jan-1993

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: RSM

UID: 19019

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Monument

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven

into the fabric of medieval society, acting not only as centres of worship, learning and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Benedictine monasticism had its roots in the rule written about AD 530 by St Benedict of Nursia for his own abbey at Monte Cassino. Benedict had not intended to establish an order of monasteries and wider adoption of his rule came only gradually. The first real attempt to form a Benedictine order came only in 1216. The Benedictine monks, who wore dark robes, came to be known as `black monks'. These dark robes distinguished them from Cistercian monks who became known as `white monks' on account of their light coloured robes. Over 150 Benedictine monasteries were founded in England. As members of a highly successful order many Benedictine houses became extremely wealthy and influential. Their wealth can frequently be seen in the scale and flamboyance of their buildings. Benedictine monasteries made a major contribution to many facets of medieval life and all examples exhibiting significant surviving archaeological remains are worthy of protection.

Reading Abbey is an excellent example of a medieval monastic complex, one of few such sites in Berkshire. The ruined abbey buildings survive well, standing almost to their original height. The complete Abbey site is well documented, both historically and archaeologically, and there is still considerable potential for the survival of archaeological material within its confines.

History

Legacy Record - This information may be included in the List Entry Details.

Details

The monument, which consists of four separate areas, includes the known surviving remains of Reading Abbey, the surviving parts of the associated mill and hospitium and the site of a building believed to be the abbey stables. The abbey was established in 1121 by Henry I as a cell of the Cluniac order, the parent abbey being at Cluny in Burgundy; by the mid 13th century it had transferred obedience to the Benedictine order. Through the 13th and early 14th centuries the foundation flourished and by the mid 14th century, it had

become one of the ten richest abbeys in the country. In the 16th century the Abbey fell victim to the purges of the Dissolution and was forcibly taken by the Crown in 1539. The monks were evicted and the last Abbot, Hugh Farrington, hanged at the Abbey Gate. The Abbey buildings passed into the hands of Lord Somerset, protector to Edward VI, who demolished most of the church and much of the abbey buildings. Thus today the Abbey survives largely as a ruin. Walls stand almost to their original height but have been robbed of all facing stone so that only the core survives. The ruins, which are listed at Grade I, consist of the south transept and chapter house, separated by a once roofed passage over which the treasury was located. Further south, towards the River Kennet, stands the west wall of the parlour and warming room with the dormitory above. Adjacent to the river lay the necessarium or toilet block. The cloisters were to the west of the chapter house and were flanked along the southern side by the refectory, the south wall of which still stands to a height in excess of 2.5m. The site of the gateway to the inner precinct survives to the west of Abbot's Walk, though its present form is the result of rather heavy restoration by Gilbert Scott in 1860, following a collapse of the structure. The gateway is listed as a Grade I building. To the east the Abbey grounds extended to Forbury Road, and to the south-east to the bank of the River Kennet. Excavations in this area in 1970, within the confines of Reading Prison, located an Apsidal chapel, demonstrating the potential for survival of archaeological evidence in this area of the site. At the western extremity of the abbey complex, in what is today the churchyard of St Lawrence's church, a hospitium was located. Founded in 1189-93 by Abbot Hugh II, it was dedicated to John the Baptist and consisted of a residence for 26 poor, a refectory and an accommodation block for visitors. A portion of this, rebuilt in the 15th century, survives incorporated into the fabric of a modern municipal building north of the graveyard. To the south of the main abbey complex and spanning Holy Brook, is a single 13th century arch, all that remains of the abbey mill. The mill wheel is thought to have been positioned to the east of this arch. Additional lesser medieval buildings, possibly associated with the abbey complex, have been recorded in this vicinity. These include the remains of a bakehouse to the north of the mill, discovered in 1860, and a building to the west, located by excavations in advance of development in 1976. A substantial mound, now incorporated into Forbury Gardens as a 19th century landscape feature, is thought to be a reworked Civil War earthwork. This in turn may have been constructed using the remains of a motte which is recorded as having been built in the abbey precinct in 1150 and destroyed in 1152. All modern buildings, structures, and roads are excluded from the scheduling although the ground beneath them is included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

