



St Patrick's Hall Redevelopment, University of Reading

Heritage Statement

A094496

University Partnership Programme Projects Ltd.

November 2017

Prepared on behalf of WYG Environment Planning Transport Limited.



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1.0 Introduction

This Heritage Statement has been prepared by Rebecca Harfield, Associate Built Heritage Consultant, WYG, on behalf of the University Partnership Programme (UPP) Projects Ltd., in support of a planning application for the proposed redevelopment of St Patrick's Hall, Northcourt Avenue, Reading, RG2 7HB. The revised proposal involves the retention of the majority of the locally listed Pearson's Court with the exception of the demolition of the 'SETS' building (its southern range) and the demolition of a number of other buildings within the application site. New buildings are proposed to provide 884 student bedrooms, as well as associated catering and social facilities in a 'hub' for The University of Reading students, with associated hard and soft landscaping and a new access road to Northcourt Avenue. This version of the Heritage Statement replaces all earlier versions.

1.1 Aims and Objectives

This Heritage Statement describes the heritage significance of the existing buildings within the application site and any heritage assets located nearby that may be affected the proposed development, including their settings. It also assesses the impacts of the proposed development upon that significance, as required by the National Planning Policy Framework (NPPF, 2012). The objectives of the Heritage Statement are to:

- Briefly describe the site and its surroundings and the proposed development;
- Set out the relevant heritage legislative and policy context;
- Identify and describe the significance of the built heritage assets (designated and non-designated) within the application site and adjacent to it, including the contribution their settings make to their significance;
- Assess the potential impacts of the proposed development upon their significance, including their settings; and
- Assess the proposed mitigation measures and if appropriate, recommend additional mitigation measures to reduce the impacts of the proposal.

1.2 Scope

The NPPF definition of heritage assets has been used in preparing this Heritage Statement:

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

However, it should be noted that this Heritage Statement covers built heritage assets only. A separate, archaeological desk-based assessment has been prepared by WYG to accompany this planning application.

2.0 Site and Proposed Development Descriptions

2.1 Site Description

The application site is located to the south-east of central Reading and to the west of The University of Reading's main Whiteknights campus. It is located towards the northern end of Northcourt Avenue on its south-west side. The proposed redevelopment involves the Northcourt Group of buildings, which includes the complex of buildings that makes up St Patrick's Hall.

The frontage and public face of the site comprises:

- three, large, detached Edwardian houses (14, 16 and 18 Northcourt Avenue) of two/two-and-a-half storeys in height that are set back from the road behind mature hedges and trees at its northern end;
- open space set behind a mature hedgerow and row of trees within the centre of the frontage; and
- one, two-storey, detached, early 20th century house set back from the road behind a fence and some trees at the southern end of the frontage.

On the opposite side of Northcourt Avenue are a row of one-and-a-half storey, early 20th century cottages, with a modern, two-storey health centre to the north and larger, two-storey, early 20th century houses to south-east of the site's Northcourt Avenue frontage.

There are several vehicular and pedestrian access points off Northcourt Avenue into St Patrick's Hall and the wider application site. The main vehicular access is Sherfield Drive located at the southern end of the frontage. A subsidiary access is located at the northern end of the open space, which is the historic main access into St Patrick's Hall as ascertained from historic mapping. These access points offer the main, public views into the site.

Set further back from the public, Northcourt Avenue frontage of St Patrick's Hall, are a number of buildings of different ages providing a range of student accommodation and associated catering, social, catering and support services. The oldest of these are:

- Whitley Park Farmhouse (grade II listed) located in the north-west of the site, which dates from the late 18th or early 19th century and is the oldest building on the site;

- Pearson's Court (locally listed) located in the central south of the site, which is the earliest, purpose-built student accommodation on the site and dates from 1913 with a later southern range ('SETS' building); and
- Warden's Lodge located to the immediate west of the northern end of Pearson's Court, which dates from 1934.

Within the application site, all three of these oldest buildings are visible and provide some historic character in contrast to the more numerous, modern buildings all set within a garden landscape provided by extensive areas of lawn and trees.

Whitley Park Farmhouse and the Warden's Lodge, however, are not visible from the public viewpoints in Northcourt Avenue or in views from public space to the north and west. They are well-screened by vegetation, in the case of the Farmhouse, and existing buildings and vegetation, in the case of the Warden's Lodge.

Parts of Pearson's Court, especially the eastern elevation of the eastern range, are publicly visible in near views along Northcourt Avenue, especially from close to the junction of Northcourt Avenue and Sherfield Drive. Lesser views of the principal, northern range with its small tower and decorative main entrance, are available from the junction of the secondary access at the northern end of the open space and Northcourt Avenue. However, the buildings comprising Pearson's Court are not a prominent local landmark within Northcourt Avenue.

Photographs of the application site and its buildings can be found section 5.3 below and in a Gazetteer in Appendix A.

2.2 Proposed Development Description

The revised proposal involves the demolition of the majority of the St Patrick's Hall student accommodation, including the 'SETS' building of Pearson's Court (its southern range), the Warden's Lodge, New Court, the cafeteria (Cafe Shamrock) and other ancillary buildings within the Northcourt Group. New buildings of various sizes and heights are proposed to be constructed in groups across the site, together with hard and soft landscaping. The northern, eastern and western ranges of the locally listed Pearson's Court are to be retained. It is understood that some repairs are proposed to retained elements of Pearson's Court but no details of these works were available at the time of preparing this Heritage Statement.

The following key planning application drawings have been used as the main basis for the impact assessment in this Heritage Statement:

- Site Location Plan (Dwg. No. StP-WIA-GF-DR-A-000001, dated Nov. 17);

- Existing Site Plan (Dwg. No. StP-WIA-GF-DR-A-000002, dated Nov. 17);
- Proposed Site Plan (Dwg. No. StP-WIA-GF-DR-A-000003, dated Nov. 17);
- Proposed Building Levels Plan (Dwg. No. StP-WIA-GF-DR-A-000004, dated Nov. 17);
- Proposed Site Section FF (Dwg. No. StP-WIA-00-ZZ-DR-A-0000023, dated Nov. 17);
- Proposed Site Section GG (Dwg. No. StP-WIA-00-ZZ-DR-A-0000024, dated Nov. 17);
- Proposed Site Section II (Dwg. No. StP-WIA-00-ZZ-DR-A-0000026, dated Nov. 17);
- Block SETS Elevations (Dwg. No. StP-WIA-00-ZZ-DR-A-090200, dated Nov. 17);
- CGI Images 1-5 (Dwg. Nos. StP-WIA-00-ZZ-DR-A-201201 to -201206, dated Nov. 17);
- Landscape_hardworks (Dwg No. 3025_L_HW_0_01 Revision 1);
- Landscape_softworks (Dwg No. 3025_L_SW_0_01 Revision 1); and
- University of Reading (UoR) – St Patrick’s Hall Wireframe Photomontages, October 2017.

2.2.1 Demolition

The proposal involves the demolition of the following buildings:

- The ‘SETS’ building of Pearson’s Court;
- Warden’s Lodge;
- Cafeteria (Cafe Shamrock);
- Maintenance depot/workshop buildings;
- New Court;
- Bike shed;
- Pavilion/kiosk;
- Substation;
- Northcourt reception/bar building; and
- No 4 Sherfield Drive.

A gazetteer of these buildings can be found at Appendix A.

2.2.2 New buildings

The proposed development involves the construction of new student accommodation blocks across the site (SETS and blocks A-L), largely centred on the existing site of St Patrick's Hall. Proposed blocks A-G are located on the site of the existing New Court and the current cafeteria (Cafe Shamrock). A new block (SETS) is proposed in the position of the existing SETS building at the southern end of Pearson's Court retaining the central courtyard. A new block is proposed to be built on the existing car park close to the Northcourt Avenue and Sherfield Drive junction (H). Another new block (I) is earmarked for the site of the existing no. 4 Sherfield Drive extending to the south-west. New blocks are also proposed on the site of the existing Northcourt reception/bar building (J), on an existing area of landscaping to the east of Sherfield Hall (The Crescent) (K) and to the south-west of 1-12 Creighton Court (L).

New catering, social and student services building (The Hub) is planned to be built on the north-east end of proposed student accommodation block K. Finally, a number of smaller ancillary buildings (e.g. cycle shelters, waste stores and plant rooms, including combined heat and power energy centre (CHP) are proposed in various locations around the site, including rear gardens the Northcourt Avenue properties.

The new buildings range in height from single-storey (ancillary buildings) to a maximum of six storeys in the centre of the site. The majority of the buildings are to be four storeys in height, which steps down to three-storeys in height for block (H), which is located closest to Northcourt Avenue. Most of the new buildings are flat-roofed blocks, although the new SETS block has a mansard roof with dormer windows. External materials are predominantly brick for all the new buildings with some contrasting materials.

In terms of landscaping, the application site will retain its existing campus character with existing and new buildings set within grassed areas with trees, of which many will be retained, some removed and some planted. The buildings will be connected by a network of paths, which also connect to Northcourt Avenue. Sherfield Drive will be extended at its northern end to connect with Northcourt Avenue.

A fuller description of the proposed development can be found in the Planning as well as the Design and Access Statements.

3.0 Methodology

3.1 Heritage Statement Methodology

This Heritage Statement follows the requirements of the National Planning Policy Framework (NPPF) and has also had regard to:

- Planning Practice Guidance on Conserving and Enhancing the Historic Environment (2014);
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (Historic England 2015a); and
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England 2015b).

In addition, WYG has developed its own heritage asset evaluation and assessment method, details of which can be found in Appendix B. Professional judgment is used in conjunction with this guidance and methodology in order to undertake the assessments in this Heritage Statement.

3.2 Sources Consulted

This Heritage Statement has been prepared taking into consideration the historical background of the proposed development site and wider area. Sources consulted included:

- Historic England's decision not to designate Pearson's Court, St Patrick's Hall, University of Reading as a Listed Building (Case Number: 1431987);
- Historic England and Local Planning Authority for designated and non-designated built heritage assets, including the local list notification for Pearson's Court, dated 20 October 2016;
- Heritage Gateway and Pastscape for designated and non-designated built heritage assets;
- Berkshire Historic Environment Record (HER);
- Historic England's Designation Listing Selection Guide for Education Buildings (2011);
- Historic Ordnance Survey mapping obtained from Groundsure;
- Victorian Society media release on St Patrick's Hall (dated 11 November 2015); and

- Other appropriate documentary sources.

Archival research was undertaken by Roy Lewis of Grover Lewis Associates Limited at The Museum of English Rural Life at the University of Reading, which uncovered some early architectural plans and elevations for parts of St Patrick's Hall. Enquiries by Roy Lewis at the Berkshire Record Office in Reading revealed no relevant archival material.

In addition, site visits were undertaken on 29 October 2015 and 17 November 2016 by Rebecca Harfield (the latter with Roy Lewis and representatives from the Local Planning Authority) in order to assist in assessing the heritage significance of the extant buildings that make up St Patrick's Hall and the impacts of the proposed development upon buildings within the wider application site and upon the settings of designated heritage sites located in the immediate area.

Extensive consultation has been undertaken with the Local Planning Authority on heritage matters relating from the proposed development over the last two years.

4.0 Legislation and Planning Policy Context

4.1 National Legislation, Policy and Advice

4.1.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66(1) of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission.

4.1.2 National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies, including the conservation of the historic environment. Conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations, is one of 12 core planning principles underpinning plan-making and decision-taking.

The NPPF covers all aspects of the historic environment and heritage assets, including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets (local lists and archaeological sites of equivalent significance to scheduled monuments). The NPPF draws attention to the

irreplaceable nature of heritage assets and the benefits their conservation can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para. 126).

Of relevance to this Heritage Statement, the NPPF requires local planning authorities to identify and assess the significance of heritage assets affected by proposals (including their settings) and to take available evidence and expertise into account when considering the impact of proposals on heritage assets (para. 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and the more important the asset, the more the emphasis should be placed on its conservation. Harm or loss to significance through alteration or destruction or development within its setting should require clear and convincing justification (para. 132).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefits of the proposal (para. 134).

Balanced judgements should be made when weighing applications that affect non-designated heritage assets, taking into account the scale of any harm or loss and the significance of the heritage asset (para. 135).

Where loss of significance as a result of development is considered justified, the NPPF requires heritage assets to be recorded and understanding of the heritage assets to be advanced before they are partly or wholly lost in a manner proportionate to their importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para. 141).

4.1.3 Planning Practice Guidance (2014)

The NPPF is supported by Planning Practice Guidance on Conserving and Enhancing the Historic Environment (2014). This provides further information on how to interpret and apply the NPPF in practice and the relationship to the legislative framework for planning and the historic environment. Of relevance to the proposed development is the following guidance:

- Local Planning Authorities may identify non-designated heritage assets, which have a degree of significance meriting consideration in planning decisions. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.

- Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
- Setting is the surroundings in which an asset is experienced, and may therefore, be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- A thorough assessment on the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- Views of and from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.
- The implications for cumulative change to the setting of a heritage asset may need to be considered.

4.1.4 Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking (Historic England 2015a)

Historic Environment Good Practice Advice in Planning Note: 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015a) largely expands upon the guidance contained in the NPPF and associated PPG.

4.1.5 Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (Historic England 2015b)

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b) provides more detailed advice on how to approach setting assessments and expands upon the NPPF and the associated PPG. A five-step process is recommended for proportionate setting assessments, of which steps 1-4 have been taken into account in preparing this Heritage Statement:

- **Step 1:** identify which heritage assets and their settings are affected;
- **Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

- **Step 3:** assess the effects of the proposed development, whether beneficial or harmful, on that significance; and
- **Step 4:** explore the way to maximise enhancement and avoid or minimise harm.

These steps are highlighted at relevant points in the Heritage Statement.

Also of relevance to the proposed development is the following advice:

- The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design.
- The settings of heritage assets change over time. Understanding the history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

4.1.6 Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008)

This document outlines Historic England's approach to decision-making and provides guidance on all aspects of the historic environment. It sets out conservation principles that provide an assessment method for understanding and assessing heritage significance using four groups of heritage values and then explains how to apply the principles in making decisions about change to significant places in their settings. Specific policies and guidance then follow on common changes to heritage assets.

4.1.7 Designation Listing Selection Guide: Education Buildings (Historic England 2011)

Historic England has published thematic Designation Listing Selection Guides, including one on Education Buildings. It contains a useful overview of the history of British schools, universities and other higher education establishments. It also provides a set of specific consideration for use in assessing the heritage significance of school and university sites and buildings, in particular for designation purposes. This is of assistance in assessing the significance of some the buildings proposed for demolition on the application site.

The contribution of the University of Reading to the history of university education is directly acknowledged in this Guide as follows:

- Reading was one of a small number of 'red brick' universities that emerged outside of London during the mid to late 19th century (1892 for Reading) and offered evening and teachers' course with degrees offered by extension courses leading to Oxford or Cambridge qualifications in the case of Reading. Full university status came later.

- Halls of residence, which sometimes incorporate earlier villas, are an important specialist building type. Reading led the way, opening its first hall in 1908, and the practice pioneered there of single-study bedrooms, with a dining hall, common rooms and a small body of tutors offering pastoral care rather than specialist teaching, became a general model. Most early halls of residence were for women, for whom lodgings or 'digs' were widely thought unsuitable, and for whom closer supervision was thought necessary.

The latter bullet point refers, of course, to Wantage Hall located on the corner of Redlands and Upper Redlands Roads within the Redlands Conservation Area. It is a grade II Listed Building (NHLE: 1392496) – see Appendix C for a copy of the List Entry Summary and Description, and a photograph.

In terms of assessing significance of the buildings proposed for demolition, the following criteria outlined in the guide are of particular relevance:

- Most of the older university buildings will already be listed, although grading might sometimes warrant revision.
- Early twentieth-century university buildings will be judged largely on their architectural quality, and intactness may be a factor.
- Historic interest can also be an issue, as early examples of certain sorts of buildings will have an extra claim to recognition.
- Intactness, group value and internal factors will be key determinants (Historic England 2011, 10).

4.2 Local Planning Policy and Guidance

4.2.1 Reading Borough Council Core Strategy (revised and adopted 2015)

The Core Strategy was first adopted January 2008 with an alteration adopted in January 2015. It sets out the Borough's overall planning strategy and important principles for development in Reading. The core strategy has one overarching policy relating to the historic environment:

- **Policy CS33: Protection and Enhancement of the Historic Environment**

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

- Listed Buildings;
- Conservation Areas;

- Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

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

4.2.2 Sites and Detailed Policies (revised and adopted October 2015)

Reading Borough Council's Sites and Detailed Policies Document was first adopted in October in 2012 with an alteration adopted in January 2015. It sets out borough-wide and site specific policies used when considering planning applications and identifies sites for development and protection. This document contains an explanatory section outlining the Council's approach to heritage assets but no detailed policy (9.1). This explanatory text is set out (excluding Conservation Areas, Archaeology and Historic Parks and Gardens) in Appendix D.

5.0 Assessment of Significance

5.1 Historic Background to Application Site

A full historic background can be found within the updated Archaeological Desk-Based Assessment (WYG 2017). This section relates solely to the historic background of the existing buildings within the application site.

The oldest building on the application site is Whitley Park Farmhouse, which dates from the late 18th or early 19th century and is present on the earliest available Ordnance Survey map (Ordnance Survey 6" Berkshire Sheet XXXVII c. 1883) set within largely open fields. The farmstead includes the remaining listed farmhouse to the immediate west of the St Patrick's Hall buildings, accompanied by a now demolished range of buildings to the north, and a pond to the east, which still survives in the modern landscaping at the front of the building. Shinfield Road was present at this time, but Northcourt Avenue had not been developed by this date.

From the late 19th century onwards, the farmland began to be subdivided for residential development. Northcourt Avenue first appears on c. 1913 Ordnance Survey map with the large, Edwardian houses at the north of the site shown.

After Wantage Hall, St Patrick's Hall is believed to be the second oldest, purpose-built, hall of residence still in use at the University of Reading. It was founded in 1908 as a private hostel by R.L. Pearson before the

University (then a College) took over in 1909. It is not known what form this hostel took but it is believed to have been located nearby (Historic England 2016). It is not depicted in historic mapping.

Named after its first warden, Pearson's Court was built in a series of phases starting in 1913 with the east and west ranges and also the northern range, which contains the main entrance. The southern range is believed to have been added in 1926-7 and the Warden's Lodge in 1934. Interestingly, Pearson's Court does not appear on Ordnance Survey maps at all until c.1936, while the Warden's Lodge is first depicted on the 1958-69 Ordnance Survey plan (Holt 1977, 58-59).

There appears to have been a period of significant expansion at St Patrick's Hall during the 1960s with New Court and cafeteria (Cafe Shamrock) constructed as well as various, ancillary service buildings, e.g. bikeshed, maintenance workshop. Historic maps and the site visit show a more recent period of development within the Northcourt Group of the buildings since the 1990s with the construction various new student accommodation blocks to the west of Pearson's Court and New Court.

5.2 Designated Heritage Assets

5.2.1 Within the Application Site

A map of heritage assets can be found in Appendix E of this Heritage Statement. This shows that there are no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens, Scheduled Ancient Monuments or Listed Buildings within the application site. The application site is not located within a Conservation Area **(step 1: identify affected heritage assets)**.

5.2.2 Outside the Application Site

There is one Listed Building located in close proximity to the application site, Whitley Park Farmhouse, which is situated to the immediate north-west of the proposed development site. Whitley Park Farmhouse is a Grade II Listed Building (NHLE: 1113615) and its significance is considered below.

There are few other Listed Buildings located in close proximity to the application site. The nearest are the Grade II Listed Lodge to Whiteknights Park House at 31 Shinfield Road to the east (NHLE: 1113576) and nos. 85-89 Christchurch Road to the north (NHLE: 1154892). Both Listed Buildings were visited during the first site visit and their settings and significance would be unaffected by the proposed new buildings, given the distance between them and the application site, topography and intervening buildings and vegetation. Impacts on the settings of these Listed Buildings are not considered further in this Heritage Statement **(step 1: identify affected heritage assets)**.

The site is not located within a Conservation Area; however, there are three small Conservation Areas to the north of the site at Christchurch, Redland and The Mount. The boundaries of these Conservation Areas that face towards the application site were visited. There will be no impact upon the settings and hence the significance of these Conservation Areas due to the distances between their boundaries and the application site, topography, the presence of buildings and vegetation, and the height of the proposed new buildings. They are not considered further in this Heritage Statement (**step 1: identify affected heritage assets**).

Heritage assets of archaeological interest are considered within the updated Archaeological Desk-Based Assessment (WYG 2017).

5.2.2.1 Whitley Park Farmhouse

There is one Listed Building located in close proximity to the application site, Whitley Park Farmhouse, which is situated to the immediate north-west of the proposed development site. Whitley Park Farmhouse is a Grade II Listed Building (NHLE: 1113615).

The updated Archaeological Desk-Based Assessment (WYG 2017) outlines how Whitley Park Farm may have been part of the Medieval Manor of Whitley and may have formed part of its park or farmland within the agricultural hinterland of Reading (historical value/special historic interest).

The Farmhouse dates from the late 18th or early 19th century. It is a two-storey, red brick building with grey brick headers and red brick quoins dressings. It has a hipped slate roof with a small, centrally placed dormer, and a central chimney. The doorway is centrally positioned on the eastern elevation and is set within a Roman Doric pedimented porch. The windows are timber casements (see Figure 1 below). The building has an attractive, fairly symmetrical, principal elevation.

The List Entry Description mentions an early-mid 19th century barn on saddlestones located to the immediate north-east of the Farmhouse but this was not present when the site was visited (see Appendix C for List Entry Description). There was, however, a single-storey, lean-to side extension on the north elevation of the Farmhouse and a single-storey, flat roofed outbuilding also located to the immediate north of the Farmhouse. Despite the changes to the building, it is still recognisable as a traditional farmhouse. The building is currently used for student accommodation (aesthetic value/special architectural interest).

5.2.2.2 Overall Heritage Significance

Whitley Park Farmhouse is of **high** heritage significance primarily for its aesthetic (architectural interest) and historical values (historic interest) as an example of a traditional and historic farmhouse. It may also be of some communal value for former and existing University of Reading staff and students who may have

lived or used the building (**step 1: identify affected heritage assets**). This is reflected in its designated status as a grade II Listed Building.



Figure 1: Front elevation of Whitley Park Farmhouse (Grade II Listed Building).

5.2.2.3 Contribution of Setting to Significance

Historically, Whitley Park Farmhouse formed part of a larger complex of buildings called 'Whitleypark Farm'. This Farm had its own farmland and was located within a predominantly rural setting with other farms located to the south and south-west, the suburb of Southern Hill located to the north and the large Whiteknights park and Leighton Park located to the east. In addition to the Farmhouse, Whitleypark Farm had a large group of buildings located to its north-east. These were largely demolished by the early 1960s. By the late 19th century and into the 20th century, historic maps show how this setting had become increasingly urbanised with the expansion of Reading, including the University. This has left the Farmhouse as the only surviving structure from Whitleypark Farm with none of its farmland and located within an urban setting. A selection of historic maps can be seen in Appendix E of the Archaeological Desk-Based Assessment (WYG 2017).

The Farmhouse's existing and immediate setting consists of front and rear gardens in lawn with trees and other vegetation, grassed areas with trees to the north and south, an internal access road at the end of the front lawn, beyond which is a small pond set in a grassed area (see Figure 2 below). This pond is also

present on the earliest available Ordnance Survey map of c.1883 and together with some trees, are the only other surviving, historic feature of the Farmhouse's immediate setting.



Figure 2: Pond in landscaped front setting of Grade II Listed Whitley Park Farmhouse.

Beyond this pond to the east, is a gently sloped grass bank and a strong line of trees partially screening views of the larger, modern student accommodation blocks beyond, especially The Granary buildings. Views out from the Farmhouse and its front lawn are channelled by trees and other vegetation over the pond and terminate in this row of trees, which marks the eastern extent of its immediate front setting (see Figure 2). Views of the front elevation of the former Farmhouse are limited to within this immediate front setting. These views are framed by trees and other vegetation and the building is set against a treed backdrop (see Figure 1).

The modern Benyon Hall JCR building is, however, visible in front of the row trees that mark the eastern end of the listed Farmhouse's front setting. Fickling Court and The Cottages, which are located to the north and south of Whitley Park Farmhouse respectively, are also visible to varying degrees from the front setting of the listed Farmhouse depending upon the presence of trees. Partial glimpses of the north-west corner of New Court are also available from the frontage of the Farmhouse and from its pond through the trees.

Existing views of modern, university buildings detract from the historic setting of the Farmhouse to some degree by urbanising its context and as such, the wider setting of this Listed Building is considered to make a slight negative contribution to its overall significance (aesthetic and historical values/special architectural and historic interest). However, the largely open, immediate setting of the Farmhouse, together with historic pond and trees, make a positive contribution to the significance of the former Farmhouse (historic and aesthetic values). Due to its open and green character, this immediate setting provides something of a physical reminder of the building's original function as a Farmhouse and of its original and historic, predominantly rural context both in views out from and views of this Listed Building. The immediate front setting also provides space with which to appreciate the Listed Building's principal architectural elevation within and against an apparently rural backdrop. While this immediate setting is of increased importance, given that all of the Farmhouse's associated farmland has been developed, the positive aspects of the Farmhouse's immediate setting can only be considered to make a low positive contribution to its overall significance/special interest, which lies predominantly in the architectural and historic interest of the Listed Building itself **(step 2: assess contribution of setting to significance)**.

