

Heritage Statement

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Foreword

This submission has been prepared by David Beardmore, Principal of Beardmore URBAN on the instructions of the Planning Bureau acting on behalf of McCarthy and Stone Ltd. I hold the following academic and professional qualifications; MSc MA DipLD (Dist) DipLArch (Dist) Dip UD Dip Bldg Cons FRTPI CMLI (Design Division) IHBC

I have over 40 years experience in town and country planning, landscape planning and design, conservation of the built environment and urban design, both in private practice and local government. I have twice been a member of a Government Gateway Review Team advising on the progress of the proposed development associated with the Stonehenge World Heritage Site. Furthermore I have published a number of articles, lectured on a variety of urban design, planning and landscape matters and am a visiting lecturer in landscape design at the University of Plymouth.

This report has been prepared after appropriate consultation with the local Historic Environment Record (HER) and the findings referred to where relevant. It has also had regard to recent relevant legal judgments about the interpretation of the heritage legislation and advice. It has also examined the proposed development applying the requirements of the Planning (Listed Buildings and Conservation Areas) Act of 1990 to have 'special regard' in the examination of new development on the setting of listed buildings (S66).

BACKGROUND

1.0 Statutory requirements

- 1.01 Under section 66 of the Planning (Listed Buildings and Conservation Areas) Act of 1990 local planning authorities have the following statutory duty:

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

- 1.02 The proposed development may affect the setting of a small number of listed buildings (including those not listed in their own right but which may be regarded as 'curtilage buildings') two of which lie close to the site. A more detailed explanation of what constitutes a 'curtilage building' is set out later in this statement. If the setting of a listed building is likely to be affected then section (66) of the 1990 Planning (Listed Building and Conservation Areas) Act will apply. This is reinforced by the advice set out in the advice of English Heritage in the document *"The Setting of Heritage Assets"* (March 2015) which interprets the concept of setting quite widely. Again, this is discussed in more detail below. In any event one of the existing buildings currently present on the site has been recently identified by the local planning authority as a "non-designated heritage asset" in the terms set out in Annex 2, of the Glossary

to the Framework and included in full in paragraph 4.08 of this statement. The significance of this in heritage and policy terms is also set out below.

- 1.03 All policies relating to listed buildings need firstly to be understood in the context of the requirements of primary legislation. The Courts have held that this overarching duty establishes that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given *“considerable importance and weight”* when the decision-maker carries out the balancing exercise. This applies even if ‘less than substantial harm’ – see 3.07 below - would be caused to the setting of listed buildings or to the character or appearance of conservation areas. This has been reinforced in recent years (March 2014) where the Secretary of State disagreed with his Inspector’s findings on heritage matters in the case of a refusal of permission by Melton Borough Council (appeal reference APP/Y2430/A/13/2191290) in the following terms:

“the Secretary of State takes the view that the Inspector’s conclusion with respect to that building means that, under the terms of S66 of the LB Act and paragraph 133 of the Framework, he must give that matter considerable importance and weight.”

- 1.04 This decision by the Secretary of State was taken in the light of the Barnwell Manor Judgment (March 2013) by Mrs



AERIAL PHOTOGRAPH

Recent aerial photograph with the general site area site edged in red

Justice Lang which concerned (in part) the degree to which the statutory provisions of sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 should have been taken into account in an Inspector's decision. The Court of Appeal has subsequently upheld (February 2014) the earlier Judgment.

- 1.05 Nevertheless regard must now also be had to the Judgment of the Court of Appeal (December 2015) that reviewed the case of Mordue against the Secretary of State for Local Government and others in relation to a proposed wind turbine at Poplars Farm, Wappenham in South Northamptonshire. The appeal arose from the decision of the High Court in March 2015 to overturn the Inspector's decision granting planning permission on the ground that, in the view of John Howell QC (sitting as Deputy Judge), *"the Inspector failed to give reasons demonstrating that he had given considerable weight to the harm to the settings of each of the listed buildings that he found would be harmed to some extent by the proposed development and that the failure to provide such reasons has caused the Claimant substantial prejudice."*
- 1.06 The Court of Appeal however disagreed with this finding and concluded instead that: *"The Inspector was lawfully entitled to assess that the harm to the setting of the listed buildings identified and discussed by him was outweighed by the environmental benefits of the turbine."* This is taken to mean that the Court of Appeal has confirmed the principle of a decision maker being able to take a balanced judgment as set out in paragraph 134 of

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the Framework and is not automatically required by Section 66 of the 1990 Planning Act to dismiss the appeal if he found "less than significant harm" of any kind was caused to the identified heritage assets provided he was satisfied that *"the harm to the setting of the listed buildings identified and discussed by him was outweighed by the environmental benefits of the turbine."*

- 1.07 Under Section 38 (6) of the Planning and Compulsory Purchase Act 2004, if regard is to be had to the Development Plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

2.0 THE DEVELOPMENT PLAN

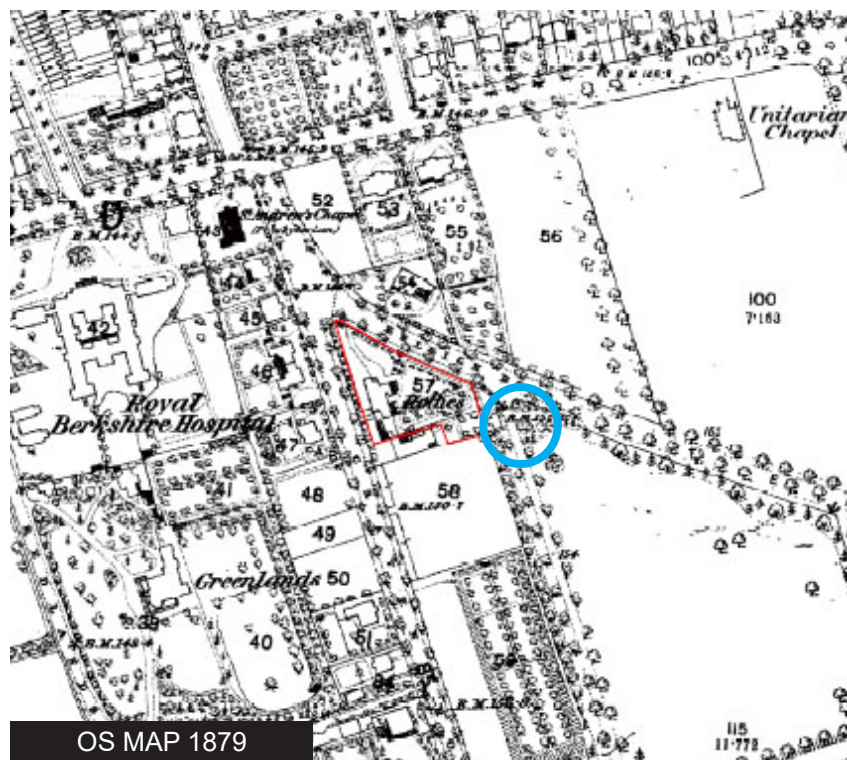
- 2.01 **T**he relevant policies of the Reading adopted Core Strategy, January 2008, with Adopted Alterations of 2015, contain the following which relates directly to the Historic Environment.

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.

