

REDLANDS CONSERVATION AREA APPRAISAL



Reading Borough Council

March 2008

REDLANDS CONSERVATION AREA APPRAISAL

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REDLANDS CONSERVATION AREA APPRAISAL

1.0 Introduction

1.1 Purpose of the appraisal

This appraisal seeks to record and analyse the various features which give the Redlands Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal map (Appendix 2) along with listed buildings, buildings of townscape merit, significant trees and spaces, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by legislation.

This appraisal builds upon national policy, as set out in *Planning Policy Guidance Note 15 (PPG 15) - Planning and the Historic Environment*, and local policy, as set out in the *Reading Borough Local Plan 1991-2006*, and provides a firm basis on which applications for development within the Redlands Conservation Area can be assessed. It also forms a basis for further work on design guidance and enhancement proposals for the area.

This appraisal follows the suggested format contained in Appendix 2 of the English Heritage document "Guidance on conservation area appraisals" August 2005.

1.2 Summary of special interest

The Redlands Conservation Area comprises a tightly drawn essentially Victorian/Edwardian suburb of Reading, loosely centred around Christchurch Green, bounded by Redlands Road, Upper Redlands Road and Elmhurst Road. The boundaries of the area are indicated on the Appraisal Map appended to this report. It was formally designated on 12 February 1991 following a period of public consultation, which resulted in the amendment of the originally proposed boundary by the addition of Wantage Hall and the University Music Department fronting Upper Redlands Road.

Apart from three properties on Christchurch Road, which date from about 1800, the area has no listed buildings, although attempts are being made to list Wantage Hall. Notwithstanding this, the area contains a wide variety of house types and architectural styles from the Victorian and Edwardian periods, the majority of which retain their original character.

The earliest houses date from around the 1850s. Much of New Road and the south side of Upper Redlands Road was developed by 1873. This contrasts with Marlborough Avenue and the north side of Elmhurst Road, where development was not begin until the 1890s.

The sheer variety, exuberance and blending of the architectural styles of the Victorian period in such close proximity makes the area attractive and worthy of Conservation Area status. This is reinforced by the retention of boundary walls and railings throughout the area which, together with mature tree cover, give the area its coherence.

2.0 The planning policy context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as *“an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”*. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly PPG 15 - Planning and the Historic Environment. The layout and content of this conservation area appraisal follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum, published in February 2006.

2.1 Local planning policy

The Reading Borough core strategy was found to be “sound” in December 2007 and was adopted in January 2008. Policy CS33 provides a strategic level policy that indicates that the historic environment including their settings will be preserved and enhanced. This policy will, in part, replace the Reading Borough Local Plan policies, including some of the saved policies discussed below. Proposals will have to have regard to the provisions set out in PPG15.

The Local Plan policies which seek the preservation and enhancement of archaeological sites, historic parks and gardens, listed buildings and conservation areas are set out in Chapter 6 of the *Reading Borough Local Plan 1991-2006* which was adopted on 14th October 1998, the majority of policies from which were “saved” by Direction of the Secretary of State on 24 September 2007 (with effect from 27 September 2007). The saved policies of particular note are Policies CUD 6 (Demolition of Unlisted Buildings in Conservation Areas) and CUD7 (New Development in Conservation Areas), which outline Reading Borough Council’s approach to development in Conservation Areas. Copies of these policies can be found at Appendix 1 of this document. With regard to listed buildings in the Conservation Area, Policies CUD 1 (Works Affecting Listed Buildings), CUD 2 (Change of Use of Listed Buildings), CUD 3 (Maintenance of Listed Buildings) and CUD 4 (Setting of Listed Buildings) also apply.

The Local Plan’s conservation objectives are stated as:

- (i) to conserve or enhance the Borough's stock of listed buildings and other buildings of architectural quality or historical significance;
- (ii) to identify, protect or enhance areas of character;
- (iii) to identify and conserve areas of archaeological significance and to protect or enhance finds and sites for the education and enjoyment of Reading residents.