5.3 Non-Designated Built Heritage Assets

5.3.1 Non-Designated Built Heritage Assets Within & Outside of Application Site

Following Secretary of State for Culture, Media and Sport's decision not to designate Pearson's Court as a Listed Building in May 2016, all four ranges of Pearson's Court was added to Reading Borough's List of Locally Important Buildings and Structures in October 2016. A copy of these decisions can be found in Appendix C of this Heritage Statement **(step 1: identify affected heritage assets)**. Its significance, as well as that of the adjacent Warden's Lodge, are considered below using information from the above decisions and a combination of *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2008), *Designation Listing Selection Guide: Education Buildings* (Historic England 2011) and Reading Borough Council's adopted criteria for locally listing buildings and structures (2015).

The majority of the buildings proposed for demolition within the application site are modern (dating post 1960) and are of negligible heritage significance (see Gazetteer in Appendix A for photographs and descriptions). They are not considered to be non-designated built heritage assets **(step 1: identify affected heritage assets)**.

Searches of Heritage Gateway, Pastscape, HER data and consultation with the Local Planning Authority confirmed that there are no Locally Listed Buildings or Structures located near to the application site **(step 1: identify affected heritage assets)**.

5.3.2 Pearson's Court, St Patrick's Hall

5.3.2.1 Historic Interest

Holt (1977) sets out the history behind the construction of Wantage Hall and the other halls of residence in Reading. In 1908, St Patrick's Hall was first founded by R. L. Pearson as a private hostel for students who could not be accommodated at Wantage Hall. The University (then the University Extension College) took over in 1909 but Pearson remained as Warden of St Patrick's Hall until 1949 (Holt 1977, 58). Pearson's Court was built in 1913 as the second men's hall in Reading and was designed by local architects C. Smith & Son, who also designed Grade II Listed Wantage Hall and much of the listed London Road Campus including the Great Hall (Victorian Society 2011). Pearson's Court was designed by the 'Son', Charles Steward Smith (1858-1923). This would have been a well-known, local architectural practice at the time as Charles Smith Senior (1832-1912) was twice mayor of Reading and his son, Charles Steward Smith, was the first president of the Reading Society of Architects (ibid.).

Pearson's Court does not hold the same degree of obvious national, historic interest as the pioneering, grade II Wantage Hall. Wantage Hall opened in 1908 and was the first hall of residence in Reading. It is also believed to be the first purpose-built hall of residence built after the Oxford and Cambridge colleges (see List Entry Summary and Description in Appendix C). Drawing upon Oxbridge traditions, it was a pioneer of 20th century university collegiate accommodation and a model for subsequent local and national colleges/halls of residences (Historic England 2011, 6; Holt 1977, 58). Pearson's Court is, however, believed to be the second oldest, purpose-built, hall of residence still in use at the University of Reading. St George's Hall had earlier 'specially designed accommodation' built in 1905 in Christchurch Green but was re-sited in new accommodation in 1940 (Holt 1977, 58-59).

Outside of Reading, however, there are earlier examples of purpose-built halls of residence. Silver (n.d.) provides an overview of the history of student accommodation in the UK in its various forms. Silver starts with the development of Oxford and Cambridge Universities in medieval times and the evolution of informal forms of accommodation into organised colleges and their tutorial systems. When new universities and college institutions were established in the 19th century, only Durham followed in the Oxbridge collegiate model. New types of purpose-built halls of residence emerged in other British towns and cities at this time, including London, Birmingham, Manchester and Leeds. These were not built by the university or institution and not considered to an integral part of it (i.e. private, non-affiliated halls of residence). They were simply somewhere for students to live (Silver n.d.; Historic England 2016).

A surviving example from this period is Dalton Hall in Manchester, which was built in 1881-2 by the Society of Friends in order for their members to attend Owens College (now Manchester University). Dalton Hall also claims to be the first, purpose-built hall of residence in England and as it dates over 25 years before

Wantage Hall, may have more right to this claim (see list description and University of Manchester website). However, it is not known if the Main Hall building of Dalton Hall had single-study bedrooms, dining room and common room when it was first built in the way that Wantage Hall did. A junior common room was apparently added to Dalton Hall as part of a new wing in the early 20th century, which suggests it perhaps did not have all the same facilities as Wantage Hall.

However, halls of residence did become more important to universities and educational colleges/institutions in the first half of the 20th century. Many existing forms of accommodation were taken under university management and upgraded, while more purpose-built halls of residence were constructed and on a larger scale, using either staircase or corridor layouts, or occasionally, combinations of the two (Silver, n.d.; Birney Vickery 1999). Although elements of their design may resemble Oxbridge colleges, they did not provide teaching or tutorials in the Oxbridge tradition, nor did they have a role in student admissions to the University like Durham University's colleges. These halls of residence were, however, led by hall wardens and provided a strong sense of community and supervision over students' moral and physical well-being (Silver, n.d.; Holt 1955, 57). These were not adjunct forms of student accommodation and were a formal part of their respective universities or college and integral part of student's university experience.

Outside of the Oxbridge colleges, therefore, Wantage Hall (1908) can be seen as an important transitional example and the first of this second wave of purpose-built halls of residence constructed as integral parts of residential universities and colleges in the early 20th century (Holt 1977, 6). Drawing upon the pioneering Wantage Hall, St Patrick's Hall (1913) is a relatively early example from this second phase of halls of residence construction (Historic England 2016). There are also a number of grade II listed halls of residence from this period, including G.W. Atkinson's group of halls at Leeds Beckett University (1911); Crouch, Butler and Savage's halls at Humberside University (1909-1913); and Hume Hall at Manchester University (c.1910) (Historic England, 2016). Other known early examples from this second phase include Wills Hall, Bristol University (1929); Manor Hall, Bristol University (1932); Mardon Hall, University of Exeter (1933); and Oakholme Hall, University of Sheffield (1936). Historic England advises that while Pearson's Court is not innovative, it is of some historic interest as a relatively early example of a purpose-built hall (Historic England 2016, 2-3).

The University of Reading offered up various buildings for military use at the outbreak of World War I (BBC 2014). Many other large buildings across the UK were similarly volunteered or requisitioned by the military during the First World War. Wantage Hall was used between 1915-1918 by the Royal Flying Corps first as a School of Instruction and by 1916, to teach pilots, observers and equipment officers as part of the No. 1 School of Military Aeronautics (BBC 2014; Victorian Society 2015). For a brief period in its history, St Patrick's Hall was used as one of three options to accommodate Royal Flying Corps cadets attending this

school (Victorian Society 2011). Wantage Hall and bell tents on Wantage Hall Fields were the other two options (Bird 2016).

Tens of thousands trained at the No. 1 School of Military Aeronautics, including William Earl Johns (1893-1968), author of the many well-known Biggles books published from 1932 onwards (BBC 2014; Victorian Society 2015). There is no known connection between Johns and Pearson's Court. Research undertaken into the life of Johns, including his time in Reading, was unable to confirm which of the three available accommodation options he was quartered in (Bird 2016). However, there would appear to be a stronger association between Johns and Wantage Hall, where cadets were taught, and Coley Park, where he is known to have had flying lessons. It is assumed, however, that Johns' Reading experiences may have helped inspire these books (Victorian Society 2015; BBC 2014).

Apart from St Patrick's Hall's role during World War One as accommodation for Royal Flying Corps cadets, a number of its students lost their lives during 1914-1918. Further lives were lost in the World War Two. These men are honoured on two war memorial plaques, which are located on the walls of the dog-leg staircase in the northern range of Pearson's Court (War Memorials Online, Reference 219528; Historic England 2016, 7).

As with all the halls of residence at the University of Reading, St Patrick's Hall has its own 'life and character', something that was intended from the outset according to the Pevsner architectural guide for Reading (quoted in Victorian Society 2015). It can be assumed, therefore, that Pearson's Court as the oldest part of St Patrick's Hall is of some communal value to former students who lived there and perhaps some other University alumni. This is evidenced by a now closed, online petition in relation to an earlier version of the proposed development, which at the time of preparing this updated Heritage Statement had 904 supporters against the proposed demolition of the 1913 parts of St Patrick's Hall (see change.org website). It should be noted, however, that this demolition is no longer proposed and the earliest parts of Pearson's Court are being retained. Given its location in a residential area that was first established not long before Pearson's Court was built, the building may also be of some communal value to the local community.

As the oldest building in St Patrick's Hall, Pearson's Court is, therefore, considered to be primarily of local historic interest but of some wider historic interest as a relatively early example of a purpose-built hall of residence constructed by a university during the second wave of student accommodation building in the early 20th century. Its local historic interest is reflected in its status as a Locally Important Building and Structure of Local Heritage Significance. The reasons for its inclusion include its historical associations with notable persons or events, including R.L. Pearson, Charles Steward Smith of local architects C. Smith & Son and potentially the author of the 'Biggles' books, William Earl Johns and as one of three sites used to accommodate Royal Flying Corps cadets attending the School of Instruction and the No. 1 School of Military Aeronautics during WWI. The reasons for its inclusion also include its social importance as the second

oldest, surviving, purpose-built hall of residence still in use in Reading University, which has played an influential role in the development of Reading and in the life of one of Reading's communities (Reading Borough Council 2016). However, Pearson's Court is not as nationally important as the pioneering, grade II Listed Wantage Hall and other Listed halls of residence as confirmed in the recent decision not to designate Pearson's Court as a Listed Building (Historic England 2016).

5.3.2.2 Architectural Interest and Townscape Value

Pearson's Court first appears to be one architectural composition formed of a group of red and russet brick buildings (all stretcher bond), limestone dressings with similar timber sash windows with multiple glazing bars and panelled doors with fanlights above, all arranged around the perimeter of a central quadrangle. However, the buildings were constructed in a series of phases.

The oldest Pearson's Court buildings date from 1913 and are the east and west ranges, which originally contained seven 'houses' and an eighth 'house' for the Warden, and the northern range as the main entrance with the porter's lodge, former dining room and common room and associated facilities (Historic England 2016, 5). Archival research undertaken prior to preparing this updated Heritage Statement found architectural drawings, some dated 1912 and 1913, relating to the construction of these original northern, eastern and western ranges. At this time, Pearson's Court was home to 70 male students.



Figure 3 (L): Western internal range of Pearson's Court. Figure 4 (R): Northern internal range of Pearson's Court.

However, Pearson's Court has been substantially modified over time. One of the largest changes was the construction of the additional southern range in about 1927, known as the SETS building, which completed the quadrangle. Archival research undertaken prior to preparing this Heritage Statement found architectural drawings for this addition dated 1927 and they show a Junior Common Room (JCR) in the centre of the block, a small Senior Common Room to its right with a pantry in between, a Library to the left of the JCR separated by a small cloakroom and lavatory area, and four sets of 'rooms', two at each end of the block,

with each set containing a bedroom and sitting room with a shared bathroom and lavatory between two sets. These must have been for more senior students. The drawings are marked 'Chas. Smith & Son Chartered Architects Reading' so we can be sure that this addition was also designed the same architectural practice as the original three ranges of Pearson's Court. This layout survives today.

The same drawings also show that the east and west ranges, labelled as the 'east wing' and 'west wing' also were extended by one 'house' each at their southern ends at this time. This provided an additional four study-bedrooms in each wing (eight in total) together with additional lavatories and 'scout' (housekeeper) room. Alterations and extensions to the central, south-facing gable of the northern range and first floor extensions may also have occurred during this period (ibid. 5).

More student accommodation, along with the Warden's Lodge, was constructed in 1934. It is not certain if this additional student accommodation was part of Pearson's Court (perhaps as further additions to the northern range) or provided in another St Patrick's Hall building (Holt 1977, 8-59).

Current photographs of Pearson's Court can be seen in the Gazetteer in Appendix A. A series of historic photographs of Pearson's Court can be viewed from links provided on the Victorian Society media release (2015).

Compared to Wantage Hall's grand, Tudor style exterior, Pearson's Court is designed in a less exuberant, Neo-Georgian style, which became popular in the early 20th century for public buildings. Historic England describes it as being architecturally 'well-proportioned and well-composed' with 'a degree of good detail' (Historic England 2016, 3).

