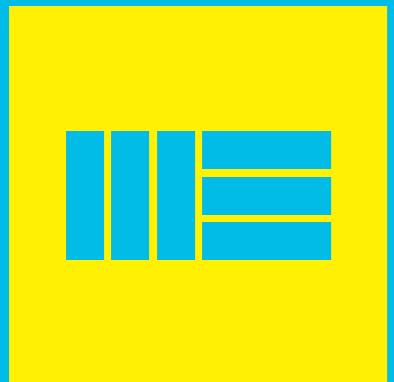


# **BASELINE STUDY: BUILT HERITAGE STATEMENT**

## **READING STATION PARK**

### **OCTOBER 2021**



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# **1.0**

## **INTRODUCTION**

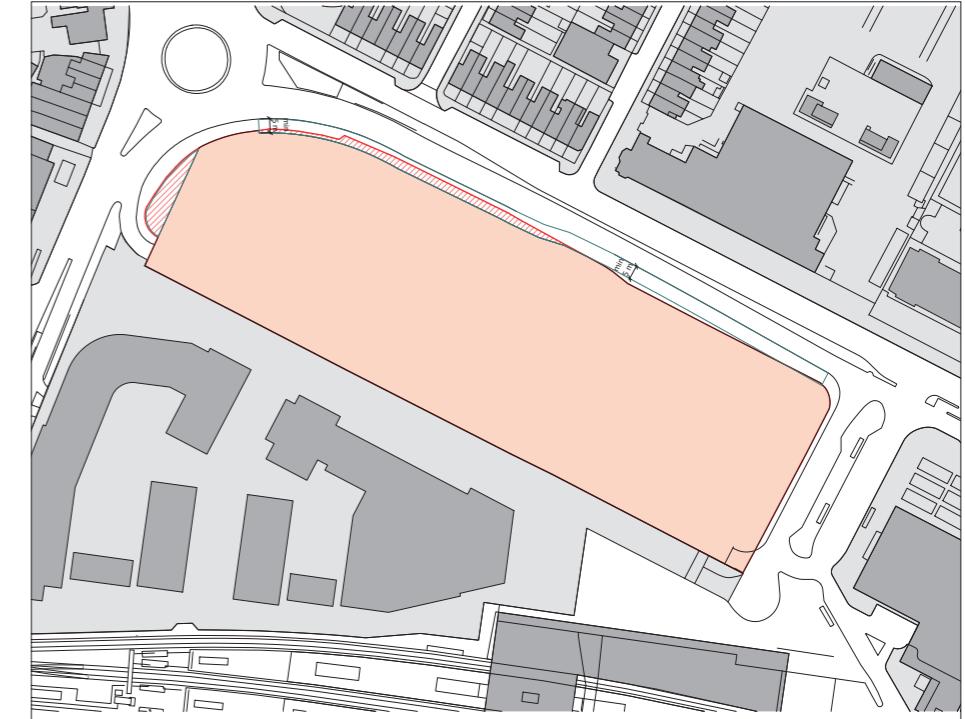
### **READING STATION PARK**

# INTRODUCTION

- 1.1 Montagu Evans LLP have been commissioned by Aviva Life and Pensions UK Limited, to provide heritage consultancy services and to prepare the ES assessment and prepare this Heritage Statement (comprising a baseline study) in support of the proposed development at Vastern Court Retail Park, Vastern Road, Reading RG1 8AL in the County of Berkshire.
- 1.2 The Site is located in the administrative district of Reading Borough Council (the 'Council'). The Site will be described within the accompanying ES Volume 1 Chapter 4: The Proposed Development [CHECK] and also within the Design and Access Statement ("DAS") prepared by Collado Collins.
- 1.3 **Figure 1.1** shows the boundary of the Site and an aerial view is provided at **Figure 1.2**.
- 1.4 The application will be submitted in outline, and reserves all matters (with the exception of access) for later approval by the Council through the submission of Reserved Matters applications.



**Figure 1.1** Aerial View showing the location of the site



**Figure 1.2** Site location plan source: Collado Collins



**Figure 1.3** The illustrative scheme source: Collado Collins

## THE APPLICATION SITE

- 1.5 The application site comprises a retail park with associated car parking and access routes off Vastern Road, a dual carriageway. The surrounding area is characterised by urban development with a mixture of commercial, industrial and residential uses.
- 1.6 Historically, the application site was located within marshy ground to the north of the settlement at Reading and there is no evidence of extensive use or settlement within close vicinity of the application site until the later post-medieval period.
- 1.7 With regards to heritage considerations, the application site does not contain any designated or non-designated heritage assets but does lie within the setting of a number of heritage assets which are identified through the baseline assessment contained in this report.
- 1.8 The closest heritage asset to the site is the locally listed building, 55 Vastern Road.

## THE PROPOSED DEVELOPMENT

- 1.9 The proposed development is anticipated to comprise of:
- Demolition of existing buildings on-site;
  - Construction of a single level basement to allow for any necessary below ground surface water attenuation;
  - Construction of approximately four new buildings, up to approximately 112.9 mAOD, indicatively up to 23 storeys;
  - Delivery of a total maximum floorspace of up to 90,850 m<sup>2</sup> gross external area (GEA), which could include:
  - up to a maximum of approximately 1,000 new residential units and a maximum floorspace of up to 80,000 m<sup>2</sup> GEA, provided within a range of apartment buildings of varying scale and a mix of unit sizes, including a proportion of affordable homes;
  - up to a maximum floorspace of approximately 24,500 m<sup>2</sup> GEA office use;
  - up to a maximum floorspace of approximately 7,000 m<sup>2</sup> GEA of retail units / community facilities / gym).
- 1.10 In order to facilitate the proposed development, the existing two buildings on-site would be demolished.
- 1.11 New pedestrian and cycle routes would be provided within the proposed development creating permeability through the application site. New vehicular routes would also be provided within the application site.

## PURPOSE OF THE REPORT

- 1.12 This Heritage Statement – also referred to throughout as a 'Baseline Study' – identifies and describes the significance and settings of heritage receptors within the (built) heritage baseline. The study forms the basis of the Built Heritage chapter of the Environmental Statement (the 'ES') to be submitted with the application.
- 1.13 This Heritage Baseline Study and the ES Chapter have been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations') and in line with other relevant legislation, planning policy and guidance. This is expressed in the methodology at **Section 2.0**.
- 1.14 The Site does not contain any listed buildings (designated or non-designated), and is not located in a Conservation Area.
- 1.15 The built heritage baseline does, however, identify heritage receptors in the area surrounding the Site which may experience an effect to their significance. This would arise from a change to their setting as a result of the Proposed Development. This analysis is in line with the statutory provisions set out at Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act'), which will be outlined in the Legislation and Planning Policy section of the forthcoming ES chapter.
- 1.16 This desk-based heritage assessment identifies the built heritage assets in and around the application site, identifies the significance of those assets and the contribution made by their settings to that significance.
- 1.17 The heritage significance, or 'value' in ES terminology, of a listed building that may be affected is its 'special architectural and historic interest'. More precisely, a development may affect this special architectural and historic interest by harming or reducing the degree to which such interest can be appreciated (i.e. the potential impact).

## STRUCTURE OF THIS REPORT

- 1.18 The report is structured as follows:
- 1.19 The methodology for undertaking this baseline assessment to support the ES assessment is provided at **Section 2.0**;
- 1.20 The heritage baseline assets are described at **Section 3.0**;
- 1.21 A summary of the relevant statutory legislation and planning policy framework is set out at **Section 4.0**;
- 1.22 A summary of the historical development of the Site and surrounding area is provided at **Section 5.0**;
- 1.23 A baseline assessment of the significance of heritage receptors which have been identified for assessment is provided at **Section 6.0**.



# **2.0**

## **METHODOLOGY**

### **READING STATION PARK**

# METHODOLOGY

- 2.1 This section provides an overview of the assessment framework used to identify the heritage assets relevant to take forward for full assessment in the ES chapter. The method is the product of legislation, policy and best practice guidance.
- 2.2 The methodology is the product of legislation, planning policy and best practice guidance as set out in **ES Volume xx Chapter xx**.

- 2.3 The heritage methodology applied to undertake the ES assessment is set out in the full assessment Chapter. We summarise the key points in the following section.

## STUDY AREA

- 2.4 The study area of 500m has been determined on the basis of site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors. Other factors informing the study area include building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.

- 2.5 A study area of 500m from the boundary of the Site has been identified. The following designated heritage receptors have been identified in this study area:

- Listed buildings;
- Conservation areas;
- Registered Park and Gardens;
- Scheduled Ancient Monuments;
- Key locally-listed buildings (non-designated heritage receptors)

- 2.6 The extent of the study area has been determined through site visits, a manual desk-based review of cartographic sources including OS maps, characterisation studies and relevant heritage receptors. The study area has also been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.

- 2.7 Whilst every ES should provide a full factual description of the likely effects of the Proposed Development, the emphasis of Schedule 4 of the 2019 Regulations is on the 'main' or 'significant' environmental effects to which a development is likely to give rise. The ES should be proportionate and not be any longer than is necessary to assess properly those effects. As such, this approach has been taken in this Heritage Baseline Study.
- 2.8 A site visit was undertaken in April 2019. This involved a visit of the application site and the surrounding study area.
- ASSESSMENT METHODOLOGY**
- HERITAGE**
- 2.9 For the purposes of the EIA, the term 'heritage receptor' is used in place of 'heritage asset'. It has been described earlier in the methodology that both designated and non-designated heritage receptors have been identified in the study area.
- 2.10 For the avoidance of doubt, the scope of the Heritage Baseline Study, and the ES Chapter, is to consider 'above-ground' or 'built' heritage receptors only. Archaeological or 'below-ground' remains will be assessed separately within their own ES chapter.
- 2.11 In assessing the effect of development proposals on heritage receptors, paragraph 189 of the National Planning Policy Framework (2019) ('NPPF') states that:
- "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*
- 2.12 'Significance' (for heritage policy) is defined in the NPPF (Annex 2) as follows:
- "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*
- 2.13 This is reaffirmed by Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015).
- 2.14 It is commonly agreed that Grade I and II\* listed buildings and World Heritage Sites are of "exceptional" and "particularly important" interest; therefore these are generally afforded a higher heritage value. This differentiation is best summarised by the drafting of paragraph 189 of the NPPF, which states that the "level of detail [to describe the significance of heritage assets] should be proportionate to the assets' importance"; thus, a grading is appropriate. This assessment, carried out within this study, has had due and proportionate regard to all heritage receptors assessed.
- 2.15 Where a proposal may have an effect on the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of a heritage receptor. Setting is defined in the NPPF as:
- "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 2.16 The assessment of setting is informed by the checklist of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) ('GPA3').
- 2.17 GPA3 identifies five steps towards assessing the implications of development proposals which may affect the setting of heritage assets (it is consistent with other guidance):
1. Identify the assets affected;
  2. Assessing the contribution setting makes to significance;
  3. Assessing the effect of the proposed development;
  4. Maximising enhancement and minimising harm; and
  5. Making and documenting the decision and monitoring outcomes.

- 2.18 In this study's assessment, the first two steps outlined by GPA3 are undertaken at assessment of baseline conditions (**Section 4.0** of this report). The third and fourth steps will be undertaken as part of the ES Chapter to identify the significant effects of the Proposed Development on heritage receptors
- 2.19 The salient aspects of the setting conditions will necessarily be drawn out in this assessment, but the baseline assessment will not be repeated in the opposite sections of the ES Chapter.
- 2.20 Part e is incumbent on the decision-maker, through the provision of conditions.
- 2.21 When referring to 'significance' in heritage terms, the term 'value' has been adopted in order to avoid confusion with the term "significance" as used in conventional EIA sense. Value is assessed against the criteria contained in **Table 2.1**.

HERITAGE RECEPTOR VALUE		
Value	Criteria	Examples
Exceptional	Building/site/area of international significance.	Including World Heritage Sites, Grade I and II* statutorily listed buildings, Scheduled Monuments with upstanding remains, and Grade I and II* Registered Parks and Gardens.
High	Building/site/area of national significance.	Including Grade I and II* statutorily listed buildings, Scheduled Monuments with upstanding remains, and Grade I and II* Registered Historic Parks and Gardens.
Medium	Building/site/area of national significance.	Including Grade II statutorily listed buildings, Conservation Areas, Scheduled Monuments without upstanding remains, and Grade II Registered Historic Parks and Gardens.
Low	Buildings/sites/areas of national and/or regional significance, or local assets of particular significance.	Including Grade II statutorily listed buildings, Conservation Areas, Scheduled Monuments without upstanding remains, Grade II Registered Historic Parks and Gardens, and buildings of local interest.
Very Low	Buildings/sites/areas with some evidence of significance but in an incoherent or eroded form of local interest and generally with no statutory protection.	Often buildings of local interest and dispersed elements of townscape merit. Assets may be so badly damaged that too little remains to justify inclusion into a higher grade.

**Table 2.1** Heritage Receptor Value Criteria



# **3.0**

## **HERITAGE BASELINE**

### **READING STATION PARK**

# HERITAGE BASELINE

## BASELINE

3.1 The baseline for this assessment has been determined primarily through desk-based research into designated and undesignated heritage assets on and near the site of the proposed development.

3.2 The following are the principal sources consulted:

- Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk
- Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to
- the present day, and Goad fire insurance maps

## SIGNIFICANCE OR 'VALUE'

3.3 The assessment considers all structures on or near the site of a proposed development to have potential significance as heritage assets. From this start position, the values and significance of each asset will be determined using criteria set out in the Glossary of the NPF (2021). All structures with a level of significance as heritage assets will be discussed in the report and included as material considerations in the assessment. Structures of negligible value and significance as heritage assets will not be assessed further and will generally be excluded from the report except where there is a need for explanation of their exclusion from the assessment, such as being part of the site.

3.4 For each built heritage asset to be considered, a description will be provided leading to a statement of significance for that asset. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.

3.5 The significance of the asset is derived from its historical, evidential, communal and aesthetic values, these in turn derived from the building's fabric, design, landscape and history.

3.6 In the case of Conservation Areas, the significance will be primarily found in their character assessments and those aspects of the historic built environment that make positive contributions to them.

3.7 The methodology for assessing the setting of designated heritage assets follows best practice as covered in Historic England's Good Practice Advice (GPA) document 3 (HE 2017). The basis for this methodology is set out below:

*All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.*

3.8 GPA3 sets out this methodology in stages, or steps:

- Step 1 – identify the asset(s) likely to be affected and the extent of setting
- Step 2 – assess how and to what degree the setting makes a contribution to the significance of the assets
- Step 3 – assess the effect of the proposed development on the significance of the asset;
- Step 4 – seek to maximise enhancement and minimise harm; and
- Step 5 – document and monitor outcomes

## GENERAL PLANNING ADVICE 3 (GPA3) THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2017)

General Planning Advice 3 (GPA3) The Setting of Heritage Assets (Historic England 2017) sets out the broad methodology for assessing the impact of development on the significance of assets. This suggests a staged approach –

- Step 1 being the identification of assets potentially affected;
- Step 2 being to assess whether, how and to what degree the setting makes a contribution to the significance of the heritage asset(s);
- Step 3 is to assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4 is to explore the ways to maximise enhancement and avoid or minimise harm; and
- Step 5, which is the preserve of the LPA, is to make and document the decision and monitor outcomes.

