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Heritage Statement

Former Cox & Wyman Works, Cardiff Road, Reading,
RG1 8EX

Iceni Projects Limited on behalf of
Thames Properties Ltd

October 2017

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ON BEHALF OF
THAMES
PROPERTIES LTD

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FORMER COX & WYMAN WORKS, CARDIFF ROAD,
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1. INTRODUCTION

1.1 This Heritage Statement report is supplied to provide an assessment of the significance of the former Cox and Wyman print works, Reading, RG1 8EX (henceforth 'the Site'), as part of a full planning application for the redevelopment of the Site for housing.

1.2 The Site is undesignated either nationally or at a local level. It also does not fall within a Conservation Area. The Site is therefore considered throughout the report below as an undesignated heritage asset, in order to meet the requirements of NPPF paragraph 135, which states:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

1.3 Accordingly, the report will:

- Set out the relevant legislative and policy framework within which to understand the proposed redevelopment of the Site;
- Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
- Describe the site and identify designated heritage assets;
- Appraise the heritage significance of the Site and identify the contribution of its setting to this significance; and,
- Assess the impact of the proposed redevelopment of the Site on the heritage significance of the existing buildings.

1.4 The existing Site and surrounding area was appraised during a site visit (April 2017), and a desk-based study was also undertaken to inform report findings. This includes review of scholarly secondary works published on the British History site, and an Ordinance Survey Map regression.

1.5 The report is produced by Icen Projects. Specifically, it is authored by Stephen O'Fegan BA (Hons) MSc, Assistant Heritage Consultant, and Anna Shelley BA (Hons) MSt, Heritage Consultant, with guidance and review by Laurie Handcock MA (Cantab) MSc, Director - Heritage.

2. RELEVANT LEGISLATION, POLICY, AND GUIDANCE

Legislation

- 2.1 As the Site is unlisted and there is very low risk of it being listed at a national level, there is no relevant heritage legislation which applies to the Site.

National Policy

National Planning Policy Framework (March 2012)

- 2.2 In March 2012, the government published the National Planning Policy Framework ('NPPF'), which immediately replaced the previous policy regime, including the design and heritage policies set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), and Planning Policy Statement 5: Planning for the Historic Environment (PPS5).
- 2.3 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).
- 2.4 The NPPF promotes sustainable development as a fundamental theme in planning and sets out a series of 'Core Planning Principles' (Paragraph 17). These core principles highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a good standard of amenity; and that heritage assets should be conserved 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.
- 2.5 Section 7, 'Requiring Good Design', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character.
- 2.6 The guidance contained within Section 12, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 2.7 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning

decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (i.e. non-designated heritage assets, in which terms the Site is considered in this report).

- 2.8 As noted in the Introduction, Paragraph 135 addresses non-designated heritage assets specifically. It states:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

- 2.9 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

- 2.10 The 'Setting of a heritage asset' is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

- 2.11 Although Paragraph 135 is the key paragraph regarding non-designated heritage assets, Paragraphs 128-134 hold some relevance. Paragraph 128 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 129, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

- 2.12 Paragraph 131 emphasises that local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

- 2.13 Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be

proportionate to its significance, and that clear and convincing justification will be required for loss and harm to heritage assets.

- 2.14 Paragraphs 133 and 134 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (per Paragraph 133). Whereas, Paragraph 134 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

Planning Practice Guidance ("PPG") (Department for Communities and Local Government, March 2014)

- 2.15 The guidance in the PPG supports the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.16 The PPG refers to key elements of a building's special architectural or historic interest when assessing harm. If proposed works adversely affect a key element of the heritage asset's special interest, then those works could amount to substantial harm. It is the degree of harm rather than the scale of development that is to be assessed by the decision taker. Substantial harm is stated to be a high test that may not arise in many cases.
- 2.17 Harm may arise from works to the heritage asset or from development within its setting. Setting is stated to include the surroundings in which a heritage asset is experienced, and may be more extensive than its curtilage. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.18 The PPG also provides clear guidance on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 132 to 135 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the roles of the planning system (per Paragraph 7 of the NPPF).

