

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 7 December 2022

Ward: Battle

Address: 62 Tilehurst Road, Reading

Proposal: To add 62 Tilehurst Road to the List of Locally-Important Buildings and Structures

RECOMMENDATION

That 62 Tilehurst 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 62 Tilehurst Road 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

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 6th December 2021 to add 62 Tilehurst Road 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 62 Tilehurst Road (Fremington House) is a detached early Victorian Villa dating from c.1853. It once had a coach house which now forms part of St Edwards School next door. It occupies a corner plot at the top of Western Elms Avenue. The house has a lower ground floor, ground floor and first floor and at some point dormer windows have been added in the roof, as well as a side extension and garages. It has a significant group of mature trees to the rear.
- 2.4 The nomination form received for the building identifies the significance of the building as being its age, as part of a cluster of houses at the top of Western Elms Avenue and its unusual banded and polychromed patterned brickwork.

3. RESULTS OF CONSULTATION

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

- Ward councillors;
- Reading Conservation Area Advisory Committee; and
- Reading Civic Society.

3.2 Responses were received from Reading Civic Society.

3.3 Reading Conservation Area Advisory Committee

CAAC nominated the property for listing and have not made further comment.

3.4 Reading Civic Society

Reading Civic Society support the proposed addition to the Local List.

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. 62 Tilehurst 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 62 Tilehurst Road dates from the 1850s and therefore needs to be considered against the following general principle:

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

4.2.2 The Villa at 62 Tilehurst Road is an fine example of a mid-19th 2 storey residence. It has a well detailed polychrome façade and slate roofing and is set within a spacious garden setting with developed mature trees. The house is substantially complete and has most of its exterior detailing intact and is a good example of its type and style of building.

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 It is not considered that 62 Tilehurst Road fulfils this criterion.

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 It is not considered that 62 Tilehurst Road fulfils this criterion.

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.

4.3.4 It is not considered that 62 Tilehurst Road fulfils this criterion.

4.3.5 Architectural Interest

a. Sense of place

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

4.3.6 The building is from a period where medium sized villas and large houses were built in the suburbs. It was a sign of privilege and medium wealth. People with some newly acquired wealth had the money to use quality materials and good craftsmen, such as skilled bricklayers to create patterned brick work. The patterned brickwork is found in certain areas of Reading and differs from many other parts of England where brickwork was mainly monochrome red bricks. Polychrome brickwork developed in the mid to late 19th century, which was when the suburbs of Reading developed. It is part of the sense of place associated with 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 can be seen looking at photograph (Fig 1, in Appendix 2), that the buildings has a strong street presence, with good quality detailing and finishes. The façade uses different coloured brickwork, which is laid creating detailed patterns and finishes. It is a good example of quality workmanship and use of local materials.

4.3.8 While it is not known whether the building has been designed by a particular architect, the quality of the builder is shown by the end result and the fact that it is still an impressive building, today, 170 years after it was built.

4.3.9 As stated above the building is an example of a quality well made building and is a fine example of the quality polychrome brickwork found in Reading. It is a good example of the Victorian Villas in the suburbs of Reading, set within a established landscape.

4.3.10 *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.

4.3.11 The site is part of the development from the mid-19th century, Victorian period that occurred along roads leading into central Reading. It is part of a group of 19th century period brick villas including:

- 24 Southcote Road (Appendix 2, Fig 6)
- 64 Tilehurst Road (Appendix 2, Fig)

4.4 Conclusion of assessment

4.4.1 62 Tilehurst Road qualifies for addition to the Local List because it:

- 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 sense of place;
- Contributes to the heritage of the Borough in terms of its innovation and virtuosity; and
- Contributes to the heritage of the Borough in terms of its group value.

4.4.2 A description of the significance of the building for inclusion in the Local List is included in Appendix 3.

6. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

6.1 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.

7. EQUALITY IMPACT ASSESSMENT

7.1 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.

