

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 30 March 2022

Ward: Redlands

Address: 40 Christchurch Road, Reading, RG2 7AY.

Proposal: To add 40 Christchurch Road, Reading, to the List of Locally-Important Buildings and Structures

RECOMMENDATION

That 40 Christchurch Road be added to the List of Locally-Important Buildings and Structures.

1. PURPOSE AND SUMMARY OF THE REPORT

1.1 To report on a proposal to add 40 Christchurch Road, Reading, to the List of Locally-Important Buildings and Structures.

1.2 Appendices:

Appendix 1: Location map

Appendix 2: Relevant photos and images

Appendix 3: Proposed Local List text

Appendix 4: Nomination Form (09.02.2022)

Appendix 5: Full response from Property and Valuations team

2. BACKGROUND

2.1 Reading Borough Council maintains a List of Locally-Important Buildings and Structures ('the Local List'). Its purpose is to recognise the buildings and structures which do not meet the criteria for national listing, but are nonetheless significant to the heritage of the local area. It was agreed by Planning Applications Committee on 2nd December 2020 that decisions on additions to the Local List should be made at PAC.

2.2 A nomination was received on 9th February 2022 to add 40 Christchurch Road, Reading, to the Local List. Consultations have been carried out in accordance with the agreed process, and this report sets out the recommended action.

2.3 The subject building is a two-storey + attic, polychrome (red and grey brick), mid-19th century villa, occupied by two prominent Reading residents, Lady Henrietta St Maur, (1810-1890), and then Henry Marriage Wallis (1879-1941). During WWII until the 1950s, it was used by the Ministry of Agriculture Fisheries and Food, as the regional office for the National Savings Committee, in the 1940s and 1950s. After this

Ashton Lodge as it was known, formed part of Reading's special school provision for over 60 years. The school has now moved to a new location.

- 2.4 The nomination form received for the building identifies the significance of the building as follows:

40 Christchurch Road, has associations with significant Reading historical characters, is a fine example of a quality mid-19th century Victorian Villa, the last remaining example of mansions built along the road around this time, and has been used for Government offices, as well as a local special school over the last 60 years.

3. RESULTS OF CONSULTATION

- 3.1 The following were consulted on the proposed addition to the Local List:

- Reading Borough Council (landowner);
- Ward councillors;
- Reading Conservation Area Advisory Committee; and
- Reading Civic Society.

- 3.2 A response was received from RBC's Property and Valuations team as landowner.

RBC Property and Valuations Team (landowner)

- 3.3 The response from RBC Property and Valuations is summarised below. The full response is in Appendix 5.

- *Site is currently used for a SEN school which is in the process of being relocated to the Hamilton Centre site*
- *Building is generally in poor condition*
- *Disposal of the site will contribute towards the cost of the new facility and therefore maximum value should be realised, which would necessitate a cleared site.*
- *A cleared site would also maximise contribution to housing needs*
- *Existing use makes inefficient use of the current long, narrow site*
- *Not nationally listed and whilst having some architectural and aesthetic appeal is not unique to the area nor does it form an integral or important part of the local street scene*
- *Any retention of the building should not prohibit the development potential of the rear of the site and ensure vehicular and pedestrian access to rear*
- *Object to the addition to the local listing of the building*

4. ASSESSMENT

- 4.0.1 The proposal to add a building or structure to the Local List should be considered against the criteria in Appendix 2 of the Reading Borough Local Plan (adopted 2019).

4.1 Exclusions

- 4.1.1 The Local Plan specifies that a building should not be considered for the Local List where it is already part of a conservation area, scheduled monument or subject to an Article 4 direction relating to historic or architectural interest. 40 Christchurch Road is not within any of these existing designations and can therefore be considered against the other criteria.

4.2 General principles

4.2.1 40 Christchurch Road dates from the 1860s and therefore needs to be considered against the following general principle:

b. 1840 - 1913: Any building, structure or group of buildings that is of clearly-defined significance in the local context and where elements that contribute to its heritage significance remain substantially complete.

4.2.2 The significance of 40 Christchurch Road in the local context is described under 'significance' below. In terms of whether important elements are substantially complete, the exterior of the original 1860s villa building is in good condition. Inside the building has had a number of changes over the years, but there are still interior details in some rooms with cornices, architraves and window joinery.

4.3 Significance

4.3.1 To be added to the Local List, a building or structure must fulfil at least one of the defined significance criteria, which fall into two categories - historic interest and architectural interest. These are assessed below.

Historic Interest

a. Historical Association

i. The building or structure has a well authenticated historical association with a notable person(s) or event.

ii. The building or structure has a prolonged and direct association with figures or events of local interest.