Selected Sources

Other

On site descriptive text, Reading Abbey,

SMR record no. 1022.0, Reading Abbey,

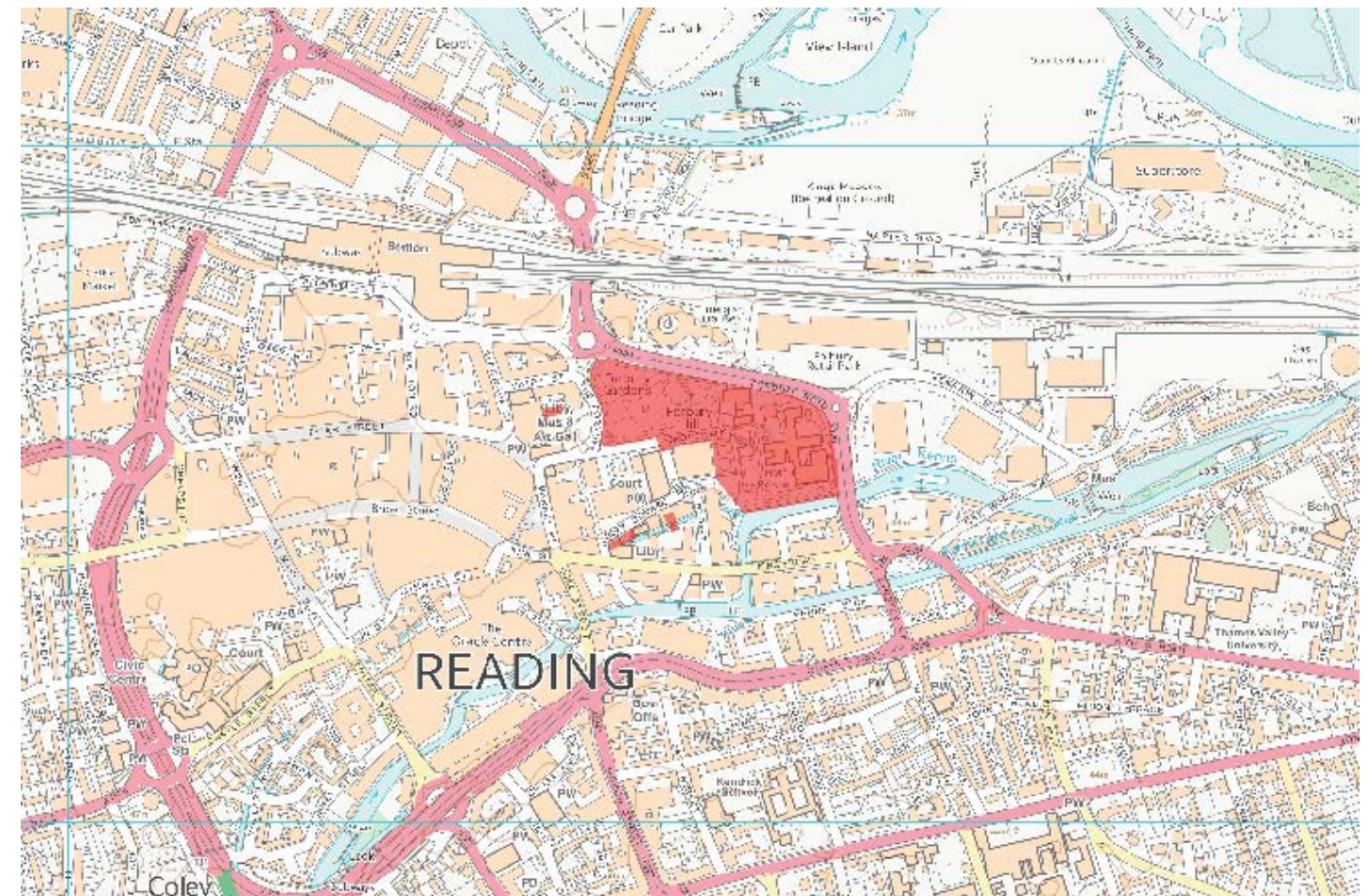
SMR Record no. 1022.12, 1022.13,

Title: Ordnance Survey 1:2500 SU7173 Source Date: Author: Publisher:

Surveyor:

National Grid Reference: SU 71714 73609, SU 71819 73420, SU 71891 73445, SU 71955 73591

Map



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End of official listing



Historic England

THE OVAL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE OVAL

List entry Number: 1156910

Location

THE OVAL, 14, ST JOHN'S ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39149

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST JOHN'S ROAD 1. 5128 No 14 (The Oval) SU 7273 7/234 II 2. Early C19, 2 storey detached villa, a former farmhouse. Red brick with silver grey brick headers. Toothed brick cornice. Wide eaves to low pitched slate roof. A symmetrical 'T'-plan design carefully aligned so that the south end closes the vista along Princes Street from the Reading Hospital with a full height bow (1 window, French casement on ground floor). North front faces down St John's street; 3 bays, glazing bar sash windows and central 6 panel door in recessed arch with fanlight. Garden surrounded by cast iron mushroom capped rails (see George V Memorial Gardens, Eldon Square) on stone plinths; the rails are

only to south.

Listing NGR: SU7234973146

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72349 73146

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/147757/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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End of official listing



WALLS ENCLOSING GARDEN TO WEST OF NO 44 (WATLINGTON HOUSE)

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WALLS ENCLOSING GARDEN TO WEST OF NO 44 (WATLINGTON HOUSE)

List entry Number: 1113607

Location

WALLS ENCLOSING GARDEN TO WEST OF NO 44 (WATLINGTON HOUSE),
WATLINGTON STREET

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Mar-1957

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39228

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WATLINGTON STREET 1. 5128 (West wide) Walls enclosing garden to west of No 44 (Watlington House) SU 7273 7/257A 22.5.57. II 2. Late C17 or early C18. Massive brick and flint walls of varying heights. North and south walls about 80-90 yards long. West wall about 30 yards long.