8. LEGAL IMPLICATIONS

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

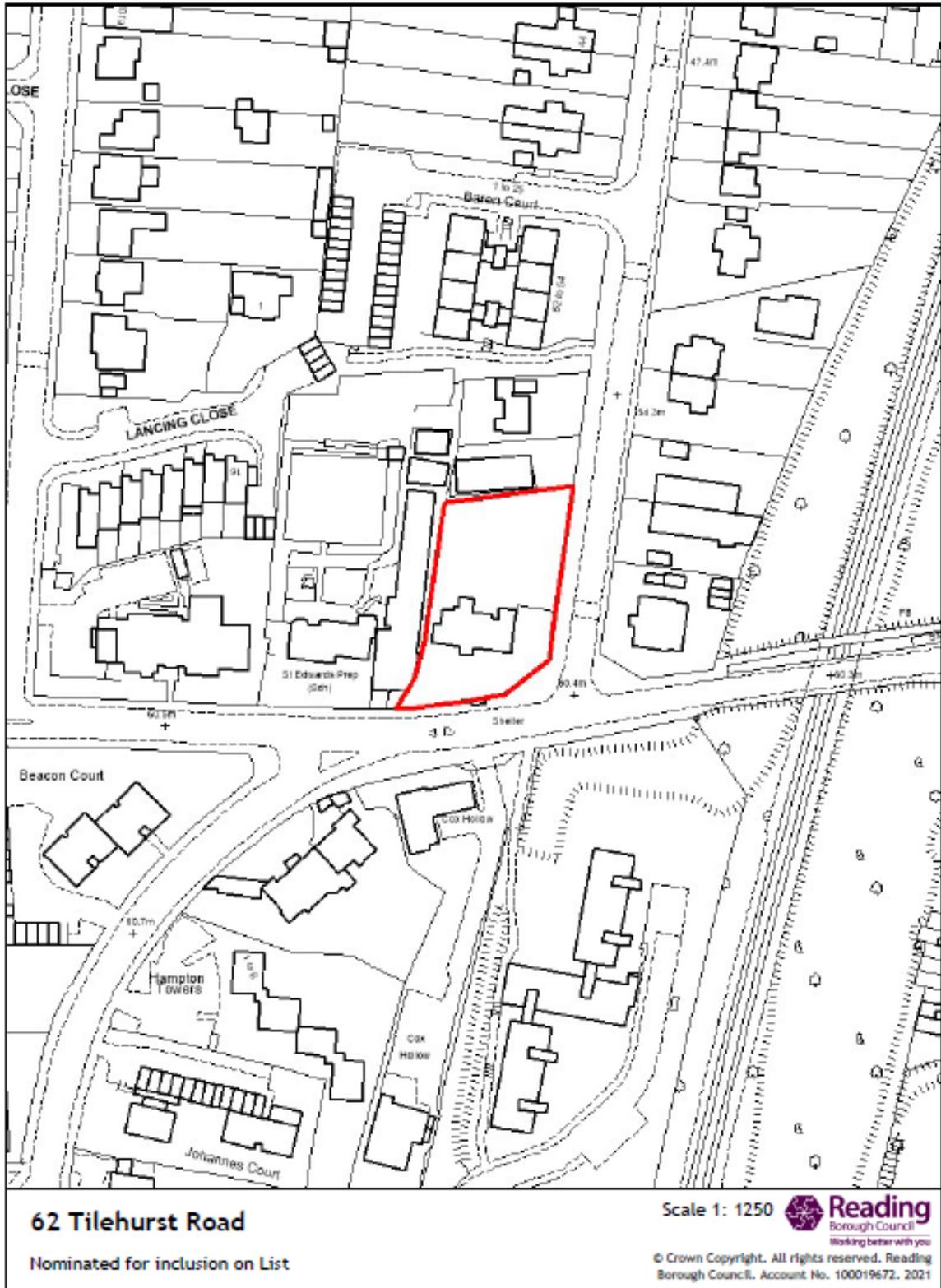
9. FINANCIAL IMPLICATIONS

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

10. BACKGROUND PAPERS

10.1 Reading Borough Local Plan (Adopted November 2019)

APPENDIX 1: LOCATION PLAN



LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES - NOMINATION

APPENDIX 2: RELEVANT PHOTOGRAPHS AND ILLUSTRATIONS

Fig: 1. 62 Tilehurst Road, is a fine, c. 1880s Reading Residence, set on a corner with significant mature trees behind. It is clearly a Non-designated Heritage Asset (NDHA), in NPPF terms, as a such would be considered a material consideration in any future development proposals.



Fig: 2. 1880 OS Map, showing 62 Tilehurst Road. Devonshire Square Conservation Area is to the east along Tilehurst Road.



Fig. 3: GIS MAP: 40 Christchurch Road, with a Locally listed Residence on the opposite corner, to the south.

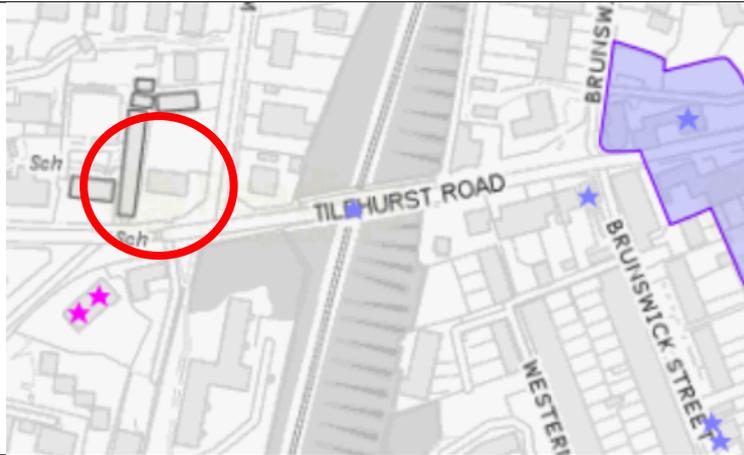


Fig 4.: Architectural Details - Polychrome brick façade, decorative patterned eaves and serrated window arch, are every interesting and unusual period detail.



Fig 5.: Architectural Details - Villa entry porch to front door. Decorative banded brickwork.



Fig. 6: 24 Southcote Road, a locally listed building to the south. C.1865.



Fig. 7: 64 Tilehurst, Reading. C. 1850s, originally a house now a school.



APPENDIX 3: PROPOSED LOCAL LIST TEXT