4.3.2 40 Christchurch Road, Reading, is a two-storey + attic, polychrome (red and grey brick), mid-19th century villa, formerly occupied by two prominent Reading residents:

- Lady Henrietta St Maur (1810-1890), and then
- Henry Marriage Wallis (1879-1941).

b. Social Importance

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

4.3.3 H M Wallis participated in local civic life as a JP (1894) and was also involved with the Reading branch of the NSPCC, Reading Literary and Scientific Society and Reading Fat Stock Association. He was a founder member of the Reading Natural History Society. In 1914. Henry Wallis was involved with housing Belgian refugees in Reading and this continued until 1919. 635 people were registered by the Committee for the Relief of Belgian Refugees.

4.3.4 During the Second World War the house was used by the Ministry of Agriculture Fisheries and Food and was the regional office for the National Savings Committee. This continued until 1957. Thereafter it has been the home of a school: Wakefield Lodge, Reading Alternative School, Phoenix College and now Hamilton School. The school is now moving to new premises in Crescent Road. Ashton Lodge has formed part of Reading's special school provision for over 60 years.

c. Industrial Importance

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

4.3.5 It is not considered that 40 Christchurch Road fulfils this criterion.

Architectural Interest

a. Sense of place

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

4.3.6 Originally there were four Victorian Villas in this part of Christchurch Road. This is now the last remaining example of development of its kind. It is an example of the more gentrified type of housing that was built in the area and is a rare example of the larger villas that were built for the upper classes. It is a quality good design and still shows this in its exterior elevations. The use of multi-coloured brick and later red brick addition in the entry porch are characteristic. However the functional buildings in the rear and to the sides, that were for the school areas, are not significant in relation to the development of Reading.

b. Innovation and virtuosity

i. The building or structure has a noteworthy quality of workmanship and materials.

ii. The building or structure is the work of a notable local/national architect/engineer/builder.

iii. The building or structure shows innovation in materials, technique, architectural style or engineering.

4.3.7 It is not an example of innovation as such, but the building is a good example of traditional building design and materials, therefore fulfilling criterion i. The architect of the building is not known.

c. Group value

i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.

ii. The buildings/structures are an example of deliberate town planning from before 1947.

4.3.8 The building was part of a group of four residential Victorian Villas, built in the late 1850s and 1860s. It is the last of these villas remaining. It is directly south of the listed residential group known as The Mount, (built by Huntley and Palmer, for their staff in the 1870s). This gives it a group value, in development in this area in the second half of the 19th-century.

4.4 Other matters

- 4.4.1 The objection from RBC Property and Valuations is set out in Appendix 5.
- 4.4.2 Much of the objection relates to the importance of realising the full value of the site in contributing towards the new SEN school, and in contributing towards housing needs. However, the criteria to be considered when considering a nomination for the local list are limited to those considered in this report, which are around its historic significance. It would be at planning application stage that this historic significance would need to be judged against other material considerations if the building is proposed to be lost in full or in part.
- 4.4.3 However, the objection does argue that the historic significance is limited, by it not being nationally listed, not unique to the area, and not forming an integral or important part of the local street scene being set back from the road and fronted with parking areas. In terms of national listing, the purpose of the Local List is explicitly to deal with those buildings that do not qualify for the national list. Uniqueness in itself is not required for addition to the Local List, but the assessment has shown that it fulfils the innovation and virtuosity criterion. Finally, whilst there are factors that detract from its contribution to sense of place, the building nonetheless does continue to make a positive contribution in this regard.
- 4.4.4 The objection also refers to the importance of ensuring development potential to the rear. The original footprint of the building is shown on the maps in Appendix 4, and the development to the rear, covering around two thirds of the site, is broadly in the form of modern additions. Removal of these modern additions to be replaced by development to the rear may be possible without negatively impacting the significance of the original building. The text for the local list (Appendix 2) should reflect that it is the original building that is the primary feature of interest.

4.5 Conclusion of assessment

- 4.5.1 40 Christchurch Road, Reading, qualifies for addition to the Local List because it:
- Is not within a conservation area, a statutory listed building, a scheduled monument or area subject to an Article 4 direction relating to historic or architectural interest;
 - Dates from between 1840 and 1913 and is of clearly-defined significance in the local context and elements that contribute to its heritage significance remain substantially complete;
 - Contributes to the heritage of the Borough in terms of its historical association;
 - Contributes to the heritage of the Borough in terms of its social importance;
 - Contributes to the heritage of the Borough in terms of its sense of place;
 - Contributes to the heritage of the Borough in terms of its innovation and virtuosity;
 - Contributes to the heritage of the Borough in terms of its group value.
- 4.5.2 A description of the significance of the building for inclusion in the Local List is included in Appendix 3.

5. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

- 5.1 Local listing of buildings and structures, where it leads to the retention of those buildings or structures, can help to address the climate emergency by negating the

need for demolition and new development, which are processes that use significant amounts of energy and result in emissions. However, in the long-term, it can be more difficult to achieve high levels of energy performance in older buildings than in new builds. There are therefore potentially either positive or negative effects, and schemes will need to be assessed at the application stage in terms of their compliance with the Council's policies.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 It is not expected that there will be any significant adverse impacts on specific groups due to race, gender, disability, sexual orientation, age or religious belief as a result of the recommendations of this report.