## HERITAGE ASSETS

3.9 The application site does not contain any nationally designated (protected) heritage assets; such as scheduled monuments, listed buildings or registered parks and gardens nor is the application site situated in a Conservation Area. The site does not contain any non-designated heritage assets either.

3.10 There are a number of Listed Buildings surrounding the application site, only those within a 500m radius from the centre of the application site are listed in the table below.

3.11 Whilst every ES should provide a full factual description of the likely effects of the Proposed Development, the emphasis of Schedule 4 of the 2019 Regulations is on the 'main' or 'significant' environmental effects to which a development is likely to give rise. The ES should be proportionate and not be any longer than is necessary to assess properly those effects.

3.12 In line with this approach, professional judgement has been applied to identify those assets that should be scoped in or out of the full ES assessment.

3.13 The table below shows the assets that have been identified in the 500m radius for the purposes of ES assessment.

MAP NO.	ASSET NAME	LISTING DESIGNATION	LIST ENTRY NO	MAP NO.	ASSET NAME	LISTING DESIGNATION	LIST ENTRY NO
Scoped into full assessment							
3	Former Town Council Chamber	Grade II*	1113400	21	1–31 Queen Victoria Street	Grade II	1113564
4	Main Building of Reading Station (Grade II)	Grade II	1321892	22	Caversham War Memorial	Grade II	1445141
5	The Statue of King Edward VII	Grade II	1113589	23	Wall and Gatepiers of St Laurence's Graveyard	Grade II	1155686
6	Former Great Western House (Grade II)	Grade II	1113591	24	Tracery Fragments to South of No 10	Grade II	1113392
8	Regent Place	Grade II	1113434	25	Drinking Fountain on South Side of St Laurence's Tower	Grade II	1156250
9	13 and 15 Station Road (Grade II)	Grade II	1113590	26	St Laurence's Church and Churchyard Twelve Tombs in St Laurence's Churchyard	Grade II	1113533
10	Reading Museum	Grade II	1321990	27	Maiwand Memorial	Grade II	1155769
11	Former School of Art	Grade II	1113600	28	Quadrant Walls and Railings to former No 64 (Greyfriars Vicarage)	Grade II	1113487
13	The Concert Hall	Grade II	1113401	29	27 and 28 Market Place	Grade II	1302967
18	29 and 31 Caversham Road	Grade II	1113433	29	23–26 Market Place	Grade II	1113536
A	Market Place Conservation Area	N/A	N/A	30	The Coopers Public House	Grade II	1113537
36	55 Vastern Road	N/A – Locally Listed	N/A	31	32 Market Place	Grade II	1156271
Scoped out of full assessment							
1	Church of St Laurence	Grade I	1113532	32	Trustee Savings Bank	Grade II	1113538
2	Greyfriars Church	Grade I	1321952	33	The Mitre Inn	Grade II	1157216
7	Walter Parson's Corn Stores	Grade II	1248738	34	Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork	Scheduled Monument	1007932
12	11 Friar Street	Grade II	1321949	35	The Forbury Garden	Park and Garden, Grade II	1000586
12	12 Friar Street	Grade II	1113484				
12	13 Friar Street	Grade II	1321950				
12	14 Friar Street	Grade II	1113485				
12	15 Friar Street	Grade II	1113486				
14	154 Friar Street	Grade II	1113489				
14	155 Friar Street	Grade II	1303154				
15	147 Friar Street	Grade II	1113488				
16	Municipal Buildings	Grade II	1113402				
17	Queen Victoria Jubilee Statue	Grade II	1113483				
19	Small Town Hall	Grade II	1321989				
20	Kings Meadow Swimming Pool	Grade II	1391153				

**Table 3.1** Heritage Receptors within 500m Study Area

## RECEPTORS SCOPED OUT OF ES ASSESSMENT

- 3.15 As shown in the table above, all of the designated heritage receptors within the study area have been identified.
- 3.16 The majority of receptors identified in the 500m radius have been scoped out of full assessment owing to the nature of the immediate and wider settings of these receptors. A large number are located at a significant distance from the site and /or the significant infrastructure of the ring road and railway act as a truncating features which divorce the site from their settings.
- 3.17 Most of the designated heritage receptors are located south-east of the application site within the historic centre of Reading and obscured from the application site. Two receptors, the Grade II\* listed Former Town Council Chamber and the Market Place Conservation Area have been scoped into assessment which were not included in the 2020 assessment. These have been scoped in following further assessment and review with site visit.
- 3.18 Whilst the historic core of the Conservation Area is located to the south east of the town centre near the Forbury Gardens and the Abbey Ruins, the wider character has an underlying and consistent urban character. The northern arm of the Conservation Area is nearer to the application site and on this basis there may be some visibility with the development proposals. The Conservation Area has been scoped in for this reason.
- 3.19 The Grade II\* listed Former Town Council Chamber is separately listed even though it forms part of the group of municipal buildings comprising the Reading Museum, the Former School of Art and the Concert Hall which are all Grade II listed. The effects of the proposals on this receptor have therefore been considered separately.
- 3.20 The other receptors have been considered and their significance understood, with an understanding also of how their settings contribute to that significance. The list entries for each of the assets have been consulted and are included at **Appendix 1.0** of this Baseline Study.
- 3.21 The higher graded assets of St Lawrence and the Greyfriars Church are subject to higher grade listings owing to the unusual survival of early medieval fabric and continuing communal value and presence in the townscape.
- 3.22 St Lawrence is designated for the survival of its Norman and medieval fabric with excessive restorations of 1867. The west and east elevations are experienced as part of the historic core of the Conservation Area and the historic Forbury Gardens., and key views of the church are facing east and west. The site does not form part of the setting or appreciation of experience of this Church.
- 3.23 Greyfriars Church is reported to be the most complete surviving example of Franciscan architecture in England, built 1285 plus and ready by 1311 and restored in the C19. The Church is enclosed by a brick wall and is experienced both from the commercial townscape and setting of Friars Road and the quieter residential enclave of Sackville Street. The distance from the site and the orientation of the Church and its principal elevations means there is no interaction or setting relationship with the site.
- 3.24 Otherwise the other Grade II listed buildings in and around the locations of Friar Street, Queen Victoria Street and the southern parts of the Conservation Area are experienced as part of a busy, mixed urban environment. The site does not form part of the setting or experiences of these buildings and so are excluded from further assessment.
- 3.25 The Grade II listed Walter Parsons Corn Stores, which is the receptor located to the north of the Conservation Area, forms part of a terrace of twentieth and twenty first century commercial developments which front the Forbury Road off the ring road. The site does not form part of the setting of this asset.
- 3.26 The Forbury Gardens, is a Grade II registered park and garden, containing isolated Grade II listed buildings of the Maiw and Memorial, the Anglian Cross the shelter at the north east corner of the gardens and the walkway to the east. The gardens lie just beyond the study area to the south-east of the application site. The principal value of the garden lies in its historic arrangement as former pleasure gardens. The key views within the gardens are afforded from the short pathways and from the memorials and bandstand. There are longer distance views from the gardens out to the north and north-west but these are filtered through the tree boundaries. Where glimpsed views may be available, these would be distant and not an intrinsic element of the appreciation which contributes to significance.
- 3.27 The designation of the Registered Park and Garden overlaps with the Scheduled Monument of Reading Abbey a Cluniac and Benedictine monastery and Civil War earthwork. This is largely experienced in a similar way to the Gardens and with St Lawrence Church and forms a significant group. The setting of this receptor comprises the immediate environment formed by this group and is inward looking. The site does not form part of its setting and has no visual relationship with it.

# **4.0 STATUTORY FRAMEWORK AND PLANNING POLICY FRAMEWORK**

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# STATUTORY FRAMEWORK AND PLANNING POLICY FRAMEWORK

## INTRODUCTION

- 4.1 There is potential for the proposed development to impact on the significance of designated and undesignated built heritage assets. These impacts will likely take the form of demolition or other physical alteration to buildings, demolition and new construction that may alter the setting of designated heritage assets, and demolition and new construction that may affect the character and setting of Conservation Areas.
- 4.2 The following lays out the general criteria upon which the proposed development will be assessed.

## STATUTORY PROTECTION

### LISTED BUILDINGS AND CONSERVATION AREAS

- 4.3 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a Conservation Area are protected by law. Grade I are buildings of exceptional interest. Grade II\* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

## NATIONAL PLANNING POLICY FRAMEWORK

- 4.4 The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The NPPF was revised on 20 July 2021. This revised Framework replaces the previous NPPF published in March 2012, revised in July 2018 and updated in February 2019.
- 4.5 *Conserving and enhancing the historic environment*
- 4.6 The NPPF section concerning "Conserving and enhancing the historic environment" (Chapter 16 of the NPPF 2021) has been reproduced in full below:

**Para 189.** Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and 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 existing and future generations.

**Para 190.** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

**Para 191.** When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

**Para 192.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

**Para 193.** Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

### Proposals affecting heritage assets

**Para 194.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**Para 195.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**Para 196.** Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

**Para 197.** In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

**Para 198.** In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention *in situ* and, where appropriate, of explaining their historic and social context rather than removal.

- Considering Potential Impacts

**Para 199.** 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Para 200.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Para 201.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

**Para 202.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**Para 203.** 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 directly or indirectly affect 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.

**Para 204.** Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

**Para 205.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>69</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

**Para 206.** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

**Para 207.** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

**Para 208.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## LOCAL PLANNING POLICY

### LOCAL PLAN

4.7 The Reading Borough Local Plan was adopted 4 November 2019. The Local Plan replaces the previous development plans – the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document – and is the main consideration in planning decisions. The relevant policies are as follows:

#### **EN1: Protection and Enhancement of the Historic Environment**

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

- Listed Buildings;
- Conservation Areas;
- Scheduled Monuments;
- Historic parks and gardens; and
- Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.

*All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.*

*Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.*

*Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.*

*Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.*

*The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.*

*Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

#### **EN4: Locally Important Heritage Assets**

*Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.*

*Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance.*

*Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.*

# **5.0**

## **HISTORIC DEVELOPMENT**

### **READING STATION PARK**

# HISTORIC DEVELOPMENT

## HISTORY OF THE SITE

- 5.1 The application site was open land until the later half of the 19th century, known as "Vasterns" it was likely meadowland criss-crossed by drainage canals leading to the River Thames.
- 5.2 The Great Western Railway was created by an act of Parliament in 1835 in order to create a double tracked railway line connecting London and Bristol. Isambard Kingdom Brunel was the engineer retained by Great Western Railway to construct the line and as a result the line was first constructed using his broad-gauge tracks which required considerably more land within the railway cut. The work on the line began in 1836 at both ends with the intention of meeting in the middle (Great Western Archive 2013). The line to Reading was completed in 1840 with the full line's completion in 1841. Reading Station was originally designed by Isambard Kingdom Brunel and built in 1840. The main building of Reading General Station is Grade II listed and an enlargement and remodelling of the original design was undertaken by Mr Lane, the Chief Engineer of the Great Western Railway Company between 1865 and 1867. A railway works was constructed to the north of the station.
- 5.3 The Ordnance Survey 1st edition 25":mile map of 1881 (fig 1.1) shows the development of the railway to the south of the application site with a works building and railway tracks extending into the south-east corner of the application site. The application site is crossed by two drainage canals leading to a single canal from the north-east side of Vastern Road. Industrial buildings including a timber yard and malthouses have been constructed to the west of the application site. The land to the north of Vastern Road remains open to the Thames River.

- 5.4 The Ordnance Survey 2nd edition 25":mile map of 1900 (fig 1.2) shows the coal depot of the Great Western Railway Works has been constructed within the application site along with other railway lines. The land to the north of the application site has been fully developed with terraces housing and industrial works including a saw mill, electric works and iron works. The land to the west of the application site has been redeveloped as terraced housing. The railway works continued to expand and develop until it was at its largest extent as seen in the Ordnance Survey 1:1250 scale map of 1956–57 (fig 1.3).
- 5.5 The Ordnance Survey 1:1250 scale map of 1969–72 (fig 1.4) shows clearance of the railway work apparatus to the east of the application site and the construction of a small car park in the west of the application site suggesting that the works were no longer a priority.
- 5.6 The application site has been completely cleared and redeveloped by the Ordnance Survey 1:1250 scale map of 1988 (fig 1.5) and has not changed since. The buildings on the application site are various large pavilion style brick built retail units with metal roofs. The railway works to the south-west of the application site have been demolished and redeveloped as a sorting office.