The most publicly visible part of Pearson's Court is the external elevation of the eastern range from Northcourt Avenue (see Figures 5 and 7). However, this elevation appears very much as the private rear of the building, due in part to the somewhat functional appearance of the three-storey projections and the attached single-storey kitchen additions serving each house on the eastern range. The three-storey projections are original and are present on early historic photographs and maps. The single-storey kitchens are later additions, believed to have been built in the 1960s or very early 1970s based on historic mapping. Historic England dates them as 1960s and states they were originally bathrooms (Historic England 2016, 5). They disrupt the strong vertical lines of the original three-storey projections, detract from the external appearance of the east and west ranges, and reinforce the 'private rear' character of Pearson's Court's most publicly visible elevation in views from Northcourt Avenue.

Despite the northern range being the principal range of Pearson's Court and containing its main entrance with an embellished carriageway and an octagonal cupola, it is not particularly apparent in views from Northcourt Avenue due to the screening by hedges and trees (see Figures 5 and 6). The service area was historically located in the north-west corner of the northern range.



Figure 5 (L): Public face of Pearson's Court from Northcourt Avenue – northern and eastern ranges. Figure 6 (R): Carriageway entrance into Pearson's Court.

Likewise, the southern range ('SETS' building) has little public presence in views from Northcourt Avenue due its smaller scale (single-storey in height) relative to the original, taller (three-storey) ranges and screening by hedges and other vegetation (see Figure 7). However, its external elevation with its central projecting bay with a triangular pediment highlighted by dentil courses, two, canted bays and timber sash windows with glazing bars appears relatively unmodified compared to the architectural drawings (see Figure 8). The main change appears to be changing of one window into a door, though this may be how it was originally built.

Historic England describes the outward-facing exterior of Pearson's Court as 'quite austere' (Historic England 2016, 3).



Figure 7: Public face of Pearson's Court from Northcourt Avenue – eastern & southern ranges.



Figure 8: External elevation of southern range ('SETS' building).

Pearson's Court has, therefore, a strong, inward-facing character resulting in a surprising lack of public, townscape presence. With the exception of the northern range, most of decorative detail and architectural interest is on the internal elevations facing the grassed quadrangle (see Figure 9).



Figure 9: View from carriageway entrance on northern range into quadrangle with eastern range on left, southern range in background and western range on right.

The two main, three-storey east and west ranges have rooms arranged around a series of staircases ('houses') each with its own recessed timber entrance door, brick architraves, topped with a stone name plaque. The entrance to each staircase or house is emphasised by being set within a two-bay, central pedimented projections emphasized by dentil courses (see Figure 3). Windows are timber sashes. At the northern end of the west range, the original Warden's house has a slightly different architectural treatment, including stone architraves for the door, leaded windows, a panelled brick frieze and a single window in the pedimented bay with brick quoins (Historic England 2016, 6).

The internal elevation of the two-storey, northern range contains a clock centred within a large, gable end with the tower behind (see Figure 4). A series of four stone pilasters at ground floor level of the north range are topped by a stone entablature, contrasting with the red brickwork. The formation of this ground floor loggia was a later addition as part of a rebuilding of the central part of this elevation, which removed a smaller, segmental pediment and added a larger projecting two-storey bay with gable end forming a triangular pediment containing a clock. According to Historic England, these changes took place as part of the 1926-7 works (Historic England 2016, 5). The loggia was subsequently infilled (see photograph in Holt 1977, Plate 17 and various historic photographs available via links in the Victorian Society media release, 2015).

The southern range or 'SETS' building is single-storey and noticeably smaller in height and scale than the original three ranges. It is also set further back from internal courtyard than the other three ranges and separate from them with brick walls containing gates connecting it to the eastern and western ranges, which complete the enclosure of the quadrangle (Historic England 2016, 6). This creates less of a sense of enclosure at the southern end of the quadrangle (see Figure 9).

The southern range or 'SETS' building is the least architecturally interesting of all of the internal elevations of the four ranges. It has a symmetrical façade and its main feature is a central, projecting gable end that acts as something of a visual counterpoint to the gable end on the northern range and responds to this principal axis. This pediment has quoins and contains the hall crest on a moulded stone plaque, which consists of a circle of two interlinking serpents around a fire and the motto 'FACTA NON FORMA'.

There are four entrances into the southern range. The two on either side of the central gable are beneath round brick arches with stone keystones, while the outer two are aedicular, with brick pilasters, a gauged brick flat arch with a stone keystone, and an open pediment with dentil moulding. The inner doorways are recessed and have pairs of half-glazed doors with decorative glazing bars and overlights with a single door for the outer doorways. The building has a moulded brick cill course. Windows are timber sashes with glazing bars. The roof is hipped and of slate with five redbrick chimney stacks with a dentil course at eaves level (Historic England 2016, 6).



Figure 10: Internal elevation of the southern range or 'SETS' building.

With the exception of the northern range, which has been the most obviously altered and extended and the planting within the quadrangle, the main internal elevations of the buildings forming Pearson's Court appear relatively little altered as compared to the architectural drawings and historic photographs that can be viewed from links provided on the Victorian Society media release (2015). Historic England notes that the various alterations and extensions 'present a confusing picture of the development of the building' (Historic England 2016, 2). However, the strong similarities in the form of the ranges, their redbrick materials and their detailing, no doubt helped by the fact that they were designed by the same architectural practice, has resulted in an attractive, architectural group of 'university' buildings with some degree of unity around the quadrangle (see Figure 9).

As the northern, eastern and western ranges of Pearson's Court are being retained, their interiors are not considered in this Heritage Statement. They are, however, considered in earlier version of this Heritage Statement (WYG 2016) and a fuller description of the architectural interest of Pearson's Court can be found in Historic England's Advice Report (2016) in Appendix C.

Historic England inspected the interior of the southern range of Pearson's Court ('SETS' building) and noted the survival of internal fabric in features. In the Library, built-in timber shelving, some with cupboard doors, a fireplace with a decorative brick surround and timber mantel shelf, timber floorboards and a simple picture rail and coving to the ceiling are noted. In the former Junior Common Room, a vaulted ceiling brick chimney piece, in a grander style than the Library are noted. Internal doors are noted as surviving with the principal entrances having four fielded panels. Hallways and circulation spaces are described as functional with sparse details and painted brick walls (Historic England 2016, 7). This fabric and features were also observed during the second site visit and makes an important positive contribution to the significance of the southern range.

During the site visits, Pearson's Court buildings appeared in relatively good internal and external condition, though in need of decoration in places.

As noted above, Pearson's Court was designed by a noted local architectural practice C. Smith & Son, who also designed the southern range (Victorian Society, 2011; Historic England, 2016). Although Wantage Hall was also designed by the same architect, Pearson's Court is considered to be of lesser architectural quality and not of national importance (Historic England, 2016). Pearson's Court is, however, characteristic in its style and materials with other University of Reading buildings, especially within the London Road campus (see Holt 1977, Plates 8 (The Library) and 10 (Physics Research Laboratories)). The group of buildings forming Pearson's Court are of strong group value and there this group value is shared with the associated Warden's Lodge located to the immediate west of the north-west corner of Pearson's Court.

Historic England compared Pearson's Court to other listed examples of halls of residence in Leeds, Hull and Manchester in terms of architectural interest. It concluded that Pearson's Court fails to make an architectural statement and appears to have a 'low-budget and pedestrian design by comparison' (Historic England 2016, 3). Overall, Historic England considered Pearson's Court to be 'not a good exemplar', 'not of particular note' and 'heavily altered' with no interiors of special interest (ibid. 3).

However, the buildings forming Pearson's Court are still considered to be of some, local architectural interest but of little townscape value. This is reflected in the decision to identify Pearson's Court as a Locally Important Building and Structure of Local Heritage Significance, the reasons for which included its architectural interest and to a lesser extent, its townscape value. Although noting that Pearson's Court is not especially noteworthy for its architectural styling, the decision notes that it is considered to be representative of a style that is characteristic of historic parts of the University of Reading, is the work of a notable local architect/architectural practice and is of group value which as a whole has a unified architectural or historic value to the local area. Pearson's Court is also noted as having localised townscape value through having, to some extent, a prominence and a landmark quality that adds to the sense of place of a particular locality. This decision, however, pays little attention to the southern range or 'SETS' building, which is merely noted as follows: 'The later southern range forms a single storey pedimented block' (Reading Borough Council 2016).

5.3.3 Warden's Lodge

5.3.3.1 Historic Interest

Built in 1934 (although Historic England states 1936), the Warden's Lodge was built for R.L. Pearson as the second residence of the person in overall charge of the students' pastoral care. The first Warden's 'house' was located at the northern end of the west range within Pearson's Court (Historic England 2016, 5-6).

Pearson was the founder of St Patrick's Hall in 1908 and its first Warden. Pearson served as Warden for 41 years until 1949 (Holt 1977, 58) and played a key role in establishing St Patrick Hall itself and its individual identity. Pearson's Court is, of course, named after Pearson, who was considered to be a model warden (ibid. 6).

The Warden's Lodge is, therefore, considered to be of limited local historic interest in comparison with Pearson's Court itself. It is noted that Reading Borough Council's decision to identify Pearson's Court as a Locally Important Building and Structure of Local Heritage Significance did not include the Warden's Lodge.

5.3.3.2 Architectural Interest and Townscape Value

The Warden's Lodge was viewed only from the northern, principle elevation and not internally during the site visit. Historic England also did not inspect the interior (Historic England 2016, 7).



Figure 11: The Warden's Lodge with Pearson's Court to left.

The designer of the Warden's Lodge is unknown. The building is a detached, two-storey, domestic residence in Neo-Georgian style with connected ranges to the rear beyond which is a private garden. It has a C-shaped plan that has been partially infilled. The front elevation is of three front bays with central entrance door set in a moulded, stone architrave with a console supporting a shallow hood above. The walls are of red brick with and a brick course separating the storeys and various sizes and types of timber

sash window (see Figure 11). The roof is hipped with brown tiles with overhanging eaves. There are three brick chimney stacks (ibid. 6-7).

The building appears of more architectural interest externally than Pearson's Court. No doubt the design of the Warden's Lodge was intended to support the character of the Pearson's Court buildings and hence, these buildings are of strong group value. Photographs are in the Gazetteer in Appendix A.

The Warden's Lodge is visible within the parts of the St Patrick's Hall site but not publicly visible from outside of the site.

Historic England describes the Warden's Lodge as 'robust and handsome' but 'not of notably good architectural quality and typical of the period' (Historic England 2016, 2). Taking the above into account, the Warden's Lodge is, therefore, considered to be of limited, local architectural interest but no townscape value. It is noted that Reading Borough Council's decision to identify Pearson's Court as a Locally Important Building and Structure of Local Heritage Significance did not include the Warden's Lodge.

5.4 Overall Heritage Significance of Pearson's Court and Warden's Lodge

Taking all the above information into account, **Pearson's Court** is considered to be of overall **medium heritage significance**. However, this is primarily for the historic and architectural interest (historical and aesthetic values) of the original northern, eastern and western ranges with the later southern range (or 'SETS' building) considered to make a lesser contribution to its overall significance. The **Warden's Lodge** is considered to be of **low heritage significance**, also primarily for its historical and aesthetic values. They form an attractive grouping with common architectural design and detailing and are of group value with each other. All of these buildings contribute to the evolution of residential accommodation for University of Reading students and as the second oldest, surviving purpose-built halls of residence still in use, Pearson's Court may also be of some communal value to former students, alumni and local community. As a locally listed building, Pearson's Court is a non-designated heritage asset and although of lower heritage significance, the Warden's Lodge is also considered to be a non-designated heritage asset.

5.5 Contribution of Settings to Significance

The architectural drawings for Pearson's Court found as part of archival research undertaken prior to updating this Heritage Statement did not include any indications of the original or historic surroundings of these buildings. As such, historic photographs and maps offer the best insight into their past settings.

Historic photographs in the Museum of Rural Life archives provide snapshots of the original buildings' earliest, immediate setting prior to construction of the southern range ('SETS' building in the late 1920s). There are relatively few of the external elevations of the buildings with most photographs offering internal,

courtyard views or interior views. However, those that are available show various plants and young specimen trees lining the driveway leading up to the main entrance into and on either side of the carriageway with open spaces in lawn to the east and west of the eastern and western ranges (refs: P DX323 PH1/E150/175; P DX322 PH1/DL/1116; P DX322 PH1/DL/1117; P DX322 PH1/DL/1121). It is not clear if this planting extended across the Northcourt Avenue frontage of the site. There were no historic photographs found of the Warden's Lodge.

Other than the planting along the path or driveway to Northcourt Avenue, there is no evidence of Pearson's Court having originally or historically had a designed, landscaped setting outside of its quadrangle. However, historically, there was open space in grass to Northcourt Avenue and to the rear with the fairly barren landscaping of Pearson's Court's immediate setting matching the relatively austere nature of the external elevations of the buildings. None of this planting appears to have survived.