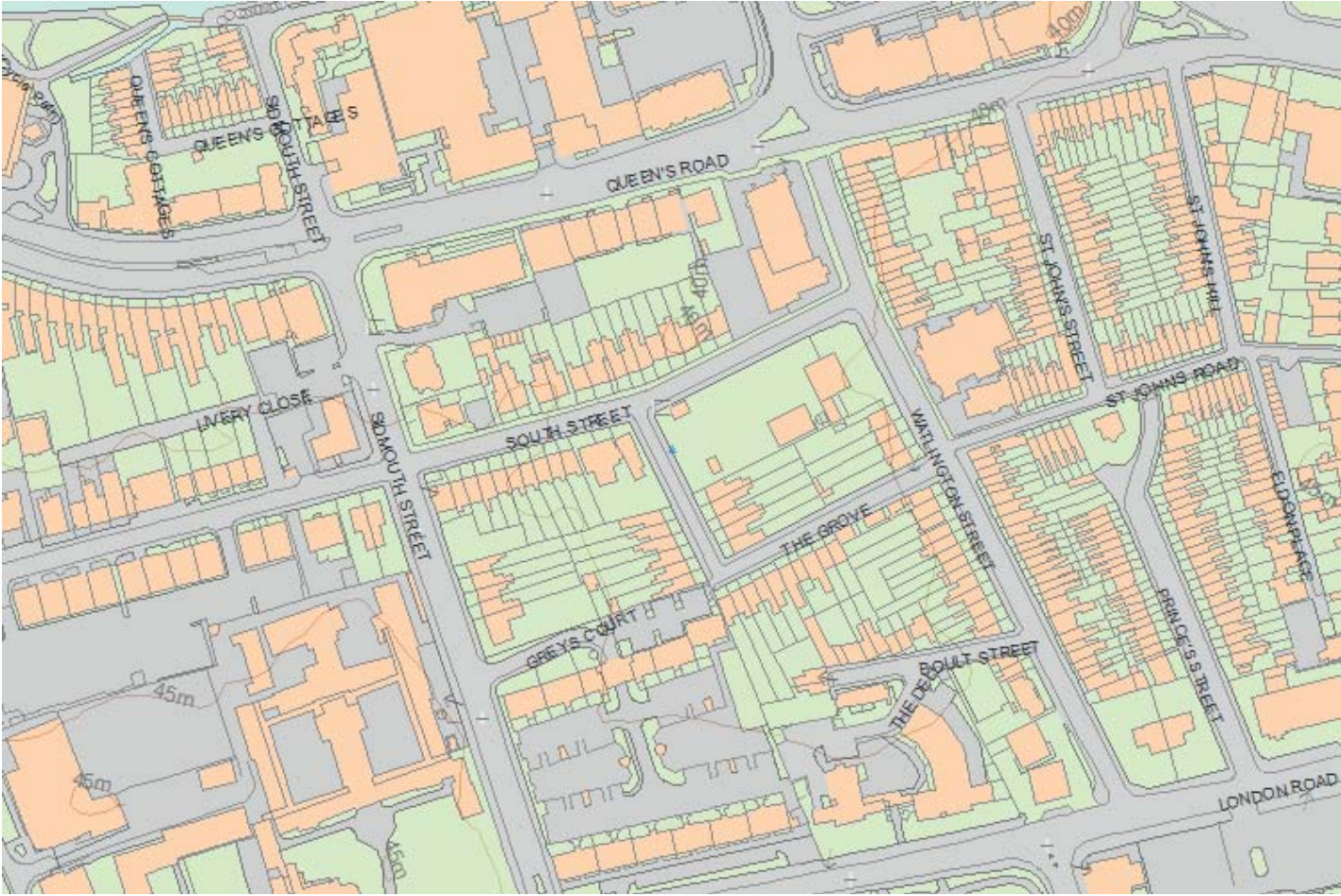
Listing NGR: SU7218873139

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72188 73139

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1113607.pdf \(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/375294/HLE_A4L_Grade|HLE_A3L_Grade.pdf\)](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/375294/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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This copy shows the entry on 11-Mar-2018 at 01:24:03.

WATLINGTON HOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WATLINGTON HOUSE

List entry Number: 1321898

Location

WATLINGTON HOUSE, 44, WATLINGTON STREET

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 22-Mar-1957

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39227

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WATLINGTON STREET 1. 5128 (West Side) No 44 (Watlington House) SU 7273 7/257 22.3.57. II 2. In 2 parts The western part built 1688 for Samuel and Anne Watlington, see rainwaterheads: 1688 W S A The eastern part said to have been added 1763 (Probably earlier). The whole is a rectangle of red and silver grey brick with a raised brick string at 1st floor level. Moulded and bracketed wood eaves cornice. Hipped old tile roof, brick end chimneys, dormered to west; valley roof with dormers facing valley. East front: 2 storeys and attic with modillion eaves cornice. 2 large flanking 3-light windows, glazing bar sashes and 2 dormers. Central, possibly circa 1688, double doors each of 5 heavily moulded panels with moulded architrave surround, frieze and cornice supported by flanking curved consoles and with carved keystone. Cornice

breaks forward over consoles. Single central 1st floor window over. The west front: 2 storeys, attic and basement. 4 dormers with moulded pediments and C18 casements. 4 ranges of C18 glazing bar sash windows over 4 basement windows and central garden door with moulded architrave surround in trellis porch and central half-landing stair window above it under a moulded brick pediment. A single storey service wing to right. Original mullion and transom windows on ground floor of north front. Interior: panelled hall with 2 arch screen on fluted piers. Turned balusters to stairs (straight string), double ramped nmhogazy dado rail and baluster rail, panelled. dado (circa 1740 probably). Samuel Watlington was Mayor of Reading in 1695 and in 1711.

Listing NGR: SU7224773167

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72247 73167

Map



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For a copy of the full scale map, please see the attached PDF - [1321898.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/291974/HLE_A4L_Grade|HLE_A3L_Grade.pdf)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/291974/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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This copy shows the entry on 11-Mar-2018 at 01:08:55.

End of official listing



Historic England

WESLEY METHODIST CHURCH

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WESLEY METHODIST CHURCH

List entry Number: 1321916

Location

WESLEY METHODIST CHURCH, QUEEN'S ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: 16-May-1979

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39133

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

In the entry for

QUEENS ROAD Wesley Chapel 7/557

the name of the chapel shall be amended to read Wesley Methodist Church

QUEEN'S ROAD 1. 5128 Wesley Chapel SU 7273 7/557 II 2. Dated 1812. Red brick with stone and white brick dressings - steeple principally white brick. Tiled roofs. Gothic plan and elevation. 4 bay aisled nave with flush transept

and 1 bay chancel. 3 sided gallery interior. Main porch to north-east with 3 stage tower and steeple. Lancet windows. Decorated tracery in large north window. The 2 spires of St John's and Wesley Chapel are close together and important landmarks for Reading.

Listing NGR: SU7222873223

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 72228 73223

Map



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The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF - [1321916.pdf \(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/419037/HLE_A4L_Grade|HLE_A3L_Grade.pdf\)](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/419037/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

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This copy shows the entry on 11-Mar-2018 at 01:29:33.

End of official listing

// CLARENDON HOUSE, READING



APPENDIX 2: Accurate Visual Representation Methodology (Preconstruct)

Royal Heights, Reading

Accurate Visual Representations

7th September 2018

www.preconstruct.com

Document prepared by Preconstruct Ltd on behalf of Reading Heights Ltd,
in support of a planning application for the proposed development of Royal Heights, Reading

