

4.14 The industrial character of the River Kennet and its north and south banks remained until the second half of the 20th century. **Figure 4.8** and **4.9** show the large scale industrial complexes on the banks of the river and how the boundaries of this industrial seam at the centre of the town were bound by the fine grain of historic thoroughfares.



Figure 4.8 Aerial photograph of the River Kennet and industrial complexes to the north and south, 1944 (source: Historic England)



Figure 4.9 Industrial landscape of the River Kennet at the centre of Reading, 1947 (source: Historic England)

- 4.15 A factory remained on the Site, until Mill Lane was widened during the construction of the Inner Distribution Road (IDR). At this time, Mill Lane and the buildings to the south were demolished, including the factory and neighbouring terraces. The dual carriage IDR was built between 1969 and 1989 as a radical solution to vehicular congestion in the town centre. Several central Reading neighbourhoods and industrial sites were cleared during the construction of the ring road system in west and south Reading. The construction of the IDR on Mill Lane is shown in the OS Maps from 1973 and 1990 at **Figures 4.10 and 4.11**.



Figure 4.10 OS Map, 1973 (source: ProMap)



Figure 4.11 OS Map, 1990 (source: ProMap)

4.16 After 1950 the industrial character of Reading declined, and large industrial complexes along the industrial fringe of the River Kennet were demolished and redeveloped. This process continued throughout the second half of the 20th century, in conjunction with the construction of the IDR. In 1983 the Simonds Brewery complex to the north of the river was demolished and in the 1990s the Oracle Shopping Centre was constructed on both the north and south banks of the River Kennet. The redevelopment of the industrial waterways and the surrounding areas with large scale commercial premises and modern housing developments has eroded the historic grain and character of the area. Modern development and the IDR act as a physical barrier between the surviving historic streetscapes on Southampton Street and London Street and the medieval core of the town.

HISTORY OF JOHN LEWIS IN READING

- 4.17

In 1854, John Heelas and his sons opened a drapery shop at No. 33 Minster Street, Reading. Within 12 years, Heelas had expanded to occupy the neighbouring property at No. 31 Minster Street and the former Methodist chapel to the rear of Minster Street. With the acquisition of more space, Heelas expanded from fabrics into carpets and cabinet making. In 1870, Heelas purchased the inn at No. 111 Broad Street and joined the premises at the rear, creating an arcade through the urban block, from Minster Street in the south to Broad Street in the north.
- 4.18

Between 1870 and 1909, the business continued to expand, amalgamating with neighbouring properties on both Minster Street and Broad Street to form a large and complex site of showrooms and workshops associated with the in-house manufacture and selling of drapery, soft furnishings and furniture. Through continuous alteration and expansion, the commercial focus of the site moved to Broad Street and the original drapers shop on Minster Street was eventually redeveloped.
- 4.19

The Goad Insurance Plan of 1895 at **Figure 4.12** shows the configuration of the various warehouses, workshops, dispatch rooms and showrooms.
- 4.20

In 1909, the Broad Street frontage was rebuilt to designs by Frederick William Albury and their prominence on Broad Street was emphasised by three storey and 15 bay terracotta façade and bronze shop front. By this time Heelas employed up to 400 people in Reading in the manufacture and sale of a multitude of interior furnishings.
- 4.21

After the death of the Heelas sons in 1910, the family continued to run the business until it was sold in 1947. John Lewis had made a bid for Heelas in 1937; however, it wasn't until 1953 that they acquired it. Between 1975 and 1985, the Minster Street premises were demolished and rebuilt in a radical new style to designs by RD Cook Partnership and Sir Hugh Casson, known for his work as director of architecture for the Festival of Britain in 1951. Heelas maintained its original name until 2001 when it rebranded as John Lewis.