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Reading Borough Local Development Framework

Core Strategy 2008 – Updated 2015

- 2.19 The Core Strategy Document sets out the key elements of the planning framework for the area, and comprises spatial vision and strategic objectives for the area, in the form of a spatial strategy, core policies related to the implementation of the strategy, and a monitoring and implementation framework with clear objectives for achieving delivery. Within the document, the following policies are relevant when considering develops which may involve or impact Heritage Assets:
- 2.20 Policy CS33: Protection and Enhancement of the Historic Environment - Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:
- Listed Buildings;
 - Conservation Areas;
 - Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.

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

- 2.21 It is of final note that Reading Borough Council maintains a list of locally listed buildings, on which the Site is not included.

3. HISTORIC DEVELOPMENT OF THE SITE AND SURROUNDINGS

- 3.1 The Site sits to the northwest of the historic centre of Reading, in an area primarily characterised by light industrial uses, although there is established residential use to the immediate east of the Site. The Site and the area surrounding it was primarily open land, until the beginning of the 20th century, as evidenced on early mapping (1877-1881). During this period, growth of the town was primarily focused within the historic centre, as well as growing to the north of the river.
- 3.2 At the end of the 19th century, residential development had begun north of the railway line, expanding west from Reading Station, visible on the OS Map 1900 (MAP 3). The former Cox and Wyman Works building was constructed during the first decade of the 20th century, first appearing on mapping from 1913 (MAP 4). This first building appears to have comprised the four southern-most pitched workshop ranges that stand today, although with later western extensions. There was also a narrower range attached to the southern elevation of the south workshop range, which may have been the Site entrance, along the same lines at the Site layout today, although this area has since been rebuilt. The construction of the Works was paired with a new development of terraced buildings that surround the structure on the south and west sides, which are possibly workers cottages, and is the furthest west developed. The existing residential area to the east of the Site was also expanded in this period with additional rows of terraced housing, and thus despite the introduction of an industrial building, the predominant character of the area was still principally residential.
- 3.3 The 1930s saw the addition of another large warehouse to the west of the Site, and two smaller works to the north, which created a small, yet visible and distinct industrial area to the west of the earlier residential developments. Also by this period, the Works had been expanded, with an expansion to the north of the existing structure which altered the building's overall plan form (MAP 5). Although difficult to distinguish the original structure from mapping, the expansion likely comprised at least one additional bay possibly close to the date of the primary building's construction, as well as a smaller, wider offshoot, which would eventually become a sixth bay and which has a later appearance. The composition of the principal façade at Addison Road demonstrates this two-staged development. Although the fifth bay, from south to north, appears to be of a slightly later date to the four primary bays, its façade is consistent in style and form to the earlier four bays. This may be because early mapping records the building during its construction, and a unified façade was added to the five ranges upon their completion, or it may possibly be because the same materials were used upon this bay's completion so that it would match the existing. Given that this would form part of the principal façade, which was of a higher architectural quality and interest than the rest of the structure, essentially to project a positive image of the occupant, it is also plausible that a consistent later insertion was desirable. This fifth bay shares architectural detailing, such as fluted engaged terracotta pilasters and decorative terracotta banding, flush with the brickwork, consistent with the other bays in style and quality. Although shown with the added fifth bay in the 1930s OS map, the

north extension, which would eventually become a wider sixth bay, is likely not of the same date, given the inconsistencies in its design. Although there is an effort to demonstrate a sympathetic design, the wider extension, which sits out from the rest of the structure, is faced with simplified red brick banding, sitting on top of the yellow brickwork, instead of the more ornate terracotta pilaster detailing. All six bays are topped, however, with a decorative terracotta finial, which may therefore be a 1930s addition.