3.0 Location and setting

3.1 Location, topography and setting

The boundaries of the Redlands Conservation Area are shown at Appendix 2. The area lies about 2km south east of Reading centre, approximately south of Reading’s original University campus and The Royal Berkshire Hospital fronting on to the main London Road (A4) out of Reading, and north (west) the main Reading University campus at Whiteknights Park, with which some current uses and occupiers in the area are inextricably linked. Redlands Road, which forms the western boundary of the area links London Road with Christchurch Road to the south of the area, itself leading to the main Shinfield Road (A327) out of Reading (passing in front of the Whiteknights campus). Properties immediately surrounding the defined conservation area tend to be of more recent date, although there are older properties to the north, on the west side of Redlands Road, which are situated in the recently designated Kendrick Conservation Area. The shops on the south side of Christchurch Road, according to OS map

information, date from post 1900. At the time of the original designation of the Redlands Conservation Area these were not considered as appropriate for inclusion within the area because of their more recent date, the fact that they are much altered externally and their obvious separation from the designated Conservation Area by the busy Christchurch Road.

The area is situated at the top of a rise southwards from London Road. The area is generally flat, which limits views into and out of the area.

4.0 Historic development

4.1 History

Reading is named after the Readingas, Saxon followers of Reada, 'the Red', who settled in the spit of land in the fork of the Thames and Kennet in the 6th century. At the time of the Domesday Survey in 1086, Reading belonged to the king and included a small borough and two manors. Reading Abbey was founded by Henry I in 1121. The abbey dominated the town and became one of the richest religious houses in England making Reading a wealthy place, and a centre of religion and pilgrimage.

Wool and leather were Reading's principal trades in the 16th and early 17th centuries, making good use of the town's road and river links. In the 18th century Reading was an important market and coaching town; new industries developed, notably brewing, iron-founding and brick and tile making. Early 19th century maps show the town had hardly extended beyond its medieval core but a fast town expansion was stimulated by the development of new transport links. The Kennet and Avon Canal was opened in 1810 bringing London and Bristol, two major sea ports, into direct communication by water. Of much greater significance, however, was the construction of the Great Western Railway which reached the town in 1840. The coming of the railway resulted in a rapid growth of major industries, notably Huntley & Palmers and Suttons Seeds, which provided work for a rapidly increasing population.

Between 1850 and 1900 the population of the Borough more than trebled from 21,456 to 72,217 and the housing stock increased accordingly. The development of the "Redlands Estate" (an area approximately bounded by London Road to the north, Redlands Road to the west, Upper Redlands Road to the south and Eastern Avenue to the east) was part of the post-railway late 19th century expansion of the town during which period large numbers of houses were built and growing civic pride was celebrated in the building of Reading's Town Hall (1875), the Concert Hall (1882), and the Museum and Library (1883-4). Reading Grammar School, to the west of the Redlands Estate, was built between 1865-

71, to the designs of Alfred Waterhouse, a local resident of Reading from 1868. The Redlands Conservation Area represents a middle-class residential area, untouched by commerce and industry. It was clearly designed to be a more spacious and leafy area than the artisans' terraces which lie closer to their employers to the north and east of this general area.

Redlands Road, after which the Conservation Area is named, was one of a number of eighteenth century turnpike roads south out of Reading, taking its name from Red Lane, formerly Rudden Lane.

4.2 The effect of historic development on plan form

The designated Conservation Area is essentially defined by the triangle of roads comprising Redlands Road, Upper Redlands Road and Elmhurst Road, all thought to be early routes. The 1873 First Edition OS Map shows these roads to be home to fairly substantial villas both within the area and further to the east, the exception being the more tightly knit New Road. Marlborough Avenue does not appear at that date. The 1899 OS Map shows Marlborough Avenue and Elmhurst Road (at that time labelled Alexandra Road) only partly built, and the "Whiteknights campus" was still as yet fields. It would therefore be difficult to describe this area as a planned development in any strict sense, although clearly the area forms part of the post-railway expansion and development of Reading.