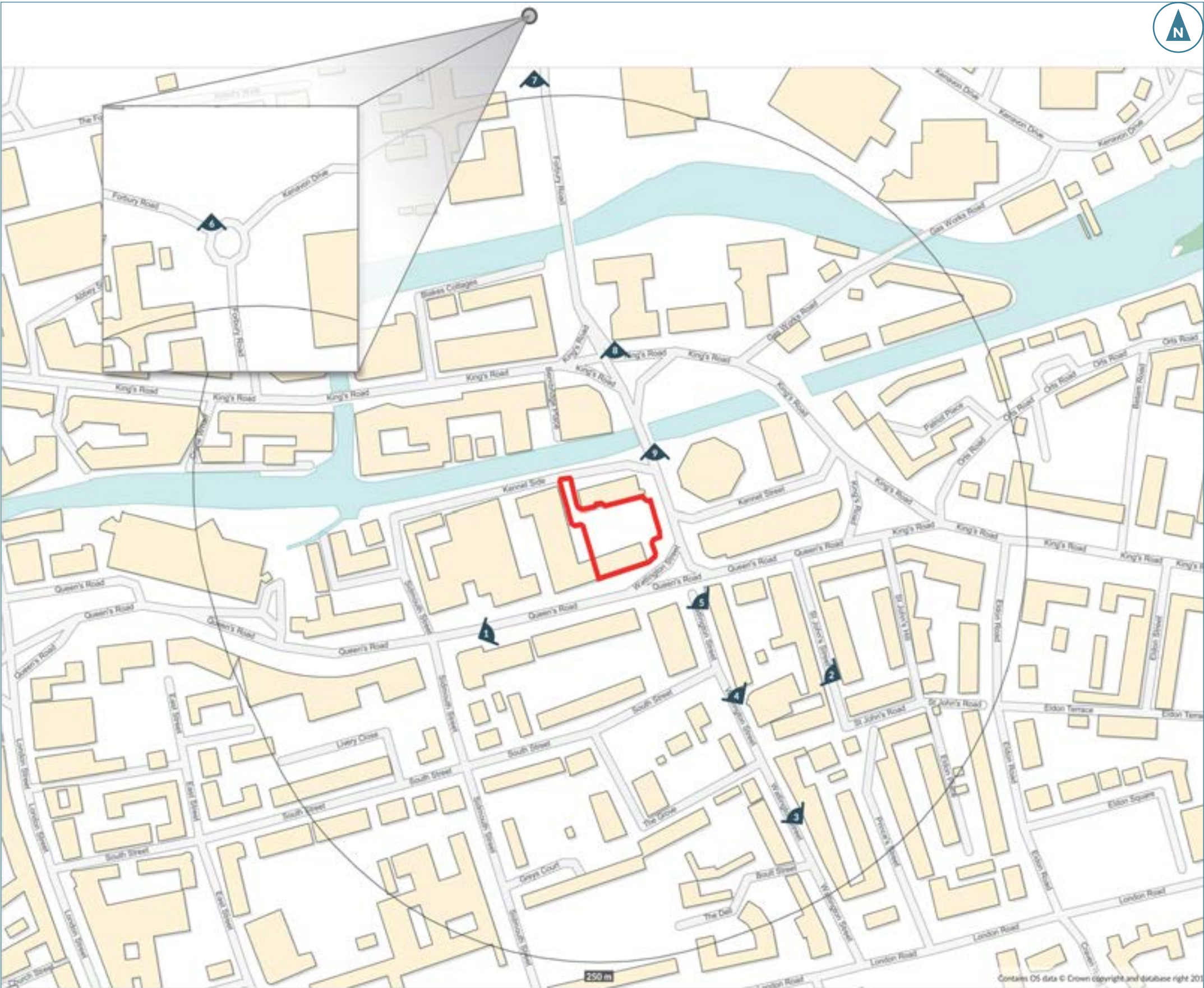


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01 Viewpoint Locations



View	Description
1	Queen's Road
2	St John's Road
3	Watlington Street (1)
4	Watlington Street (2)
5	Watlington Street (3)
6	Forbury Road (2)
7	Forbury Road (1)
8	Forbury Road at King's Road
9	Watlington Street (4)

02 Views



View 01 - Existing



View looking east toward the application site at Queens Road

View 01 - Proposed (AVR 1)



View 02 - Existing



View looking north west toward the application site at St. Johns Street

View 02 - Proposed (AVR 1)



View 03 - Existing



View looking north toward the application site at Watlington Street

View 03 - Proposed (AVR 1)



View 04 - Existing

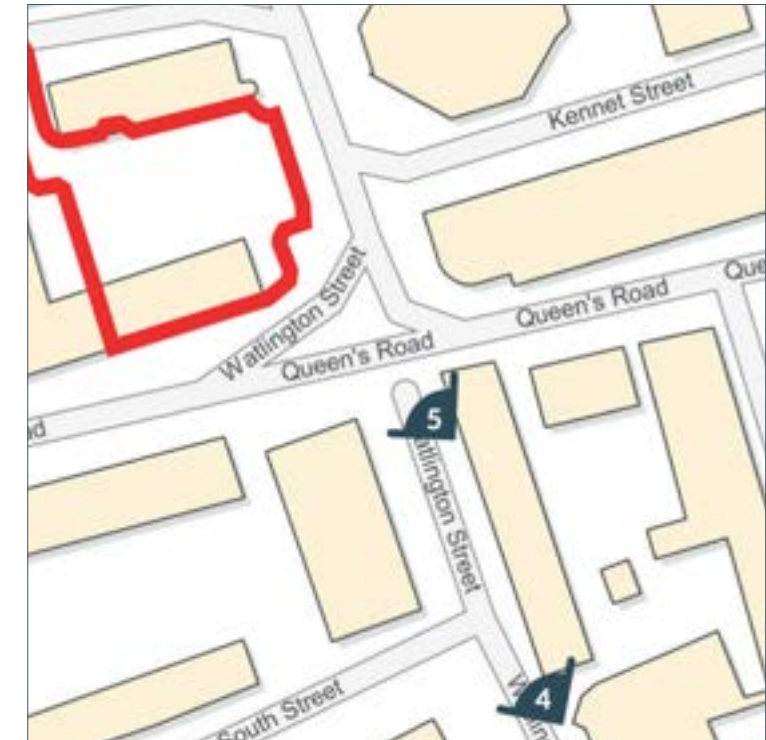


View looking north toward the application site at Watlington Street

View 04 - Proposed (AVR 3)



View 05 - Existing



View looking north toward the application site at Watlington Street

View 05 - Proposed (AVR 1)



View 06 - Existing



View looking south toward the application site at Fortbury Road

View 06 - Proposed (AVR 1)



View 07 - Existing



View looking south toward the application site at Fortbury Road

View 07 - Proposed (AVR 1)



View 08 - Existing



View looking south toward the application site at the junction of King's Road, Forbury Road and Watlington Street

View 08 - Proposed (AVR 1)



View 09 - Existing



View looking west toward the application site at Kennet Street

View 09 - Proposed (AVR 3)



Appendix 01 - Methodology

Overview

The process of generating verified views (also referred to as accurate visual representations (AVR)) for the Proposed Development at Royal Heights, Reading was carried out by Preconstruct.