7. LEGAL IMPLICATIONS

- 7.1 Addition to the Local List is not a statutory process, and there are no legal implications of the recommendations of this report.

8. FINANCIAL IMPLICATIONS

- 8.1 Consideration of this nomination and any resulting amendments to the Local List will be accommodated within existing budgets.

9. BACKGROUND PAPERS

- 9.1 Reading Borough Local Plan (Adopted November 2019)

APPENDIX 1: LOCATION PLAN



APPENDIX 2: RELEVANT PHOTOGRAPHS AND ILLUSTRATIONS

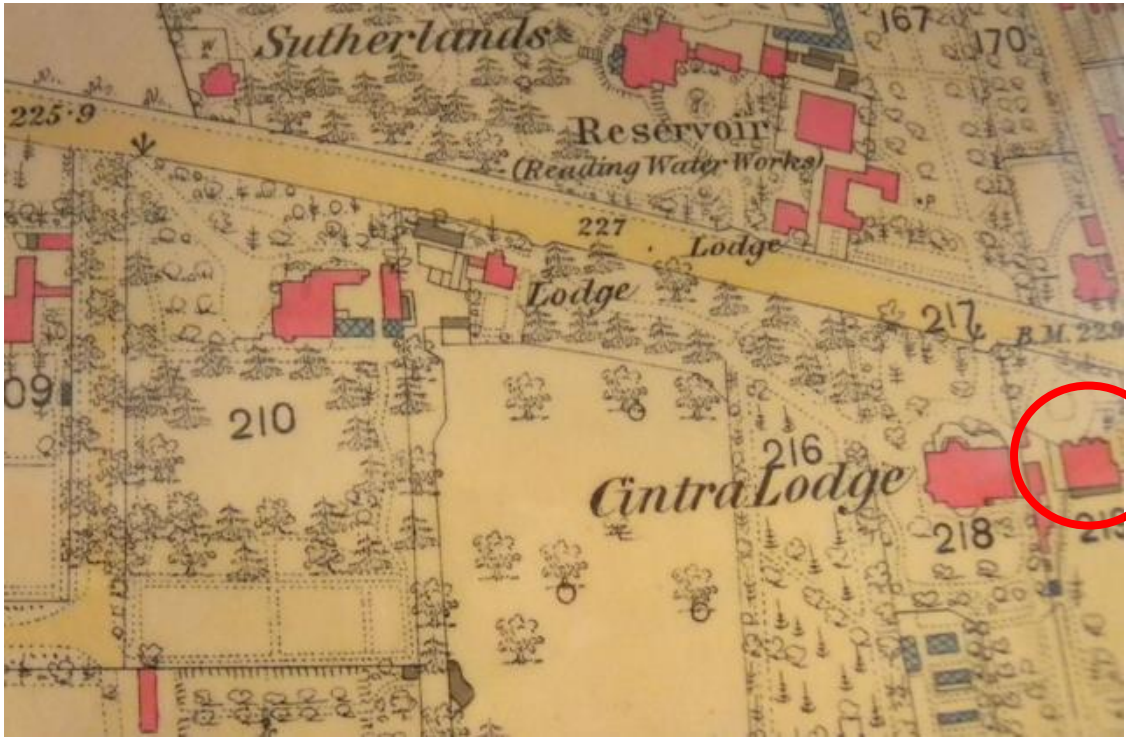
Fig: 1. 40 Christchurch Road, is a fine, c. 1860s Reading Residence, sited, opposite a significant residential Estate of Listed Grade II dwellings, built for Huntley & Palmer's staff in the 1870s. It was originally built for Lady St Mair in the second half of the 19th century.



Fig: 2. GIS Map showing the location of nearby Conservation Areas, "Christchurch CA" to the west and "The Mount CA" on the opposite side of the road. There are listed buildings directly opposite in the Mount CA, so it is part of a significant late 19th century urban, historical precinct.



Fig. 3: 1877 OS Map, showing, 40 Christchurch Road



APPENDIX 3: PROPOSED LOCAL LIST TEXT

It is thought that the house at 40 Christchurch Road was probably built for Lady Henrietta St Maur, who was living there in 1861. This fits in with historical maps, which shows the house on an 1877 OS map.

Lady Henrietta St Maur (1810-1890), was daughter of Edward St Maur, 11th Duke of Somerset (1775-1855) and the sister of the 12th Duke of Somerset. She never married but had an influencing role as a Woman of Society in Reading. She died in March, 1890 and was buried in Reading at London Road cemetery.