5.0 Spatial analysis

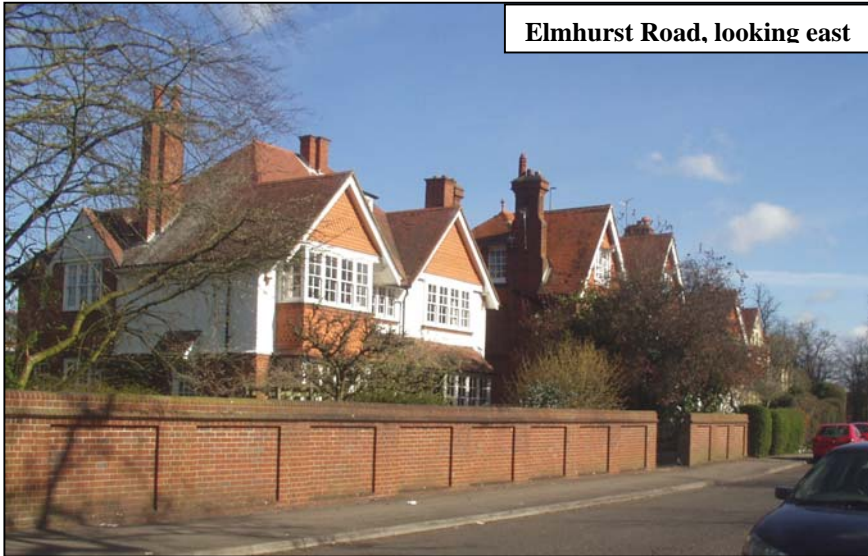
5.1 Key views and vistas

Although approached by a rise up from the north along Redlands Road, the area is relatively flat and there are no special focal points. No individual building stands out in each street in the Conservation Area. Corner buildings tend to be prominent in the street scene, but not from any distance. Views out of the Conservation Area to the east towards St George's Hall are dominated by the hall of residence, a much larger structure than those in the Conservation Area itself.

5.2 The character of spaces within the area

The conservation area is, generally speaking, a tightly knit urban area composed of continuous frontages of two, three and four-storey buildings with front gardens to the back of pavement edge, fronting streets of varying length and width, with only one area of public open space, that of Christchurch Green (actually two areas of "green") at the southern entrance to the Conservation

Area. This can best be described as an informal grassed open space, crossed by pedestrian “desire lines” and with some shrubbery within. Trees and/or seating are not conspicuous by their presence. There are utilitarian bus shelters fronting Christchurch Road where it becomes Shinfield Road and fronting Redlands Road.



Properties at the north (Upper Redlands Road) and south (Marlborough Avenue and Elmhurst Road) of the Conservation Area are however epitomised by being fairly substantial properties in commensurately

large grounds. These are typically bounded brick walls and railings and containing significant tree cover, providing a good setting for individual properties and the character of the Conservation Area as a whole.

6.0 Definition of the special interest of the conservation area

6.1 Definition of character areas

The Conservation Area can be divided into four character areas as follows:

1. Upper Redlands Road and 17-19 Redlands Road.

This area is mainly characterised by large detached and semi-detached houses standing in extensive and well-treed grounds. Reading University owns a number of these properties - 35, 35a, 37, 45 and Wantage Hall in Upper Redlands Road, and 17-19 Redlands Road. The architectural styles vary from the simple plain red brick style of the 1850s to later stucco villas (some very large) with Italianate and classical features, in particular, 17 and 19 Redlands Road. 35a Upper Redlands Road is an interesting gothic style building which turns the corner of New Road. Wantage Hall is apparently one of the first purpose built Halls of Residence. Built in “Oxford cloister-style”, it presents an unspoilt appearance in landscaped grounds. It was opened in 1908, and named after Lord Wantage, first President of the University College of Reading

University. It is situated on land formerly part of the grounds of Red Lane House, which was occupied by James Simmonds up to his death in 1893. The land was purchased for University College by Lady Wantage.

Properties here and throughout the Conservation Area are "linked" by frontage brick walls and/or low brick walls with railings above, and good tree cover behind.

2. New Road.

This is a quiet and more intimate road of smaller early Victorian houses and cottages, of which a great deal of the original character remains (although some unsympathetic additions have been made). The general character of housing in this part of the area is of plain red brickwork, sometimes with a contrasting band of grey bricks marking the division between the floors, low pitched slate roofs, four paneled doors with arched fanlights and glazing bar sash windows (9 and 12 panes). Numbers 20 Hill and Myrtle Cottages, 28, 30, 40 and 23 add particular vitality to the area.

Again, properties here are "linked" by frontage brick walls and/or low brick walls with railings above.