Preconstruct use a methodology that is compliant with relevant sections of: The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment (3rd edition 2013); The Landscape Institute Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment and The Revised SPG London View Management Framework (March 2012).

High quality/resolution photographs were taken from the agreed locations by Preconstruct. An adequate number of visible features were subsequently surveyed, including the precise location and bearing of the camera. A development model was generated to correct geographical co-ordinates. With a known camera position and orientation, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph.

Site visit

Preconstruct visited the site on the 5th April 2018, to obtain viewpoint photography. The view positions were documented using photography of the exact positions (marked with paint) which was passed on to the surveyor who later visited the site to record the precise co-ordinates.

Photography

For each agreed photoviewpoint location, a high resolution photograph was taken with a 35mm (full frame) digital SLR camera. The location at which the photograph was taken was marked (where possible) with a nail and / or spray paint to allow the surveyor to record the precise location on a subsequent visit. The camera was levelled horizontally and laterally by means of a tripod mounted levelling base and two camera mounted spirit levels. A tilt/shift or perspective control lens was used to allow vertical rise while avoiding convergence of vertical elements.

Lens Selection Criteria

In order to capture the full extent of the proposed development and an appropriate amount of contextual built form 24mm (73° horizontal field of view), and 17mm (93° horizontal field of view) lenses were used.

Equipment Used for Photography

- Canon EOS 5D Mk 1V digital SLR camera (35mm)
- Canon TSe 24mm f/3.5L
- Remote (cabled) shutter release
- Tripod indexed pan head
- Levelling base with bubble level
- Camera (hot shoe) mounted two axis spirit level
- Plumb bob
- Street marking paint

Post Production

Each base photograph has had a level of basic colour correction applied to it so that it best represents the impression of the scene as the photographer experienced it in person.

This processing is predominately done to the 16bit RAW file using Adobe Camera Raw and Photoshop. It includes, but is not limited to, adjustments in; colour temperature and tint; levels such as exposure and contrast; shadow and highlight recovery; sky recovery through the use of gradient corrections; and other post processing effects such as sharpening and noise reduction.

Survey

For each agreed photoviewpoint location an instructional document was released to the survey subcontractor. The surveyor was instructed (by means of a marked up photograph, map and tripod (in situ) photograph) to record a range of contextual reference points.

Survey Equipment Required

- Leica GPS (either 1200 series or 500 series) with smartnet capability.
- Leica Total station (usually TCRP1201)

Field Survey Methodology

- Camera Locations - Where possible the camera position and another survey station (to use as an RO) are fixed using the GPS. If local conditions don't allow this other survey stations are fixed and the control traversed to where required and the Camera position fixed by the total station. Multiple fixes are taken with the GPS to ensure accuracy.
- Reference points - From either the camera position, or somewhere more suitable, points on the photograph are co-ordinated using the reflectorless capability of the total station. Repeat measurements are taken on the long range shots to ensure accuracy and avoid interference from intermediate targets.

Data Processing & Delivery

GPS data was processed through Leica Geo-Office to acquire the OSGB36 co-ordinate system information and then processed to produce co-ordinate information for the surveyed points in the form of a delimited text file.

The Proposed Development

Preconstruct imported a 3D model of the proposed development supplied by the project architect.

The model was checked for accuracy against plans and elevations and subsequently aligned to the OSGB36 co-ordinate system.

Cumulative Effect Developments

Design information in relation to consented schemes for cumulative assessment has been collected via the local planning portal. In cases where information was not immediately available, further enquiry to source information has been made through the local authority and relevant architects. The consented schemes visualised represent those where sufficient information has been available. Schemes where insufficient information is available could not be included in the visualisations.

The Verification Process

The collected survey reference point data and camera location data was imported into the 3D model environment from the delimited text file (relative to the OSGB36 co-ordinate system) by means of a proprietary script.

At each photoviewpoint location a virtual camera was set up in the 3D software using the coordinates provided by the surveyor. The 3D coordinates of the survey reference points were used to create an accurate 'point cloud' model of the contextual surveyed parts of the scene. The scene was verified by matching the contextual surveyed points to the photograph. To do this, for each photoviewpoint, two renders* were made from the 3D model from the same virtual camera: one render showed only the development (in the chosen method of presentation); the other showed only the survey reference point data.

Using a photo editing package [Adobe Photoshop CC] the photography, survey reference point render and proposed development render were aligned.

With the rendered proposals aligned to the photography, masks were applied to the image to hide features of the proposed development that would be occluded by existing features.. This process was performed on all views.

** Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray 3.4 for Autodesk 3Ds Max 2017.*

Appendix 02 - Sources of Data

Photography and Viewpoint Data

VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
1	View looking east toward the application site at Queens Road	AVR 1	Verified	472102.49	173217.21	38.87m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	14:16	Basic Colour Correction
2	View looking north west toward the application site at St. Johns Street	AVR 1	Verified	472343.15	173182.55	43.22m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	13:43	Basic Colour Correction
3	View looking north toward the application site at Watlington Street	AVR 1	Verified	472315.73	173093.78	41.35m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	13:32	Basic Colour Correction
4	View looking north toward the application site at Watlington Street	AVR3	Verfied	472288.8	173146.63	40.83m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	13:21	Basic Colour Correction
5	View looking north toward the application site at Watlington Street	AVR 1	Verified	472247.64	173250.36	39.16m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	13:04	Basic Colour Correction
6	View looking south toward the application site at Fortbury Road	AVR 1	Verified	472122.74	173639.01	41.60m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	10:51	Basic Colour Correction
7	View looking south toward the application site at Fortbury Road	AVR 1	Verified	472122.25	173595.56	41.57m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	11:11	Basic Colour Correction
8	View looking south toward the application site at the junction of King's Road, Forbury Road and Watlington Street	AVR 1	Verified	472190.12	173408.29	37.75m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	11:43	Basic Colour Correction
9	View looking west toward the application site at Kennet Street	AVR 3	Verified	472216.92	173342.82	40.54m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	12:12	Basic Colour Correction