62 Tilehurst Road (Fremington House) is a detached early Victorian Villa (dating from c.1853). Its residents included Mr W H W Staveley, who is recorded in the 1881 census as a dentist. It once had a coach house which now forms part of St Edwards School next door. It occupies a corner plot at the top of Western Elms Avenue. The house has a lower ground floor, ground floor and first floor and at some point dormer windows have been added in the roof, as well as a side extension and garages.

The house is significant because of its age, as part of a cluster of houses at the top of Western Elms Avenue and its unusual banded and polychromed patterned brickwork. It has a significant group of mature trees at the rear. The architect is unknown although Joseph Morris was responsible for some additions in 1860 for Mr Staveley.

The most significant feature of the building is its distinctive polychrome brickwork, which uses three colours of brick: grey, red and cream in simple bands or dots. The body of the brickwork at the front of the house is mainly of an alternating pattern of three continuous bands of red brickwork in Flemish bond and five (at second floor level) or seven (ground floor level) grey and red patterned bands in stretcher bond.

APPENDIX 4: NOMINATION FORM

CRITERIA AND CONSIDERATION FOR LOCALLY LISTING BUILDINGS AND STRUCTURES IN READING BOROUGH COUNCIL

Background and explanation: Heritage assets cannot be replaced once lost. They include both nationally and locally listed buildings. Harm to an asset's significance can cause a loss of value to society and a loss of public benefit.