A selection of historic maps can be seen in Appendix E of the Archaeological Desk-Based Assessment (WYG 2017). The earliest historic map to show Pearson's Court in-situ dates from c.1933 and shows all four ranges constructed around the internal courtyard. A path or driveway is shown leading from Northcourt Avenue to the main entrance of Pearson's Court (labelled St Patrick's Hall) on its northern range and the existing areas of open space between the eastern range of Pearson's Court and Northcourt Avenue and to the rear of western range. In its wider setting, houses are shown along both sides of Northcourt Avenue to the east; Christchurch Road and its buildings and the Southern Hill Recreation Ground (later called Cintra Park) are shown to the north; Whitley Park Farm, including the grade II listed Farmhouse, are shown to the west with open land, some allotments and some presumed to still be farmland to south-west and south with residential development beyond.

Later maps show the gradual infilling of the open land by residential and university development, including the construction of other parts of St Patrick's Hall, notably the Warden's Lodge and New Court, as well as later university accommodation together with Sherfield Drive. The loss of Whitley Park Farm and all its buildings, excluding the Farmhouse, can also be seen. Historic maps do not show enough detail of how the immediate grounds of the Warden's Lodge were originally set out.

Currently Pearson's Court, including the Warden's Lodge, is set within a university campus with a residential area nearby. The more recent university accommodation blocks are arranged in groups and set within grassed, open spaces with some mature trees with paths and an internal road (Sherfield Drive). While these buildings illustrate how the type and design of student accommodation has changed at St Patrick's Hall and other nearby halls of residence, they do detract from the more open setting that Pearson's Court had in its past. Despite the presence of later buildings and mature trees that limit opportunities for many expansive views, the open space within the campus still offers better views of the buildings that form Pearson's Court, as well as the Warden's Lodge, than is possible from publicly accessible space in Northcourt Avenue. Views

of the northern and principal range of Pearson's Court are particularly limited. Views out from Pearson's Court and the Warden's Lodge are not considered to be of particular importance.

Key features of Pearson's Court's and the Warden's Lodge past immediate and wider setting have survived and are still appreciable. For Pearson's Court, these include its internal quadrangle, which is still largely laid to lawn though this now contains some trees and other planting (see Figure 9); the open space to Northcourt Road, though part of this is now a hard surfaced car park and there is a mature hedge and row of trees to Northcourt Avenue, which softens and largely screens Pearson's Court from public view (see Figures 12 and 13); a small amount of open space at the buildings' rear, though now with trees and other plantings and curtailed by the construction of the Warden's Lodge, as well as by Sherfield Drive and later university buildings (see Figures 14 and 15).



Figure 12 (L): Pearson's Court from Northcourt Avenue. Figure 13 (R): View from historic access from Northcourt Avenue with open space on right.

Relatively little is known about the original setting of the Warden's Lodge but it now has a hardsurfaced area at its frontage with a bank of mature trees beyond. At its rear is a private garden with a small lawn enclosed by fencing, hedge and trees. Sherfield Drive runs along the Warden's Lodge's western boundary and Pearson's Court is located to its immediate east, dominating its immediate setting and creating an interesting blend of proximity and privacy. Pearson's Court and the Warden's Lodge are, however, of group value and are positive features of each other's immediate setting (see Figure 14).



Figure 14 (L): View along Sherfield Drive with western range of Pearson's of left and Warden's House in centre. Figure 15 (R): View along to northern range of Pearson's Court.

Residential development and university buildings now surround Pearson's Court in all directions with only the open space and areas of trees on campus, Cintra Park to the north of the site and some allotments to the west of the site providing physical reminders of would have been Pearson's Court's semi-rural but still predominantly urban, original setting. Cintra Park and the allotments are, however, not visible, from Pearson's Court or the Warden's Lodge (see Figures 16 and 17).



Figure 16 (L): View along Northcourt Avenue. Figure 17 (R): View across Cintra Park towards application site.

Overall, the immediate campus setting of Pearson's Court and the Warden's Lodge is considered to make a low, positive contribution to their overall heritage significance, which predominantly lies in the architectural and historic interest of the buildings themselves, as well as their communal value and group value with each other. The strong, inward-facing character of the four ranges of Pearson's Court and their relationship to the quadrangle is considered to be of greatest importance, and the historical and aesthetic values of these buildings are best appreciated from here in views within and across this internal courtyard.

The only exception is the northern range, which is the locally listed building's principal elevation and contains the main entrance with its carriageway. The aesthetic value of the northern range as the arrival point into Pearson's Court and the public face of St Patrick's Hall is best experienced from within its immediate setting and its historic approach from Northcourt Avenue with limited opportunities elsewhere within the campus. The Warden's Lodge is only visible from within its immediate campus setting from where its principal elevation and its purpose can be best understood views that highlight its very close proximity to Pearson's Court as well as efforts to secure some privacy for its rear garden. Surviving historic features of the wider setting of both Pearson's Court and the Warden's Lodge are considered to make a very low, positive contribution to their overall significance, primarily by illustrating the context in which St Patrick's Hall was first built in this part of Reading and how it has evolved over time (**step 2: assess contribution of setting to significance**).

6.0 Assessment of Impacts

6.1 Demolition

6.1.1 Loss of Modern Buildings

With the exception of the demolition Pearson Court's southern range or 'SETS' building and the Warden's Lodge (which are considered separately below), the **majority of the buildings** proposed for demolition are modern and of no or negligible heritage significance. They are not considered to be heritage assets and there are **no heritage impacts** resulting from their loss in their own right. A Gazetteer containing photographs and descriptions of each building proposed for demolition can be found in Appendix A (**step 3: assess effects on significance**).

However, consideration has to be given to impacts resulting from their removal on the settings and hence the significance of both the grade II listed Whitley Park Farmhouse and on the retained parts of the locally listed Pearson's Court (**step 3: assess effects on significance**).

Considering first the impacts of the grade II listed **Whitley Park Farmhouse**, the assessment of significance identified that the immediate and wider setting of this designated heritage contain views of modern university buildings, which detract from the historic setting of the Farmhouse. Most of the buildings proposed to be demolished cannot be seen from frontage of the Farmhouse. As such, their permanent loss would have **no impact** important front setting of the Grade II Listed Whitley Park Farmhouse as a designated heritage asset overall. This amounts to a **neutral effect**.

New Court is, however, partially visible from the frontage of the Farmhouse and from its pond and important front setting through the trees. However, these views are so minimal that even the demolition of

New Court is considered to have only a **negligible, positive impact** on the front setting and hence the significance of this Listed Building (see Figure 18). This amounts to a **neutral effect**.



Figure 18: View from frontage of Whitley Park Farmhouse towards New Court.

The original northern, eastern and western ranges of the locally listed Pearson's Court are to be retained. The assessment of significance found that the presence of modern university buildings in Pearson's Court's campus setting detract from the more open setting that this locally listed building had in its past and limit opportunities for expansive views of Pearson's Court, especially of its principal northern range. Most of the buildings to be demolished form part of St Patrick's Hall and hence do contribute to its historical evolution. However, their permanent loss would create a more open setting and improve views of the important northern range of Pearson's Court. As such, their permanent removal is considered to have a **slight positive impact** on the setting and hence the significance of the retained elements of the locally listed Pearson's Court. This is considered to amount to a **minor beneficial effect**.

6.1.2 Loss of Non-Designated Heritage Assets

Two buildings proposed for demolition are, however, non-designated heritage assets. These are the 'SETS' building, which is the southern range of Pearson's Court, and the Warden's Lodge. The proposed demolition of these two non-designated heritage assets would result in their permanent loss.

In the case of the Warden's Lodge, this results in a **substantial, negative impact** on its significance, which would amount to a **minor adverse effect**. However, it is noted that the demolition of the Warden's Lodge would improve views of the western range of Pearson's Court at its northern end, which is the location of the original warden's accommodation. This would amount to a **slight positive impact** to the significance of this part of the locally listed building, which when combined with its significance, results in a **minor beneficial effect (step 3: assess effects on significance)**.

In the case of the '**SETS**' building, its demolition results in only part of this locally listed building. The assessment of significance has found that this southern range makes a lesser contribution to the overall significance of Pearson's Court due to its later date, architecturally less interesting exterior and its small-scale, which provides a weak enclosure to the quadrangle at its southern end. As such, its permanent loss is considered to amount to a **moderate negative impact** on the significance of Pearson's Court as a locally listed building and non-designated heritage asset. This would give rise to a **minor adverse effect (step 3: assess effects on significance)**.

6.2 Proposed New Development

6.2.1 Impacts and Effects on Whitley Park Farmhouse

The impact of the proposed new development on the important, front setting of the Grade II Listed Whitley Park Farmhouse is assessed below **(step 3: assess effects on significance)**.

In considering these impacts (referred to as 'effects' in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b), it is noted that the Farmhouse's original and historic setting has changed considerably so that it is now located within a university campus and the farmland associated with this former Farmhouse has been lost. It is also noted that the remaining front setting of the listed Farmhouse has been partially compromised by the construction of Benyon Hall JCR in front of the row of trees close to the historic pond. The building of Fickling Court, The Granary Blocks (F/G) and The Cottages, which are visible around the periphery of Whitley Park Farmhouse's front setting to varying degrees due to distances involved, their relative positioning and screening from trees and other vegetation, has also detracted from this listed building's front setting (see Figure 18 above). Partial glimpses of New Court are also available from the frontage of the former farmhouse and from its pond through a strong line of trees that mark the eastern extent of its existing front setting. These and other trees in the listing building's immediate front setting play an important role in partially screening views of the larger, modern student accommodation blocks beyond, even in winter.

A verified view has been provided from the front of the Farmhouse looking towards the new development with a wireframe photomontage showing the proposed development *in-situ* (see Figure 3 in Appendix F).

This demonstrates the more important, immediate front setting of the listed Farmhouse will be unaffected by the proposed development with all of the new buildings proposed to be constructed beyond the critical row of trees and hence within the Listed Building's less important, wider setting. These trees are also unaffected by the proposed development and are to be retained (see Figure 3 in Appendix F).

The tallest elements of the proposed development are six-storeys in height and these two blocks (A and B) are located within the centre of the application site. The wireframe photomontage (see Figure 3 in Appendix F) shows that the sixth storey and part of the fifth storey of these two blocks will be partially visible above the row of trees in views out from the frontage of Whitley Park Farmhouse. These views may be slightly more extensive in winter but most of these two blocks, as with the majority of the new development, will continue to be screened by existing university accommodation buildings.

The wireframe photomontage also shows that limited parts of the upper floor of blocks C and D, which are five-storeys in height, will also be visible above Benyon Hall JCR (see Figure 3 in Appendix F). Again these views may be slightly more extensive in winter. However, the new blocks will be seen within the immediate context of Benyon Hall JCR and Fickling Court and it is also noted that there are currently partial glimpses of New Court through the row of trees from the front setting of the Farmhouse.

These blocks will have flat-roofs and be constructed of orange (blocks A and B) and red bricks (blocks C and D) with contrasting horizontal boarding of a muted grey colour for some elements on the blocks, including the uppermost storey of the taller blocks A and B. The form and materials of these blocks help to reduce their scale, blend into the background while still reflecting local character. Exterior materials can be agreed by condition to ensure that the setting of the Farmhouse is preserved.

Based on the wireframe photomontage (see Figure 3 in Appendix F), no other elements of the proposed development would be visible from the setting of Whitley Park Farmhouse.

Compared to the existing situation, blocks A, B, C and D will be more visible in views out from within Whitley Park Farmhouse's immediate front setting towards its wider campus setting. This is illustrated by Proposed Section II (Dwg. No. StP-WIA-00-ZZ-DR-A-0000026, dated Nov. 17). However, these views would be partial, at some distance, and largely screened by existing trees and buildings, such that the new buildings would not visually dominate the Farmhouse's setting. Although they would further urbanise this part of the Farmhouse's wider setting and slightly reduce the feeling of openness, this Listed Building's setting has already been compromised by the presence of existing buildings and the proposed changes would not alter the fundamental character of its campus setting. The proposal would also not result in any significant reduction in the ability to understand and appreciate the significance of the Listed Farmhouse in views towards it from within its most important, immediate front setting.

Taking this into account, the proposed development is considered to have a **slight negative impact** on the setting and hence the significance of this grade II Listed Building (aesthetic value), given the relatively low contribution that its setting makes to its overall significance as a former Farmhouse. This would result in a **minor adverse effect (step 3: assess effects on significance)**.