- 3.4 By the mid-20th century, although development had expanded to the west in the form of other industrial sites, the land closest to the river remained relatively undeveloped, likely due to flooding of the Thames. The Site was expanded extensively by 1957 (MAP 6), when all of the bays were expanded to the west, including the wider sixth bay. It is likely that the north elevation of the sixth range facing onto Meadow Road was entirely reconstructed at this time, based on observation of the extant brickwork. The smaller southern section of the Works was also expanded at this time, and an additional ancillary building linked to the main building via a covered walkway was also constructed to the west side of this southern elevation.
- 3.5 Over the next thirty years, development spread west and north of the site, with new builds being almost exclusively industrial, including warehouses, factories, depots, a large scrap metal yard, and other miscellaneous works visible on the OS Map 1971 (MAP 7). The Site itself was also expanded during this period, primarily to the south, which was entirely rebuilt to form a new Site entrance, including the expansion of the small central extension and the connected ancillary building to the west. There was also a new extension extending south from the western side of the main Works building.
- 3.6 From map and fabric evidence on Site, growth of the Works was limited over the following decades, primarily limited to external alterations and superficial alterations internally. By 1989, for example, a new north/south range was added to the east side of the south elevation, and an external modern stone canopy was also added to the east elevation of the workshop range, entirely covering the fourth and fifth bays, and roughly a quarter of the third. Otherwise, the lack of investment in the Site is perhaps reflective of the fortunes of the company, with few signs of modern interventions despite the Site only having ceased in its primary printing use in 2015.

4. SITE DESCRIPTION AND IDENTIFICATION OF ASSETS

Site Location

- 4.1 The Works are located less than 100m from the railway tracks, and the entire Site is within the boundary of Cardiff Road to the South, Milford Road to the west, Meadow Row to the North, with the principal façade facing west at Addison Road.

Surrounding Heritage Assets

- 4.2 The Site is not recognised as a heritage asset, neither statutorily, nor locally listed, and it does not sit within a Conservation Area. In addition to lacking any sort of heritage recognition, the Site does not sit within the setting of any heritage assets.

Site Description

- 4.3 The Works and its ancillary buildings occupy the entirety of the Site, with only a small section of hardstanding to the front.
- 4.4 Consisting of a single story, the main building is primarily constructed of red brick and consists of six bays, which housed the main printing works. The main elevation is more ornately designed, with the original five bays faced with yellow brick, and dressed with pilasters and terracotta tiled banding, while the pitched roof of each bay is topped with an ornamental terracotta finial. Abutting the east elevation is a single storey stone canopy, roughly two bays in length, which was constructed in the 1980s. The roofs have window lights across their entire length, at roughly half their width, to bring light into the core working areas. Although the core of the structure, comprising five short bays, dates from the early 20th century, the northern-most bay and the western extension of all six bays were the result of the development of Site in the 1930s and 50s.
- 4.5 There is a long, regular composition of the five bays, with a later sixth bay wider than the earlier ones, all under a series of six gables with partly glazed and partly slate tiled pitched roofs. Windows across the different elevations change style and finish, with the main east elevation containing timber casement windows. The Meadow Road (north) elevation contains regular twelve-paned Crittall-style steel windows under segmental arches, except for the three western-most windows in a later rebuilt section, which are broad ten-paned rectangular windows with a simple stone surround. The entire Milford Road (west) elevation has a band of fenestration extending across the entirety of the six bays, although the majority of the windows in the wider sixth bay have been covered by later metal cladding. The remaining windows are multi-paned with steel framing and set within a plain stone surround. The south elevation of the workshop ranges is almost entirely covered by the entrance and office spaces added during the post-war phase of development.

- 4.6 The interior of the Site has been altered in places from its original form in order to adapt to the growth of the printing works as the process and output of the business evolved, and most recently to accommodate the current Site use for storage. The large steel trussed structure of the main building core appears to remain largely intact, complete with a series of roof lights indicating the work that was being carried out below, but the historic roofscape has been compromised by a profusion of later services interventions. Further, within the cavernous space created within the six bays, all of the machinery has been stripped from the building, leaving little legibility of the historic layout of the printing works presses and other functions within this space. There is otherwise very little fabric evidence in the historic building core of the company's operations.
- 4.7 The south of the Site is occupied by four later structures, none of which are considered to demonstrate any architectural interest. The building at the south west corner of the Site is a two-storey brick structure with stone capped parapet and flat roof, roughly rectangular in shape with a protruding bay to the west. This building was constructed in the mid-20th century as a new Site entrance and for office space. Immediately to the east of the entrance range is a further two-storey building, also constructed in brick with a stone capped flat roof. The front elevation of this range has two large goods/delivery entrances at ground level overtopped with a cantilevered steel canopy. On the first floor above the canopy is a section of low quality, fretted concrete blockwork, inset into the brickwork and topped with a stone band. The remainder of the building is utilitarian in design, and was clearly constructed for practical rather than aesthetic purposes. The building also dates from the mid-20th century, and although it serves a functional need of the building as a goods loading area, this range itself does not contribute to the significance of the earlier structure, nor does its design enhance the setting of the core historic building.
- 4.8 Further east is another structure of two short pitched bays. A building in this location was first constructed with the original building, but this range has been replaced and expanded as the Works site developed over the 20th century. The majority of the existing building was likely constructed in the 1950s, although it has been altered significantly, most recently with the addition of a modern, corrugated steel frontage and raised roof to create a large internal space for the disposal of large storage items. The front of the building is rendered, and steel covers the upper third of the flanking walls, with earlier redbrick visible below. Historically the building was used as storage for the Works, primarily housing reams of paper. Although a building has stood in this location for as long as the Works themselves and the function of the building as a storage space for paper holds some interest to the operations of the works, the building in its current form holds negligible heritage value in the light of the substantial degree of modification and rebuilding.
- 4.9 Immediately to the south-east corner of the Works is a long single storey building, consisting of a single gable, primarily constructed of yellow brick. The irregular fenestration is entirely modern, including spotlights in the pitched roof. The structure roughly dates from the 1960s, but as with the structures on the Site, demonstrates evidence of heavy alteration and repair. The building is entirely