The criteria for assessment of locally listing buildings/ structures are set out below and are taken from the adopted Sites and Detailed Policies Document. These criteria and the accompanying explanation of how a particular building or structure meets these criteria will be used to assess whether that building or structure merits designation as a locally listed heritage asset.

The assessment will be based purely on the evidence provided with this form (unless the authority has access to further evidence).

Identification of buildings or structures for local listing: Buildings or structures worthy of being locally listed will mainly be identified through the process of considering and determining planning proposals and applications.¹

Exclusions

Buildings and structures will not be considered for the Local List when they are already part of a Conservation Area², Scheduled Monument, or subject to an article 4 direction relating to historical or architectural interest.

Address of building/ structure: 62 Tilehurst Road
Reading

Postcode: RG30 2JH

¹ Buildings or structures identified outside the application process will be considered as resources become available.

² Buildings that warrant local designation in a conservation area are awarded a 'Buildings of Townscape Merit' designation. For the purposes of the National Planning Policy Framework (NPPF, 2012), Buildings of Townscape Merit will be considered to warrant conservation and where appropriate enhancement in accordance with the NPPF.

Selection for the Local List

For any building, structure or group of buildings to be included in the Local List it **must** clearly meet the relevant age and integrity criteria:

	Please tick relevant box ³
(a) pre-1840: Any building, structure or group of buildings where its/ their style, form and construction are easily identifiable.	
(b) 1840 - 1913: Any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance.	√
(c) 1914 - 1939: Any building, structure or group of buildings that is/are substantially complete and unaltered and of a high level of significance.	
(d) post 1939: Any building, structure or group of buildings that is/are of exceptional significance and wholly complete and unaffected by inappropriate changes.	

Please provide comments/ further explanation of above:

62 Tilehurst Road is a detached early Victorian property. It once had a coach house which now forms part of St Edwards School next door. It occupies a corner plot at the top of Western Elms Avenue.

The house has a lower ground floor, ground floor and first floor and at some point dormer windows have been added in the roof, as well as a side extension and garages.

The house is significant because of its age, as part of a cluster of houses at the top of Western Elms Avenue and its unusual banded and patterned brickwork.

This house appears on the Board of Health maps of 1853 and so must be at least of that date. On the OS Map published 1883 it is named as Fremington House.

Rocques map of Berkshire of 1761 does not show any development along what is now Tilehurst Road. In the early nineteenth century, as marked on Coates map of 1802, it was known as Pegs Green Lane. The 1809 Ordnance Survey drawing of Berkshire marks Pegs Green and Prospect Hill but there are no properties along this section of Tielhurst Road. In the 1842 Post Office directory map the road is identified as Prospect Hill and renaming as Tilehurst Road came later in the nineteenth century.

By the time of the 1865 directory the street address of Fremington House is given Western Elms Avenue and the occupier is Mr W H W Staveley as it is in 1888 (Staveley). In 1899 William Hubert Sale Fosbery MD lived there, still with a street address of Western Elms

³ Note – if none of the above boxes are ticked, the building/ structure will not qualify for consideration as a locally listed building.

Avenue. By 1914 he had been joined by Amédée V Salmon, Professor of French. By 1972, 62 Tilehurst Road is occupied by H M Lyons, M Mitchell and Andrew N Mozley, so as today may already have been converted to flats.

William Henry Wackerell Staveley is recorded in the 1881 census as a dentist born in Camelford in Cornwall. In 1851 he had been living in Market Place, at no. 10 according to Slater's 1852 Berks directory.

The father of William H W Staveley was George Staveley of Bideford in Devon. There is a village called Fremington six miles from Bideford and Fremington House there is now a care home.

NB. Wider consultation of street directories and estate records in Reading Central Library and the Berkshire Record Office may yield more precise detail here about date of construction and early occupants.

In addition it must also be shown that it contributes to the character of an area and is valued by local people in accordance with at least one of the criteria detailed below under the headings of historic interest, architectural interest and townscape value.