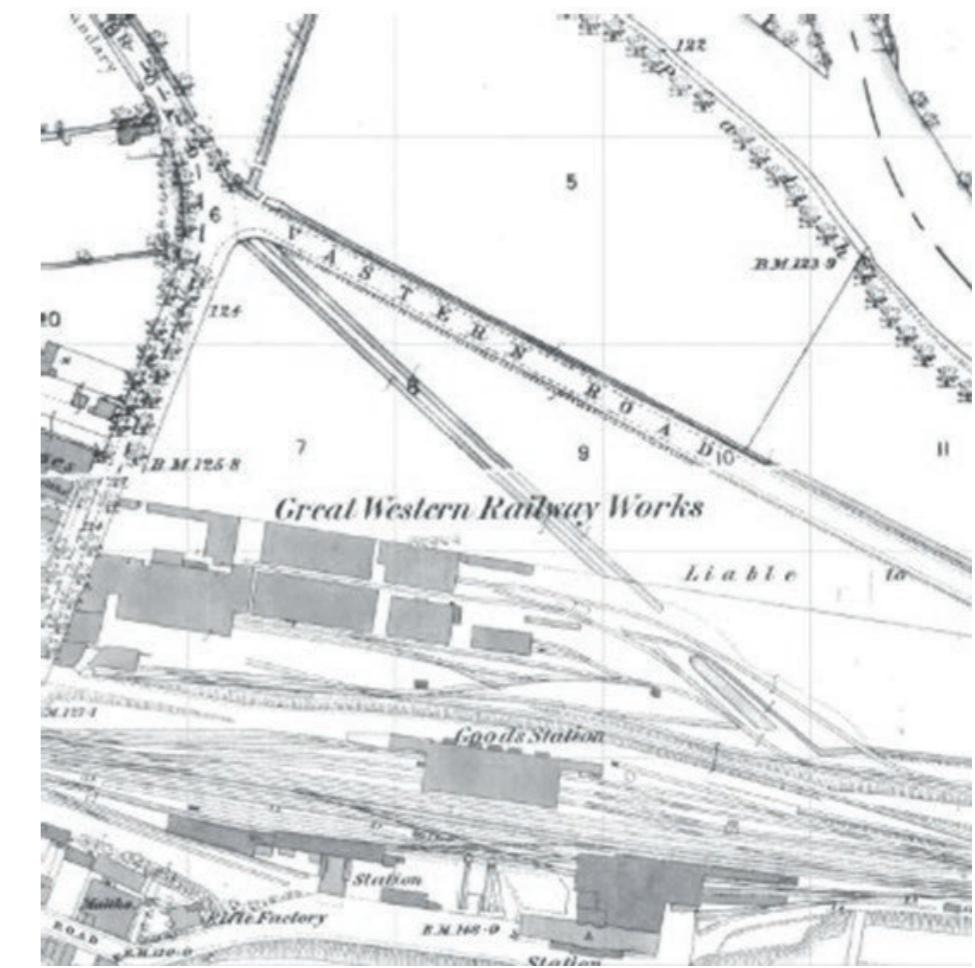


Figure 5.1 OS Map of 1881

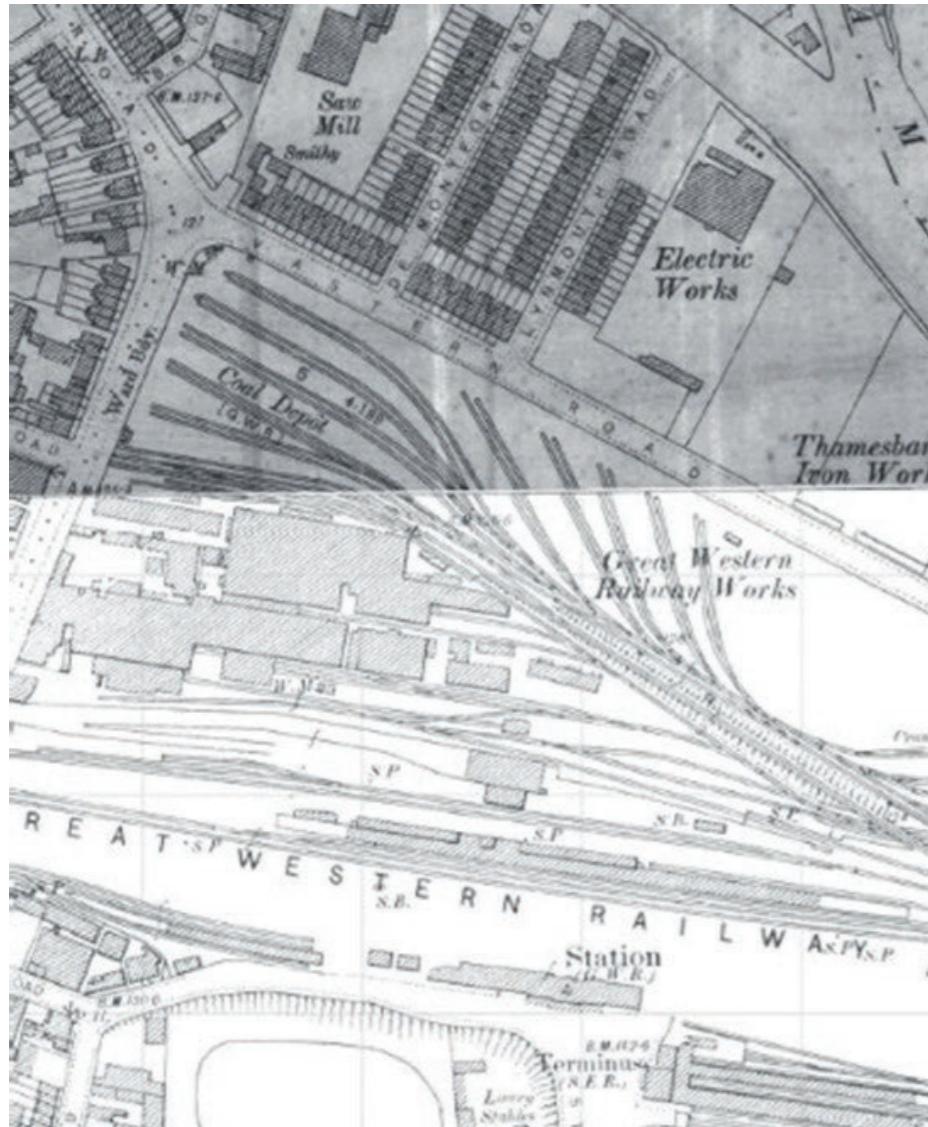


Figure 5.2 OS Map of 1900

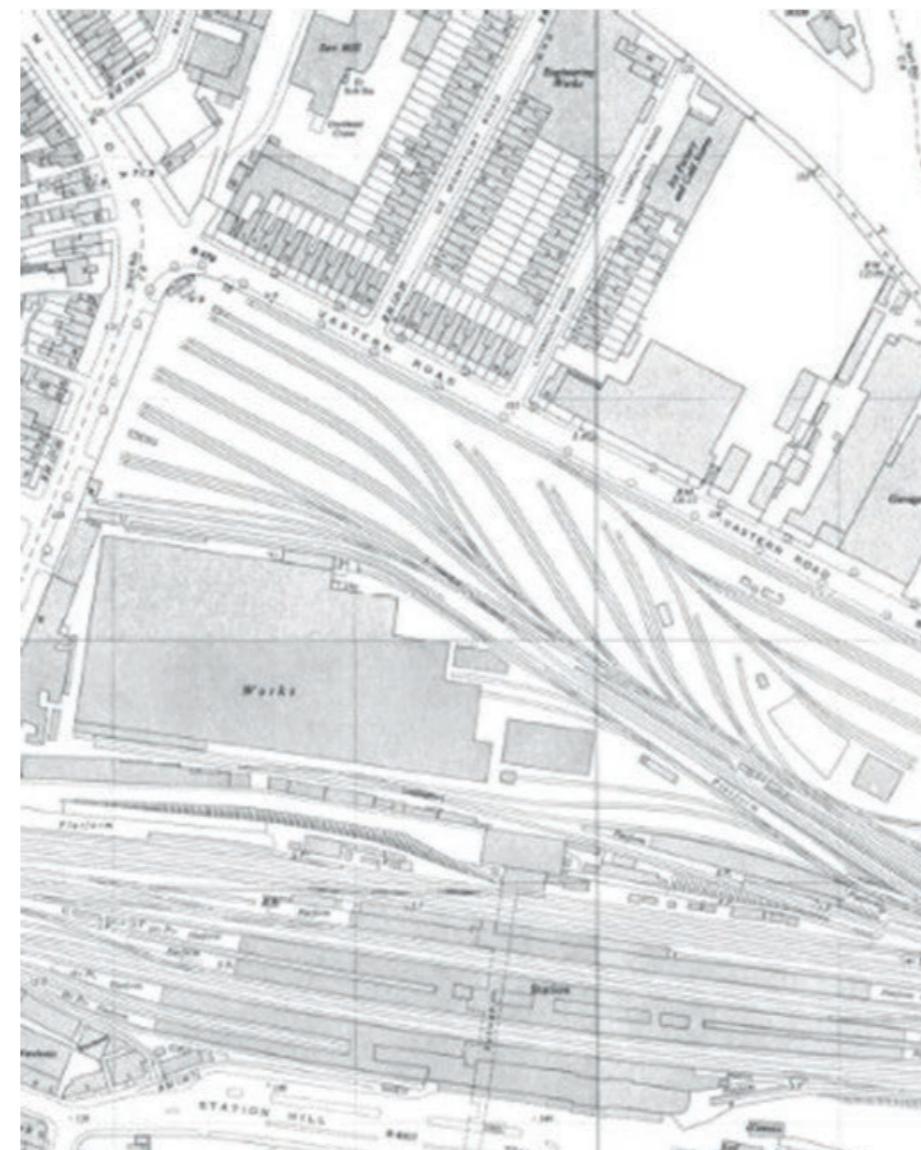


Figure 5.3 OS Map of 1956-1957

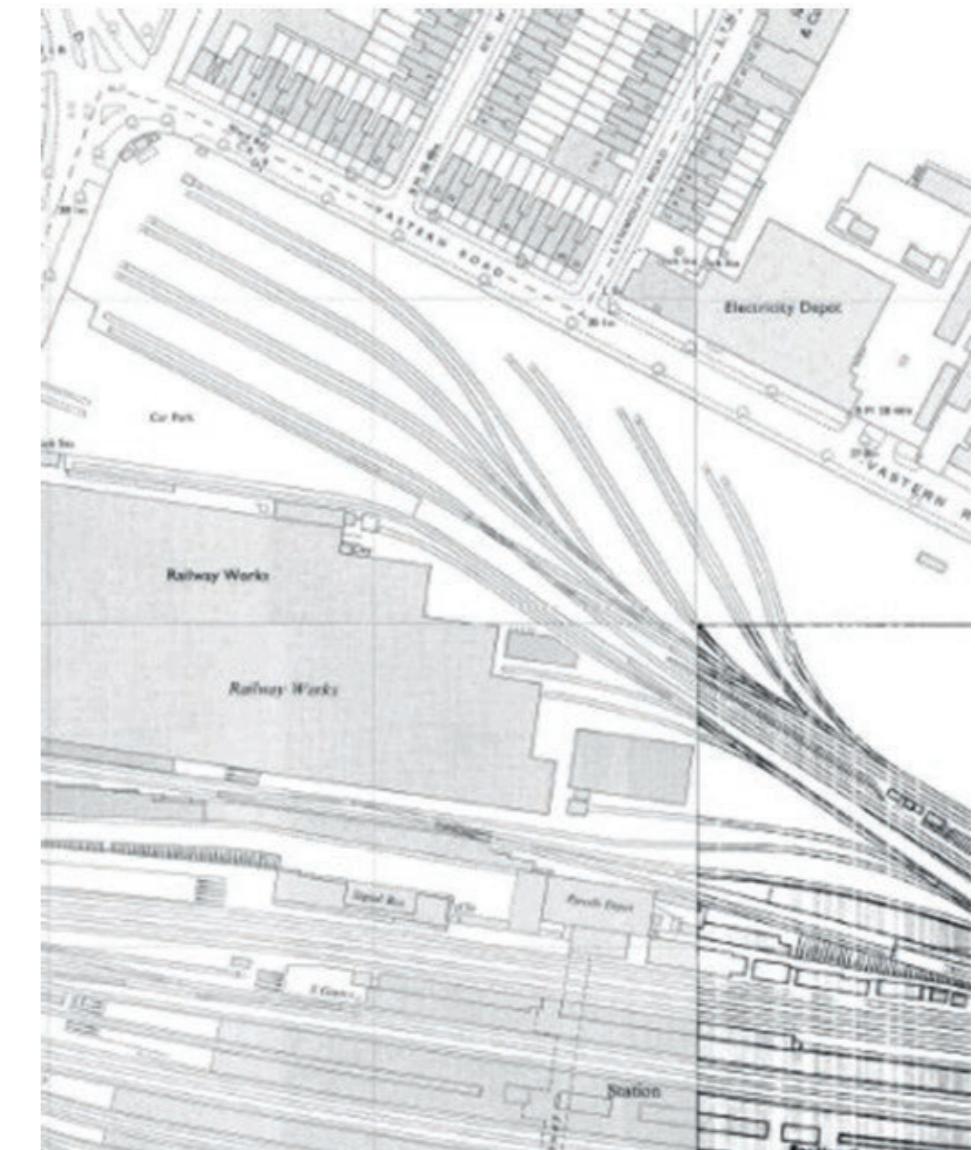


Figure 5.4 OS Map of 1969-1972

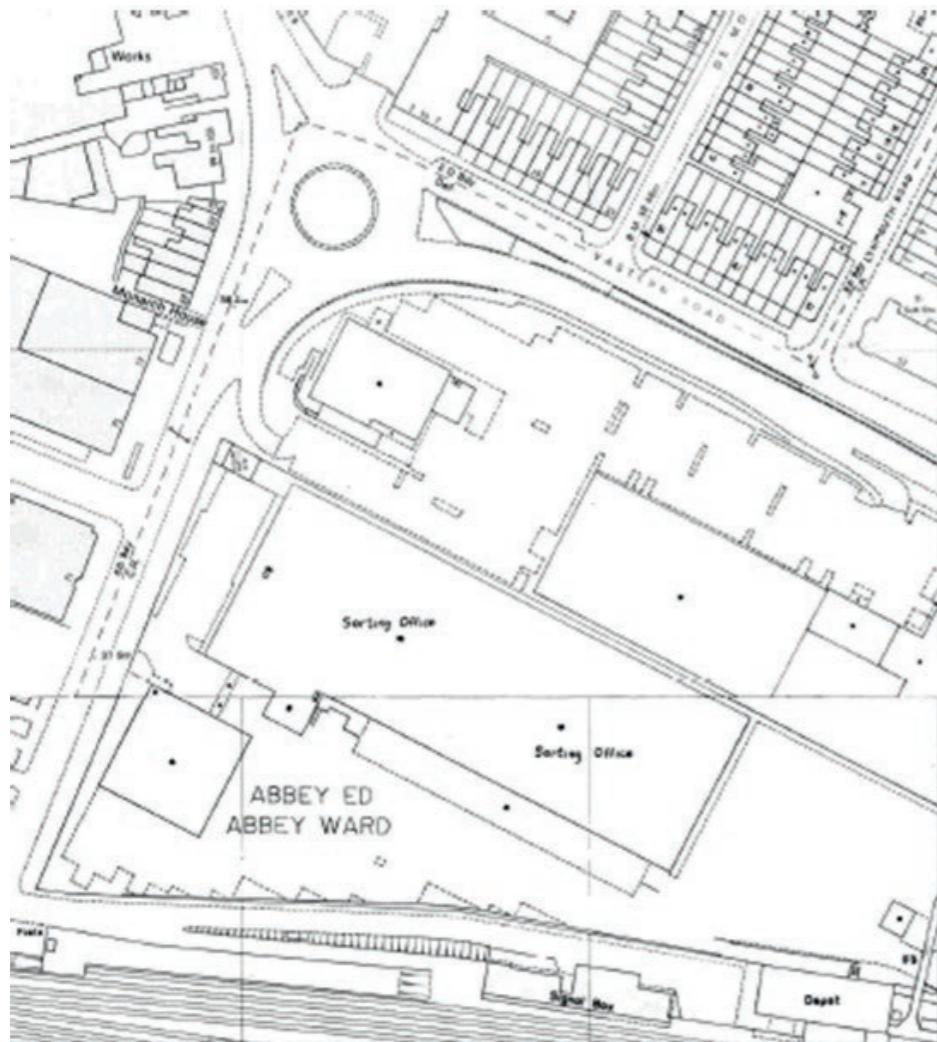


Figure 5.5 OS Map of 1988

### SITE DESCRIPTION

- 5.7 The application site is a series of brick built pavilion style double storey commercial units. All of these buildings date to the 1980s.
- 5.8 The application site is bounded by Vastern Road to the north, beyond which are residential units and a Scottish and Southern Energy (SSE) office unit. To the east is Trooper Potts Way, Network Rail Thames Valley Area Site Office and Reading Railway Station are to the south and Caversham Road to the west on which there are commercial, residential and industrial units.
- 5.9 The area surrounding the application site can be characterised as urban development with a mix of commercial, industrial and residential uses.

# **6.0**

## **STATEMENT OF SIGNIFICANCE**

### **READING STATION PARK**

# STATEMENT OF SIGNIFICANCE

## INTRODUCTION

6.1 The heritage asset map at **Figure 6.6** shows the location the designated and non-designated heritage assets relative to the site within a study area of 500m. The application site does not contain any nationally designated (protected) heritage assets; such as scheduled monuments, listed buildings or registered parks and gardens. There are several designated heritage assets that may be affected and have been scoped into full ES assessment.