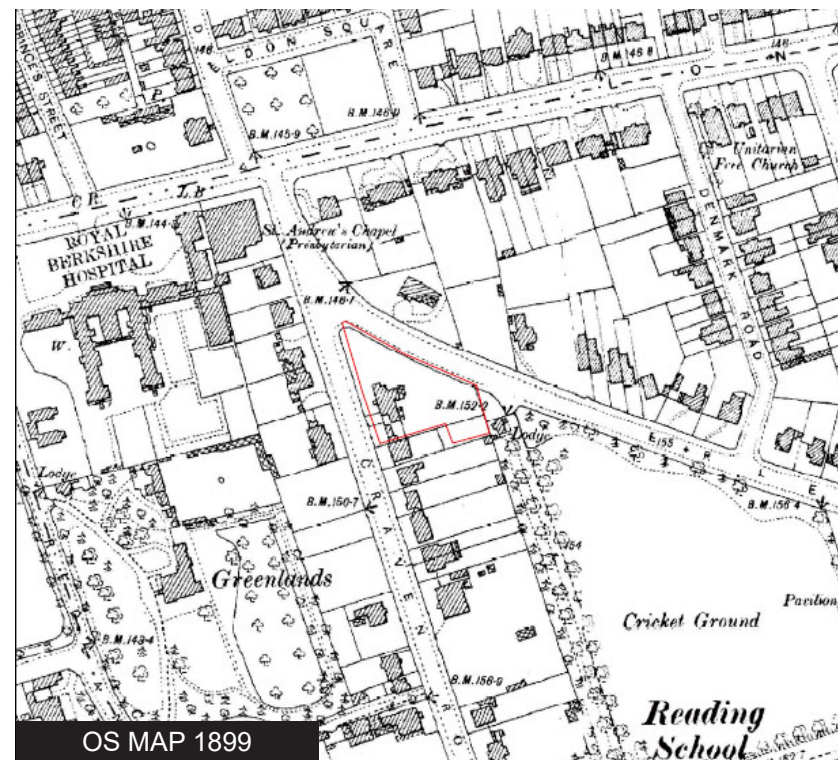
This will include: -

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



In this OS map number 3 Craven Road is shown as "Rothes" with its access via a drive that runs due north. The Lodge/Gatehouse to Reading School fronting Erleigh Road is also present - circled blue.

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The name "Rothes" has disappeared as has the northern access drive

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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.

2.02 This policy however predates the Framework and includes the phrase “*Planning permission will only be granted where development has no adverse impact on historic assets*” which is clearly contrary to the ‘balanced’ approach introduced by paragraph 134 of the Framework and reinforced by the recent (December 2015) Court of Appeal decision referred to in paragraph 1.05 above. Accordingly the provisions of the Framework will take precedence over this part of the adopted Core Strategy.

2.03 As mentioned above the Council has ‘identified’ number 3 Craven Road as an undesignated heritage asset by adding it to the list of Locally Listed buildings for the Borough. The provisions of paragraph 135 of the Framework will therefore apply to this aspect of the Council’s policy. Number 5 Craven Road has recently been made the subject of an Article 4 Direction but it has not been added to the local list and so paragraph 135 of the Framework does not apply to it.

3.0 CENTRAL GOVERNMENT POLICY AND GUIDANCE

3.01 Central government policy on planning issues is set out in the National Planning Policy Framework (the ‘Framework’). Further advice from English Heritage in *Understanding Place*:



Apart from a little infilling little seems to have changed since the 1899 map.

Conservation Area Designation, Appraisal and Management and The Setting of Heritage Assets is also of relevance. It is also acknowledged that in March 2015 the then English Heritage published a revised document entitled HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING. Note 3: The Setting of Heritage Assets. The object was stated to be to “provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).” It replaced the 2011 publication of the same name.

The Framework

- 3.02 Paragraph 14 of the Framework makes it clear that there is a presumption in favour of granting permission for sustainable development unless specific policies in the Framework (see footnote 9 on page 4) indicate that development should be restricted. These could include where land is subject to the specific designations listed (such as Green Belts) as well as where the site of the development includes or is an element within a designated heritage asset. The application site is not within such a designation nor forms part of a designated heritage asset. Accordingly reliance has to be placed upon those policies within the Framework that are relevant including those relating to heritage assets in general and the potential effect of development upon them.

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Number 3 Craven Road viewed from the front garden to the south



The rear of the property from Erleigh Road. The Berkshire Royal Hospital is in the background and the large single storey extension in the left foreground.



Redevelopment has commenced on the west side of Craven Road but the application site appears largely unchanged



The dark blue buildings are statutorily listed and the yellow are curtilage listed.

- 1 The Headmaster's Lodging
- 2 The Chapel, Reading School
- 3 The Main School
- 4 School Buildings fronting Erleigh Road
- 5 The Lodge or Gatehouse to Reading School fronting Erleigh Road

Note that the the application site is immediately west (left) of the number 5.

- 3.03 One of the twelve core planning principles set out in paragraph 17 of the Framework is to, ‘*Conserve heritage assets in a manner appropriate to their significance*’ Further details are provided in Section 12 (paragraphs 126 to 141), which is specifically concerned with conserving and enhancing the historic environment. Paragraph 129 states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal. ”

- 3.04 The general advice contained in paragraph 58 of the NPPF (the Framework) is that new development, irrespective of its context should “*respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.*” In this instance the site is neither within nor does it adjoin a designated conservation area which would make it an element within a designated heritage asset. A ‘heritage asset’ is defined in Annex 2, Glossary, of the NPPF 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



The main Alexandra Road CA is shown in the centre and the edge of the Eldon Square CA at the top left. The general location of the application site is ringed in blue.

interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."

- 3.05 All heritage assets however have to be assessed in terms of their significance and this is defined (again in Annex 2, Glossary, of the NPPF) as:
"Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."
- 3.06 The desk based archaeological assessment that has been prepared for this site concluded that the archaeological significance is insufficient to preclude development. It therefore does not fall to be considered under paragraph 139 of the Framework where monuments *"that are demonstrably of equivalent significance"* to a scheduled ancient monument should be treated as a "designated heritage asset." Any impact of the proposed development on the locally listed building (a non designated heritage asset) falls to be considered under paragraph 135 of the Framework rather than paragraphs 133 and 134 (see below) that apply in the case of "designated heritage assets." None of these considerations however detract from the parallel need to also meet the statutory requirements of the Planning (Listed Building and Conservation Areas) Act 1990. However as the application site contains no listed buildings and is not within a conservation area (the Alexandra



View from the Eldon Square conservation area looking south towards the application site. The current buildings are largely hidden by trees.



Reciprocal view towards the Eldon Square conservation area looking north from just outside the application site.

Road CA lies to the south east) it is self-evident that the key issue in assessing the proposed development will not lie in its direct physical effect on any designated heritage asset but on their setting and therefore their significance as a result of its potential indirect effect.

- 3.07 Paragraphs 133 and 134 make a distinction between proposed developments that will lead to ‘... *substantial harm to or total loss of significance*’ of a designated heritage asset (paragraph 133) and proposals which will have ‘... less than substantial harm’ (paragraph 134). If no harm arises then the policy is not breached. If ‘harm’ is judged to result but is “less than substantial” then such harm is to be weighed against the public benefits of the proposal. Paragraph 134 does not indicate that development ought to be restricted (unlike paragraph 133). This then is the balanced judgment that has to be taken if “less than substantial harm” is thought to arise.