The house was a substantial grand Victorian Villa. The original 1860s house is built of brick with grey and red brick patterns, stone-work quoins and window frames. The pattern is of three grey stretchers and one red header. The 1890s extensions are primarily red brick in English Bond. The hanging tiles in the gables were added later, probably when the west wing was added at the end of the nineteenth century. Hanging tiles are common in Reading and are a common feature in buildings of this time. The keystone of the front porch bears a 'W' (presumably for Henry Marriage Wallis) and the date, 1897.

Ashton Lodge is the last remaining example of the villas built in the period at the end of the 1850s and beginning of the 1860s along Christchurch Road (at the time Southern Hill). These included Cintra Lodge next door to the west, but this has since been demolished.

Henry Marriage Wallis (1879-1941) lived at the house from the late 1890s, until at least the 1920s. He was the son of Henry Wallis (1854-1899) a corn merchant, originally from Suffolk. They were a Quaker family. The business continued as Wallis, Son and Wells until 1939. H M Wallis participated in local civic life as a JP (1894) and was also involved with the Reading branch of the NSPCC, Reading Literary and Scientific Society and Reading Fat Stock Association. He was a founder member of the Reading Natural History Society. In 1914. Henry Wallis was involved with housing Belgian refugees in Reading and this continued until 1919. 635 people were registered by the Committee for the Relief of Belgian Refugees.

During the Second World War the house was used by the Ministry of Agriculture Fisheries and Food and was the regional office for the National Savings Committee. This continued until 1957. Thereafter it has been the home of a school: Wakefield Lodge, Reading Alternative School, Phoenix College and now Hamilton School. The school is now moving to new premises in Crescent Road. Ashton Lodge has formed part of Reading's special school provision for over 60 years. The rear garden backing on to Cintra Park is now covered with outbuildings and extensions added for its education use, but it is the original villa and the 19th Century extensions that are the main features of importance.

APPENDIX 4: Listing Nomination Details

Details of the nomination - 40 Christchurch Road

Address of building/structure: 40 Christchurch Road

Postcode of building/structure: RG2 7AY

Owner of building (if known): Reading Borough Council

Age of building:

(b) 1840 - 1913: any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance.

Please provide comments or further explanation of above:

The house was probably originally built for Lady Henrietta St Maur who was living there in 1861. The period at the end of the 1850s and beginning of the 1860s saw the building of other mansions along Christchurch Road (at the time Southern Hill), including Cintra Lodge next door, and down Basingstoke Road [ref 1].

Additions to the property such as a front porch, extensions on the western side and also possibly at the rear were carried out by Henry Marriage Wallis (1854-1941) at the end of the nineteenth century (image 1-6). There is a keystone over the front porch entrance bearing a stylised 'W' and the date 1897 (image 4).

The rear of the property which is not as visible as the front suggests that on top of the late nineteenth century additions there have been twentieth century extensions. There is evidence of original windows with decorative exterior pelmets which are a reproduction of earlier 18th century Georgian window detailing (image 6).

The garden is now covered with additional outbuildings required for its use as school. On the west side of the house are partial remains, considerably extended, of original outbuildings.

In 1921 the house was put up for sale but it is likely that it did not sell as in 1928 when one of H M Wallis's daughters was married, the address was given as Ashton Lodge [ref 2]. At the time of the sale the accommodation was described as [ref 3]:

Ground floor - porch, hall, verandah, summer lounge (glass roof), morning room, dining room, domestic offices and tradesmen's entrance.

First floor - 6 bedrooms, bathroom and dressing room

Second floor - 2 bedrooms, box and cistern rooms

Large attic

Garage and stabling abutting on blue brick Staffordshire paved yard

Garage, coal house, wash house, two living rooms, loose box, potting and tool houses

Tennis lawn bordered by rockeries

Kitchen Garden

The building or structure has a well authenticated historical association with a notable person(s) or event: Yes

Please provide further comments or explanation:

Lady Henrietta St Maur (1810-1890) for whom the property was probably built was daughter of Edward St Maur, 11th Duke of Somerset (1775-1855) and the sister of the 12th Duke of Somerset, Lord Edward Seymour (1804-1885), MP for Okehampton (1830-31) and Totnes (1834-55). [refs 4 & 5]. It would seem that around 1860 there was a rift between the Duke and his siblings which may have led to Lady Henrietta moving to Reading. [ref 5] In the 1861 census she described herself as 'daughter of a Duke'. She never married. She died 2 March 1890 and was buried in Reading at London Road cemetery.

Her name appears in the press in connection with society events around the country in the 1830s-1850s. The first mention we have found in the Reading press is as one of the patrons of a bazaar of work by the Ladies of Limited Means at the New Hall, London Street on 2 and 3 October 1863. Other patrons included Lady Emma Cust and Mrs Monck of Coley Park [ref 6].

Lady St Maur's furniture and effects were put up for auction on 11 June 1897 after the house had been sold (date unknown) [ref 7].