6.2.2 Impacts and Effects on Retained Elements of Pearson's Court

6.2.2.1 'SETS' Building

The proposed development involves the construction of a new southern range for the locally listed Pearson's Court in the location of the existing 'SETS' building. This new block will have a contemporary style and will be four-storeys in height with the top floor contained within a mansard roof with dormer windows rising up from parapet level. This form reduces the apparent height and scale of the new 'SETS' block while still providing a stronger enclosure for the quadrangle at its southern end.

The principal elevation of the new 'SETS' block will face the internal courtyard and have a symmetrical façade of seven bays. Each bay has its own entrance door set under simple canopies, reflecting the 'staircases' or 'houses' on the retained east and west ranges of Pearson's Court. Windows and dormer windows arrangements on the new 'SETS' block reflect the retained Pearson's Court east and west ranges and create similar rhythms with its fenestration. The new 'SETS' block will have a three-storey, projecting bay at its centre, so that its internal elevation responds both to the principal and central axis through the quadrangle to the retained northern range and to the design of the internal elevation of the principal, northern range of Pearson's Court.

The new block will be constructed of red brick to be sympathetic to the original ranges of Pearson's Court with a recessive material (standing seam metal cladding) in grey used for the mansard roof, which also help to reduce its apparent height and scale. The block will have some decorative details that reference the existing 'SETS' building, such as projecting string courses at ground floor level, at the junction between the ground and first floors and at parapet levels with brick soldier courses at the junction between the ground and first floors and first and second floors. These details provide visual interest and along with the materials and fenestration, combine to improve the massing of the new block. Exterior materials can be agreed by condition so as to ensure that the setting of the retained parts of the locally listed Pearson's Court is preserved.

With the new 'SETS' building *in-situ*, the retained elements of Pearson's Court will have a complementary building at its southern end in terms of massing, scale, design and positioning that does not dominate its setting and respects views between the retained, original ranges across the internal courtyard. Compared to the existing southern range, it also provides an improved sense of enclosure at the southern end of the

quadrangle and with the removal of walls and gates between the existing southern range and the eastern and western ranges, will enable staff and students to gain easier access to the internal courtyard and hence to appreciate this locally listed building's more important elevations and their relationship to each other and the quadrangle. Both of these points are illustrated by CGI Image 3 (Dwg. No. StP-WIA-00-ZZ-DR-A-201203, dated Nov. 17). The introduction of the new 'SETS' building will also have no impact on views of the external elevations of retained parts of Pearson's Court from outside of the quadrangle as illustrated by proposed sections DD, GG and FF (Dwg. Nos. StP-WIA-00-ZZ-DR-A-000021, -23 and -24, dated Nov. 17).

For these reasons, the new 'SETS' building is considered to have a **slight positive impact** on the setting and hence the significance of the retained elements of the locally listed Pearson's Court (aesthetic value), which would give rise to a **minor beneficial effect (step 3: assess effects on significance)**.

6.2.2.2 Remainder of the Proposed Development

The remainder of the new accommodation and other blocks and ancillary buildings are to be constructed in the existing campus, mostly in the locations of existing buildings with heights ranging from single-storey to six-storeys with buildings. The majority of these blocks will have flat-roofs and be constructed of mostly red bricks contrasted with horizontal boarding in a muted grey colour. This helps reduce their scale, blend them into the background while still reflecting local character. The exception is block H, which is located closest to Northcourt Avenue. This will have a more domestic character with a pitched roof with dormer windows and will be built of red brick with a tiled roof. The ancillary buildings are small with flat roofs and are of timber, although the combined heat and power (CHP) building is of orange brick. Exterior materials can be agreed by condition to ensure that the setting of the locally listed Pearson's Court is preserved.

Of the new buildings, new blocks H, I, J K A and G are located in closest proximity to the locally listed Pearson's Court and these range in height from three to six storeys and, where relevant, are generally slightly taller than the buildings they are replacing. A cycle shelter and waste store is also proposed to the west of the western range of Pearson's Court towards its northern end (approximately in the position of the existing Warden's Lodge) and are single-storey structures.

All of the new blocks and ancillary buildings have some degree of distance and visual separation from the retained parts of Pearson's Court and would not affect the ability to appreciate the less important external elevations of the retained eastern and western ranges from within the application site or unduly dominate Pearson Court's immediate setting. This is illustrated by Proposed Section HH (Dwg. No. StP-WIA-00-ZZ-DR-A-000025, dated Nov. 17). Public views of Pearson's Court from Northcourt Avenue, especially at the junction with Sherfield Drive, may be slightly reduced with new block H and the new 'SETS' building *in-situ* (see Proposed Section EE (Dwg. No. StP-WIA-00-ZZ-DR-A-000022, dated Nov. 17)). Taking this into account, these new build elements are considered to have a **negligible negative impact** on the setting

and hence the significance of the retained parts of the locally listed Pearson's Court in terms of external views of the eastern and western ranges, giving rise to a **neutral effect (step 3: assess effects on significance)**.

In the case of views of the external elevation of the northern range of Pearson's Court, which is of greater importance to its overall significance, the proposed development removes the modern Cafe Shamrock and the maintenance depot/workshops. Although historically the service area was in this location, which is unusual given it is the principal range, these structures are of no heritage significance and detract from this part of the immediate setting of the locally listed building. The reinstatement of more space here restores something of its original, more open setting and would improve views of the northern range of Pearson's Court as its principal range and the public face of Pearson's Court. Views along the historic driveway from Northcourt Avenue would have new block K in the background but given its distance and separation from Pearson's Court, are unlikely to be affected the northern range of remaining the key (see Figure 19. See also CGI Images 1 and 6 (Dwg. Nos. StP-WIA-00-ZZ-DR-A-201201 and -201206, dated Nov. 17)). Overall the siting new buildings are considered to have a **slight positive impact** on the setting and hence the significance of the northern range of the locally listed Pearson's Court, giving rise to a **minor beneficial effect (step 3: assess effects on significance)**.



Figure 19: View of Pearson's Court's northern and eastern range along driveway from Northcourt Avenue.

It is acknowledged that the new buildings nearest to northern range of Pearson's Court (block A – six-storeys and block G - four storeys) are taller than the existing buildings located nearby (even New Court) and taller than the retained parts of Pearson's Court, including its cupola (compare Existing Sections FF and GG (Dwg. Nos. StP-WIA-00-ZZ-DR-A-0000015-16, dated Nov. 17) with Proposed Sections FF and GG (Dwg. Nos. StP-WIA-00-ZZ-DR-A-0000023-24, dated Nov. 17)). The presence of these taller buildings in relatively close proximity to the northern range of Pearson's Court will slightly reduce its already limited landmark qualities in views from within the application site and from Northcourt Avenue (see Figure 19).

However, it is considered that the gap between the northern range and the new blocks, and the retention of the large tree immediately adjacent to the entrance carriageway into Pearson's Court, will provide an adequate amount of separation so that the principal range of this locally listed building can continue to be appreciated as such within this part of its setting. This is illustrated by CGI Images 1 and 6 (Dwg. Nos. StP-WIA-00-ZZ-DR-A-201201 and -201206, dated Nov. 17). The new blocks closest to the northern range of Pearson's Court are considered, therefore, to have a **slight negative impact** on the setting and hence the significance of Pearson's Court, resulting in a **minor adverse effect (step 3: assess effects on significance)**.

Views within Pearson's Court quadrangle have been identified as making an important positive contribution to this locally listed building's setting and significance (aesthetic value) and these would be largely unaffected by the rest of the proposed development. Some of the upper levels of new blocks A and B, may be visible from within parts of the internal courtyard of Pearson's Court above the northern range and existing trees as illustrated by Proposed Section GG (Dwg. No. StP-WIA-00-ZZ-DR-A-0000024, dated Nov. 17). If there such partial views, they would slightly distract from the ability to appreciate the architectural qualities of one side of Pearson's Court's northern range from within the quadrangle, which is this locally listed building's principal range (see Figure 20).

It is likely that parts of new blocks H, I and J will also be visible from the southern end of the internal courtyard between the new 'SETS' building and the retained eastern and western ranges. However, any views would be partial and softened by retained and proposed trees, such that the experience of being within this quadrangle and experiencing the architectural qualities of the original ranges would not be materially affected by these new blocks.

Overall, it is considered that the visible parts of these new blocks would have a **slight to negligible negative impact** on views within and out from Pearson's Court's quadrangle and hence on its significance as a locally listed building, resulting in **neutral to a minor adverse effect (step 3: assess effects on significance)**.

It is noted that there are some proposed landscaping works within the internal courtyard of Pearson's Court. These works involve the removal of three small trees from its southern end, one of which is very young, and their replacement with four small trees or plants in two separate grassed areas. Some hard landscaping is proposed to be introduced at the southern end of the quadrangle using block paving in place of a small area of lawn, the arrangement of which maintains existing east-west paved routes between Pearson's Court's ranges. Eight timber benches are also included. A path is proposed to be introduced centrally within the quadrangle that will almost connect the northern range and the new 'SETS' building running along the principal axis of the quadrangle. This is necessary to provide fire and maintenance access but will use reinforced turf, making it less visible. The works can be partly seen in CGI Images 3 and 4 (Dwg. Nos. StP-WIA-00-ZZ-DR-A-201203-4, dated Nov. 17).

Historic photographs from the early 20th century, some dated 1918, show a lawn main lawn with paths around the outside with rough ground at its southern end in front of where the existing 'SETS' building was built (ref: P DX323 PH1/E150/176 in The Museum of English Rural Life). Other photographs, presumed to be later, show this rough area becoming lawn (ref: P DX322 PH1/DL/1120 in The Museum of English Rural Life), probably when the existing 'SETS' building was constructed in the late 1920s. The original architectural drawings for this southern range in The Museum of English Rural Life depict a path running in front of the new southern range with steps at either end leading down into the path that runs around the edge of the courtyard with two open spaces in the middle.

Available historic maps do not show the trees within the quadrangle, so it has not been possible to date their introduction. While the trees do block views of the original eastern and western ranges and the ends of the northern range from within the courtyard, the trees and the lawns provide a pleasant 'natural' contrast to the historic buildings that address them.

The proposed landscaping works will change the original and historic appearance of Pearson's Court's quadrangle by removing some of the lawn and later trees. However, this internal courtyard will retain its predominantly green, symmetrical and formal character and historic circulation routes. Furthermore, the new central path and other soft and hard landscaping elements will encourage greater use of the quadrangle year-round and hence provide more opportunities to appreciate the architecture of the buildings and their relationships to each other and to the courtyard.

Overall, the proposed landscaping works within Pearson's Court quadrangle is considered to have a **slight positive impact**, giving rise to a **minor beneficial effect (step 3: assess effects on significance)**. It would, however, be appropriate to condition further details of some of the hard landscaping materials to ensure the setting of the locally listed building is preserved.

Pearson Court's immediate campus setting with the largely residential area beyond would be unchanged by the rest of the proposed development, resulting in **no impact** and a **neutral effect** on this aspect of this locally listed building's significance (**step 3: assess effects on significance**).



Figure 20: View of northern range from frontage of existing 'SETS' building/southern range.

Finally, repairs are proposed to make good the end walls of the retained east and west ranges and part of the northern range following the demolition of attached structures. The details of these works can be agreed by condition and should result in a **slight positive impact on the significance of the retained parts of Pearson's Court**, which would amount to a **minor beneficial effect** (**step 3: assess effects on significance**).

Taking all this into account and understandably given the scale of the proposed development, it is noted that the remaining elements of the proposed development would result in a mix of positive and negative impacts on the settings and hence the significance of the retained parts of the locally listed Pearson's Court (aesthetic value) ranging from no to slight impacts and neutral to minor effects, which in the case of the northern range would offset each other to some degree (**step 3: assess effects on significance**).

7.0 Mitigation

Although good design is not considered to be mitigation (Historic England 2008, 47), expert heritage advice has been sought by the client from two independent consultants and extensive consultation has undertaken with the Local Planning Authority and with the local community. This led to a major change in the design so that the original parts of the now locally listed Pearson's Court have been retained. The final development design has, therefore, been designed to minimise negative impacts upon designated and non-designated heritage assets located within the application site and nearby as far as practicable (**step 4: maximise enhancement and minimise harm**). Further information on how the proposal has been designed to maximise enhancement and minimise harm to heritage assets and their settings and to general townscape can be found in the Design and Access Statement and Planning Statement.

The majority of the proposed development (demolition and new build) has been assessed and does not give rise to any significant, negative impacts or effects with slight negative impacts and minor adverse effects being the largest in magnitude. Given the scale and nature of these negative impacts and adverse effects, mitigation measures are not considered necessary (**step 4: maximise enhancement and minimise harm**).