## SIGNIFICANCE CRITERIA

6.2 The NPPF defines significance as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".*

6.3 Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion.

6.4 An assessment of the significance for each of the identified heritage assets has been carried out in accordance with the criteria set out in the NPPF.

## LISTED BUILDINGS

- 6.5 The significance of the following Grade II\* listed buildings has been considered;
  - Former Town Council Chamber (Grade II\*).
- 6.6 The significance of the following Grade II listed buildings has been considered;
  - Reading Museum, former School of Art, and Concert Hall (Grade II);
  - Main Building of Reading Station (Grade II);
  - Former Great Western House (Grade II);
  - The Statue of King Edward VII (Grade II);
  - 13 and 15 Station Road (Grade II);
  - Regent Place (Grade II); and
  - 29 and 31 Caversham Road (Grade II).

## FORMER TOWN COUNCIL CHAMBER (GRADE II\*)

### HISTORIC VALUE

6.7 The Former Town Council Chamber lies approximately 350m to the south of the site. The town hall was built in several phases between 1786 and 1897, although the principal French Gothic facade was designed by renowned architect Alfred Waterhouse and constructed between 1872 and 1875.

### ARCHITECTURAL AND ARTISTIC VALUE

6.8 The building is characterised by its use of grey and red brick paired with terracotta panels which were products of the town's Colliers' brickworks. Waterhouse's design also incorporated a 5-storey clock tower over the entrance which has become a distinctive Reading landmark.

### SUMMARY OF SIGNIFICANCE

6.9 The Formal Council Chamber has high significance as derived from its historic association as an important public building linked to the development of Reading and its architectural detailing.

6.10 The wider setting of the listed building comprises the urban environment of Blagrave Street which is flanked by buildings of 4-5 storeys of varying architectural style.



Figure 6.1 Former Town Council Chamber (Grade II\*)

## READING MUSEUM, THE FORMER SCHOOL OF ART AND CONCERT HALL (THREE ASSETS ARE GRADE II)

### HISTORIC VALUE

6.11 Reading Museum lies approximately 350m to the south of the site. The asset comprises the former School of Art building, the original Museum building, and the Concert Hall, all of which are Grade II listed. In our assessment we have grouped these buildings together owing to their proximity and shared setting.

6.12 This group of listed buildings along Blagrave Street reflects the expansion of Reading in the 18th and 19th centuries. Constructed between 1879 and 1894 these buildings sit alongside the former Town Council Chamber. The Concert Hall was designed by Thomas Lainson and reflects the Town Council Chamber's French Gothic styling. The Art Gallery and Museum were later designed by a local architect, W.R Howell, to fill the corner between the concert hall and the School of Art. The Museum is of an asymmetric design in Gothic style closely echoing the style of the concert hall.

6.13 From 1986 the buildings, including the former Town Council Chamber, were collectively refurbished and now house a new concert hall and new galleries for the museum and art gallery.

#### ARCHITECTURAL AND ARTISTIC VALUE

6.14 This group of buildings reflect the Town Council Chamber's French Gothic styling and are constructed using local materials such as dark blue brick with dark red brick and terracotta dressings. A terracotta band wraps around the buildings above the ground floor, the carved reliefs depicting the history of Reading.

#### SUMMARY OF SIGNIFICANCE

6.15 Reading Museum, the Former School of Art and the Concert Hall has medium significance in respect of its architectural detailing and connection with the Grade II\* listed Town Council Chamber.

6.16 Along with the Town Council Chamber, these buildings are experienced within a highly urbanised setting comprising architecturally traditional buildings and new modern developments.

### MAIN BUILDING OF READING STATION (GRADE II)

#### HISTORIC VALUE

6.17 The entrance to Reading Station lies approximately 250m south of the site. The first Reading station was designed by Isambard Kingdom Brunel as part of the original line of the Great Western Railway. Between 1865–67, the original station was enlarged and remodelled by architect Mr Lane (Chief Engineer of the GWR Co). The remodelled station is of an Italianate style and comprises a 2-storey symmetrical building of buff brick and Bath stone, incorporating a tower and clock.

6.18 The historic value of this building lies in its association with the construction of the Great Western Railway, and in particular its association with the railway's chief engineer Isambard Kingdom Brunel.

#### SUMMARY OF SIGNIFICANCE

6.19 Reading Station has medium significance in respect of its historic association with Isambard Kingdom Brunel and the Great Western Railway.

6.20 The 18th, 19th and 20th century history of the area is closely associated with the development of the Great Western Railway. The setting of the listed building has been impacted by more recent office and station developments.



**Figure 6.2** The Main Building to Reading Station (Grade II)

### FORMER GREAT WESTERN HOUSE (GRADE II)

#### HISTORIC VALUE

6.21 In 1844, the Great Western House is a 3-storey, Italianate building constructed for visitors to the town travelling on the GWR. It is situated at the junction of Blagrave Street and Station Road, directly opposite the main entrance to Reading Station. It is thought to be one of the oldest surviving railway hotels in Britain and is Grade II listed. The historic value of the hotel is derived from its association with the construction of the Great Western Railway.

#### AESTHETIC VALUE

6.22 The aesthetic value of these buildings lies in their contribution of historic vernacular architecture. The buildings are experienced as part of modern street scene incorporating the later 20th and 21st century station buildings and mid-rise office buildings in the surrounding area.

#### SUMMARY OF SIGNIFICANCE

6.23 The Former Great Western House has medium significance in respect of its historic association with the Great Western Railway.

6.24 As with Reading Station the setting of the listed building has been eroded by modern office and station developments.

### THE STATUE OF KING EDWARD VII (GRADE II)

#### HISTORIC AND ARCHITECTURAL VALUE

6.25 The Statue of King Edward VII is situated on Station Approach and is Grade II listed. The statue was erected in 1902 to commemorate the coronation of King Edward VII. It was designed by sculptor George Edward Wade and comprises a large bronze statue of the King in Coronation robes, a high polished granite plinth with Ionic corner scroll balusters and re-entrant cornice.

#### SUMMARY OF SIGNIFICANCE

6.26 Based on the above the statue has a medium significance as a result of its historic association with King Edward VII's coronation.

6.27 The setting of the statue is greatly impacted by the road network at the approach to Reading Station. The statue sits within a major road junction and as such is inaccessible.

### 13 AND 15 STATION ROAD (GRADE II)

#### HISTORIC VALUE

6.28 These buildings have group value as a pair of 20th century buildings associated with the development of the high street at Station Road. These commercial buildings were designed by Joseph Morris and date from circa 1903. They comprise of a ground floor shop front, 2 additional storeys and an attic.

#### ARCHITECTURAL VALUE

6.29 The buildings are elaborately designed in a mixture of Baroque Art Nouveau and Flemish styles. The use of local materials such as red and yellow glazed brick with terracotta detailing is characteristic of Reading and is reflected in neighbouring buildings in the immediate locale.

#### SUMMARY OF SIGNIFICANCE

6.30 These buildings have a medium significance in respect of their elaborate architectural detailing and association with the development of Reading's commercial high street.

6.31 The buildings are experienced within a highly urban setting of Station Road which comprises a narrow street of 4-5 storey buildings on each side.

## REGENT PLACE (GRADE II)

### HISTORIC VALUE

- 6.32 Regent Place is a Grade II listed building situated to the west of the site. Constructed in 1847, the building comprises a 3-storey and basement terrace block of four townhouses.

### ARCHITECTURAL VALUE

- 6.33 The buildings were constructed using local red brick and stucco trim around the tripartite sash windows. The end bays are complete with frieze and cornicing at the ground and first floor windows. A stucco date panel in centre of the terrace is inscribed "Regent Place MDCCCXLVII".

### SUMMARY OF SIGNIFICANCE

- 6.34 This terrace has a medium significance in respect of its architectural styling and its experience as a complete terrace.
- 6.35 The terrace is surrounded by mid-rise 20th century office and residential developments and has been eroded by the development of a dual carriageway to the front of the building.

## 29 AND 31 CAVERSHAM ROAD (GRADE II)

### ARCHITECTURAL VALUE

- 6.36 Completed in 1847 the building comprises two individual 2-storey residences complete with basement. The residences are constructed using red brick with a first floor sill band and hipped slate roof with central chimney.

### ESTHETIC VALUE

- 6.37 The aesthetic value of these buildings lies in their architectural style as examples of vernacular architecture and that they are unusual given the surrounding architecture which is mainly modern.

### SUMMARY OF SIGNIFICANCE

- 6.38 These residences have medium significance as derived from their architectural style as examples of vernacular architecture.
- 6.39 The residences are set back from the dual carriageway between other residential developments of a similar storey height and architectural style.



**Figure 6.3** Regent Place on Caversham Road (Grade II)



**Figure 6.4** 29 and 31 Caversham Road (Grade II)

## MARKET PLACE/LONDON STREET CONSERVATION AREA

- 6.40 The Market Place/London Street Conservation Area is situated to the south-east of the site and comprises much of central Reading, including the Former Town Council Chamber, the Museum of Reading and the Reading Concert Hall. It is designated as a historically important local centre containing medieval, 18th, 19th and early 20th century architecture reflecting the commercial development of the town as a marketplace.
- 6.41 The conservation area comprises of a tight urban form and storey heights typically range from two to four storeys save for the more prestigious listed buildings along Blagrave Street. and is separated from it visually and physically by the railway. The high built landscape form means it is unlikely the development will be seen from within the Conservation Area or its peripheries.

## 55 VASTERN ROAD

- 6.42 In May 2017, the building at the eastern end of No. 55 Vastern Road was added to the List of Locally Important Buildings and Structures. The building has been integrated within the wider (architecturally later) office and industrial depot Scottish and Southern Energy (SSE) complex on Vastern Road, but is architecturally distinct. It is assumed that the building was constructed around 1900 as part of an 'Electric Works'. Building thought to be connected to the electric works. It is principally constructed using orange brick in Flemish Bond with some grey/blue brick, which is characteristic of Reading. The liberal use of stone in the string work, porticos, headers and pillars suggests a higher quality building and gives the structure grandeur beyond its size. The design is an eclectic mix of a number of architectural styles, making use of polychromatic effects, including Neo-Gothic elements, appearing to be a Victorian building in a kind of Classical/Georgian revival, fashionable at the time.
- 6.43 The evidential and historic value of the building lies in its association with SSE. Its aesthetic value lies in its architectural form which is different to the surrounding buildings. The building has little communal value as it belongs to a private company and has no public access. Therefore the significance of this building is low.

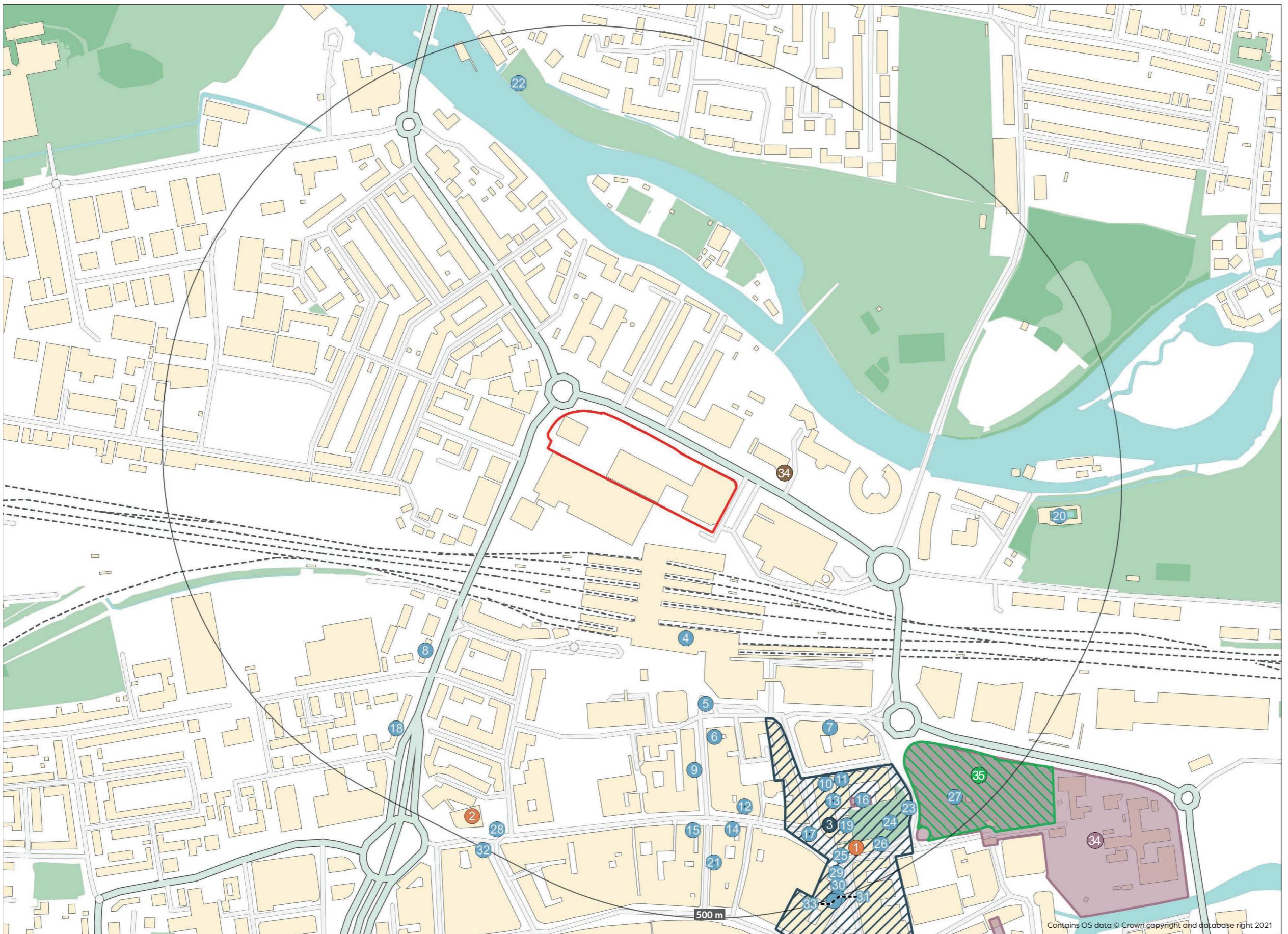


**Figure 6.5** 55 Vastern Road – Locally Listed Building

	MAP NO.	NHL NUMBER	GRADE	NAME	DISTANCE FROM CENTRE OF APPLICATION SITE	HERITAGE VALUE
6.42	3	1113400	II*	Former Town Council Chamber	547m south-east	High
	4	1321892	II	Main building of Reading General Station	230m south-east	Medium
	5	1113589	II	Statue of King Edward VII	320m south-east	Medium
	6	1113591	II	Great Western House	365m south-east	Medium
	8	1113434	II	Regent Place	366m south-west	Medium
	9	1113590	II	13 and 15 Station Road	401m south-east	Medium
	10	1321990	II	Reading Museum	478m south-east	Medium
	11	1113600	II	Former School of Art	484m south-east	Medium
	13	1113401	II	The Concert Hall	515m south-east	Medium
	18	1113433	II	29 and 31 Caversham Road	464m south-west	Medium
	36	n/a	n/a	55 Vastern Road	151m north-east	Low
	A	n/a	n/a	Market Place Conservation Area	270m south-west	Medium

**Table 6.1** Heritage Receptors taken forward to full assessment

## HERITAGE ASSET PLAN



**LOCATION:**  
Reading Station Park

**DATE:**  
October 2021

**SCALE:**  
1:5,000 @ A3

FIGURE 6.1 Heritage asset map

▲ NORTH



MONTAGU EVANS  
CHARTERED SURVEYORS  
70 ST MARY AXE,  
LONDON, EC3A 8BE  
T: +44 (0)207493 4002  
WWW.MONTAGU-EVANS.CO.UK

# **7.0**

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## **READING STATION PARK**

# BIBLIOGRAPHY

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Groundsure historic Ordnance Survey mapping

# **APPENDIX 1: LIST DESCRIPTIONS**

## **READING STATION PARK**



# Church of St Laurence

## Overview

Heritage Category:  
Listed Building

Grade:  
I

List Entry Number:  
1113532

Date first listed:  
22-Mar-1957

Statutory Address:  
Church of St Laurence, Market Place, Reading

## Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1113532.pdf**

([https://mapservices.HistoricEngland.org.uk/printwebservice/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservice/HLE_A4L_Grade|HLE_A3))

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 30-Sep-2021 at 10:13:56.