The building or structure has a prolonged and direct association with figures or events of local interest: Yes

Please provide further comments or explanation: Henry Marriage Wallis (1879-1941) lived at the house from the end of the nineteenth century until at least the 1920s. He was living at 64 Northcourt Avenue at the time of his death in November 1941 [ref 8]. He moved there in the late 1930s [ref 9]. He was the son of Henry Wallis (1854-1899) a corn merchant, originally from Suffolk. The business continued as Wallis, Son and Wells until 1939 [ref 10]. In 1914 the firm's premises were at Victoria Wharf, 82 King's Road. They were a Quaker family.

Civic Life

H M Wallis participated in local civic life as a JP (1894), and was also involved with Reading branch of the NSPCC, Reading Literary and Scientific Society and Reading Fat Stock Association. He was a founder member of the Reading Natural History Society. [various refs including 12.

He was responsible for the location of the current location of Leighton Park School [ref 9]. When he died in 1941 W A Smallcombe, the Curator of Reading Museum and Art Gallery wrote an appreciation. 'For well over half a century he has been associated, not by any means in the limelight, but always quietly behind the scenes, with good deeds.' He goes on to say that Henry M Wallis had been important with William Isaac Palmer in the building of the new Art Gallery and Museum and credits him with the acquisition of the King's Deer for the collection. He had been Honorary Curator of Vertebrates and a member of the Museum Committee for over 40 years. [ref 10 & 15]

National and World Events

In 1912 he and his brother-in-law J B Crosfield travelled to Bulgaria, during the First Balkan War (1912-1913) to distribute funds from the Society of Friends Relief Fund [ref 6]. He was asked by the Reading Standard to report to them on his mission and one such letter appeared on 30 November 1912 accompanied by a map of the Balkan States and a photograph of H M Wallis. In this he documented his trip across Europe on the Orient

Express [ref 11].

In 1914 he was involved with housing Belgian refugees in Reading. This is a better known relief effort that continued until 1919. 635 people were registered by the Committee for the Relief of Belgian Refugees. A plaque was presented to Reading by the refugees which is in Reading Museum's collection. [ref 13]

Literary Career

H M Wallis wrote at least several books under the pseudonym Ashton Hilliers, *The Master-Girl*, described as a prehistoric sci-fi tale [ref 14], *Memoirs of a Person of Quality* and *The Walbury Case* [ref 9].

The building or structure has played an influential role in the development of an area or the life of one of Reading's communities: Yes

Please provide further comments or explanation:

During the Second World War the house was used by the Ministry of Agriculture Fisheries and Food as was the regional office for the National Savings Committee. This continued until 1957. Thereafter it has been the home of a school: Wakefield Lodge, Reading Alternative School, Phoenix College and now Hamilton School. The school is now moving to new premises in Crescent Road. Ashton Lodge has formed part of Reading's special school provision for over 60 years [ref 16].

The building or structure is representative of a style that is characteristic of Reading: Yes

Please provide further comments or explanation:

The original 1860s house is built of brick with grey brick with red brick patterns, stonework quoins and window frames. The pattern is of three grey stretchers and one red header. The 1890s extensions are primarily red brick in English Bond. The hanging tiles in the gables were added later, probably when the west wing was added at the end of the nineteenth century. Hanging tiles are common in Reading and are a common feature in buildings of this time.

Please upload any evidence you have assembled that help to make the case as to why the building or structure fulfils the above criteria: Appendix 1.docx, Appendix 2.docx
Please briefly describe the relevance of the evidence you have attached: References

Appendix 1 - (Nomination) - Images

Appendix 2 - (Nomination) Maps

1. Dennis Wood, *Views from the Hill. The Story of Whitley* p25
2. *Reading Standard* 3 November 1928 p1 via findmypast.
3. Estate Agents Particulars, to be sold 10.9.1921 unless acceptable offer before. BRO D/ENS B3/38.
4. Wikipedia entries for the 11th and 12th Duke of Somerset.
https://en.wikipedia.org/wiki/Edward_St_Maur,_11th_Duke_of_Somerset
https://en.wikipedia.org/wiki/Edward_Seymour,_12th_Duke_of_Somerset
5. *The Seymours at Burton Hall*, Wolds Historical Society.
<http://www.hoap.co.uk/who/burton05.htm> accessed 28 January 2022.
6. *Reading Mercury* 29 August 1863 p3 via findmypast
7. *Reading Mercury* 29 May 1897 p3 via findmypast
8. *Reading Standard* 14 November 1941 p7.