Generated Data (by Preconstruct)

Asset	Description	Reference	Date	Comment
3D Model / Scene	Scene files generated in 3DS Max Design 2017 to create and render model data	Xref BUILD.max	06/09/2018	

Survey Data

Asset	Description	Supplier	Reference	Date	Comment
Survey Data	Table of Points (XLSX file) Surveyors notes/mark-up (PDF)	AG Surveys	2963	13/04/18	Imported using proprietary script. Origin Shift -472213E --173279 N

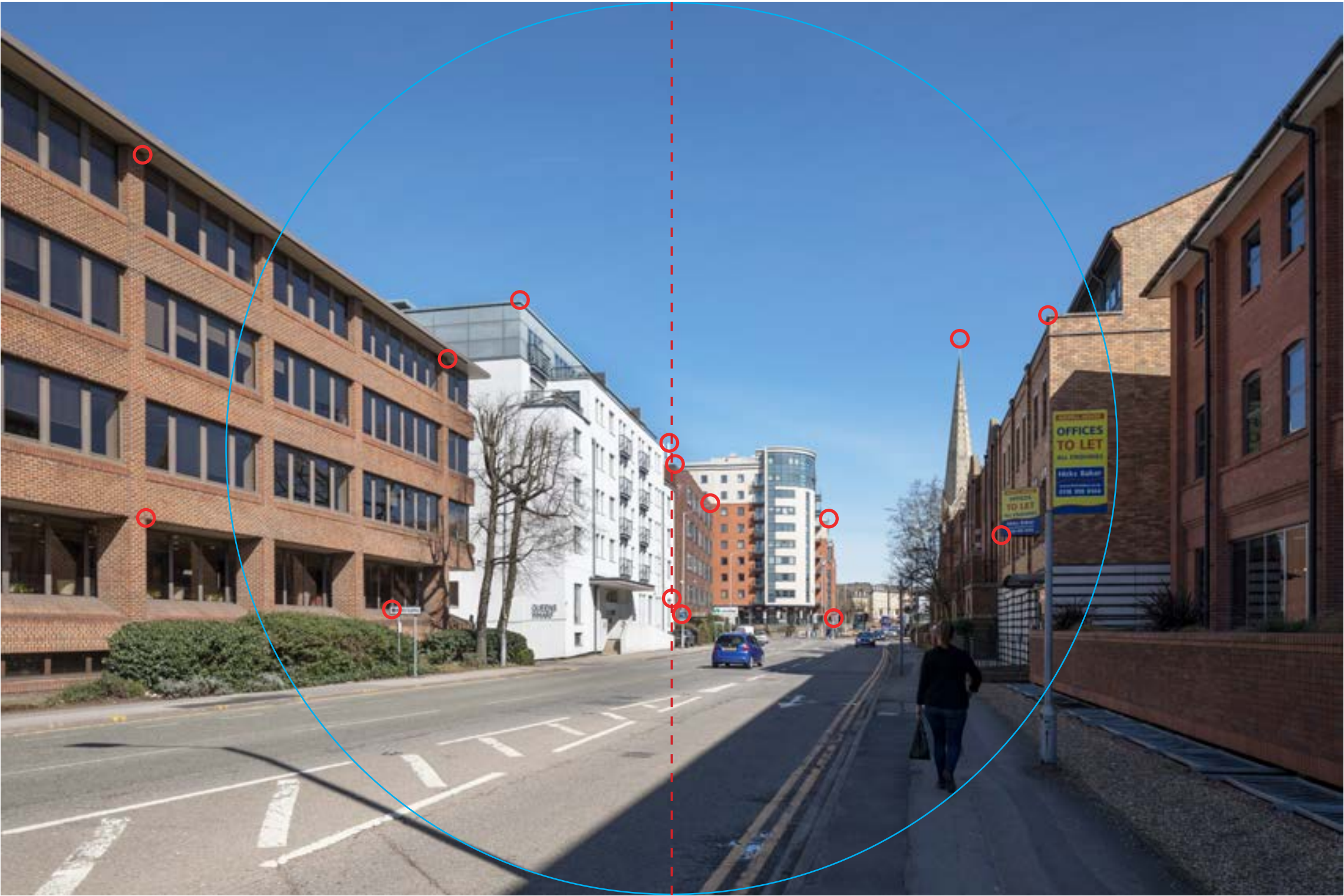
Supplied Data

Asset	Description	Supplier	Reference	Date	Comment
Proposed Scheme Design	Sketch-up Model	EAA	Massing model_52.skp	03/09/2018	Not in OS coordinate system. Data from model used to assist in alignment to OS coords.
Site Plan	DWG	EAA	220-2-22-01_Proposed Ground Floor Plan.dwg	08/05/2018	Not in OS coordinate system. Used to assist in alignment of Proposed Model to OS coords.
Elevation	DWG	EAA	220-2-23-02_Proposed Section BB.dwg	08/05/2018	Used to set the model to max AOD
OS MasterMap	DWG		OS_MasterMap_476102_630453_OS_Mastermap.dwg	08/05/2018	Used to assist in alignment of Proposed Model to OS coords.
Landscape Information	PDF,email	Wilder Associates	Planting and Tree Plan.pdf	06/09/2018	Information on placement, species and size of tree types within site boundary

Appendix 03: AVR Verification Data



View 01 - Survey Points



VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
1	View looking east toward the application site at Queens Road	AVR 1	Verified	472102.49	173217.21	38.87m	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	14:16	Basic Colour Correction

View 02 - Survey Points



VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
2	View looking north west toward the application site at St. Johns Street	AVR 1	Verified	472343.15	173182.55	43.22	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	13:43	Basic Colour Correction

View 03 - Survey Points



VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
3	View looking north toward the application site at Watlington Street	AVR 1	Verified	472315.73	173093.78	41.35	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	13:32	Basic Colour Correction