## Location

Statutory Address:  
Church of St Laurence, Market Place, Reading

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

District:  
Reading (Unitary Authority)

Parish:  
Non Civil Parish

National Grid Reference:  
SU 71708 73548

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

## Details

SU 7173 NE 1/202

READING Market Place Church of St Laurence

22.3.57.

GV I

Church of England. Structure Norman to C15 with excessive restorations of 1867. Flint with Bath stone ashlar quoins and dressings. Taynton stone elements. Principal feature the tile C15 three stage tower closing vista to north of Market Place - crenellated parapet, octagonal chequered clasping buttresses with strings, capped by crenellation (spirelets removed); sundial to south dated 1727, main entrance to west. Tower built 1458. Tiled roofs with centre valley (nave and north aisle).

1+4 bay nave, two very wide chancel bays. Nave south wall has small Norman window at west end and a late C12 round headed doorway with waterleaf capitals; other openings restored Decorated style. Chancel east end has three lancets with blind lancets between. North aisle and chancel aisle probably 1521 (when present arcade built) see flat topped two light cusped windows and three light east window.

Interior: Norman fragments in north aisle door, king-post roof of C15. 1522. Font. Good C18 pulpit. Fine bench ends with tracery panels and poppyheads in chancel. Organ case (very fine) 1741 by Byfield. Pulpit also 1741 - panelled single storey affair on mid C19 stand. A number of brasses and memorials. The best is the memorial to John Blagrave (died 1611, author of "The Mathematical Jewell"). The principal interest of this church is that it was built at the Abbey gate. The circa 1200 work may possibly be in connection with foundation of St John's Hospice (qv Blagrave St Municipal Buildings).

Listing NGR: SU7170473547

End of official listing

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## Legacy

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Legacy System number:

39066

Legacy System:

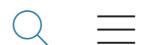
LBS

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([https://www.bgs.ac.uk/mineralsuk/buildingStones/StrategicStoneStudy/EH\\_atlases.html](https://www.bgs.ac.uk/mineralsuk/buildingStones/StrategicStoneStudy/EH_atlases.html))

## Legal



# GREYFRIARS CHURCH

## Overview

Heritage Category:  
Listed Building

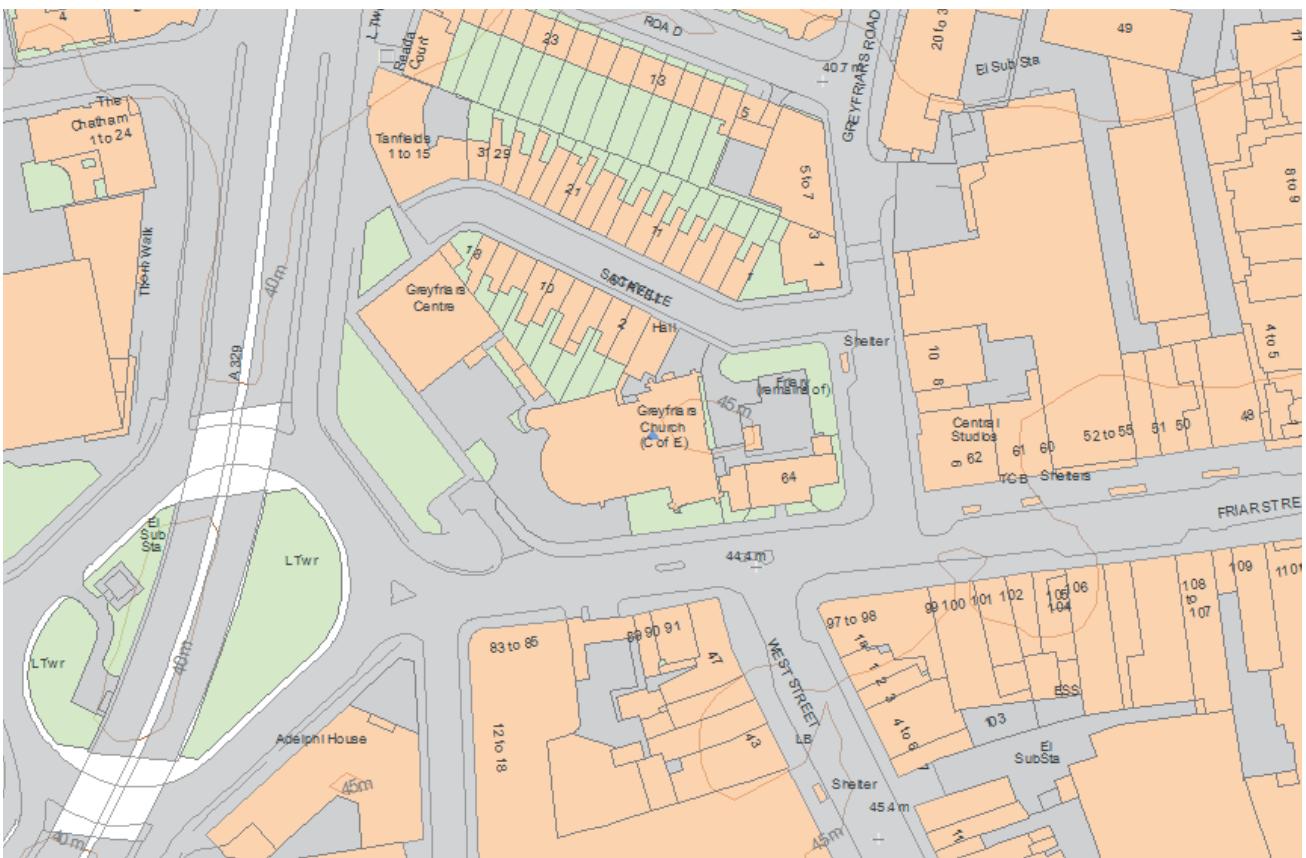
Grade:  
I

List Entry Number:  
1321952

Date first listed:  
22-Mar-1957

Statutory Address:  
GREYFRIARS CHURCH, FRIAR STREET

## Map



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This copy shows the entry on 30-Sep-2021 at 10:19:08.

## Location

Statutory Address:  
GREYFRIARS CHURCH, FRIAR STREET

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

District:

Reading (Unitary Authority)

Parish:

Non Civil Parish

National Grid Reference:  
SU 71210 73589



## Details

FRIAR STREET 1. 5128 (North Side) Greyfriars Church SU 7173 12/122 22.3.57. I 2. Church of England. Said to be the most complete surviving example of Franciscan- architecture in England, and in use again as a church. The first site (1255-59) being unsatisfactory, the present church was built 1285 plus, and ready by 1311. It served as Town Bridewell during the C18 and was only restored circa 1863 by the Borough Surveyor (W H Woodmn). Built of squared knapped flints with stone plinth, dressings and buttresses. Tiled roof swept down over aisles with small vents. 3 bay nave, large transept (added to church by Woodman, probably incorrectly), chancel removed after the Reformation and east chancel arch blocked. Gable over now carries Woodman's triple arched belfry. The nave has segmental headed 3 light windows of plain decorated style and an extremely fine west window of 5 lights, decorated style with reticulated tracery. The transept has 2 bays each side of main vessel, each with plain 'Y' tracery, the north and south windows 4-light in Decorated style. North and south doors in nave with moulded pointed arches. Interior spacious; crown post and wind-brace roof supported on original cruciform and quadriblobal shafts. Gabled and arcaded retable. Font and pulpit date from restoration. Entrance now in annexe to west.

Listing NGR: SU7121673588

## Legacy

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

Legacy System number:  
38955

Legacy System:  
LBS

## Legal

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

End of official listing

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# TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER

## Overview

Heritage Category:  
Listed Building

Grade:  
II\*

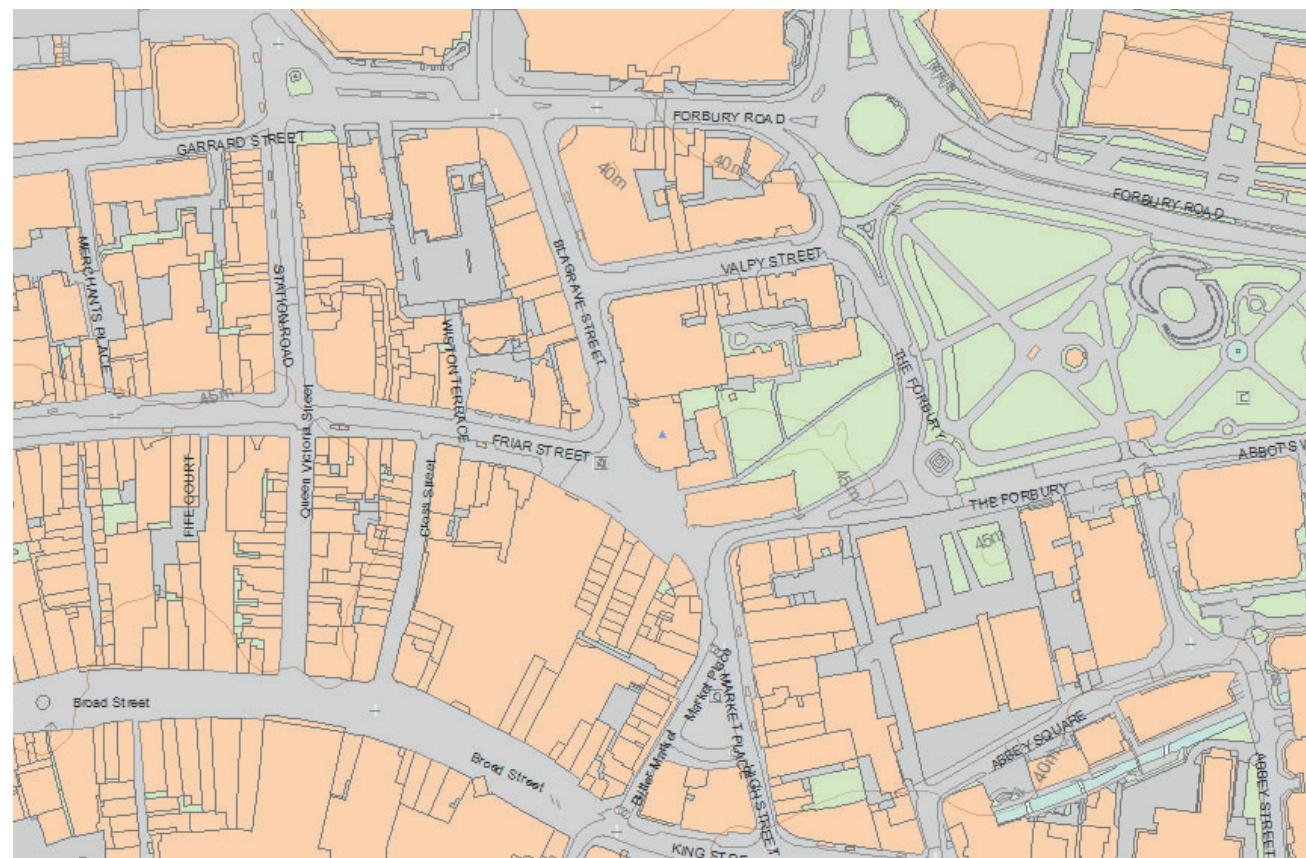
List Entry Number:  
1113400

Date first listed:  
22-Mar-1957

Date of most recent amendment:  
14-Dec-1978

Statutory Address:  
TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER , BLAGRAVE STREET

## Map



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National Grid Reference:  
SU 71674 73578

## Details

BIAGRAVE STREET 1. 5128 Town Council Chamber and Offices with Clock Tower (Formerly listed as Town Hall and Municipal Offices (The block designed by Sir Alfred Waterhouse only)) SU 7173 NE 1/26 22.3.57. II\* GV 2. 1872-75 (foundation stone 1874) by Alfred Waterhouse. French Gothic style. 2 storeys and attic. 5 storey tower. Built in red and grey brick with terracotta ornaments. Tower placed to close vistas from Friar Street and Market Place. The whole is modest in scale and surprising in its use of the local materials, uncharacteristically 'soft' for Waterhouse. Tower is over entrance lobby. Corbelled polygonal buttresses at corners with finials and steep saddle back roof. Clock below belfry screen. Pointed arch entrance with shields and date in spandrels. To left the Council Chamber, 4 bays with slight break gabled to left. Paired lights in segmental headed recesses to ground floor. Tall lancets with label moulds and polychromed tympana over 2 light double transom windows which contain Waterhouse pink grisaille glass. Roundel with arms of Borough in gable below attic window. 1 gabled dormer. To right of tower the effect altered by removal of 2nd tower following war damage. Angled round to east, 3 storeys with modillion cornice to pierced parapet. 4 bays divided by diagonal buttresses; 2 light transomed windows in segmental headed recesses. Interior: Rich entrance lobby leads to stair hall with enclosed arched staircase, segmental arches whose mouldings lie into piers. Council chamber retains original fittings, Gothic fireplace, gallery, benches etc.