9. Penny Kemp, Northcourt Avenue: its history and people.
10. Henry Marriage Wallis - a Reading benefactor, Vicki Chesterman. Berkshire Family History Society. <https://berksfhs.org/henry-marriage-wallis-a-reading-benefactor/> (accessed 28 January 2022)
11. Reading Standard 30 November 1912 p10 via findmypast
12. David Cliffe, Reading Natural History Society and its records: the first fifty years, published in Berkshire Old & New No 32 2015. <http://www.blha.org.uk/wp-content/uploads/2020/02/BOAN15.pdf> (accessed 9 February 2022)
13. Belgian Refugees Plaque, Reading Museum Collection. <http://collections.readingmuseum.org.uk/index.asp?page=record&mwsquery=%20%7Bcollection%7D=%7Bhistory%7D&filename=REDMG&hitsStart=1985> (accessed 28 January 2022).
14. Ashton Hilliers, The Master Girl. https://sf-encyclopedia.com/entry/hilliers_ashton (accessed 28 January 2022]
15. Reading Standard 21 November 1941 p5 via findmypast. The deer are probably those still on display in the Museum presented by George V in 1911. [http://collections.readingmuseum.org.uk/index.asp?page=record&mwsquery={\({search}={*s tag}\)&filename=REDMG&hitsStart=61](http://collections.readingmuseum.org.uk/index.asp?page=record&mwsquery={({search}={*s tag})&filename=REDMG&hitsStart=61)
16. Dennis Wood, Views from the Hill. The Story of Whitley pp42 and 99-100

Please provide any additional comments that you would like to make in support of adding this building or structure to the Local List:

Summary

1. 40 Christchurch Road is the last remaining of the grand mansions and villas on Christchurch Road built c1860.
2. It had two notable occupants.
3. During the Second World War it was turned over for government use and after the war as a school which it has been for the last 60 years.
4. The architecture tells a story of the life of the building. It is not an intact 1860s home, there have been many additions to the house and outbuildings.
5. As such it should be recognised as a locally important building.

APPENDIX 1 (Nomination) - IMAGES OF 40 CHRISTCHURCH ROAD

No		Descriptions
1		40 Christchurch Road 1897 Porch and additional wing on the right. (Evelyn Williams)

2		<p>40 Christchurch Road</p> <p>East side of the house showing original stonework quoins and chimney brick details.</p> <p>(Evelyn Williams)</p>
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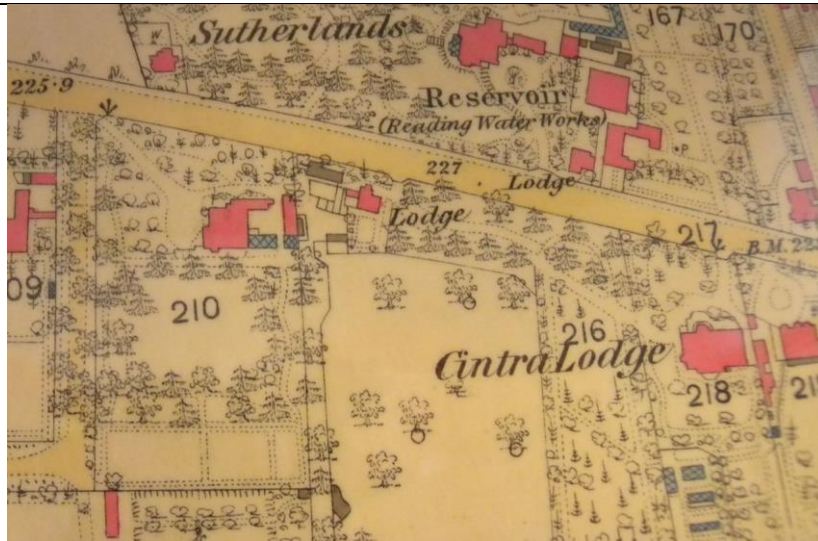
3		<p>40 Christchurch Road</p> <p>West side of the house showing new wing.</p> <p>(Evelyn Williams)</p>
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4		<p>40 Christchurch Road</p> <p>Keystone on porch 'W', for Henry Marriage Wallis, and 1897.</p> <p>(Evelyn Williams)</p>
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5		<p>40 Christchurch Road</p> <p>Hanging tiles on gables. The original stonework can be seen protruding beneath the hanging tiles on the furthest left gable. It is likely that the additional windows on the second floor were added at this time.</p> <p>(Evelyn Williams)</p>
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6		<p>Rear of 40 Christchurch Road.</p> <p>The rear of the property can be seen from Cintra Park but is not easy to photograph because of the fence. This makes it more difficult to date.</p> <p>Later (twentieth century) extensions seem probable but on the left there is evidence of original windows with decorative exterior pediments which are a reproduction of earlier 18th century Georgian window detailing.</p> <p>(Dennis Wood)</p>
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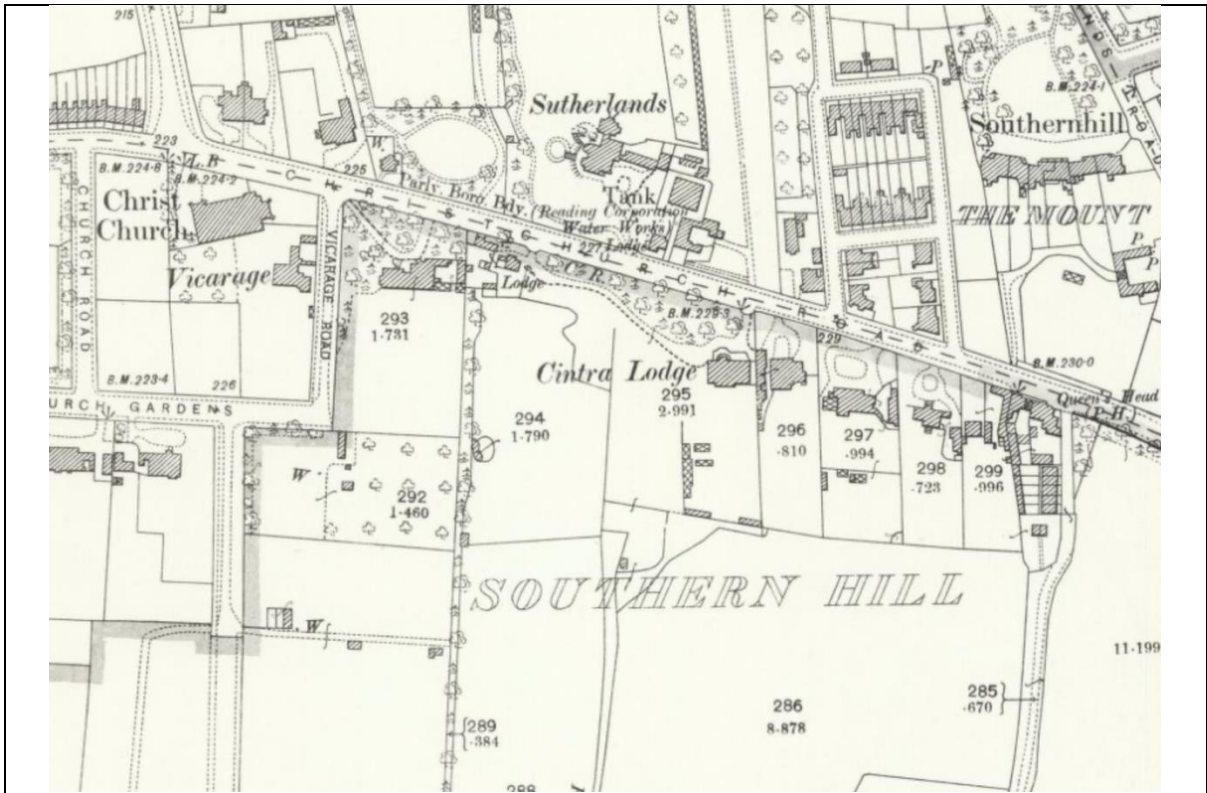
Appendix 2 – (Nomination).