It is understood that some repairs are proposed to make good the retained elements of Pearson's Court. These would slightly enhance the significance of the retained parts of this locally listed building, which will help to offset negative impacts or adverse effects resulting from the demolition of part the existing 'SETS' building and the Warden's Lodge and the proposed development within the setting of the locally listed Pearson's Court to some degree. The repairs would not, however, result in a reduction to any of the identified negative impacts or adverse effects in this Heritage Statement.

It would also be appropriate to require external materials to be agreed by condition so as to preserve the settings of the grade II listed Whitley Park Farmhouse and the retained parts of the locally listed Pearson's Court. Further details should also be required by condition for some of the hard landscaping materials within Pearson's Court quadrangle and the proposed repairs to the retained elements of this locally listed building.

The exception to the above is the proposed demolition of the Warden's Lodge and the 'SETS' building of Pearson's Court, both of which are non-designated heritage assets. Their removal has been identified as giving rise to substantial and moderate negative impacts respectively and minor adverse effects. NPPF (2012) requires the significance of heritage assets to be lost (wholly or in part) to be recorded in a manner proportionate their importance and the impact, and to make this publicly accessible (para. 141). Although recording should not be a factor in deciding whether to permit the loss of heritage assets (and hence cannot be considered to be mitigation), it is considered that the historic interest of Pearson's Court and the

Warden's Lodge is sufficiently well understood through the preparation of this Heritage Statement, the assessment undertaken by Historic England in 2016 (Case Number: 1431987) and in the local listing decision (Reading Borough Council 2016). The Heritage Statement will be publicly accessible as part of the planning application and Historic England's Advice Report (2016) is also available online.

In respect of architectural interest, a photographic survey of the interiors and exteriors of the 'SETS' building and the Warden's Lodge should be undertaken prior to demolition (see Historic England 2006). This could be required condition.

8.0 Conclusions

Following extensive consultation, the St Patrick's Hall redevelopment has been substantially modified from earlier versions of the scheme to address concerns about built heritage, including the local listing of Pearson's Court. The original three ranges of Pearson's Court are now to be retained.

The proposal involves the demolition of a number of buildings of no or negligible heritage significance, none of which are considered to be heritage assets. Their permanent loss would give rise to no impacts and neutral effects in their own right and on the setting and significance of the grade II listed Whitley Park Farmhouse. The removal of some of the buildings would, however, have a slight positive impact and minor beneficial effect on the setting and significance of the locally listed Pearson's Court.

However, two of the buildings proposed for demolition are non-designated built heritage assets. The existing 'SETS' building is the southern range of the locally listed Pearson's Court, which is of historic and architectural interest as the second oldest, surviving, purpose-built hall of residence at The University of Reading. Pearson's Court is considered to be of medium heritage significance, although the southern range has been assessed as making a lower contribution to its overall heritage significance as a later and less architecturally interesting range (externally) that provides a weak enclosure for the important quadrangle. The Warden's Lodge of low heritage significance. The removal of the existing and later Warden's Lodge was found to result in a substantial negative impact on its significance but would improve views of part of the western range. As only one of four ranges comprising the locally listed building, however, the loss of the existing 'SETS' building has been assessed as having a moderate negative impact on the significance of Pearson's Court. Both demolitions have been identified as giving rise to minor adverse effects.

Various new build student accommodation and other blocks are proposed to be constructed within the existing campus in and around St Patrick's Hall. The proposed construction of the new 'SETS' building has been assessed as resulting in an overall slight positive impact and minor beneficial effect on the significance of the retained northern, eastern and western ranges of the locally listed Pearson's Court. This is primarily due to its complementary scale and design, which reinforces the sense of enclosure along the southern

boundary of the quadrangle. Landscaping works are proposed within the quadrangle and have been identified as resulting in a slight positive impact and minor beneficial effect on this aspect of Pearson's Court setting and significance.

The remainder of the proposed development has been found to give rise to a mix of positive and negative impacts in relation to the retained parts of the locally listed Pearson's Court, in particular its northern range. Positive impacts include the additional space created in front of the northern range, which will improve views of the external elevation of Pearson's Court's principal range and public face. Negative impacts are height of the new blocks closest to the northern range of Pearson's Court and the potential for partial and limited views of the tallest new blocks from within the important quadrangle above the northern range. These impacts are considered to offset each other to some extent. The impacts range in magnitude from none to slight, giving rise to effects ranging from neutral to minor on the setting and hence the significance of the retained parts of the locally listed Pearson's Court. These findings also reflect the relatively low contribution that setting makes to the overall significance of this locally listed building, with the historical, aesthetic and communal value residing principally in original buildings themselves.

A verified wireframe photomontage (see Figure 3 in Appendix F) has confirmed that only a limited amount of the proposed development (new blocks A, B, C and D) would be visible in views out from the front setting of the grade II listed Whitley Park Farmhouse above, and to a lesser extent, through existing row of trees and above existing buildings. The increased visibility of buildings in the former Farmhouse's wider setting was found to have a slight negative impact and minor adverse effect on its setting and significance of this Listed Building, given the low contribution that its setting makes to its overall significance.

Options for mitigation to minimise the negative impacts identified within this Heritage Statement have been considered but none were considered necessary. However, some repairs are proposed to make good the retained parts of Pearson's Court, which will provide some enhancement to this locally listed building. This should result in up to a slight positive impact and hence a minor beneficial effect on its significance.

It has been recommended that further details of external materials for the new buildings and hard landscaping materials be agreed by condition to ensure that the settings of the grade II listed Whitley Park Farmhouse and the retained parts of the locally listed Pearson's Court are preserved. A photographic survey of the interiors and exteriors of the 'SETS' building of Pearson's Court and the Warden's Lodge is also recommended and could also be dealt with by condition. However, they would not reduce the magnitude of the identified, negative impacts.

In terms of the requirements of the NPPF (2012), the proposed development has been found to have a slight negative impact and minor adverse effect on the setting and significance Whitley Park Farmhouse. This is considered to amount to a low level of 'less than substantial harm' in NPPF terms. Paragraph 134 of

the NPPF requires this harm to be weighed against the public benefits of the proposed development. This can be found in other planning application documents, in particular the Planning and Design and Access Statements.

As required by paragraph 135 of the NPPF (2012), the scale of the loss of and harm to the 'SETS' building of the locally listed Pearson's Court and the Warden's Lodge as non-designated heritage assets must be balanced against their heritage significance as one of a number of material planning considerations to be weighed up in determining the application.

This Heritage Statement has identified that the proposed demolition of the existing 'SETS' building would result in a moderate negative impact to the Pearson's Court as a non-designated heritage asset of medium significance. This reflects that the 'SETS' building of lesser significance as a later range and that the majority and most important parts of this locally listed building are to be retained. This gives rise to a minor adverse effect, which is at the lower end of the scale and is not considered significant. It should also be noted that the new 'SETS' building has been assessed as having a slight positive impact and minor beneficial effect, which offsets this loss and harm to some degree. The other new build elements of the proposed development have been assessed as giving rise to a mix of low level negative and positive impacts on the setting and hence the significance of the retained parts of the locally listed Pearson's Court, some of which offset each other to some degree. Furthermore, there are repairs proposed to make good the retained parts of Pearson's Court, which should enhance its significance. On balance, the proposal is considered to preserve the majority of the significance of Pearson's Court as a locally listed building, including its setting.

For the Warden's Lodge, the Heritage Statement found that its proposed demolition would result in a substantial negative impact to a non-heritage asset of low heritage significance, resulting in a minor adverse effect. Again, this is at the lower end of the scale and is not considered significant. Its removal offers a slight enhancement to views of part of Pearson's Courts original western range, so can be supported.

Further information on the public benefits of the proposed development to weigh against the harm identified in this Heritage Statement to both designated and non-designated heritage assets, as well as the justification for the proposal required by paragraph 132 of the NPPF, can be found in other planning application documents, in particular the Planning and Design and Access Statements.

Taking all of the above information into account, the proposed development is considered to be in accordance with the intent of Policy CS33 of the adopted Core Strategy (2015) and to comply with relevant NPPF (2012) policies and associated national advice. The proposal is also found to preserve setting of the

grade II listed Whitley Park Farmhouse in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Appendices

Appendix A – Gazetteer of Demolitions

	Pearson's Court 'SETS' Building	The southern range of a group of four ranges of student accommodation and associated facilities arranged around central quadrangle in Neo-Georgian style with red brick, sash windows and simplified, classical detailing built 1913-1934. The southern, single-storey range currently contains a library, computer room, storage and small amount of accommodation. It was built in the late 1920s at the southern end of the internal courtyard to provide a Junior Common Room in the centre, a small Senior Common Room, small pantry a Library and four larger 'rooms' each containing a bedroom and sitting room, all with shared lavatories and ablutions.	Medium
	Warden's Lodge	1934: two-storey, domestic residence for the Warden with connected ranges to the rear beyond which is a private garden. Neo-Georgian style. Three front bays with central entrance door with contrasting surround and small projecting canopy. Red brick walls with various sizes and types of sash window. Brown tiled, hipped roof with brick chimney stack at eastern end.	Low
	Current cafeteria (Cafe Shamrock)	Modern (c. late 1960s) – single-story building providing catering and social facilities. Brown brick, flat roof with brown shingled 'fringe' eaves detail. Located between Pearson's Court, New Court and Warden's Lodge.	None

	depot/workshops	depot and workshop buildings with flat roofs attached to southern end of the current cafeteria and north-west corner of Pearson's Court's northern range. Some elements of the buildings may be older.	
	New Court	Modern (c.1960) – group of four blocks of student accommodation arranged around a central courtyard. Buff brick with hipped roofs.	None
	Bike shed and store	Modern (c. 1960s) - single-storey bike shed and storage building of red/buff brick with lean-to roof. Located between the north-east elevation of Pearson's Court and the rear of no. 15 Northcourt Avenue.	None

		ated room. Located at the rear of No. 2 Northcourt Avenue, north of the bike shed and store.	
	Substation	Modern (post 1993) - small, single-storey buff brick substation with lean-to roof. Located to the immediate south of the western range of New Court.	None
	Northcourt Reception/Bar	Modern (post 1993) – single-storey office and recreational building of red brick with curved form and flat roof.	None

	Drive	storey and two storey student accommodation blocks with separate garages at rear. Red brick with hipped and pitched roofs.	
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Appendix B – Assessment Methodology

Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance and impacts upon heritage assets; therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Significance

The table below provides guidance on the assessment of significance for all types of heritage assets, including archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site, such as battlefields, parks and gardens. The table considers both designated and non-designated heritage assets.

Level of Significance	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.

Low	Undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible/None	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its significance. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative). The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive).
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative). Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use. (Positive)

Magnitude of Impact	Typical Criteria Descriptors
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative). Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive).
Negligible/No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions. (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

Any embedded mitigation is considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described in the impact assessment will be considered stated before and after additional mitigation has been taken into account.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	Substantial	Moderate	Slight	Negligible / no Change
Very High	Major	Major – Intermediate	Intermediate	Minor
High	Major – Intermediate	Intermediate	Intermediate – Minor	Neutral
Medium	Intermediate	Intermediate -Minor	Minor	Neutral
Low	Intermediate – Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.

For the purposes of this Heritage Statement, substantial negative impacts are considered to amount to 'substantial harm' in National Planning Policy Framework (NPPF) terms. Moderate and slight negative impacts are considered to amount to 'less than substantial harm' in NPPF terms. Negligible/no change is not considered to amount to any harm at all.

For the purposes of this Heritage Statement, negative impacts that are moderate in magnitude or greater indicate that the special architectural or historic interest of listed buildings or their settings and/or the character or appearance of conservation areas would not be preserved in terms of sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Appendix C - List Descriptions, Non-Designation Decision & Local Listing Decision

WHITLEY PARK FARMHOUSE

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: WHITLEY PARK FARMHOUSE

List Entry Number: 1113615

Location

WHITLEY PARK FARMHOUSE, WHITLEY PARK LANE

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: 26-Jul-1973

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: 39247

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

1. WHITLEY PARK LANE 5128 Whitley Park Farmhouse SU 77 SW 17/350 26.7.75 II 2. Late C18/early C19. 2 storeys, attic and cellar. Front grey brick headers with red brick quoins dressings and pier strips. 3 bays to north with central 1st floor window 2-light, all casements. 1 dormer, hipped slate roof, central chimney. Central doorway with Roman Doric pedimented porch. Small later addition at rear. Interior: contemporary staircase. Early-mid C19 barn on saddlestones to north-east. Weatherboarded.