Listing NGR: SU716773577

## Legacy

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

Legacy System number:  
38761

Legacy System:  
LBS

## Legal

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

End of official listing

## Location

Statutory Address:  
TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER , BLAGRAVE STREET

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

District:

Reading (Unitary Authority)

Parish:

Non Civil Parish

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# MAIN BUILDING OF READING GENERAL STATION

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1321892

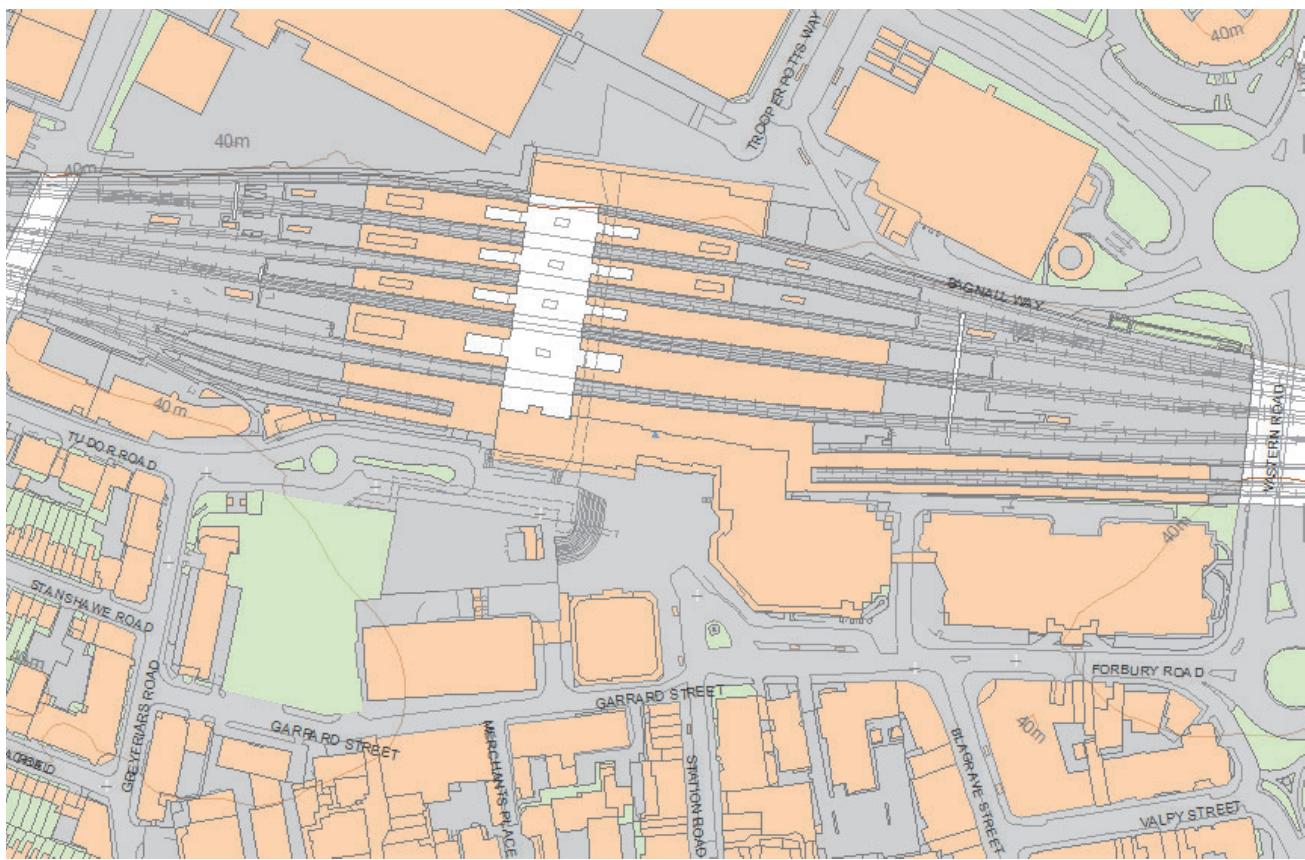
Date first listed:

21-Jan-1976

Statutory Address:

MAIN BUILDING OF READING GENERAL STATION, STATION HILL

## Map



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## Location

Statutory Address:

MAIN BUILDING OF READING GENERAL STATION, STATION HILL

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

District:

Reading (Unitary Authority)

Parish:

Non Civil Parish

National Grid Reference:  
SU 71487 73820

## Details

STATION HILL 1. 5128 Main building of Reading General Station SU 7173 NE 1/363 SU 7173 12/363 21.1.76. II 2. 1865-67, architect Mr Lane (Chief Engineer of the GWR Co). Enlargement and remodelling of I K Brunel's original station of circa 1840. Italianate details. 2 storey symmetrical main building of buff brick from Coalbrookdale with Bath stone dressings, rusticated quoins. 10 bays wide, slight break to centre 4. Frieze, moulded cornice and blocking course, the projecting centre having console brackets to the cornice and the blocking course raised as solid pediment. The ground floor of the centre break has guilloche frieze and panelled pilasters with wreath caps flanking the windows and doorways. Cornices on console brackets over 1st floor windows, with triangular and segmental pediments over those in centre break. Canopy across ground floor. Hipped slate roof, chimneys removed. Pleasant central cupola, which has round headed lights and bracket eaves to pyramidal roof with finial. Canopy extends over ground floor extensions on both sides, about 12 bays to left and 7 to right.

Listing NGR: SU7148773820

## Legacy

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

Legacy System number:  
39190

Legacy System:  
LBS

## Legal

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

End of official listing

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# THE STATUE OF KING EDWARD VII

## Overview

Heritage Category:  
Listed Building

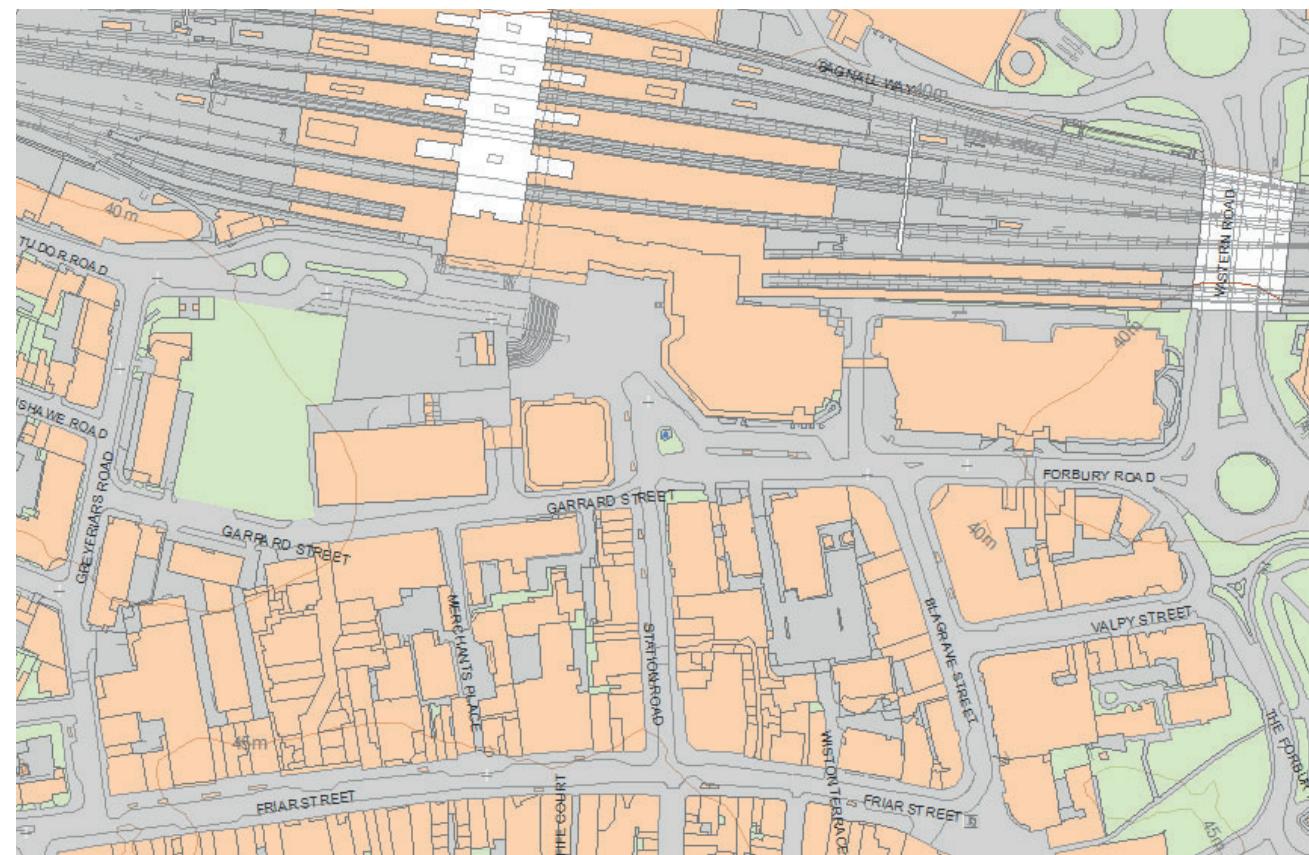
Grade:  
II

List Entry Number:  
1113589

Date first listed:  
14-Dec-1978

Statutory Address:  
THE STATUE OF KING EDWARD VII, STATION APPROACH

## Map



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This copy shows the entry on 30-Sep-2021 at 10:27:29.

## Location

Statutory Address:

THE STATUE OF KING EDWARD VII, STATION APPROACH

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

District:

Reading (Unitary Authority)

Parish:

Non Civil Parish

National Grid Reference:  
SU 71513 73735

## Details

STATION APPROACH 1. 5128 The Statue of King Edward VII SU 7173 NE 1/580 II 2. 1902 to commemorate Coronation. Sculptor: George Edward Wade. Large bronze statue of the King in Coronation robes. High polished granite plinth with Ionic corner scroll balusters and re-entrant cornice.

Listing NGR: SU7151373735

## Legacy

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

Legacy System number:  
39189

Legacy System:  
LBS

## Legal

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

End of official listing

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# GREAT WESTERN HOUSE

## Overview

Heritage Category:  
Listed Building

Grade:  
II

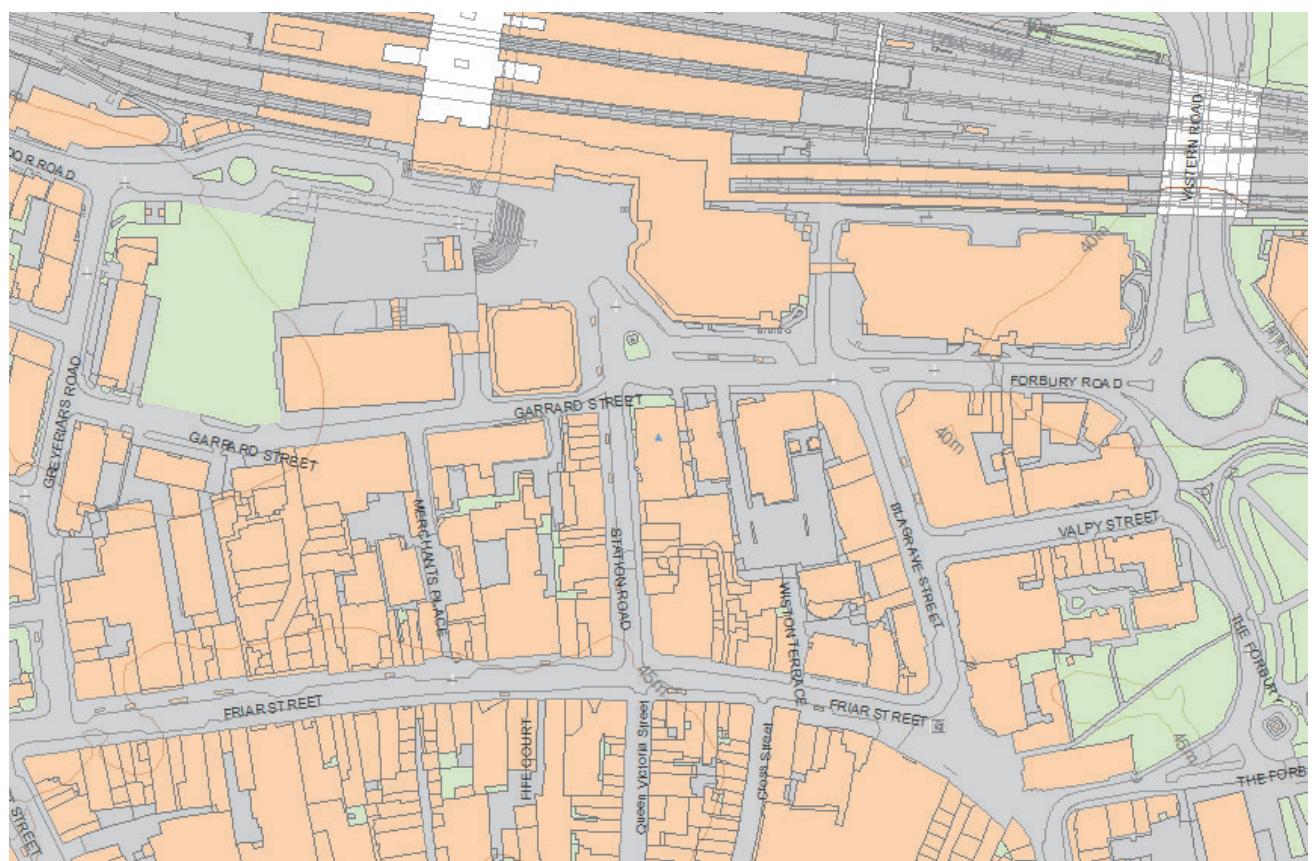
List Entry Number:  
1113591

Date first listed:  
26-Jul-1973

Date of most recent amendment:  
14-Dec-1978

Statutory Address:  
GREAT WESTERN HOUSE, STATION ROAD

## Map



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## Location

Statutory Address:  
GREAT WESTERN HOUSE, STATION ROAD

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

District:  
Reading (Unitary Authority)

Parish:  
Non Civil Parish

National Grid Reference:  
SU 71524 73692



## Details

STATION ROAD 1. 5128 (East Side) Great Western House (Formerly listed as Former Great Western Hotel) SU 7173 NE 1/582  
 26.7.73. II 2. One of the 1st Railway Hotels in Britain. 1844 Italianate. 3 storeys and basement. Stucco with rusticated quoins. Ground floor channelled. 5x3 bays divided by pilasters supporting an entablature and boldly projecting modillion cornice. Glazing bar sash windows with architraves. Balustraded balcony, frieze and cornice to 1st floor windows, centre with pediment. 2nd floor windows with bracket cornice. Central projecting portico with full Doric order and paired columns. 2 bay canted extension to right in matching style. North front has central bowed 3 light bay with cornice over on ground floor. High panelled parapet over cornice. Later 4 storey extension to left with carriage entry. Moulded coping to parapet. 2+1 bays. Modern extension to south. Similarities with Royal Station Hotel at Slough suggest I K Brunel as architect or one of his assistants. Balustraded area to street with heavy balusters. Curved to station approach corner.