utilitarian in its design, with no features of special architectural interest and, given the age of the building, is lacking in historic interest. It is therefore considered that this much later building offers no contribution to the significance of the Site.

- 4.10 To the north-east corner of the Site boundary there is a small two-storey red-brick range, which appears in the earliest depictions of the printing works in the OS map series and which appears to survive in its original plan form. Although access to the interior of this range was not possible during the Site visit, externally it has evidence of a historic service/storage function, with a second storey loft access hatch, three ground-level timber casement four-light windows, two timber doors, and a timber lean-to range accessed via paired timber doors. This building holds low interest for its association with the primary phase of development of the printing works.

5. ASSESSMENT OF SIGNIFICANCE

Assessment Methodology

- 5.1 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is the framework set out in Historic England's best-practice guidance document *Conservation Principles, Policies, and Guidance* (2008).¹ Broadly, this proposes the use of four key heritage values – evidential, historical, aesthetic, and communal – in assessing what makes a place and its wider context special.

The four values are defined summarily as follows:

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

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

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

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

The Site

- 5.2 The Former Cox & Wyman Printworks is primarily an early 20th-century structure of very low heritage significance with considerable areas of later fabric that hold negligible heritage value. This very low heritage significance is reflected in the status of the building in development management terms, being neither statutorily nor locally listed, nor being located within a Conservation Area.
- 5.3 Although the five south bays and the small north-east service range date to the 1910s, with a further north bay added in the 1930s, there is otherwise evidence of heavy alteration and extension up to the late 20th century, including a number of post-war ancillary and attached buildings that hold no

¹ <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

architectural or historic interest. Further, the Site holds limited evidential value because the machinery has been entirely removed from the works areas, leaving little sense of the historic function of each space beyond minor clues including floor finish changes, blocked doorways, and cabling or pipework at ceiling level.

- 5.4 Any historic interest that may exist is concentrated within the six bays at the heart of the industrial complex, although this has been extended substantially and rebuilt in parts over the course of the 20th century, and it is largely in the decorative east elevation to Addison Road that any architectural interest remains. The ornate features of the elevation offer a distinct contrast to the rest of the building and to the associated structures to the south, which are robustly utilitarian in their design. The elevation was likely constructed to present an attractive frontage to Addison Road, acting as a landmark when the Site was the only industrial building in the area. However, the design cannot be said to be original, a lack of distinction made worse by its current poor repair.
- 5.5 The Works holds moderate historic interest for the association with Cox & Wyman Printers, which operated in Reading from 1777 until the Site's closure in 2015. Its long association with the city and its 20th-century association with the Site specifically also imbues it with a degree of communal value to former workers and local residents. However, the degree of interest on historic and communal grounds is tempered as there is little evidence of wider interest in the company beyond a self-published 1970s company history, and various newspaper articles reporting the decline of the company in the 2010s. In architectural terms there do not appear to be any historic features that relate to the company specifically, and it is also of further note that the Works was not the only location for the printers. Cox and Wyman also had a printing works at Fakenham, Norfolk during the 20th century and, notably, there appears to be no link stylistically between the two sites beyond their company connection. This suggests a weak sense of company identity in an age where the influence of branding and the advertising industry were becoming so important in the design of commercial and industrial buildings, which further underlines the absence of interest in this aspect of the Site's history.