Figure 4.12 Goad Insurance Plan of Heelas, 1895 (source: British Library)



Figure 4.13 Heelas, circa. 1930 (source: John Lewis Memory Store)

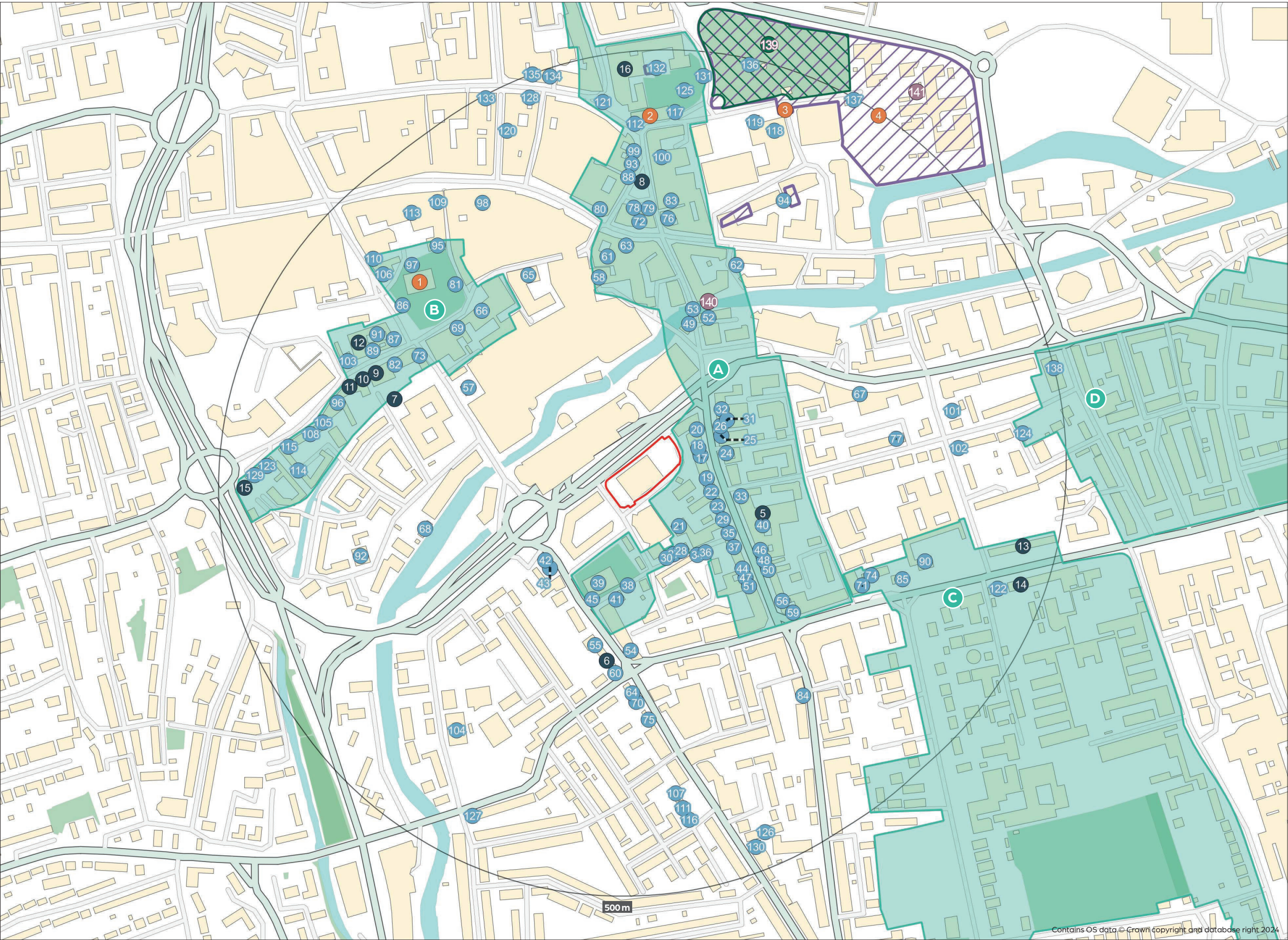
5.0

BASELINE: HERITAGE

FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING (ALSO KNOWN AS JLP MILL LANE)

BASELINE: HERITAGE

- 5.1 This section identifies the value of heritage receptors in the baseline that may be affected by the Proposed Development.
- 5.2 The Heritage Asset Plan at **Figure 5.1** identifies 141 designated heritage assets (Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens) within the identified 500m study area. There are no World Heritage Sites within the study area.
- 5.3 In the context of the definition of setting offered in the NPPF Annex 2: Glossary, (which advises this is ‘surroundings in which a heritage asset is experienced’), this defines the setting of heritage assets in very broad terms. Indeed, such a broad scope means that many development proposals may be held to come within the setting of a heritage asset. However, aside from some generic inter-visibility, a great number of such proposals could not reasonably be held to engage with or alter the setting of heritage assets in a material way.
- 5.4 The ZTV was used to identify if there were any heritage receptors which could be scoped out from assessment within the HTVIA, owing to a lack of intervisibility with the Proposed Development, or where there would be no change to their setting or special interest by any other means, including historical associations. The heritage asset plan at **Figure 5.1** identifies all the designated heritage assets within the study area. **Table 5.1** identifies the heritage assets which have been scoped in for assessment, based on potential intervisibility and change to their setting resulting from the Proposed Development.
- 5.5 A qualitative assessment of the heritage significance of the remaining receptors is provided below, including the contribution made by setting.