- 3.08 Similar advice is contained within the National Planning Practice Guidance published in March 2014. Under ‘Conserving and enhancing the historic environment’, Section 3, which deals with ‘Decision-taking: historic environment’, states (under the heading, ‘How to assess if there is substantial harm’):

“In general terms, substantial harm is a high test, so it may not arise in many cases. ”

Annex 2 of the Framework provides definitions for a variety of terms related to the historic environment. The concept of setting is defined in Annex 2 of the Framework as:



PHOTOGRAPH 5

The Headmaster's Lodging, Craven Road



PHOTOGRAPH 6

The Chapel at Reading School.

“Setting of a heritage asset: 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.”

- 3.09 Similarly, ‘Significance (for heritage policy)’ is defined as:
“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Understanding Place:

- 3.10 *Conservation Area Designation, Appraisal and Management*
The English Heritage document, Understanding Place: Conservation Area Designation, Appraisal and Management, indicates (in paragraph 1.6) that:

“An appraisal of an area ... will lead to an understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions. An adopted appraisal will be material to appeal decisions”

- 3.11 While the application site is not in a conservation area the principle of understanding and articulating character remains valid in this instance.

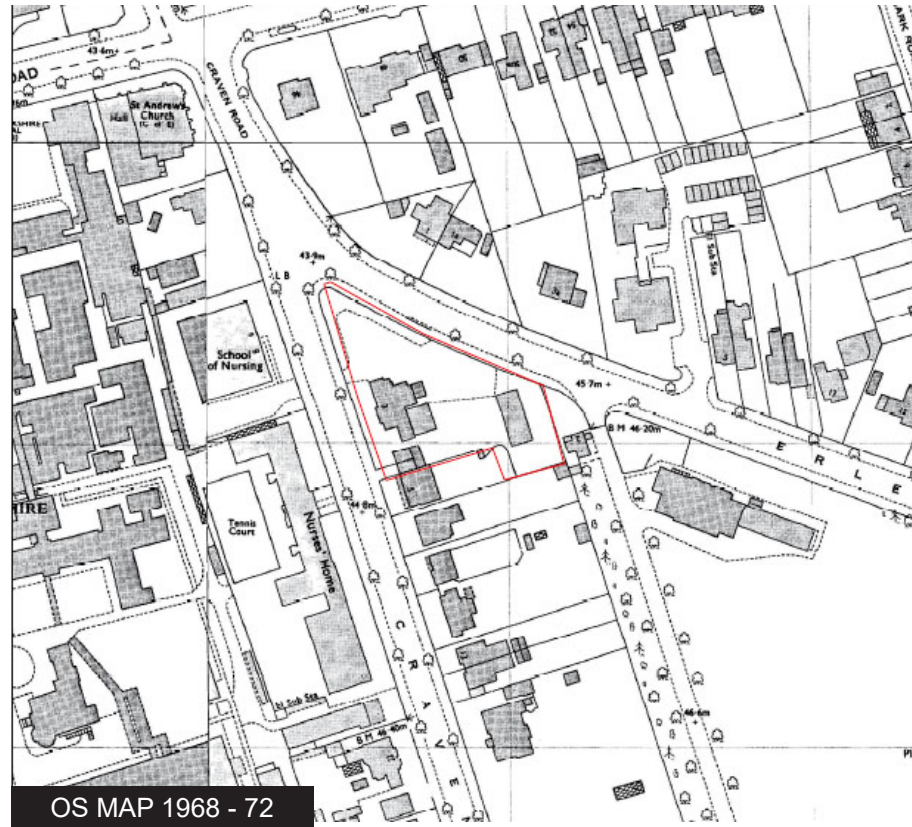
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PHOTOGRAPH 7
Oblique aerial photograph of Reading School from the south.



PHOTOGRAPH 8
The Lodge to Reading School (at the head of the drive) is in the RH foreground and the school buildings fronting Erleigh Road are to the left.



This map predates the major redevelopment of the land to the east of the Royal Berkshire Hospital fronting Craven Road

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The situation on the ground reflects that which prevails today

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The Setting of Heritage Assets

- 3.12 The English Heritage document The Setting of Heritage Assets makes it clear in Section 2.4 that:
“Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset.”
- 3.13 This document also provides a five step approach for assessing the implications of a development proposal (paragraphs 12 to 31), namely:
Step 1: Identifying the heritage assets affected and their settings;
Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
Step 3: Assessing the effect of the proposed development on the significance of the asset(s);
Step 4: Maximising enhancement and minimising harm; and
Step 5: Making and documenting the decision and monitoring the outcomes.
- 3.14 This approach has been adopted for this assessment, although the fifth step is outside its scope.



PHOTOGRAPH 9

Number 5 Craven Road is to the right (foreground) and number 3 beyond and to the left.



PHOTOGRAPH 10

The rear of number 5 Craven Road seen from the rear of number 3.

4.0 IMPACT ON HERITAGE ASSETS

Site Description

4.01 The application site is located at the corner of Craven Road and Erleigh Road, Reading, Berkshire. It is roughly triangular in shape and is currently occupied by a former detached villa and a large single storey building situated towards the south east of the site. All of the site and buildings are currently in active NHS use. Most of the remaining open area is given over to car parking use.

4.02 As indicated above, the proposed development would not have any direct impact upon any designated heritage assets but has the potential to impact upon the setting of at least three buildings listed in their own right, two 'curtilage' listed buildings and arguably upon the setting of the more distant Alexandra Road (Reading) Conservation Area and its listed buildings. In order to inform judgments made in this statement made general use has been made of the methodology set out in the English Heritage document The Setting of Heritage Assets (see 3.12 and 3.13 above).

Step 1 – Identify the heritage asset

Buildings (see Appendix A) statutorily listed in their own right.

4.03 There are three such buildings where it could reasonably be said that the application site lies within their setting, albeit within their wider rather than their immediate settings. These are:



PHOTOGRAPH 11

Craven Road looking north from outside the Headmaster's Lodging



PHOTOGRAPH 12

This aerial photograph of the site (ringed in blue) and surrounding area shows how dominant the Royal Berkshire Hospital is in shaping the environment to the west and north of Craven Road

- Headmaster's Lodge, 17 Craven Road
- Chapel at Reading School, Erleigh Road
- Main Building at Reading School, Addington Road

4.04 Although there are other listed buildings within the school complex that are also listed in their own right these are considered to have little relationship with the application site and any impact of new development would be negligible.

Buildings not statutorily listed in their own right but falling within the curtilage of other buildings that are so listed.

4.05 'Curtilage' buildings are those that were extant on 1st July 1948 (the date when the Town and Country Planning Act 1947 took effect) and were within the curtilage of the relevant listed building when it was added to the published list of buildings of special importance. In this instance the following buildings could reasonably be said to be 'curtilage listed' and where the application site lies within their setting.

- The Lodge or gatehouse to Reading School on Erleigh Road
- A short terrace of school buildings just south of the Lodge, also on Erleigh Road.