View 04 - Survey Points



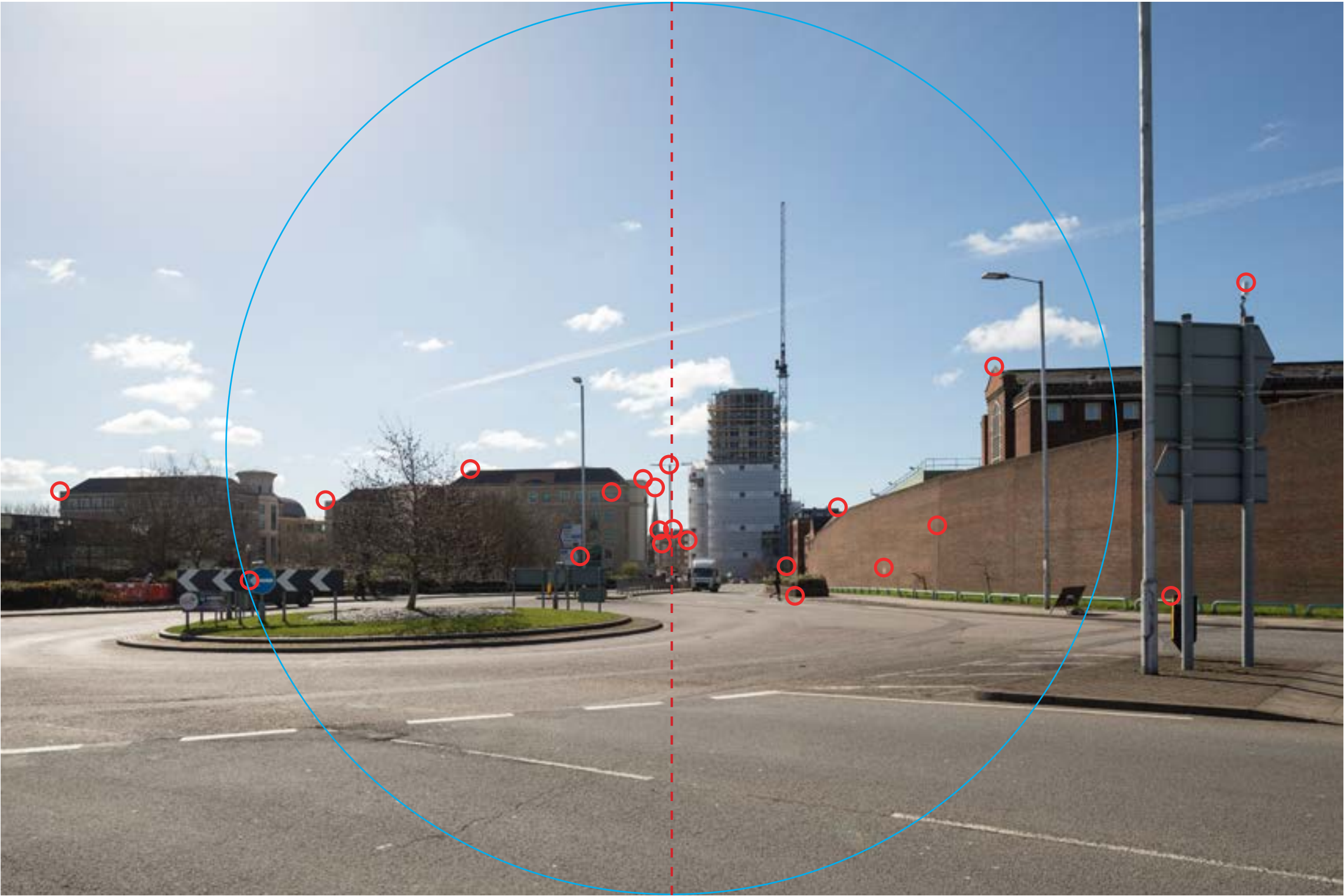
VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
4	View looking north toward the application site at Watlington Street	AVR3	Verified	472288.8	173146.63	40.83	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	13:21	Basic Colour Correction

View 05 - Survey Points



VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
5	View looking north toward the application site at Watlington Street	AVR 1	Verified	472247.64	173250.36	39.16	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	13:04	Basic Colour Correction

View 06 - Survey Points



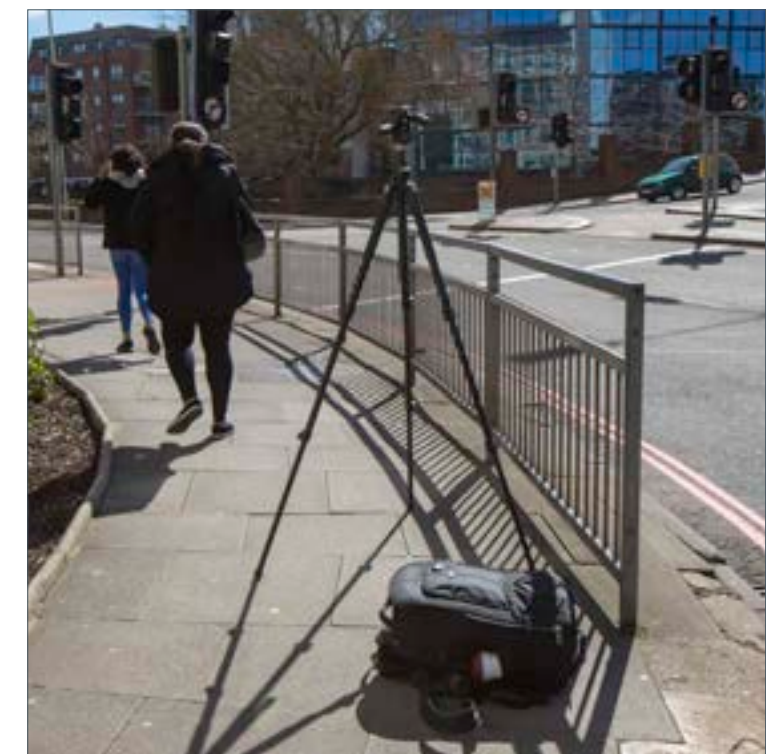
VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
6	View looking south toward the application site at Fortbury Road	AVR 1	Verified	472122.74	173639.01	41.60	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	10:51	Basic Colour Correction

View 07 - Survey Points



VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
7	View looking south toward the application site at Fortbury Road	AVR 1	Verified	472122.25	173595.56	41.57	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	11:11	Basic Colour Correction