HERITAGE ASSET PLAN

- Application Site**
- Conservation Areas**
- A. Market Place and London Street
 - B. St Mary's Butts and Castle Street
 - C. Kendrick Road
 - D. Eldon Square
- Listed Buildings**
- Grade I**
- 1. Church of St Mary
 - 2. Church of St Laurence
 - 3. Abbey Gate
 - 4. Reading Abbey Ruins
- Grade II***
- 5. 3 and 75, London Street
 - 6. 78-84, Southampton Street
 - 7. Culvert on Holy Brook Running South Westwards From Su71441/73234 to 71327/73133
 - 8. The Simeon Monument
 - 9. 15, Castle Street
 - 10. 17 Castle Street, Front Railings and Mounting Block
 - 11. 19 Castle Street and Associated Front Railings
 - 12. Church of St Mary
 - 13. Albion Place
 - 14. St David's Hall
 - 15. Holybrook House
 - 16. Reading Town Hall
- Grade II**
- Numbers 17-138 - see overleaf.
- Registered Park and Gardens**
- 139. The Forbury Garden(Grade II)
- Scheduled Monuments**
- 140. High Bridge
 - 141. Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.

LOCATION:
Mill Lane, Reading

DATE:
May 2024

SCALE:
1:5,000 @ A3

FIGURE 5.1 Heritage Asset Plan

▲ NORTH



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HERITAGE ASSET PLAN - KEY

Conservation Areas

- A. Market Place and London Street
- B. St Mary's Butts and Castle Street
- C. Kendrick Road
- D. Eldon Square

Listed Buildings

Grade I

- 1. Church of St Mary
- 2. Church of St Laurence
- 3. Abbey Gate
- 4. Reading Abbey Ruins

Grade II*

- 5. 3 and 75, London Street
- 6. 78-84, Southampton Street
- 7. Culvert on Holy Brook Running South Westwards From Su71441/73234 to 71327/73133

Grade II

- 17. 54-58, London Street
- 18. 48-52, London Street
- 19. 62-66, London Street
- 20. 44 and 46, London Street
- 21. Reading Quaker Meeting House
- 22. 68, 70, and 72, London Street
- 23. 74 and 76, London Street
- 24. Nos 49-53 London Street
- 25. 41, London Street
- 26. 37 and 39, London Street
- 27. 6b, Church Street
- 28. 6a, Church Street
- 29. 80, London Street
- 30. 6c, Church Street
- 31. 35, London Street
- 32. No 33 (Former Everyman Theatre)
- 33. 69, London Street
- 34. 11, Church Street
- 35. 86, and 88, London Street
- 36. 7 and 9, Church Street
- 37. 90, 92, and 94, London Street
- 38. Wall Enclosing St Giles's Vicarage Garden
- 39. Church of St Giles and Churchyard Tombs
- 40. 77 and 79, and 81, London Street
- 41. St Giles Vicarage
- 42. 26, Southampton Street
- 43. 28, Southampton Street
- 44. 104, London Street
- 45. St Giles' War Shrine
- 46. 89-93, London Street
- 47. 108, London Street
- 48. 95 and 97, and 99, London Street

Registered Park and Gardens

- 139. The Forbury Garden(Grade II)

Scheduled Monuments

- 140. High Bridge
- 141. Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.