4.06 These lie on the Erleigh Road frontage of the main school campus, some 300 metres or so distant from the listed Main School. They are not listed in their own right but are shown on an OS map of 1934 and therefore were present on the 'appointed day' of 1st July 1948, thus conferring upon them the status of curtilage listing.



PHOTOGRAPH 13
The Lodge to Reading School from Erleigh Road with the rear of some of the Craven Road (west side) villas in the middle ground and the upper part of the Hospital beyond



PHOTOGRAPH 14
School Buildings fronting Erleigh Road, looking north

Designated Conservation Area

- 4.07 The only relevant CA that could be affected by development on the application site is that at Alexandra Road. This is located about 25 metres to the nearest point of the application site on Erleigh Road. The main body of the CA however lies much further to the south and east with only a small section falling to the west of Denmark Road on the north side of Erleigh Road. In preparing this report the nearby Eldon Square Conservation Area was also considered for inclusion but despite its relative proximity to the application site the relationship of the two to one another is such (see the Photographs 3 and 4 of this statement) that the effect of the proposed development is unlikely to make any material difference it's setting.

Non designated heritage assets

- 4.08 As noted earlier one of the existing buildings on the application site, number 3 Craven Road, was added to the Council's List (on 1st December 2015) of Locally Important Buildings and Structures of Local Heritage Significance. This meant that the Council have 'identified' the building as being of sufficient importance to regarded as a non designated heritage asset which is defined in the Framework as "*assets identified by the local planning authority (including local listing).*" This qualifies it for the protection of paragraph 135 of the Framework. This will be explained in more detail later.



PLAN 1

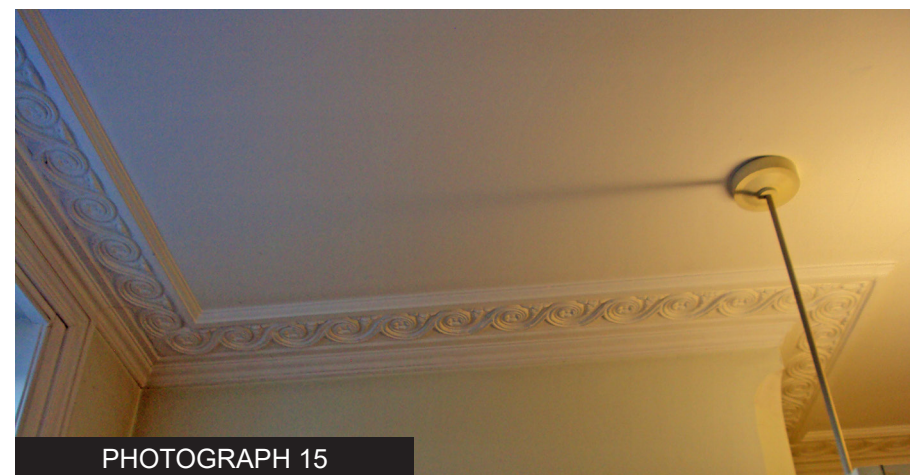
Proposed Layout Plan

- 4.09 It is however appropriate to also consider the history and intrinsic heritage significance of this building. Number 3 Craven Road is not present on the 1840 Town Plan of Reading but is shown on the 1879 OS map when it is indicated as a dwelling with the name “Roths.” The principal access at that time was from the north at the junction between Craven and Erleigh Roads. This is reinforced by the internal layout of the building where it is clear (despite substantial later alterations and re-planning) that the main entrance was from this north side – see the floor plan and photographs included in this report. The access had been moved to Craven Road by the time of the 1899 OS map.
- 4.10 The design is of an Italianate style with overhanging eaves that are supported (together with ornate bargeboards) by large wooden sprockets. Windows are (or were originally) mainly double hung sashes with stone sills and corbels although these are now painted white. Window heads are curved with Bath stone window dressings and lintols which survive above main window openings, above which again (at ground floor level) runs a string or band course with dark purple bricks (possibly Staffordshire blues) used as dentil work. The same dark bricks are also used as side window surrounds and extend horizontally from the window heads and sill levels at ground floor level to create visual interest and are also used as a plinth for the whole building. At first floor level a light sandy coloured brick (possibly a London stock brick) is used in horizontal bands and around window openings. The principal bricks are red brown in colour and laid in Flemish Bond.
- 4.11 It is possible that the nineteenth century section of the building was constructed in two phases since the southern, subordinate wing is different in some respects from the main bulk of the building. This southern section joins the main building in an awkward manner at the latter’s south eastern corner and has a noticeably less attractive and well detailed appearance. Nevertheless it appears to have been in place by the time of the 1879 OS map and was probably the kitchen and/or servants wing of the main house.
- 4.12 The interior of the house has been subjected to extensive alterations in the course of its adaptation to use as offices for use by the NHS. Notwithstanding that process it is generally possible to discern the layout of the rooms although the main staircase has been largely removed and it is difficult to see with certainty how it would have been laid out within the original house. Secondary staircases, including that in the southern (possibly later) wing have largely been retained. The majority of windows seem to be original and so are many of the skirting boards. Some doors survive but most have been replaced or substantially altered in order to meet fire prevention requirements. A few isolated items of plasterwork (such as ceiling roses) remain but little else survives even though there are mercifully no modern suspended ceilings and recessed lights. Only one or two fireplaces in secondary rooms survive in anything like their original state. Little of the surviving internal features seem to have been designed for the building, most being stock builder’s merchant items.

- 4.13 The Council decided, only after redevelopment proposals were mooted, to add the building to its List of Locally Important Buildings and Structures of Local Heritage Significance. The building certainly meets the Council's own criteria for local listing but these are somewhat general and do not set a very high standard that a building must meet in order to qualify. Given its relatively modest age (third quartile of the nineteenth century) its lack of any special architectural features or historic interest there is little to distinguish it from many other villas of the same age and it is highly unlikely that it would ever be statutorily listed. Interestingly it does form part of a surviving group of similar sized former houses on the east side of Craven Road but only one of these is listed (the Headmaster's Lodging House) and none are included within a conservation area. The only discernible benefit that the building brings to the area is what was once known in listing terminology as 'Group Value.' However number 3 has been 'identified' by the Council as a non designated heritage asset for its perceived intrinsic interest, not its contribution to a wider group. Thus in heritage terms the case for the retention of the building on its own intrinsic merit is low. Moreover its immediate neighbour (number 5) which is also included within this application is not locally listed despite recently being made subject to an Article 4 Direction.