Listing NGR: SU7247771791

Selected Sources

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

National Grid Reference: SU 72477 71791

WANTAGE HALL

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: WANTAGE HALL

List Entry Number: 1392496

Location

WANTAGE HALL, UPPER REDLANDS 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: 02-Apr-2008

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: 504291

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

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

History

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

Details

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

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

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

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

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

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

INTERIOR: Interiors differ dependent upon function with the principal spaces more decorative than the student accommodation, service accommodation or circulation spaces. Student accommodation is in small study bedrooms largely in the west and east ranges where they are arranged either side of a central corridor on the ground and first floors. Each has a fireplace (some now blocked) with a wooden mantle and original picture rails. Elongated doors to the student rooms are replicas of the originals given fire prevention requirements. Corridors and staircases have exposed red brick walls. Main staircase, leading up to the Dining Hall, has a solid brick balustrade topped with a moulded stone banister and terminating in a carved

stone newel. Tudor arches with stone mouldings are also employed internally. Interiors of particular note are the former Principal's lodgings and the Dining Hall. The former contains stone fireplaces decorated with the shell motif of the University and original panelling. Present Warden's study, originally the parlour of the Principal's lodgings, retains its original fireplace which has a timber surround, decorative mantle, and glazed green tiles. Wallpaper in a green leaf design may be original Morris & Co. Most impressive Dining Hall with solid timber hammer-beam roof and attractive curved braces. Original wooden and metal chandeliers. Panelling to picture rail level and carved door surround. Windows with coloured glass shields and crests. Large open fireplace with stone Tudor surround and carved spandrels. Substantial decorative carved timber fire surround and overmantle including carved human heads, shells and a Latin inscription.

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

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

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

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

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

SOURCES: Reading Standard 31 October 1908

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

Selected Sources

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

National Grid Reference: SU7268172289



Public face of grade II listed Wantage Hall from Upper Redlands Road.

Appendix D – Local Planning Policy

Reading Borough Council Sites and Detailed Policies Document (adopted October 2012)

9.1 Heritage Assets

- 9.1.1 The origins of the current settlement of Reading can be traced back to Saxon times. There is also archaeological evidence that people have been present in the area from as early as the Palaeolithic (or the Old Stone Age) period. The Borough's rich archaeological interest and many listed buildings provide a pointer to Reading's lengthy history. This includes its importance as a medieval settlement, and the increasing status of the town in the eighteenth century with the canalisation of the Kennet, and again in the nineteenth century with the arrival of the railway and subsequent industrial expansion.
- 9.1.2 Reading is famous for various industries including bulbs, beer and biscuits, hence becoming known as the three Bs⁴⁶. Reading is also famous for brick and tile making, much of which is discernible in the built environment of parts of Reading today.
- 9.1.3 Heritage assets include those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. National planning policy covers both designated and undesignated heritage assets and defines a heritage asset as,
'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'
- 9.1.4 Reading's heritage assets are not just of relevance to the past, but also to the future, if Reading is to fulfil its aim of expanding its role as a centre of culture.
- 9.1.5 For Reading Borough, designated heritage assets comprise Scheduled Monuments, listed buildings, Historic Parks and Gardens and Conservation Areas. There are also heritage assets, for example areas of archaeological importance or buildings which, while not listed, are of local historical or architectural significance. Undesignated heritage assets in Reading will in the main be identified through the process of decision-making, i.e. through the determination of planning applications, which importantly includes the pre-application stage.
- 9.1.6 Current national planning policy sets out a new approach as to how planning should consider the historic environment compared to the approach of past national planning policy guidance notes. National planning policy now sets out specific mechanisms by which to consider and assess heritage assets, whether they are designated or not.
- 9.1.7 One of the underpinning themes of national planning policy is that the greater the nature of the significance of the heritage asset in terms of archaeological, architectural, artistic or historic interest, the greater the value that the asset holds for this and future generations and therefore the greater the presumption in favour of its conservation. The focus is on conservation and where appropriate enhancement, recognising that some new development may make a positive contribution to the character and local distinctiveness of a part of the historic environment. The Council will continue to keep the need to enhance heritage assets under review. Although a documentary record of our past is important a record is not as valuable as retention and therefore the ability to record evidence will not be a factor in deciding whether a proposal resulting in a

heritage asset's destruction should be given consent. Relevant information gained either through the application process, including the pre-application stage or via other means, will be added to the Heritage Environment Record (HER).

9.1.8 National planning policy addresses aspects of the historic environment including:

- Principles guiding determination of applications for consent relating to all heritage assets; • Principles guiding the consideration of applications for consent relating to heritage assets that are not designated;
- Additional principles guiding the consideration of applications for consent relating to designated heritage assets;
- Principles guiding the consideration of applications for development affecting the setting of a heritage asset;
- Enabling development.

9.1.9 National planning policy provides an appropriate framework for considering proposals for development that affects historic assets in Reading and it is not considered necessary to have specific detailed policies within this document. Additionally, the historic environment is addressed strategically by policy CS33 (Protection and Enhancement of the Historic Environment) in the Core Strategy.

9.1.10 Heritage assets are a non-renewable resource. Harm to, or loss of an asset's significance including the complete loss, demolition or destruction, causes a loss of value to society and a loss of public benefit. There is a presumption in favour of the conservation of all heritage assets. Any harm to or loss of an asset needs clear and convincing justification as set out in national planning policy.

9.1.11 The conservation of all assets also relates to both single and groups of trees which can make a significant contribution to the setting of a building or place and form an integral part of the character of a designated or undesignated asset. Where a healthy single or group of trees fulfils this role, there will be an expectation that they are preserved regardless of their statutory designation, in accordance with national planning policy which confirms the importance of the setting of all heritage assets.

9.1.12 The setting of a building or place can make a significant contribution to and form an integral part of the character of all heritage assets. For example a garden or grounds may be laid out to complement a building's design or function and the alteration or destruction of this setting may harm the asset's significance. National planning policy confirms that the setting of all heritage assets is a material consideration and the alteration or destruction of any part of its setting should require clear and convincing justification.

...

Nationally and Locally Listed Buildings and Structures

9.1.22 Reading is home to a wealth of valuable historic assets, testament to the central role of the Borough in events such as the Reformation and the English Civil War. These historic assets are a central part of our cultural heritage and sense of identity, and the presence of these assets enhances local distinctiveness and the character and appearance of Reading. This includes over 800

nationally listed buildings, of which 27 are grade I and grade II*, which is a substantial number for an urban Borough of this size.

- 9.1.23 In addition to the assessment of heritage asset proposals outlined above, when considering any changes of use of listed buildings, local planning authorities must consider the contribution that a particular use makes to the significance of a heritage asset both now and for future generations. Any harm to, or loss of, an asset's significance resulting from a change of use will be assessed against policy CS33 of the Core Strategy and national planning policy.
- 9.1.24 As outlined above, undesignated heritage assets in Reading will in the main be identified through the process of determining planning applications, which importantly also includes the pre-application stage. This approach includes locally listed buildings. The criteria against which any building's or structure's significance will be assessed are set out below. These criteria will be used to assess whether a particular building or structure merits designation as a locally important heritage asset.
- 9.1.25 The LPA will establish a list of 'Locally important Buildings and Structures'. Where a building or structure merits designation as a locally important heritage asset, it would be recorded as such by adding it to this list, which will form part of Reading's Historic Environment Record. The asset would then be conserved and where appropriate enhanced in accordance with policy CS33 of the Core Strategy and national planning policy. Where appropriate, Article 4 Directions may also be considered as a tool to conserve certain heritage assets.
- 9.1.26 General information about the management and protection of the historic environment, plus some specific information about Reading Borough's historic environment can be found on the Reading Borough Council website (<http://www.reading.gov.uk/residents/planning-and-buildingcontrol/HistoricEnvironment/>).

Criteria for locally listing buildings and structures.

Exclusions

Buildings and structures will not be considered for the Local List when they are already part of a Conservation Area, Scheduled Monument, or subject to an Article 4 direction relating to historical or architectural interest.

Selection for the Local List

For any building, structure or group of buildings to be included in the Local List it must clearly meet the relevant age and integrity criteria:

- (a) pre-1840: Any building, structure or group of buildings where its/ their style, form and construction are easily identifiable.
- (b) 1840 - 1913: Any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance.
- (c) 1914 - 1939: Any building, structure or group of buildings that is/are substantially complete and unaltered and of a high level of significance.
- (d) post 1939: Any building, structure or group of buildings that is/are of exceptional significance and wholly complete and unaffected by inappropriate changes.

In addition it must also be shown that it contributes to the character of an area and is valued by local people in accordance with at least one of the criteria detailed below:

Historic interest

(a) Historical Association

- i. The building or structure has a well authenticated historical association with a notable person(s) or event.
- ii. The building or structure has a prolonged and direct association with figures or events of local interest.

(b) Social Importance

The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.

(c) Industrial Importance

The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges.

Architectural interest

(a) Sense of place

- i. The building or structure is representative of a style that is characteristic of Reading.

(b) Innovation and Virtuosity

- i. The building or structure has a noteworthy quality of workmanship and materials.
- ii. The building or structure is the work of a notable local/national architect/engineer/builder.
- iii. The building or structure shows innovation in materials, technique, architectural style or engineering.

(c) Group Value

- i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.
- ii. The buildings/structures are an example of deliberate town planning from before 1947.

Townscape Value

The buildings/structures have prominence and a landmark quality that is fundamental to the sense of place of a particular locality.

Appendix E – Heritage Assets Map

Appendix F – Verified viewpoint 3

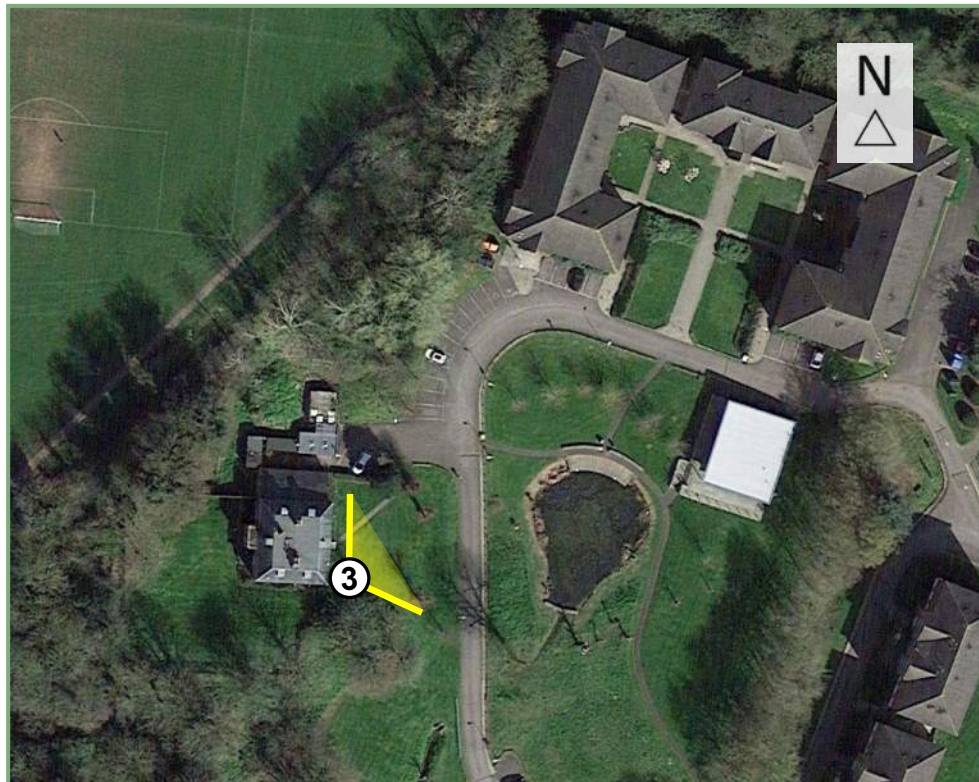
Viewpoint 3 - From listed farmhouse south of Cintra Park, looking in a northeasterly direction.



Existing view



Occulted wireframe photomontage



VIEWPOINT: 3

DATE OF PHOTOGRAPH: 24 October 17 @ 11:54

GRID REF: SU 72487 71780

BEARING: 62° NE

GROUND LEVEL ELEVATION: 65 m AOD

DISTANCE TO SITE: 115 m

CAMERA: Nikon D3200

CAMERA/VIEWER HEIGHT: 1.6m

CAMERA FOCAL LENGTH: 50 mm

HORIZONTAL FOV: 98°

PAPER SIZE: A1

RECOMMENDED VIEWING DISTANCE: 350 mm

Appendix G - Report Conditions

Heritage Statement, St Patrick's Hall, University of Reading

This report is produced solely for the benefit of the client, **University Partnership Programme (UPP) Projects Ltd.**, and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

November 2017

WYG Environment Planning Transport Ltd.