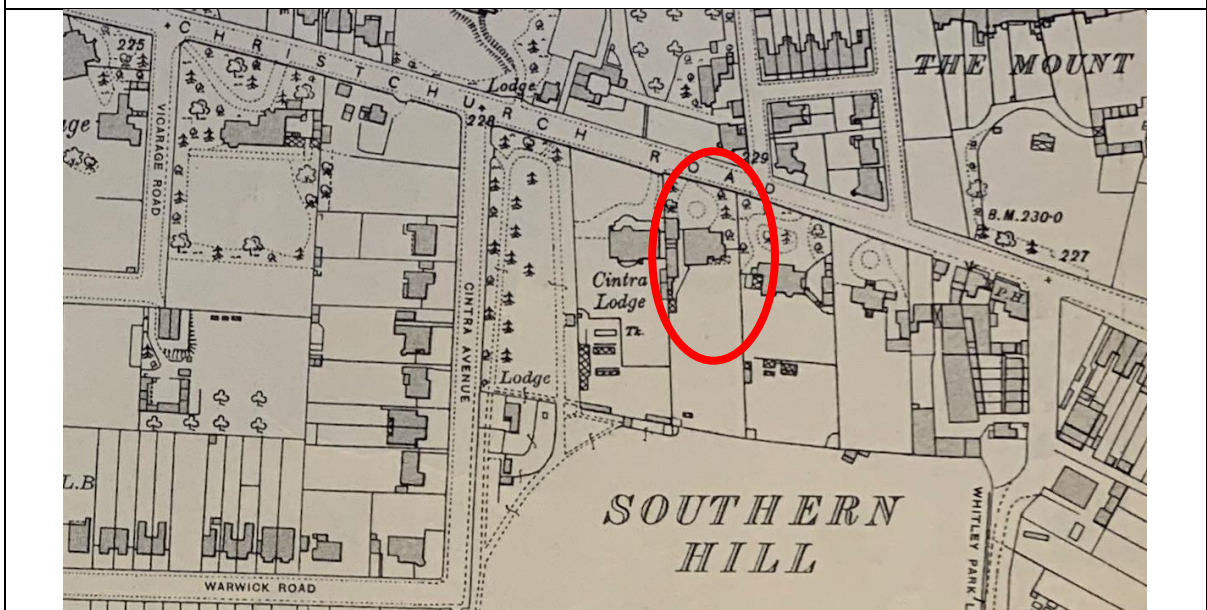
Extract from 1877 OS map. Ashton Lodge (40 Christchurch Road) is on the east of Cintra Lodge. The footprint is smaller than on later maps



Extract from 1883 OS map.