View 08 - Survey Points



VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
8	View looking south toward the application site at the junction of King's Road, Forbury Road and Watlington Street	AVR 1	Verified	472190.12	173408.29	37.75	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	11:43	Basic Colour Correction

View 09 - Survey Points



VP	Description	Type	Method	Easting	Northing	Height AOD	Tripod Height	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time	Post Processing
9	View looking west toward the application site at Kennet Street	AVR 3	Verified	472216.92	173342.82	40.54	1.65m	Canon 5D Mk IV	TS-E24mm f/3.5L	24mm	Landscape	73°	05/04/2018	12:12	Basic Colour Correction

Survey Points Table

Point #	Eastings	Northings	Height (AOD)
100	472194.09	173265.19	61.71
101	472176.06	173255.59	43.31
102	472117.28	173240.65	53.18
103	472135.09	173245.92	53.16
104	472145.09	173249.24	59.67
105	472243.30	173288.41	69.51
106	472325.88	173288.60	68.72
107	472220.74	173254.30	41.90
108	472131.34	173219.78	49.70
109	472133.82	173221.41	43.57
110	472125.24	173215.14	49.11
111	472169.29	173251.28	41.85
112	472125.91	173240.44	41.24
113	472117.28	173240.69	43.51
200	472221.45	173287.67	49.23
201	472255.60	173345.05	61.43
202	472240.65	173329.26	62.72
203	472252.38	173287.23	71.66
204	472247.06	173274.64	71.65
205	472202.85	173393.05	40.54
206	472197.13	173393.78	40.42
207	472196.85	173380.79	39.92
208	472189.83	173397.10	40.04
209	472188.17	173398.36	40.17
210	472186.15	173395.49	37.76
211	472191.96	173389.27	49.32
212	472198.93	173389.45	49.56
213	472201.73	173315.02	56.93
300	472324.86	173196.15	51.76
301	472327.25	173194.36	45.41
302	472330.16	173184.90	48.50

Point #	Eastings	Northings	Height (AOD)
303	472330.52	173183.89	44.31
304	472332.73	173187.10	44.17
305	472325.15	173192.59	50.65
306	472323.80	173205.95	47.02
307	472260.97	173272.37	71.64
308	472285.53	173278.00	60.99
309	472298.13	173290.37	60.72
310	472306.49	173283.08	44.67
311	472312.02	173239.59	49.10
312	472328.43	173185.54	52.45
400	472175.36	173362.70	92.95
401	472200.88	173306.45	56.86
402	472291.98	173107.63	44.00
403	472290.22	173108.01	52.16
404	472283.33	173121.68	51.41
405	472291.58	173119.00	44.11
406	472272.91	173158.39	43.88
407	472207.80	173312.45	56.43
408	472281.31	173169.18	59.47
409	472290.29	173161.99	86.58
410	472314.49	173106.42	50.56
411	472316.37	173100.42	42.87
412	472292.15	173143.87	41.79
413	472314.35	173100.07	42.50
500	472198.92	173306.08	52.47
501	472271.83	173157.15	46.72
502	472249.19	173199.63	42.29
503	472251.90	173202.66	42.41
504	472285.24	173155.78	44.01
505	472283.67	173164.18	51.49
506	472284.78	173163.38	47.23

Point #	Eastings	Northings	Height (AOD)
507	472285.85	173163.06	52.99
508	472236.05	173197.06	45.06
600	472177.43	173302.89	51.46
601	472177.45	173302.84	44.67
602	472176.06	173255.59	43.31
603	472176.85	173258.53	59.64
604	472191.92	173264.08	59.35
605	472210.05	173267.82	56.43
606	472205.79	173279.84	56.45
607	472182.47	173309.99	56.87
608	472205.67	173334.29	43.09
609	472184.94	173416.78	61.17
610	472221.37	173287.88	42.27
611	472241.69	173255.52	40.18
700	472209.25	173270.00	54.87
701	472210.80	173264.97	50.42
702	472217.29	173242.60	50.36
703	472221.43	173287.60	49.20
704	472212.22	173309.52	41.35
705	472236.48	173223.01	51.07
706	472244.19	173205.78	52.05
707	472223.45	173329.72	42.92
708	472281.23	173169.25	59.45
709	472205.35	173317.13	51.46
710	472207.58	173314.31	45.85
711	472198.05	173319.52	45.89
800	472173.09	173457.89	56.59
801	472172.98	173458.63	61.19
802	472199.19	173320.02	52.54
803	472133.30	173547.41	43.15
804	472123.44	173569.21	43.06

Point #	Eastings	Northings	Height (AOD)
805	472120.22	173582.68	45.61
806	472128.60	173583.57	41.36
900	472142.95	173557.14	52.71
901	472302.82	173477.85	60.44
902	472264.94	173435.06	60.44
903	472209.82	173463.79	63.77
904	472178.19	173464.47	58.19
905	472228.69	173239.30	79.30
906	472195.40	173319.07	52.54
907	472135.35	173423.07	56.79
908	472115.19	173565.09	58.63
909	472107.90	173594.90	55.45
910	472118.55	173623.42	42.74
911	472139.31	173592.44	43.77
912	472140.12	173617.49	42.89

Appendix 04: AVR Type Description

Text extracted from The London View Management Framework (SPG March 2012 - Part 3, page 248) Appendix C: Accurate Visual Representations.

“To assist agreement between all parties prior to AVR preparation, the following classification types are presented to broadly define the purpose of an AVR in terms of the visual properties it represents. This classification is a cumulative scale in which each level incorporates all the properties of the previous level.”

AVR (Level) 0	Location and size of proposal
AVR (Level) 1	Location, size and degree of visibility of proposal
AVR (Level) 2	As level 1 + description of architectural form
AVR (Level) 3	As level 2 + use of materials



AVR0
Showing location and size (in this case as a toned area superimposed on photograph)



AVR1
Confirming degree of visibility (in this case as an occluded ‘wireline’ image)



AVR2
Explaining architectural form (in this case as a simply shaded render in a uniform opaque material)



AVR3
Confirming the use of materials (in this case using a ‘photorealistic’ rendering technique)



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