6. ASSESSMENT OF IMPACT

Summary of Proposals

- 6.1 The proposals comprise the demolition of all existing buildings on the Site and the construction of a new housing scheme.

Methodology

- 6.2 The impact assessment uses as its basis the assessment methodology set out in Paragraphs 132 to 134 of the NPPF, and is applied in line with the interpretation established in current case law. The assessment also applies the test of NPPF Paragraph 135, which is the relevant test for development affecting non-designated heritage assets.

Impact Assessment

- 6.3 As outlined in Section 5 above, some structures within the Site are judged to hold very low heritage significance, although with a considerable degree of later change and adaptation, and including large areas of later fabric of negligible heritage interest. Interest is primarily bound up in the east end of the five southern works bays along with their applied uniform brick and terracotta decorative façade, and in the small service range to the north-east corner of the Site, all of which appear to date to the primary phase of the Site's construction. However, again as noted in Section 5, it is important to stress that, along with considerable fabric change and the stripping out of machinery associated with the Site's former industrial use, the interest of the Cox and Wyman Site beyond its fabric and architectural interest is deemed to be very low.
- 6.4 The clearance of the Site for the proposed new housing development will therefore result in the total loss of the elements identified above as holding some minor degree of heritage significance; however this loss must be weighed in decision making in a manner proportionate to the identified heritage significance of these elements, which is very low. This is in line with the test of Paragraph 135, which states further that '*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*' Accordingly, taking a balanced judgement in weighing the scale of loss against the degree of significance, it is concluded that there will be a very low degree of heritage impact overall arising from the total loss of the very low significance assets. This will equate to a very minor degree of harm within the NPPF category of less than substantial harm.
- 6.5 Further, in line with the requirement of NPPF paragraph 134 to weigh any degree of less than substantial harm against wider public benefits, it is further important to consider the wider public benefits that will arise from the proposals. Principally, the scheme will result in the provision of housing in a highly sustainable area close to major transport links. The housing mix of 50% houses

to flats, the former with a mix of one, two, three and four bed units, will further respond to the Council's stated housing requirements. In design terms, in line with the requirements of NPPF chapter 7 'Requiring Good Design', it is considered that the proposal provides a high quality and contextual response to the wider setting, which has been honed through a series of pre-applications, public consultation, and design reviews. The housing within the Site will be of a scale, form, materiality, design, and layout to form an appropriate bridge between the surrounding built context surrounding the Site and the existing industrial built context within the Site boundary, and it is further considered that a residential use is highly appropriate within the wider area, which is largely residential. As such, it is considered that the scheme will fully meet the requirements of NPPF paragraph 58, which stipulates that developments:

- *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion*
- *are visually attractive as a result of good architecture and appropriate landscaping'.²*

6.6 It is therefore concluded that the very low degree of harm arising from the demolition of the Site buildings, which must be weighted accordingly low within the wider planning balance, will be more than outweighed by the wider public benefits of sustainable and high quality new housing delivered by the scheme.

² <https://www.gov.uk/guidance/national-planning-policy-framework/7-requiring-good-design>

7. CONCLUSION

- 7.1 A review of the historic development and current condition of the former Cox and Wyman publishing works has identified that some elements of the Site hold low heritage significance, while there is otherwise considerable evidence of historic alteration, expansion, and later stripping out of historic machinery and other evidential features.
- 7.2 In view of this baseline assessment, the impact of the current proposals to demolish all of the buildings on the Site has been assessed, concluding that the degree of heritage impact arising will be very low, in line with the test of NPPF Paragraph 135. It is further concluded that the very low degree of harm arising will be outweighed by the sizeable public benefits arising from the proposals, namely the provision of highly sustainable and high quality housing, in line with the relevant test of NPPF Paragraph 134 and the policy requirements of NPPF chapter 7 'Requiring Good Design'.
- 7.3 As such it is considered that the proposals meet the requirements of the relevant NPPF tests, and it is therefore respectfully concluded that the proposed should be granted on heritage grounds.