Historic interest

Please tick the relevant box/es

<p>(a) Historical Association i. The building or structure has a well authenticated historical association with a notable person(s) or event.</p>	
<p>ii. The building or structure has a prolonged and direct association with figures or events of local interest.</p>	
<p>(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.</p>	
<p>(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</p>	

Comments/ further explanation of this should be provided in the box at the end of this section.

Historic Interest

NB So far, no relevant connections or associations have been found but this may be revealed by further research.

Architectural interest

(a) Sense of place	
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i. The building or structure is representative of a style that is characteristic 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	
(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	

Comments/ further explanation of this should be provided in the box at the end of this section.

Townscape Value

The buildings/structures have prominence and a landmark quality that is fundamental to the sense of place of a particular locality.	√
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Please provide comments/ further explanation of above

Architectural Interest (b)

The architect is unknown although Joseph Morris was responsible for some additions in 1860 for Mr Staveley. Originally on the adjacent plot, Leopold House, now demolished, of 1875 is also ascribed to him.

St Edward's School, no 64, originally known as Ordsall, is dated 1891 and the architect was G W Webb. It was built between Fremington House and Leopold House.

The brickwork uses three colours of brick: grey, red and cream in simple bands or dots.

- The body of the brickwork at the front of the house is mainly of an alternating pattern of three continuous bands of red brickwork in Flemish bond and five (at second floor level) or seven (ground floor level) grey and red patterned bands in stretcher bond.
- The body of the brickwork on the east side of the house is as the front but the grey bands do not have the red brick detail. The west side of the house is not easily visible.
- Cream brick replaces the grey brick banding on each side of the windows and at the corners of the building.
- There is a cornice continuous with the first floor window sills and a cream brick string course below the first floor windows.
- There is a cornice below the slightly overhanging hipped roof.

There is a stone lintel above mostly six pane sash windows with margin lights. The lintel is an unusual but simple design (see image) to be contrasted with a more common design seen for example on Silver Street and The Mount (see image).

The rear of the house is not visible from the street, but there may be a bay window on the ground floor only. The rear of the house would have good views towards the Caversham escarpment especially from the first floor.

At the front of the house there are two steps up to a tiled porch with glazing on the left and right side. The roof of the porch uses some fish scale slates. The brickwork of the porch has been painted white making it impossible to tell if the brickwork patterns match the house. It may possibly have been added later.

The western side has two straight chimneys and the eastern side one large stepped chimney. The chimneys repeat the pattern of banded brickwork.

There is a pierced brick wall along the south and east street boundary.

The stable/coach house uses a similar but modified banded brick pattern in solid bands of red and grey bricks only with red brick corners.

The 1911 census tells us that that the property had 12 rooms which included the kitchen but excluded sculleries, bathrooms, offices and similar.

Townscape Value

The house occupies a prominent corner plot at the junction of Tilehurst Road and Western Elms Avenue. North from here Western Elms Avenue descends down to Oxford Road. Properties on the southern end of the avenue are older than those further north.

The brickwork patterns make it a very unusual property.

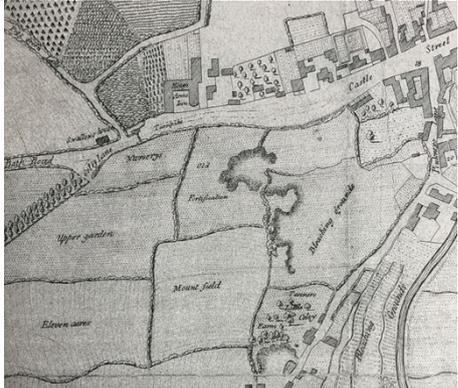
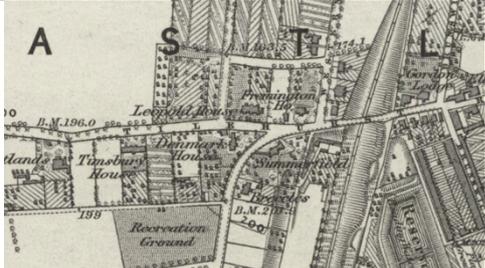
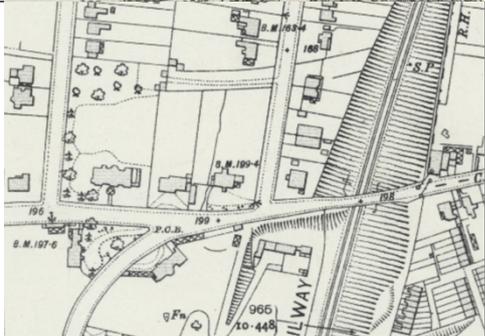
Opposite 62 Tilehurst on the corner of Southcote Road is the substantial locally listed no 24 which is currently being refurbished and extended.