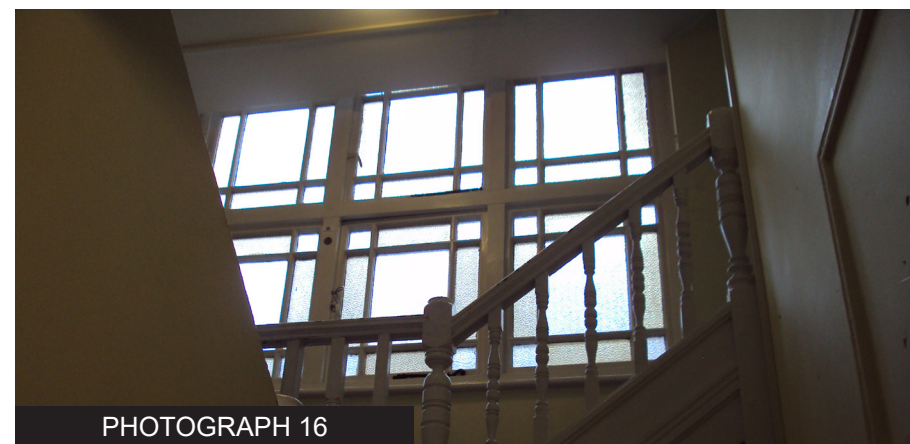
Step 2 – Assessment of setting - principles

- 4.14 The (non-exhaustive) checklist in paragraphs 6 and 7 of *The Setting of Heritage Assets*, includes the following possible



PHOTOGRAPH 15

One of the surviving cornices in number 3 Craven Road



PHOTOGRAPH 16

The rear staircase at the end of the southern wing to number 3 appears to be original

attributes that could make some contribution to their significance of the relevant heritage assets:

those where relationships between the asset and other historic assets or places or natural features are particularly relevant;
those with historical associations, including viewing points and the topography of battlefields;
those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; and
those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.
Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:
military and defensive sites;
telegraphs or beacons;
prehistoric funerary and ceremonial sites;
historic parks and gardens with deliberate links to other designed landscapes, and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary.

Particular views may be identified and protected by local planning policies and guidance. This does not mean that additional views or other elements or attributes of setting do not merit consideration. Such

views include:

views identified as part of the plan-making process, such as those identified in the London View Management Framework (LVMF, Mayor of London 2010) and Oxford City Council's View Cones (2005);

views identified in character area appraisals or in management plans, for example of World Heritage Sites;

important designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, such as those noted during English Heritage's 2001 upgrading of the national Register of Historic Parks and Gardens; and

views that are identified when assessing sites as part of preparing development proposals.

Where complex issues involving views come into play in the assessment of setting – whether for the purposes of providing a baseline for plan-making or for development management – a formal views analysis may be merited.

- 4.15 This latter consideration is of no importance in this instance because the views are straightforward and easily intelligible and have not been the subject of further, independent analysis.

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North Elevation



East Elevation

PLAN 2

Proposed Elevations

SCALE 1:100 @ A1 1:200 @ A3
LENGTH IN METRES



Step 2 Assessment of setting and its contribution to the significance of the heritage assets

Statutorily Listed buildings

Headmaster's Lodge, 17 Craven Road

Chapel at Reading School, Erleigh Road

Main Building at Reading School, Erleigh Road

4.16 These grade II listed buildings were all at some point part of the Reading School educational complex. Number 17 was built in 1878 to a design by Joshua Greenaway as the lodging for the headmaster. It is now part of the NHS uses that occupy the northern section (east side) of Craven Road. The Chapel at Reading School, Erleigh Road is thought to have been designed by Alfred Waterhouse (who designed the Main School) and built in about 1870. It is located to the rear of the buildings fronting Craven Road and orientated roughly east west to match that of the main school. The Main School itself was built between 1865 and 1870 and is designed to face towards and be accessed from Addington Road. On the north side of the Main School lie the school's playing fields which stretch as far as Erleigh Road, thus marking the extent of the school's curtilage in 1975 when it was listed.

4.17 In terms of the building's archaeological interest this lies in its contribution to the town's social and cultural heritage and their place in the evolution of the town's importance as a centre for learning. The architectural, artistic or historic interests of the building are also all directly related to its

cultural heritage serving as a visual representation and reminder of the way private education was organised and delivered at that time and in particular the importance of recreation and religion in the development of the character of young (exclusively) boys. There is thus evidential and communal value to be found in these buildings as well as the archaeological, architectural, artistic and historic value referred to in the definition of significance outlined in Annex 2 of the Glossary to the Framework. This is recognised by the fact that all three buildings are statutorily listed and therefore of national importance. Notwithstanding this fact their setting is to varying degrees influenced by the presence of modern development, much of it higher and of a much larger scale and footprint than these assets. In particular the presence of the new accommodation blocks that form part of the Royal Berkshire Hospital dominate the west side of Craven Road from the Erleigh Road junction in the north to Addington Road in the south. This effect is particularly pronounced in the case of the former Headmaster's Lodging and to a large extent in the case of the Chapel.

Assessment of setting - Buildings not statutorily listed in their own right but falling within the curtilage of other buildings that are so listed.

4.18 The Lodge or gatehouse to Reading School on Erleigh Road
A short terrace of school buildings just south of the Lodge, also on Erleigh Road.

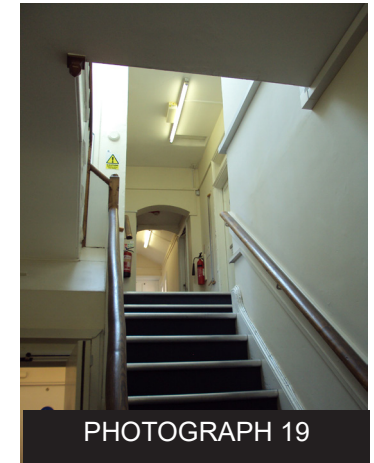
Continued on page 23



One of the few remaining fireplaces



Original Hallway arch feature



General position of the original staircase but much altered



Typical Interior



The other Hallway arch feature



The School Lodge seen across the large annex at the rear of 3 Craven Road

This group of buildings lie on the northern boundary of the school campus and may be divided between the Lodge or Gatehouse and the more range of formal school buildings facing onto Erleigh Road. The former was built near the time that the Main School was completed and is shown on the OS map of 1879 whereas (as noted above) the latter, more dominant group, does not appear until 1934. In the light of that difference in age it is reasonable to conclude that the Lodge has similar attributes to those of the three listed buildings described earlier, namely serving as a visual representation and reminder of the way private education was organised and delivered at that time. The later, inter-war, school buildings are of far less importance since they have little direct visual or obvious historical relationship with the Main School complex. Moreover they are representative of the design of many school buildings of this period, very many of which remain across the country and cannot reasonably be described as having any 'special' historic or architectural significance.

- 4.19 Whilst the Lodge may be considered to have more heritage significance than the later school buildings it is more seriously impacted by existing modern development. There is modern flatted development opposite to it on the north side of Erleigh Road while the bulk of the modern hospital accommodation is clearly seen to the north west. On the application site itself the extremely large single storey building covering much of the former rear garden is visually discordant and to some extent dominant from within the site, detracting substantially from the setting of the Lodge and reducing its heritage significance.

Continued on page 25

Assessment of setting - *Designated Conservation Area*

- 4.20 The Alexandra Road CA is located about 25 metres to the nearest point of the application site on Erleigh Road. As noted earlier however the main body of it lies further to the east and south and has very little relationship to the application site. The conservation area boundary reaches as far as and opposite the school buildings that front Erleigh Road. Beyond this boundary on the north side of Erleigh Road there are two substantial blocks of modern (late twentieth century) flats and views between and over the existing number three Craven Road to the Royal Berkshire Hospital. The existing single storey outbuilding on the application site is also visible but not prominent.
- 4.21 The CA Appraisal (2005) states that *"In Erleigh Road, the Victorian church and church hall remain in their intended use and a former late 19th century nurse's institute (no. 35 Erleigh Road) is now used as offices for the West Berkshire NHS Trust."* This however is describing the section of Erleigh Road to the east of the Denmark Road junction and not to the west of it. Thus the setting of this outlier of the CA (ie northwards beyond Denmark Road) is already largely formed or influenced by modern development.