A1. SITE PHOTOGRAPHS

A1.1 The west end of the principle (south) elevation



A1.2 The middle of the south elevation



A1.3 The east end of the south elevation



A1.4 The south end of the east elevation



A1.5 The two southern bays of the east elevation



A1.6 Two bays under a modern canopy



A1.7 The northernmost bay of the east elevation



A1.8 The north-east corner of the Site



A1.9 The east end of the north elevation



A1.10 The west end of the north elevation



A1.11 The north end of the west elevation



A1.12 The middle of the west elevation



A1.13 The south end of the west elevation



A2. HISTORIC MAPPING

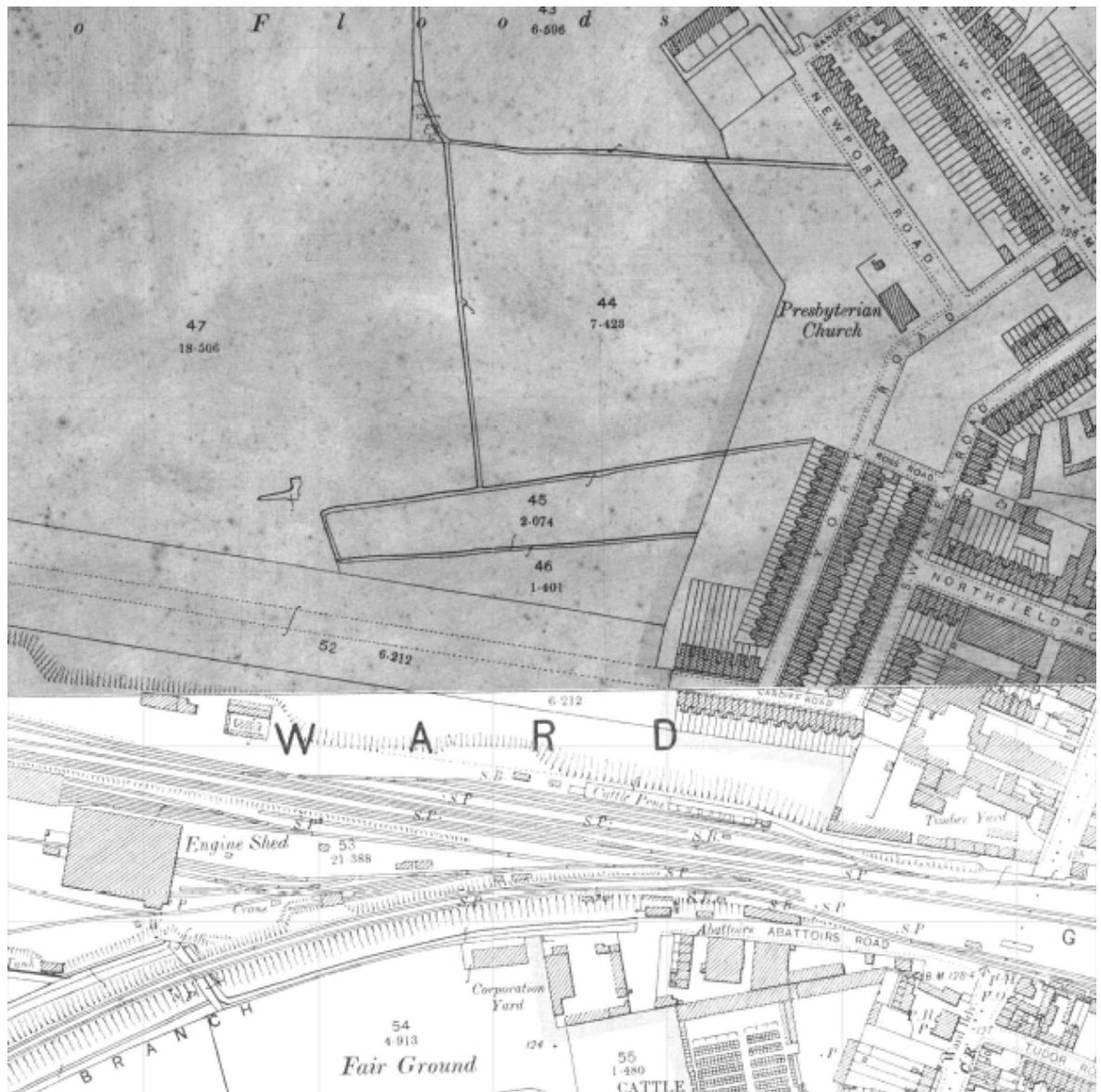
A2.1 Map 1 OS Map 1877 ©100035207