Recommendation made by (name of Proposer) : Evelyn Williams
Date : 6 December 2021

General notes and any other relevant information on the building/ structure by Proposer ⁴ making recommendation for local listing including reasons for recommendation ⁵

⁴ The 'Proposer' is anticipated to normally be the Planning Case Officer given that the identification of most buildings or structures will currently be identified through the process of determining planning applications, however, the 'Proposer' could also be a member of the public or another organisation' group.

⁵ Failure to meet the requirements for a building or structure to be locally listed at a particular point in time does not rule out future re-consideration of that building or structure if significant new evidence is produced.

Source of all information and details of any supporting document used to support the recommendation to locally list the building or structure ⁶ .	
Detail of evidence/ document (including photographs)	Source/ reference of information
Architects	Sidney M Gold. A Biographical Dictionary of Architects at Reading.
Occupants of the house	Street directories - Reading Borough Council Library digitised copies or University of Leicester digitised copies. Census records - via findmypast.co.uk
Rocques map of Berkshire 1761	https://www.rct.uk/collection/700042/rocques-map-of-berkshire
	1802 Coates map. Extract from Reading Borough Library copy.
Ordnance Survey drawing of Berkshire 1809	https://commons.wikimedia.org/wiki/File:Ordnance_Survey_Drawings_-_Reading_(OSD_126).jpg
	Extract from 1822 OS map. National Library of Scotland digital collection.
	Extract from 1932 OS map. National Library of Scotland digital collection. Note by this time 64 Tilehurst Road has been built between no 62 (Fremington House) and Leopold House.
Staveley family origins	Reading Mercury 18 July 1903 p1. Re William Henry Staveley deceased. (Son of W H W Staveley and his wife Francis née Sims)
Fremington	Wikipedia Fremington Manor with images of house https://en.wikipedia.org/wiki/Manor_of_Fremington

⁶ Any supporting documentation provided cannot be returned and will be kept on file as part of the supporting documentation should the building be locally listed. Please only send photocopies (subject to relevant copyright) should you wish to keep a copy of any documentation.



62 Tilehurst Road - looking north
All images - Evelyn Williams, 1 December 2021
unless otherwise stated.



62 Tilehurst Road - porch and part of St Edwards School



62 Tilehurst Road - side access and extension



62 Tilehurst Road - east side from Western Elms Avenue. Garages and chimney.



62 Tilehurst Road - stable/coach house



62 Tilehurst Road - lintel on windows



Lintel on Silver Street of the type also seen in The Mount and Waldeck Street (11 July 2021)



62 Tilehurst Road - pierced brickwork wall



24 Southcote Road (1865)

Continue on separate sheet if necessary

For official use only.

Recommendation confirmed/rejected by Conservation Officer:

Date:

Conservation Officer signature confirming recommendation:

Position:

Print name:

Reasons that the recommendation for locally listing the building/ structure have been confirmed/ rejected

Any additional comments regarding the building/ structure

Building/ structure identification :

Grid reference:

UPRN:

Signature of Manager accepting recommendation: _____

Date: _____

Position: _____

Print name: _____