Assessment of setting - *Non designated heritage assets, Number 3 Craven Road*

- 4.22 The setting of this building may be regarded as falling into four separate sub-areas. First and the most significant in



The red dotted lines represent the possible extension of the house in the nineteenth century

The blue lines and arrows represent additions which internal inspection suggests were made much later - probably in the twentieth century

architectural and historic terms is the western side of Cedar Road where, as already described there are several similar former houses, mostly dating from the second half of the nineteenth century. Next is the view from Erleigh Road. Here it covers three types of neighbours. One is the school and its north eastern lodge which it may be said to complement and the second is the more modern flatted development on the north east side of Erleigh Road where the effect is largely neutral due to the distance between these elements and the presence of street trees. The third part of the Erleigh setting is the views over number 3 Craven Road and north down Erleigh Road itself. Here the looming presence of the modern hospital in the middle distance is a strong and dominant feature. Within the grounds of number 3 the presence of the bulky single storey annex and the extensive car park (all hard surfaced) is a major detractor. The final element of the setting of Number 3 Craven Road is the view from its main western façade, westwards across Craven Road. Here the long cliff like frontage of the Hospital is totally dominant and in strong contrast (verging on conflict) with the height, mass and scale of number 3.

- 4.23 Taking all of these factors together the setting of the building is, on balance harmful to its heritage significance, even though this is at the low end of the scale recognised by the Framework. Even allowing for the effect of the positive elements described the total effect is to further limit the significance of the building which has already been severely compromised by the extent of both internal and external alterations.

Continued on page 27

Step 3 – Effect of the proposed development *The proposed development*

- 4.24 A full description of the scheme proposed in the application is set out in the Design and Access Statement and it is not intended to repeat that in detail here. The application describes the proposal as being for the “*Demolition of existing buildings and redevelopment to form 25 Retirement Living apartments for older persons including communal facilities and associated parking and landscaping.*”
- 4.25 In brief the proposed development forms an ‘L’ shaped block with the top of the vertical arm facing north up Craven Road. One of the two sides of the ‘L’ runs roughly parallel with Craven and the other with the southern boundary. The proposed frontage to Craven Road although carefully modelled is broadly continuous to reflect the form of the new hospital opposite while that to Erleigh Road is broken by the two arms of the ‘L’ to produce two secondary scale elements rather than one primary one. This would reflect the general built form of development as Erleigh Road moves south east towards the conservation area boundary.
- 4.26 The highest point of the development would again be at the junction between Craven and Erleigh Roads with the proposed building being three storeys in height with a pitched roof above. This would still make it considerably lower than the modern hospital buildings opposite as the street elevations shown in the DAS testify. Moving south down both Craven and



South Elevation



West Elevation - Craven Road

PLAN 3

Proposed Elevations

SCALE 1:100 @ A1 / 1:200 @ A2

Erleigh Roads the building would remain at much the same overall height but comprise rooms in the roof at third floor level. They would also be similar in overall height to the former Victorian villas that occur further south in both streets.

Other Material Circumstances

4.27 Much of this Heritage Statement was written in relation to a previous application (Application Number 160355/FUL) which was refused by the Planning Committee on 16th April 2016. This earlier application was for a similar development on the site but one which was four and three storeys in height and for a total of 39 units and parking. The current application is for a lesser number of flats and is lower in height.

4.28 The previous application was refused for a number of reasons but included reference in reason for refusal number 2 to:
“development by reason of its siting, large scale and uncharacteristic appearance would be visually prominent within its context, and would appear as an inappropriate and unsympathetic development that would detract from the setting of adjacent Listed Buildings at Reading School and the setting of the Alexandra Road Conservation Area with consequent harm to the special historic interest of these designated heritage assets and harm to the character of the adjacent streets.”

It was claimed that this made the proposal in conflict with Policies CS33, CS7 and CS 15 of the Core Strategy. The latter

two policies are design and environmental policies rather than ones relating to heritage.

4.29 The earlier heritage report did not accept the general premise of this refusal notice in relation to heritage assets, ie that the proposed development would be *“large scale and uncharacteristic appearance would be visually prominent within its context, and would appear as an inappropriate and unsympathetic development that would detract from the setting of adjacent Listed Buildings at Reading School and the setting of the Alexandra Road Conservation Area with consequent harm to the special historic interest of these designated heritage assets and harm to the character of the adjacent streets.”* However in examining the revised proposal it should be recognised that the reduced housing numbers proposed has led to a proposal that has both less height and mass than its predecessor and its likely to have appreciably less impact on the relevant heritage assets than previously proposed. Moreover it is considered that the overall design is even better related to its neighbours (especially the assets cited in the refusal notice) than the earlier proposal. This statement has been re-worded where necessary to reflect the change in circumstances brought about by the revised scheme.

*Effect of the proposed development on Buildings (see Appendix A) statutorily listed in their own right.
Headmaster’s Lodging*

4.30 The proposed development would in reality have little impact on the setting of this listed building. Looking north up Craven

Road from the footpath outside this building little can be seen of number three, even in winter. The intervening houses generally mask the presence of number 3 while the eye of the viewer is drawn far more to the west side of the road where the bulk and mass of the Royal Berkshire Hospital dominates the street scene. From the reciprocal view south down Craven Road from outside number 3 the Headmaster's Lodging is virtually invisible due to the effect of perspective. Even at a mid point between the two properties it is difficult to discern both clearly.

- 4.31 Given that the existing setting of this listed building is little influenced by number 3 Cedar Road it is unlikely that any redevelopment of its site, unless markedly different in layout and form, would have any material effect on its setting or heritage significance. Even allowing for the effect of the increased height proposed at its northern end the proposed development is unlikely to sufficiently change the setting of the Headmaster's Lodging to make any material difference. Providing the design of the proposed building is of sufficiently high quality, which in this case it is considered to be, the effect will be no more than neutral. This means that even allowing for the more stringent test required by section 66 of the Planning and Conservation Act 1990 the effect of the proposed development (which is negligible) on the listed building will be acceptable.

Chapel at Reading School, Craven Road and the Main Building at Reading School, Alexandra Road

- 4.32 These buildings are even further away from the application site than the Headmaster's Lodging and with almost no intervisibility with it. They are also clearly associated with the Reading School campus rather than the frontage buildings on the west side of Craven Road. The Chapel maybe seen from Craven Road but it is closer to and dominated by the Emergency building of the Hospital which is five storeys high and stands on ground raised above Craven Road by more than a storey in height. The main School Building faces Alexandra Road and is set well back from it and has no perceptible connection either visual or historic with the application site.
- 4.33 As with Headmaster's Lodging the only reasonable to conclusion that can be reached is that the proposed development on the application site will not have any material effect on their setting or heritage significance. Again even allowing for the more stringent test required by section 66 of the Planning and Conservation Act 1990 the effect of the proposed development (which is negligible) on these listed buildings will be acceptable.