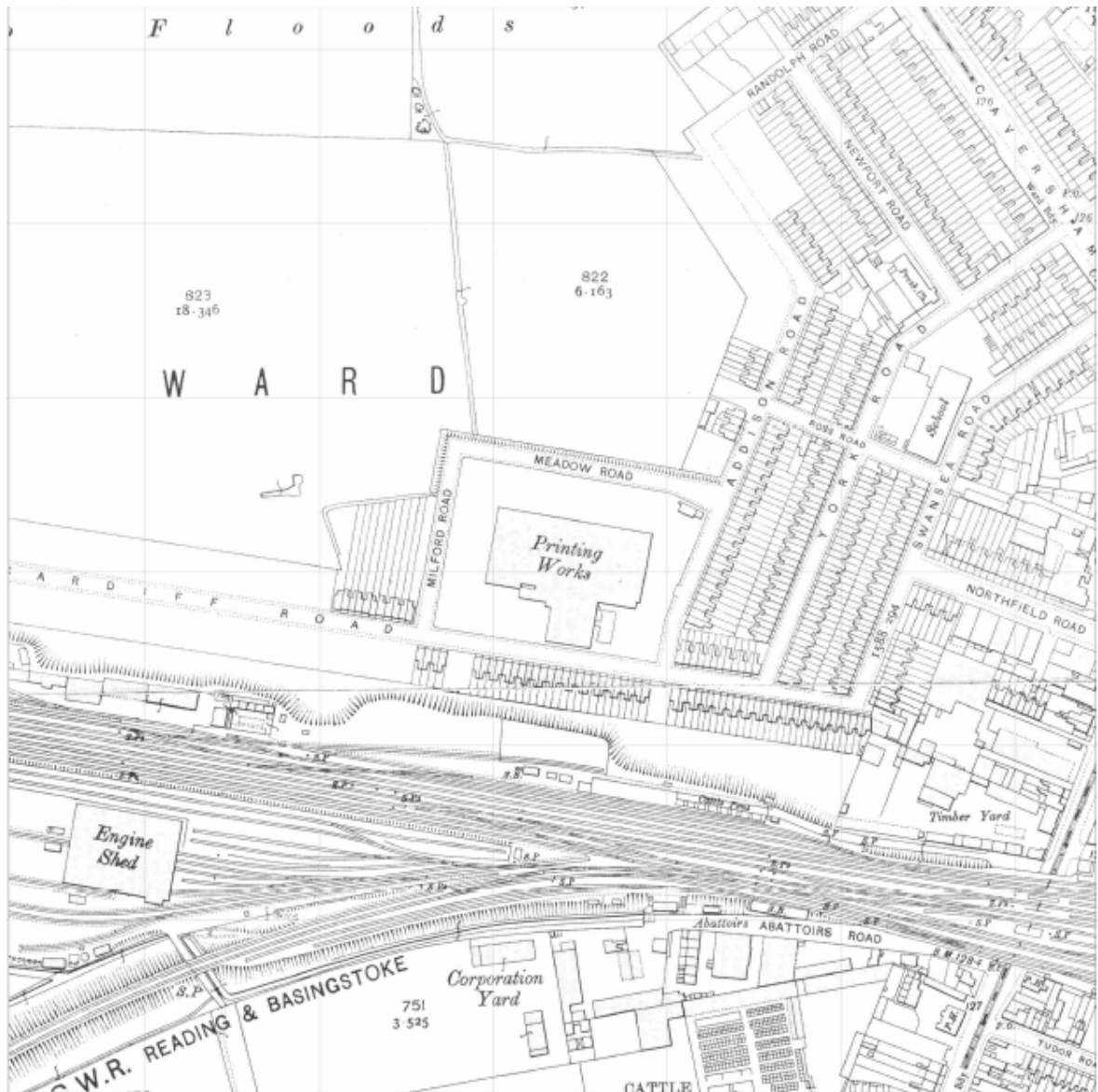
A2.2 Map 2 OS Map 1881 ©100035207



A2.3 **Map 3** OS Map 1900 ©100035207



A2.4 **Map 4** OS Map 1913 ©100035207



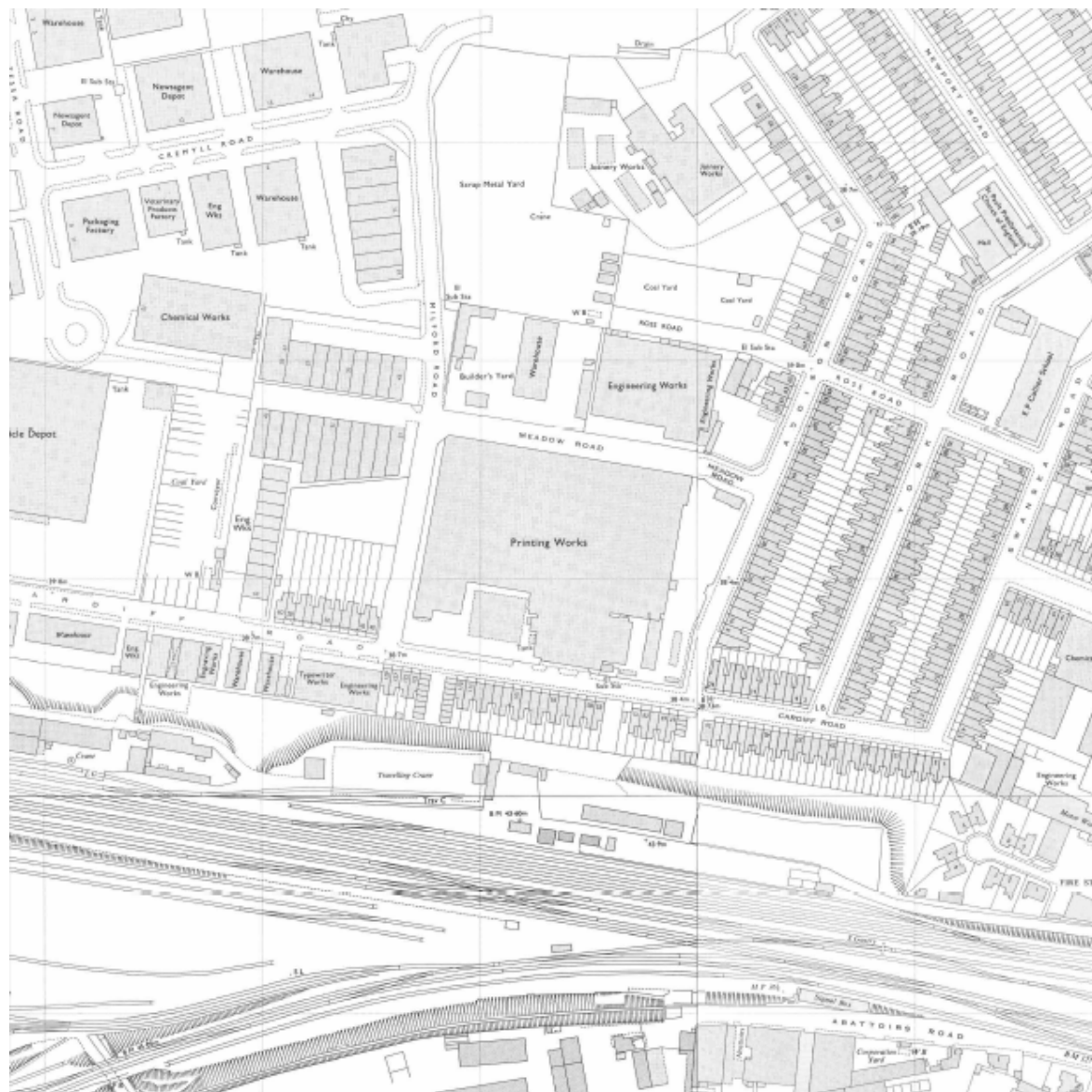
A2.5 Map 5 OS Map 1932 ©100035207



A2.6 **Map 6** OS Map 1959 ©100035207



A2.7 **Map 7** OS Map 1971 ©100035207



A2.8 **Map 8** OS Map 1988 ©100035207