Listing NGR: SU7152473692

## Legacy

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

Legacy System number:  
39193

Legacy System:  
LBS

## Legal

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

End of official listing

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# WALTER PARSONS CORN STORES

## Overview

Heritage Category:  
Listed Building

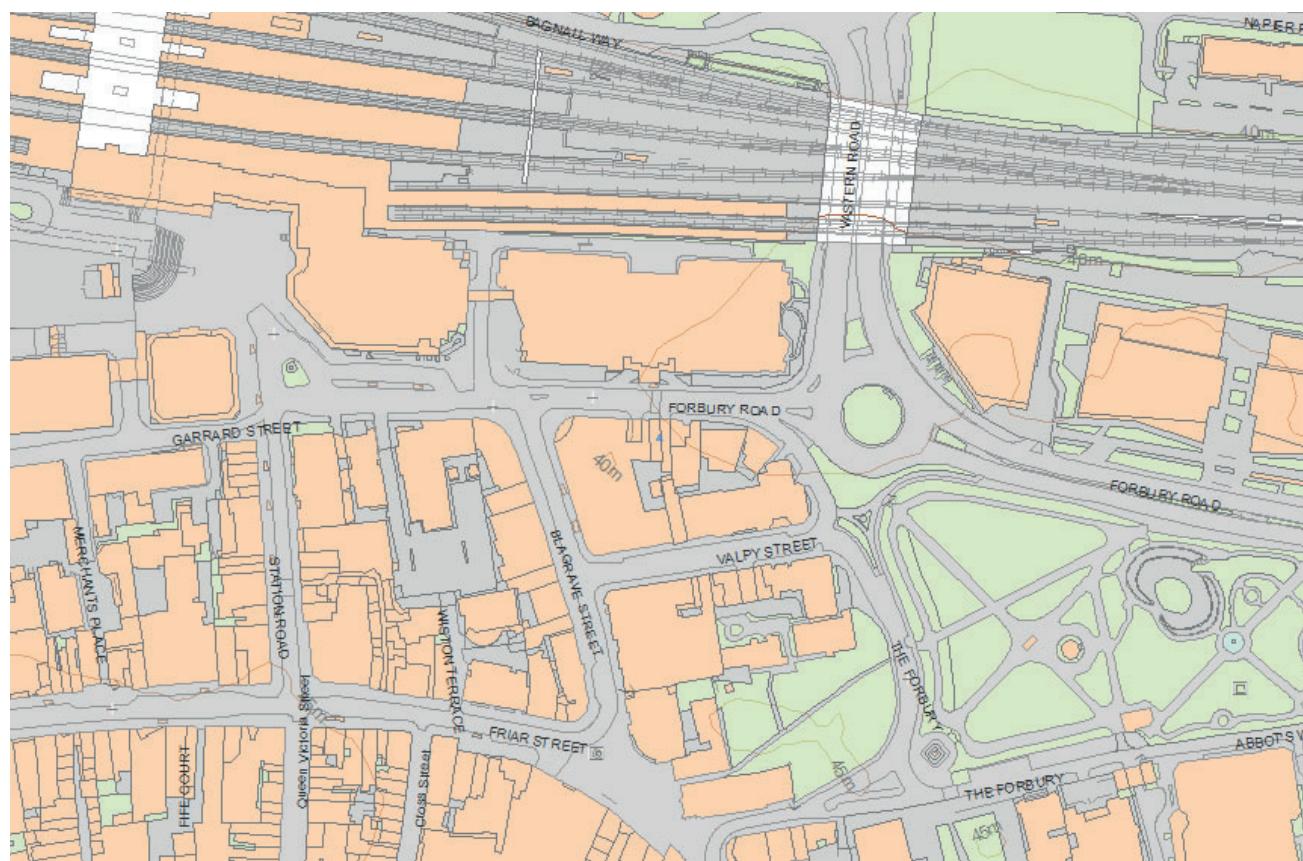
Grade:  
II

List Entry Number:  
1248738

Date first listed:  
05-Nov-1993

Statutory Address:  
WALTER PARSONS CORN STORES, 10, FORBURY ROAD

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National Grid Reference:  
SU 71674 73704

## Details

The following building shall be added to the list:-

READING FORBURY ROAD SU 7173 NE (South side)

1/10002 No. 10 Walter Parsons Corn Stores - II Corn merchant's warehouse. Built in 1890 for Walter Parsons, corn merchants. Purple brick with yellow brick and ashlar dressings; slate roof with parapeted gable to front. PLAN: Rectangular plan with carriageway through left side and office on right with front entrance and loading bay behind; and with three storage floors above. EXTERIOR: 4 storey 2-bay gabled north front. The ashlar ground floor has panelled pilasters and segmental arches to office front on right, with panelled and glazed door and 3-light window with overlights above and carriageway on left with plank double doors. Storeys above with moulded brick stringcourses at floor and sill levels and the two bays divided by brick pilasters corbelled at top with ball finials flanking the gable [one ball missing]. Wide 4-light mullion-transom windows with segmental arches. Plain red brick rear elevation with sash windows. INTERIOR: The floors are supported on timber joists with iron beams and iron columns. Collar truss roof with struts. The office has glazed and boarded screen to carriageway. Simple ladder stairs in corner to each floor. Hoist hatch over carriageway and through floors above. Machinery includes winch mechanism on first floor, threshing machine on second floor and hoppers on third floor.

Listing NGR: SU7167473704

## Legacy

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

Legacy System number:  
430486

Legacy System:  
LBS

## Legal

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

End of official listing

## Location

Statutory Address:  
WALTER PARSONS CORN STORES, 10, FORBURY ROAD

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

District:

Reading (Unitary Authority)

Parish:

Non Civil Parish



# REGENT PLACE

## Overview

Heritage Category:  
Listed Building

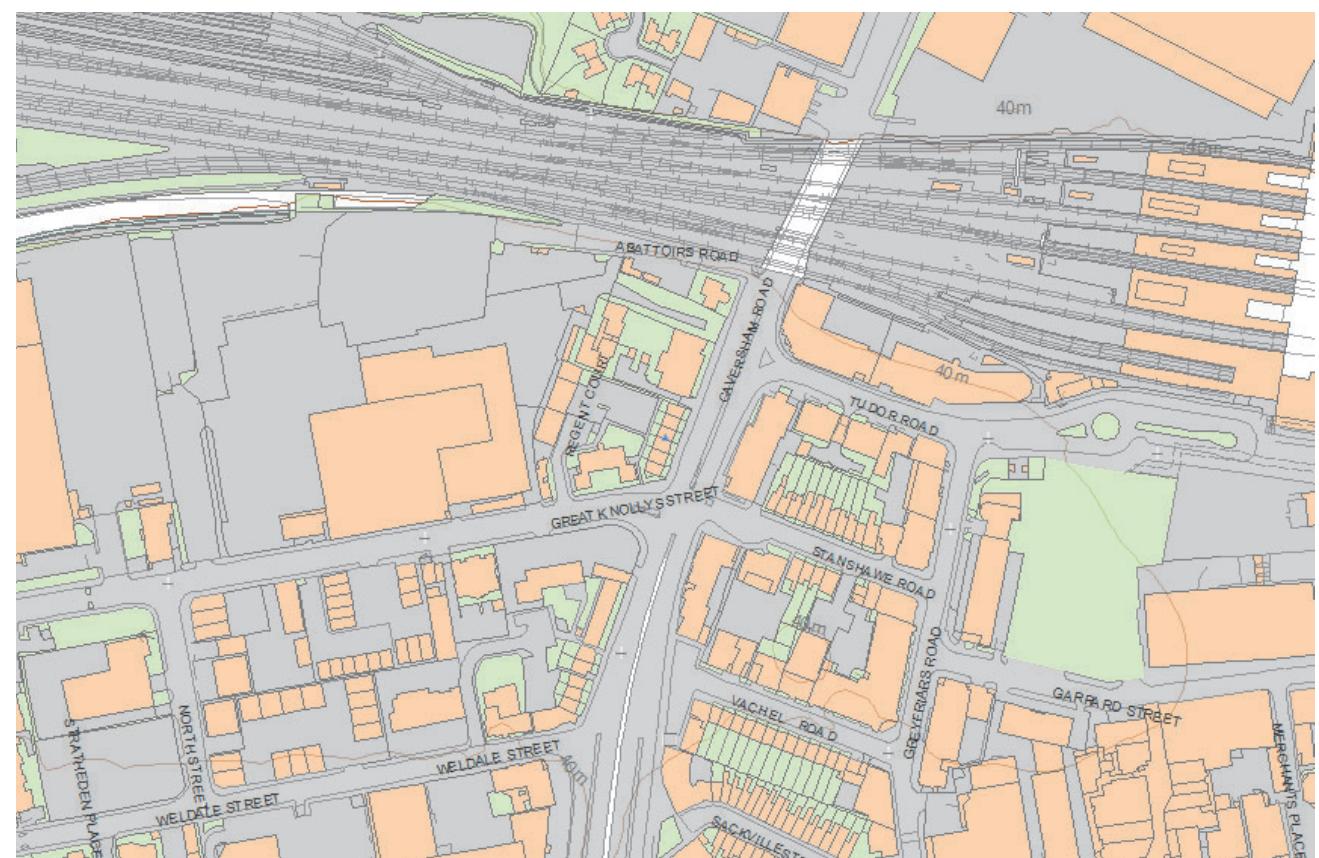
Grade:  
II

List Entry Number:  
1113434

Date first listed:  
14-Dec-1978

Statutory Address:  
REGENT PLACE, 47-57, CAVERSHAM ROAD

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## Location

Statutory Address:  
REGENT PLACE, 47-57, CAVERSHAM ROAD

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

District:

Reading (Unitary Authority)

Parish:

Non Civil Parish

National Grid Reference:  
SU 71149 73804



## Details

CAVERSHAM ROAD 1. 5128 (West Side) Nos 47 to 57 (odd) (Regent Place) SU 7173 12/427 II GV 2. Dated 1847. 3 storey and basement terrace block. Slight end breaks. Red brick on stucco basement. Stucco cornice, high parapet with panels to breaks. 1:5:1 bays, tripartite glazing bar sashes with brackets to cills and stucco architraves, plain stucco raised surrounds on 2nd floor. End bays have frieze and cornice to ground and 1st floor windows. No 47 altered to modern casements. Steps to 2 panel doors with moulded architraves and cornices. Nos 47-53 (odd) retain trefoil headed rails with heavier standards. Stucco date panel in centre inscribed "Regent Place MDCCXLVII". Hidden slate roof.

Listing NGR: SU7114973804

## Legacy

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

Legacy System number:  
38835

Legacy System:  
LBS

## Legal

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

End of official listing

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# 13 AND 15, STATION ROAD

## Overview

Heritage Category:  
Listed Building

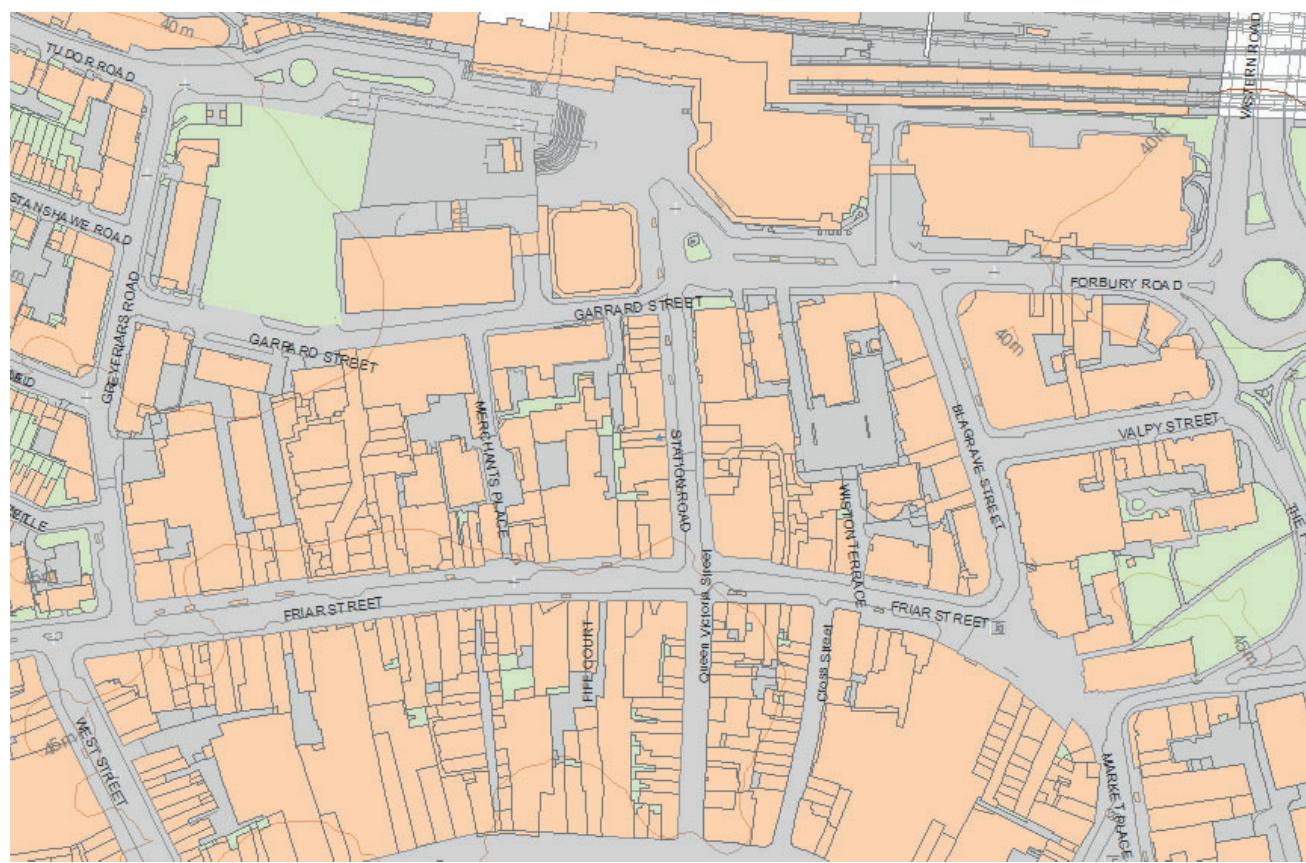
Grade:  
II

List Entry Number:  
1113590

Date first listed:  
14-Dec-1978

Statutory Address:  
13 AND 15, STATION ROAD

## Map



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This copy shows the entry on 30-Sep-2021 at 10:26:05.

## Location

Statutory Address:

13 AND 15, STATION ROAD

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

District:

Reading (Unitary Authority)

Parish:

Non Civil Parish

National Grid Reference:  
SU 71498 73649

## Details

STATION ROAD 1. 5128 (West Side) Nos 13 and 15 SU 7173 NE 1/581 SU 7173 12/581 II GV 2. Probably circa 1903 and by Joseph Morris. Similar exuberant mixture of Baroque Art Nouveau and Flemish styles as Nos 17-27 (odd) qv. Very elaborate. 3 storeys and attic. Red and yellow glazed brick with terracotta enrichment to front only. Tiled roofs. 2 bays, tripartite sash windows. Bracketed oriel on 2nd floor to left. Enriched crows step gables of differing heights. Modern shop front.