*Buildings not statutorily listed in their own right but falling within the curtilage of other buildings that are so listed
The Lodge or gatehouse to Reading School on Erleigh Road*

- 4.34 This is the nearest designated heritage asset to the application site and accordingly the most likely to be affected by the

redevelopment proposed. It is present on the 1879 OS map and may therefore be regarded as contemporaneous with the main campus of Reading School (late 1860s to mid 1870's) although whether it was designed by Alfred Waterhouse is unknown. It is in designed in the 'cottage orne' style that was popular for estate workers cottages and gatehouses at the time but that is not enough to link it directly to Waterhouse or his practice without additional supporting evidence.

- 4.35 The setting of the Lodge to the north and north west is very much dominated by modern development such as modern flat blocks on the north east side of Erleigh Road and the new Hospital Block on the west side of Erleigh Road. The latter is clearly visible above and to the left of number 3 Craven Road. From this viewpoint the main change that the proposed redevelopment would bring would be to mask most of the hospital by the new building and to remove the unsightly single storey annex to the rear of number 3. This change would however come with two other alterations. One would be to bring a modern building (the proposed flat block) closer to the Lodge, although this would be better designed and of a far more sympathetic height and scale than the hospital. Possibly of more concern would be the loss of one of the buildings (ie number 3 Craven Road) that are of a similar age to the Lodge, although not having any direct historical connection with it through Reading School or Waterhouse, even though he lived in the town from the late 1860s onwards.

- 4.36 It is a finely balanced judgment as to whether the setting of this 'curtilage listed building' (ie not recognised for its own intrinsic merit) would be harmed by the proposed redevelopment of number 3 Craven Road. From a purely aesthetic viewpoint the proposal is likely to have, on balance, a modestly beneficial effect on the setting of the Lodge by virtue of removing the unsightly rear annex, extensive surface car parking and eliminating most of the damaging views of the modern hospital block. The reduction in overall height of the proposal (when compared to the previous application) makes it even more sympathetic to this heritage asset.
- 4.37 In historic terms however there would be minor loss of a non designated heritage asset (considered further shortly) which is of a broadly similar age – possibly slightly older – than the Lodge itself. This loss should not be overstated however and has to be placed in the wider context of the setting to the Lodge which contains many (possibly a majority) modern buildings within its visual envelope. On balance this small loss of historic context amounts to 'less than significant harm' to the historic significance of the Lodge but at the very low end of the scale.
- 4.38 Whether a small loss (of historic context) and a small gain (of aesthetic factors) could be said to cancel each other out is perhaps too simplistic since both look at different aspects of setting. Accordingly it has to be acknowledged that there would be a very low level of "less than significant harm" to the historic significance of the Lodge. This not only means

that paragraph 134 of the Framework has to be considered as part of the required planning ‘balancing’ judgment but (more importantly) section 66 of the 1990 Act is engaged. However the latter provision does not mean that permission should accordingly be refused but that other factors (as with paragraph 134) have to be taken into account. This is a matter for the planning judgment and not this report. It is nevertheless worth noting (see paragraph 1.06 above that the Court of Appeal has accepted that decision makers are entitled to exercise this balance (where section 66 is engaged) and that there are also numerous recent appeal decisions where Inspectors have felt able to do so on the balance of the evidence before them.

*Buildings not statutorily listed in their own right but falling within the curtilage of other buildings that are so listed
Reading School - Terrace of school buildings just south of the Lodge on Erleigh Road*

- 4.39 These are far enough south in Erleigh Road for their setting to be relatively little influenced by the application site and more by the properties opposite and the school playing fields and main school beyond to the south. To the north west the hospital looms large across the playing field but the application site is only glimpsed momentarily from immediately alongside these school buildings before being lost again until near the Lodge. The most reasonable conclusion that can be reached is that the development proposed on the application site will not have any material effect on their setting or heritage

significance. Again even allowing for the more stringent test required by section 66 of the Planning and Conservation Act 1990 the effect of the proposed development (which is negligible) on these listed buildings will be acceptable.

Effect of the proposed development on the Designated Conservation Area

- 4.40 Section 72 of the 1990 Act is not engaged since the application site does not fall within the nearest (Alexandra Road) Conservation Area. Despite the proximity of the application site to the conservation area however the main body of it lies further to the east and south and has very little relationship to the application site. The conservation area boundary reaches as far as and opposite the school buildings that front Erleigh Road. Beyond this boundary on the north side of Erleigh Road there are two substantial blocks of modern (late twentieth century) flats and views between and over the existing number three Craven Road to the Royal Berkshire Hospital. Thus the setting of this outlier of the CA (ie northwards beyond Denmark Road) is already formed to a large degree by modern development and, subject to satisfactory design, the redevelopment of the application site is unlikely to make any material difference to its setting and therefore heritage significance. This makes any impact no higher than neutral and this is sufficient to meet the case law finding that the ‘preservation’ requirement of the original act is met if no harm occurs.

Effect of the proposed development on the non designated heritage assets
3 Craven Road

- 4.41 As part of the application this building would be demolished. Self evidently this would have an adverse impact that is not capable of mitigation. This loss would have to be assessed using the criteria outlined in paragraph 135 of the Framework which requires the decision maker to take a balanced decision in the light of all the relevant planning considerations.

Summary of the effect of the proposed development

- 4.42 It is appreciated that the advice of English Heritage (*“The Setting of Heritage Assets”* October 2011) does not to seek to interpret the concept of setting too narrowly and this approach is to some extent maintained in the NPPF definition of setting referred to in paragraph 3.12 above. Unlike the EH document however the NPPF makes clear that:

“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.”

- 4.43 It must be the case that the **‘significance’** (author’s emphasis) of this ‘not fixed’ – or wider - setting, cannot in this instance be considered as being equally important as the ‘immediate’ since it is fundamental to the NPPF advice that the viewer is able to appreciate significance and if one of the elements is hidden it is difficult to claim that it has the same significance as one

that is in full view. If it was thought to be equally important this would contradict the underlying concept of proportionality that underpins the Heritage Section (12) of the Framework. These views are further reinforced by the NPPG (March 2014) where it states:

“A thorough assessment of 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.”

- 4.44 As a result of this assessment, it is considered that the proposed development would not cause any harm to the significance (ie special interest) of any building that is statutorily listed in its own right or the inter-war school buildings that lie on the Erleigh Road frontage that are ‘curtilage listed’. The school Lodge on the Erleigh Road frontage (also ‘curtilage listed’) would probably enjoy a modest improvement in that part of its setting that relates to appearance but a low level adverse impact because of the loss of historic association that the current number 3 Craven Road provides.

Step 4 – Maximising enhancement and minimising harm

- 4.45 The proposed development does not provide any direct opportunity to enhance the significance of the relevant heritage assets, ie those identified in this statement. Nevertheless the indirect effect created by the quality of

the proposed design will ensure that there will be some improvements to the appearance of buildings on the application site when compared with the current position.

5.00 CONCLUSIONS

5.01 This Statement set out the statutory requirements and policies of the Development Plan that relate to the historic environment, together with the central government policy and the guidance that is considered to be relevant. Policy CS33: Protection and Enhancement of the Historic Environment of the adopted Core Strategy 2008 predates the Framework and contains a phrase that states: *“Planning permission will only be granted where development has no adverse impact on historic assets.”* This appears to place it in clear contradiction of its ‘balanced approach’ that requires a more carefully nuanced judgment to be made in cases where it is thought that there is “less than substantial harm” to the setting and significance of designated heritage assets. Accordingly the terms of the Framework and paragraph 134 in particular should take precedence.