Extract from 1899 OS map. Ashton Lodge (40 Christchurch Road) is on the east of Cintra Lodge



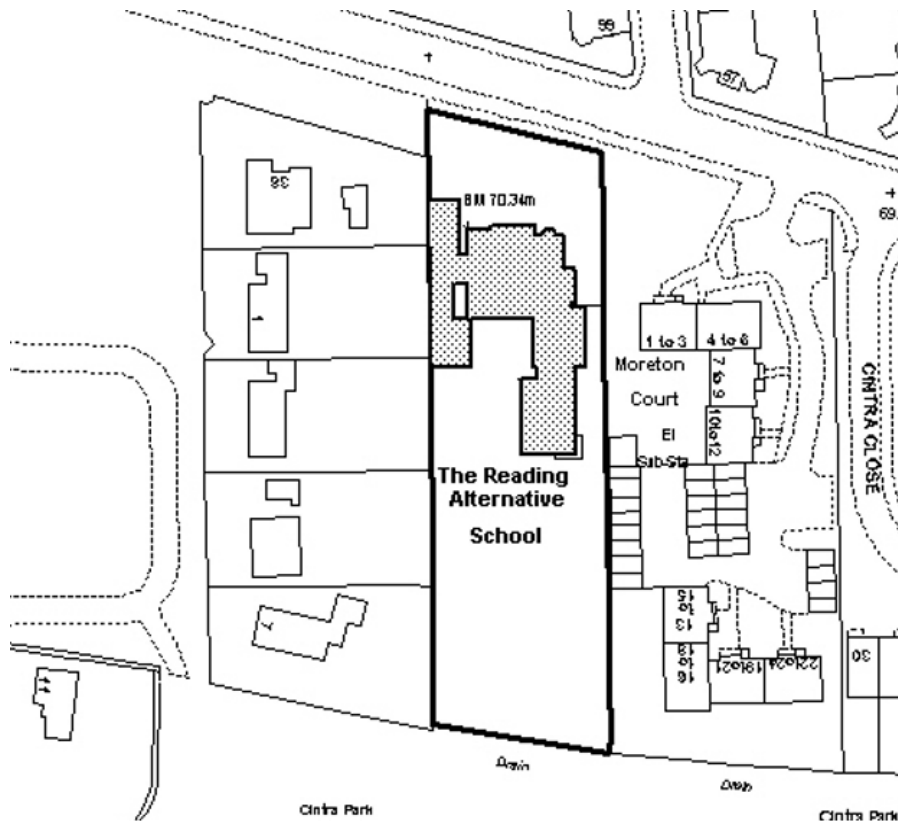
Extract from 1932 OS map. Ashton Lodge (40 Christchurch Road) is on the east of Cintra Lodge. The footprint is very similar to that in the 1899 map.

APPENDIX 5: FULL RESPONSE FROM PROPERTY AND VALUATIONS TEAM

The above property is owned by Reading Borough Council and shown edged black on the plan below and in the aerial photograph

The property is currently used as a special school which is being relocated to new a constructed/repurposed facility Hamilton Road as the current site at Christchurch Road is not considered appropriate in terms of circula suitability and sufficiency or building condition and functionality.

The building is generally in poor condition throughout.





Any disposal of the current site will contribute towards the cost of the new facility and in such a situation should seek to maximise the asset value.

The property occupies a long narrow plot and takes up the majority of the frontage so in terms of built form makes poor use of the space and potentially landlocks further development opportunity.

The property is not nationally listed and whilst having some architectural and aesthetic appeal is not unique to the area nor does it form an integral or important part of the local street scene being set back from the road and fronted with parking areas.

Full value would be realised from a cleared site and this would be the Council's desired outcome in order to optimise the quantum of developable area both as a new build and also incorporating the land to the rear.



A clear site will also maximise the development potential of the site, most likely residential providing much need housing within the Borough.

Any proposal to retain the building is not a desirable outcome as conversion will materially affect viability as opposed to a new build option.

If done sympathetically a cleared site redevelopment could have a beneficial impact on the site and local area as has been the case with other adjacent developments

Any retention should not prohibit the ability to develop the rear portion of the site and enable vehicular and pedestrian access where possible whilst also enabling a refurbishment/conversion opportunity

The Council as a landowner is seeking to maximise development potential and value from the site would object to the property being locally listed.