Listing NGR: SU7149873649

## Legacy

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

Legacy System number:  
39191

Legacy System:  
LBS

## Legal

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

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)



# Reading Museum

## Overview

Heritage Category:  
Listed Building

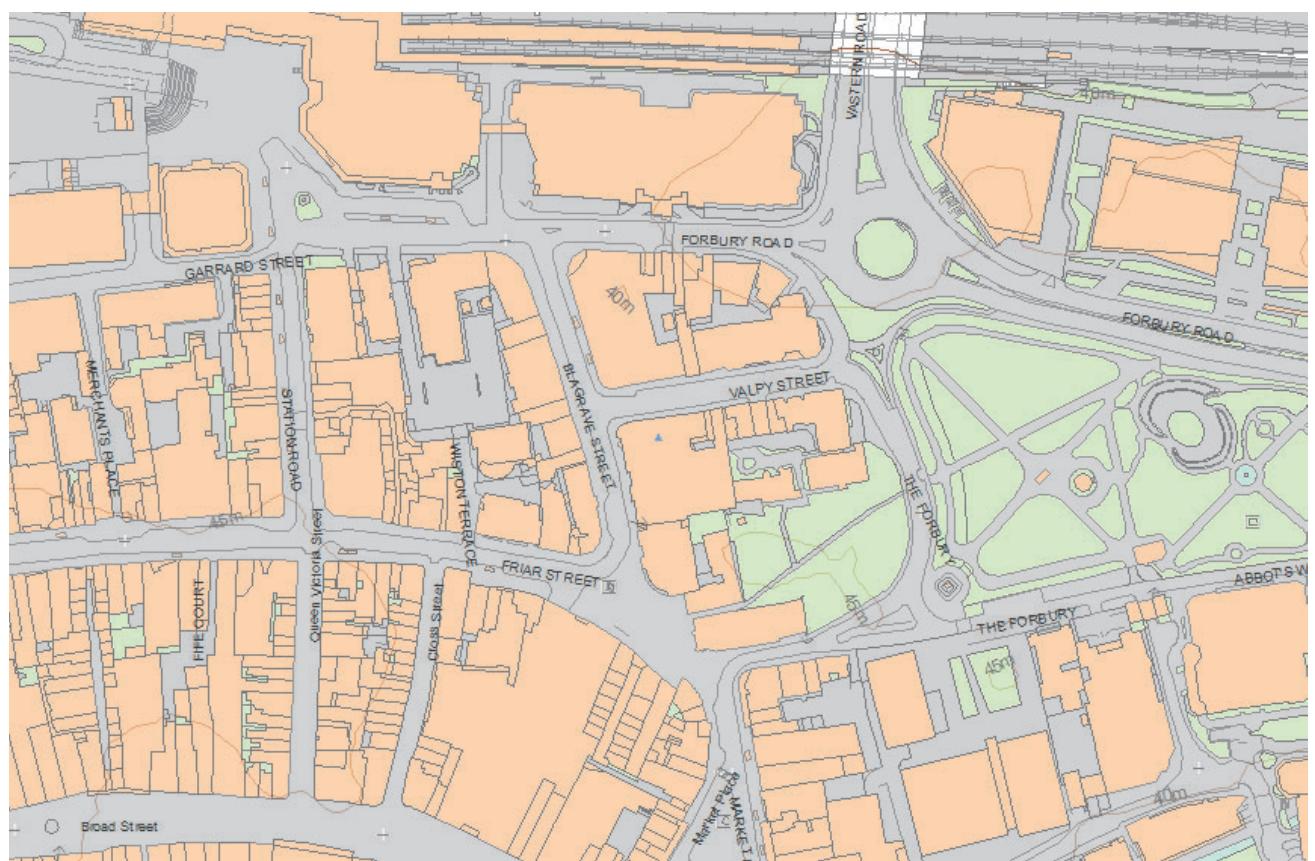
Grade:  
II

List Entry Number:  
1321990

Date first listed:  
24-Jul-1974

Statutory Address:  
Reading Museum, Blagrave Street, Reading

## Map



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This copy shows the entry on 30-Sep-2021 at 10:20:05.

## Location

Statutory Address:  
Reading Museum, Blagrave Street, Reading

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

District:  
Reading (Unitary Authority)

Parish:  
Non Civil Parish

National Grid Reference:  
SU 71668 73631

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

## Details

This list entry was subject to a Minor Amendment on 29/10/2019

SU 7173 NE 1/409

READING Blagrave Street Reading Museum

(Formerly listed as Municipal Buildings Art Gallery and Museum)

24.7.74.

GV II

1894 designed by a local architect (W.R Howell) to fill corner between concert hall and earlier school of art (qv). Asymmetric design in Gothic style closely echoing the style of the concert hall. Two storeys attic and basement. Dark blue brick with dark red brick and terracotta dressings. Sandstone plinth. Terracotta band over ground floor, the carved reliefs depicting history of Reading; (incomplete but Saxon foundation, founding of Abbey and Magna Carta however can be seen). Arcaded cornice continued right across.

Projecting terracotta polygonal porch turret, heavy arcaded and decorated ground floor, gables over first floor windows. Three bay gable to right matches entrance to concert hall (coped gable, poppy head saddlestone, arcaded band and polygonal corner buttresses); two attic lancets flanking statue of Queen Victoria in canopied niche, C13 style. Two-light and oculus windows on first floor, segmental headed on ground floor. Corner block polygonal, basically a projecting chamfered turret with steep saddleback roof and three extremely rich gabled French Renaissance dormers with C13 geometrical tracery. First floor blind with three canopied niches on corners. On ground floor five foiled lancets and a basement of segmental headed windows. Commemorative marble tablet on corner. Return to Valpy Street repeats Waterhouse and Lainson use of triangular section buttresses capped with pinnacles between bays. Five bays. First floor blind, ground floor has two-light and oculus pointed windows with gables over. Tiled roofs. Octagonal belfry at east end, crenellated.

This composition is loosely said to be derived from Waterhouses Manchester Town Hall. Despite some similarities with other Gothic-style buildings in Manchester's Albert Square it is in fact much more closely related to the Waterhouse and Lainson blocks adjacent.

Listing NGR: SU7166873631

## Legacy

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

Legacy System number:

38765

Legacy System:  
LBS

End of official listing

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## Legal



# Former School of Art

## Overview

Heritage Category:  
Listed Building

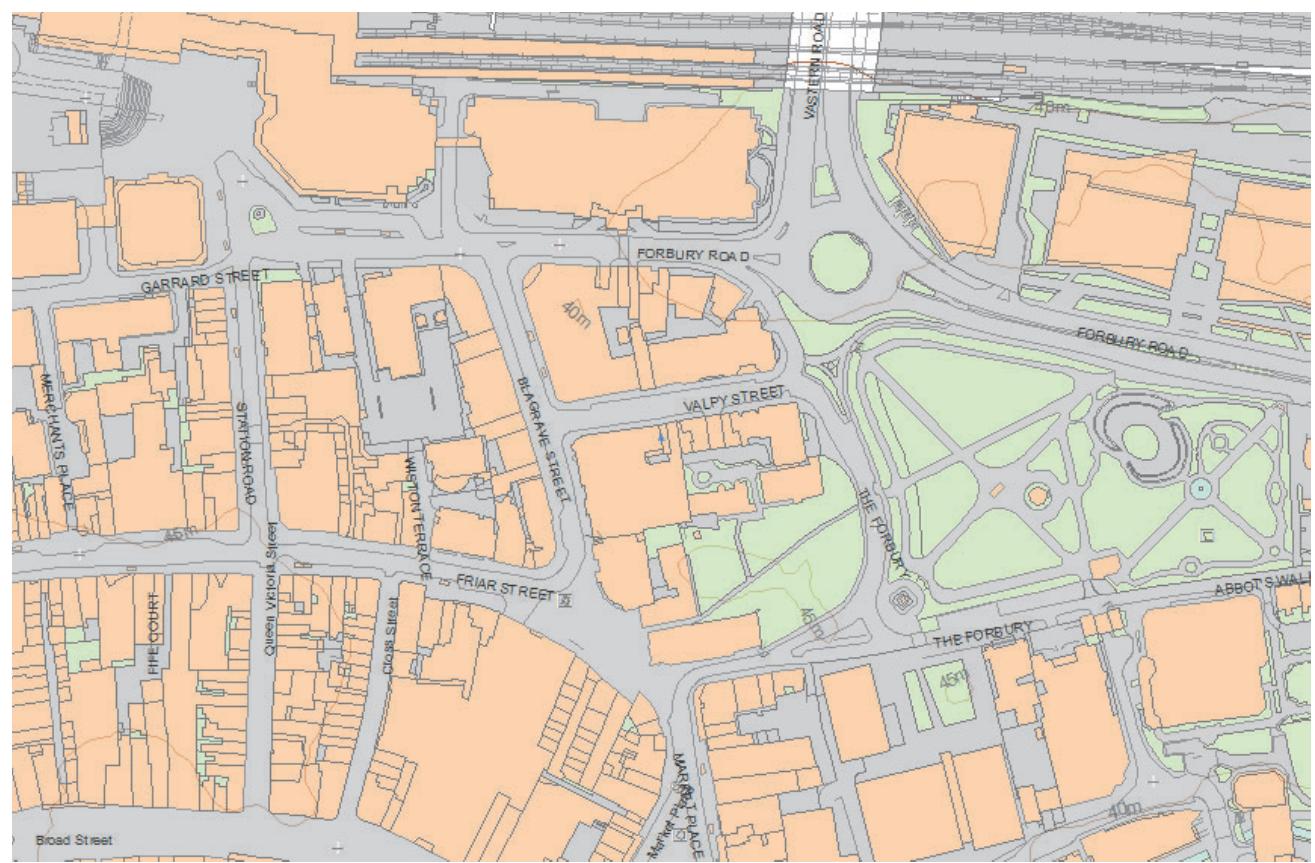
Grade:  
II

List Entry Number:  
1113600

Date first listed:  
24-Jul-1974

Statutory Address:  
Former School of Art, Valpy Street, Reading

## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservice/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservice/HLE_A4L_Grade|HLE_A3))

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 30-Sep-2021 at 10:21:57.

## Location

Statutory Address:  
Former School of Art, Valpy Street, Reading

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

District:  
Reading (Unitary Authority)

Parish:  
Non Civil Parish

National Grid Reference:  
SU 71689 73637



## Details

This list entry was subject to a Minor Amendment on 09/09/2020

SU 7173 NE 1/623

READING Valpy Street Former School of Art

(Formerly listed as Municipal Buildings School of Art)

24.7.74. GV II

1879, three storeys. Dark blue brick with red brick dressings and terracotta enriched band over first floor. Balustraded parapet. Tiled roof. Stepped sandstone plinth. Four bays. To left a taller end turret with saddleback roof and large second floor two light window with two transoms and enriched pointed tympanum with Arms of Reading. To right a three bay gable with built-up attic, date roundel and flanking chimneys on parapet returns. Windows divided by transoms and subsidiary mullions. Paired in centre bays. Ground and second floor windows segmental headed, pointed on first floor and attic storey. Pointed entrance on ground floor with corbelled mouldings to left. Segmental carriageway arch to right of this. Segmental headed half glazed entrance to right.

Listing NGR: SU7168973637

# 11, FRIAR STREET

## Overview

Heritage Category:  
Listed Building

Grade:  
II

List Entry Number:  
1321949

Date first listed:  
22-Mar-1957

Statutory Address:  
11, FRIAR STREET

## Legacy

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

Legacy System number:  
39217

Legacy System:  
LBS

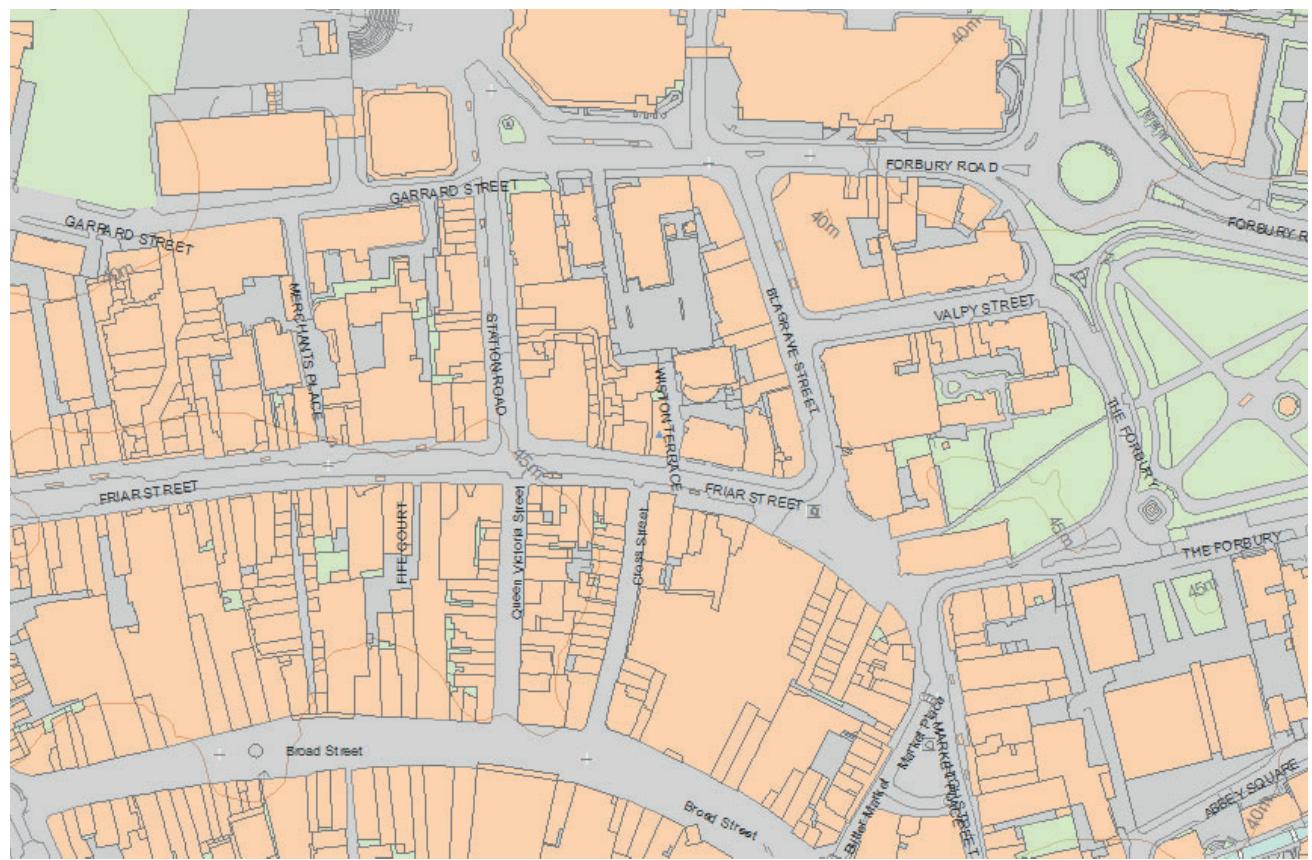
## Legal

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

End of official listing

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## Map



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## Location

Statutory Address:  
11, FRIAR STREET

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

District:

Reading (Unitary Authority)

Parish:

Non Civil Parish

National Grid Reference:  
SU 71579 73599

## Details

FRIAR STREET 1. 5128 (North Side) No 11 SU 7173 NE 1/114 22.3.57. II GV 2. Early-mid C18. 3 1/2 storeys. Silver grey brick headers with red brick dressings and moulded brick cornice and parapet. Projecting string at 2nd floor level. Mansarded tile roof with two 3-light dormers. 4 ranges of glazing bar sash windows. Modern ground floor shop front. Only the cornice retained of previous (also C20) shop front.

Listing NGR: SU7157973599

## Legacy

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

Legacy System number:  
38948

Legacy System:  
LBS

## Legal

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

End of official listing

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