5.02 It is a finely balanced judgment as to whether the setting of the Lodge/Gatehouse to Reading School which is a ‘curtilage listed building’ (ie not recognised for its own intrinsic merit) would be harmed by the proposed redevelopment of number 3 Craven Road. From a purely aesthetic viewpoint the proposal is likely to have on balance a modestly beneficial effect on the setting of the Lodge by virtue of removing the unsightly rear

annex, extensive surface car parking and eliminating most of the damaging views of the modern hospital block. In historic terms however there would be minor loss of a non designated heritage asset (considered further shortly) which is of a broadly similar age – possibly slightly older – than the Lodge itself. On balance this small loss of historic context amounts to ‘less than significant harm’ to the historic significance of the Lodge but at the very low end of the scale.

5.03 Whether a small loss (of historic context) and a small gain (of aesthetic factors) could be said to cancel each other out is perhaps too simplistic since both look at different aspects of setting. Accordingly it has to be acknowledged that there would be a very low level of “less than significant harm” to the historic significance of the Lodge. This not only means that paragraph 134 of the Framework has to be considered as part of the required ‘balancing’ judgment but (more importantly) section 66 of the 1990 Act is engaged. However the latter provision does not mean that permission should accordingly be refused but that other factors (as with paragraph 134) have to be taken into account. This is a matter for the planning judgment and not this report. It is nevertheless worth noting (see paragraph 1.06 above that the Court of Appeal has accepted that decision makers are entitled to exercise this balance (where section 66 is engaged) and that there are also numerous recent appeal decisions where Inspectors have felt able to do so on the balance of the evidence before them.

- 5.04 As far as the setting of any other curtilage listed building is concerned (the school buildings fronting Erleigh Road) or the formally listed buildings (Reading School and Chapel) no harm is considered to arise to them from the proposed development. Intervisibility between those buildings and the application site is extremely limited and the possible effect of the development proposed upon them is so small as to be not material. The effect on the character and appearance of the Alexandra Road Conservation Area, despite the latter being much closer to the appeal site, is also unlikely to be harmful. This part of the conservation area is little influenced by the application site and its inherent character in this vicinity is created by development that lies further to the south on the other (ie north east) side of Erleigh Road.
- 5.05 Finally the existing building (number 3 Craven Road) on the application site is neither listed nor within a conservation area. The provisions of section 66 and 72 of the 1990 Act are not therefore engaged. It is however, since December 2015, locally listed. This gives it the protection of paragraph 135 of the Framework that states that:
“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.”
This is far less than that afforded to designated heritage assets.
- 5.06 While this building meets the Council’s own criteria for local listing it is still some considerable way short of meeting the

criteria necessary for it to be statutorily listed and therefore of ‘special’ interest. It does not contribute significantly to the setting and significance of either the Alexandra Road Conservation Area or any building that is statutorily listed in its own right. It could however be said to contribute (in one particular regard only) to the setting of the Lodge/Gatehouse to Reading School which is a ‘curtilage listed building.’ The one positive contribution it makes is in historic terms since it is of a broadly similar age – possibly slightly older – than the Lodge itself. On balance this small loss of historic context amounts to ‘less than significant harm’ to the historic significance of the Lodge but at the very low end of the scale. Arguably it might be said to be outweighed by the overall improvement in the layout and appearance of the application site but looked at as two separate contributions to setting one – appearance – is probably modestly positive and that of historic context represents a very low level of “less than significant harm.” All these factors then need to be addressed in the overall planning balance which is set out in the planning statement and not attempted here.

APPENDIA A

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: MAIN BUILDING AT READING SCHOOL

List Entry Number: 1155155

Location

MAIN BUILDING AT READING SCHOOL, ERLEIGH ROAD

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-Mar-1975

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: 38922

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

Entry Details.

History

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

Details

ERLEIGH ROAD 1. 5128 Main building at Reading School SU 7272 9/477 19.3.75. II 2. 1865-71, designed by Alfred Waterhouse. Gothic style with rigorous symmetry except for

octagonal turret with pyramidal roof to right of central hall. 2 storeys and attics. Built of red brick with blue brick decoration. Gabled tiled roof with fishscale bands, vents etc designed to add to interest of skyline as well as chimneys with 3 shafts at joined capping and with tumbled brick. Terracotta window dressings and details. Diaper panel to 1st floor cill. Hall:8 bays with 2 stages of pointed geometric tracery windows and dividing buttresses, corbelled cornice and central vent. Turret projects from north-west corner with arched louvred openings to belfry stage. Entrance in 2 central bays with corbelled arches of 3 orders and with decorative wrought and cast iron gates with wrought iron tympana. Leads through to quadrangle ("Cloister") at rear. East and west wings have central and end gables and further minor gables in reflected symmetry. Roughly 11 bays each with plate glass sash windows 1st floor and plate tracery windows on ground floor. Entrances in 5th bay and in recessed corners to north-west and north-east. Rear elevation equally symmetrical with projecting double gable wings to sides. The "Cloisters" and associated buildings are included in this item. They are probably not by Waterhouse (probably by Charles Smith in the 1880s) in polydrome brick work. The boiler house chimney springs from the south-east corner of a building with apsed south end. The interiors of the main block contain many original fittings. Marble pillar in "cloisters" with

foundation stone laid by HRH Prince of Wales 1.vij. 1870. The school has had a long and distinguished history. Re-endowed by Henry VII in 1488. Archbishop Laud was taught at this school.

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

ERLEIGH ROAD 1. 5128 Chapel at Reading School SU 7272 9/478 19.3.75. II 2. 1870s, probably by Alfred Waterhouse who designed the school. Plain Early English style. English bond red brick with blue brick bands and chequering especially to eaves which have small chevron decoration. Tiled roof with fishscale

bands. 8 bays, with dividing buttresses, 5 bays of paired lancets, small gabled porch to south-west and a single lancet to east bay. Stepped triple lancet to east. Small 2 light ambled extension to south (vestry) with small belfry and tall octagonal chimney. Interior : plain brick, arch braced collar beam trusses on corbels, long benches to sides.

List Entry Description

Summary of Building

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

This list entry was subject to a Minor Amendment on 12/05/2015

SU 7272 9/457

CRAVEN ROAD No 17 (Headmaster's Lodge)

II Headmaster's lodge for Reading School. Built 1840 as Penrhyn Lodge at the junction of King's Road and Queen's Road by Henry Briant. Moved to Craven Road probably 1878, architect

Joshua Greenaway. Assymmetrical detached villa. 2 storeys, coursed dressed stone. 3 bays, mullion and transom windows with hoodmoulds. Slate roof with lozenge bands. Corbels to parapet continued up 3 gables to west - the left hand gable breaks forward; the centre gable is small for a badge and a projecting gabled porch with chamfered shafted corners; the right hand gable has parapetted angled bay. Lower 2 storey extension with gabled return to left. South front has oriel on grotesque corbel and has head stops to 1st floor right hand window. Steps to east entrance with carved eagle on top of flight.

Listing NGR: SU7259872805