- 8. The Simeon Monument
- 9. 15, Castle Street
- 10. 17 Castle Street, Front Railings and Mounting Block
- 11. 19 Castle Street and Associated Front Railings

- 49. 2 and 4, London Street
- 50. 101, and 103, London Street
- 51. 110 and 114, London Street
- 52. Coroner's Court
- 53. High Bridge
- 54. 63, Southampton Street
- 55. 72-76, Southampton Street
- 56. Sargents Embrook
- 57. Seven Bridges House
- 58. Building on South East Corner
- 59. 3 and 5, London Road
- 60. 86, Southampton Street
- 61. The George Hotel
- 62. House at Rear of Nos 18 and 20 Kings Road
- 63. 17 and 18, King Street
- 64. 92-96, Southampton Street
- 65. Telephone Exchange
- 66. 11 and 12 , 13 and 14, and 15 Gun Street
- 67. Queen's Crescent
- 68. Building Now Part of Courage's Brewery
- 69. 7, 8, 9, and 10, Gun Street
- 70. Rose Cottage
- 71. 33 and 35, London Road
- 72. Former Barclays Bank
- 73. 2 and 4, and 6-10 Bridge Street
- 74. The Cedars, and The Kendrick School
- 75. 106, Southampton Street
- 76. The High, and 7, High Street
- 77. 43-49, South Street
- 78. 48 and 49, and 50 and 51, Market Place
- 79. 10, High Street
- 80. 2 and 3 and 3a, Broad Street

- 12. Church of St Mary
- 13. Albion Place
- 14. St David's Hall
- 15. Holybrook House

- 81. Group of 4 Churchyard Tombs, East of St Mary's Church
- 82. 3 and 5, 7, 9, 11, and 13, Castle Street
- 83. 1 and 2, Market Place
- 84. Former Rising Sun Temperance Tavern
- 85. Kendrick View
- 86. Harrinson Testimonial Cross, and Queen Victoria Jubilee Fountain
- 87. The Horn Inn, and 35, 36 and 37 St Mary's Butts
- 88. Corn Exchange Arcade Entrance
- 89. 8, and 10 and 12 Castle Street
- 90. Kendrick Girls' School, and No 41 (Kendrick Girls' School) including Street Wall Extending to East and Turning into Sidmouth Street
- 91. Former Cottage at Rear of No 8
- 92. Simmonds Malthouse
- 93. Trustee Savings Bank, and 32, Market Place
- 94. Abbey Mill Ruins
- 95. Church House, Reading, and Building to West of Church House
- 96. 21, 23 and 25, 27, and 33-37, Castle Street
- 97. Group of Four Churchyard Tombs North of The Church of St Mary
- 98. Saxone
- 99. The Coopers Public House, and 23-26, and 27 and 28, Market Place
- 100. National Westminster Bank
- 101. 3 and 5, Sidmouth Street
- 102. 9, Sidmouth Street
- 103. Sun Inn
- 104. The Henry Building at Katesgrove Primary School including Boundary Wall and Former Caretaker's Cottage
- 105. 39 Castle Street
- 106. 55 and 55a St Mary's Butts
- 107. 142-146, Southampton Street
- 108. 43, and 45, Castle Street
- 109. 95, Broad Street
- 110. The Allied Arms Inn, 57 St Mary's Butts

- 16. Reading Town Hall
- 111. 148 and 150, Southampton Street
- 112. Drinking Fountain on South Side of St Laurence's Tower
- 113. Congretional Church and Numbers 89 and 89a
- 114. Vachel Almhouses
- 115. 47 and 49, and 51, Castle Street
- 116. 152, Southampton Street
- 117. St Laurence's Church and Churchyard, and Twelve Tombs in St Laurence's Churchyard
- 118. Assize Courts
- 119. Shire Hall
- 120. 1-31, Queen Victoria Street
- 121. Queen Victoria Jubilee Statue
- 122. 16-22, London Road
- 123. Talbot House
- 124. Walls Enclosing Garden to West of No 44 (Watlington House)
- 125. Tracery Fragments in The Churchyard of The Church of St Laurence
- 126. The British School
- 127. Former Kennet Arms
- 128. 154, and 155, Friar Street
- 129. 59 and 61, Castle Street
- 130. 157 to 161 Southampton Street and 163, The Hop Leaf Inn
- 131. Wall and Gatepiers of St Laurence's Graveyard
- 132. Municipal Buildings
- 133. 147, Friar Street
- 134. 11, 12, 13, and 14, Friar Street
- 135. 15 Friar Street and Numbers 1 and 26 Harris Arcade, Reading
- 136. Maiwand Memorial
- 137. 10, and 11 and 12, Abbot's Walk
- 138. Wesley Methodist Church

LOCATION:
Mill Lane, Reading

DATE:
May 2024

SCALE:
N/A

▲ NORTH



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