3. Marlborough Avenue and Elmhurst Road.

The houses in these streets date from the 1890s and comprise larger semi-detached and detached houses. Each detached house or pair of semi-detached houses is different in their detailing, with extensive use made of decorative mouldings and patterned brickwork. The main colour here is grey, with cream and red brick detailing. Other interesting features include: decorative stone lintels and relieving arch at first floor level at 1 and 3 Marlborough Avenue; herringbone patterning on the front roof gables of 5 and 7 Marlborough Avenue; and Gothic style patterning at 58/60 Elmhurst Road. There are also four pairs of semi-detached properties in the "Old English Revival Style", with large triangular roof dormers with matching porch canopies, which extend over the adjoining bays. These properties also have distinctive red clay roofs.

One characteristic of these streets is that all properties "front" south. This is not a problem in Elmhurst Road where the properties face the playing fields and, in part, tree cover of the University campus, but the "backs" of properties in Elmhurst Road face the south side of Marlborough Avenue, giving a view of high brick walls, which in themselves are not unattractive, and garage entrances, which are clearly less attractive, particularly behind numbers 78-84 Elmhurst Road.

Again, properties here are “linked” by frontage brick walls and/or low brick walls with railings above.

Marlborough Avenue has benefited from recent street tree planting on both sides of the road.

4. The corner triangle between Redlands Road and Christchurch Road.



85-89 Christchurch Road are listed buildings, but number 91 Christchurch Road/72 Redlands Road is a good example of patterned brickwork, with a patterned slate roof (a mix of plain and fish-scale slates) and

decorative carved barge boards. The prominent corner location of this building also enhances its value at the Christchurch Green entrance to the Conservation Area. The remaining houses at 64-70 Redlands Road comprise a terrace of four Edwardian villas, which whilst not of the quality of those in Marlborough Avenue, do contain attractive features. Number 70 for example contains an interesting full height bay with hipped roof, and the others contain decorative half-timbered dormers, projecting canopies with console supports and a series of circular windows.

The area behind numbers 89/91 Christchurch Road and between 72 and 70 Redlands Road presents a generally unsightly garage court and parking area fully open to view from the road.

Again, properties here are “linked” by frontage brick walls and/or low brick walls with railings above.

Generally.

Features that make a positive contribution to the historic character and appearance of the conservation area:

- Retention of original buildings and their settings with few detrimental changes by way of new development and/or addition of non-traditional materials;
- Retention of original brick walls and/or railings (original and replacement) throughout the area;
- Use of stone kerbs throughout the area except Elmhurst Road;
- Good tree cover within the grounds of individual properties;
- Street tree planting in Marlborough Avenue;

Features that have a negative impact on the historic character and appearance of the conservation area:

Please note that this Conservation Area generally “looks after itself” very well, but the scale of these negative features, whilst not individually great, does affect the character and appearance of the Conservation Area. Attention to these will clearly enhance that character and appearance.

- Some (limited) use of non-traditional materials: e.g. upvc windows;
- Some (limited) loss of original brick walls and/or railings e.g. replacement of railings with brick walls and/or timber fencing;
- Some walls in need of repair;
- Whilst not inherently unattractive in itself, some overgrowth of railings with hedges;
- Chain link fencing at 35 and 35a Upper Redlands Road;
- Unsightly garages at 89/91 Christchurch Road and 72/70 Redlands Road, and to the rear of Elmhurst Road (fronting Marlborough Avenue);
- Lack of traditional street furniture, including street lighting and green conservation area signs;
- Over-reliance on individual telegraph poles throughout the area with attendant wires radiating out to the houses within it;
- Plethora of street furniture associated with the important road junction at the southern entrance to the Conservation Area;
- Views out of the Conservation Area from New Road and Marlborough road to St George’s Hall to the east.

Surrounded by much more contemporary buildings immediately outside it, the Conservation Area itself and the buildings within it have generally retained

their Victorian/Edwardian charm (despite pressures to redevelop certain sites in the past). However there is clearly scope to redress some quite modest failings apparent in the foregoing list.

6.2 Activities and uses

Historically and currently, the Conservation Area was/is essentially a residential area of detached, semi-detached and terraced residential properties fronting three east-west streets, each of slightly different character as previously described, but institutional uses have taken over some of the properties in Upper Redlands Road in the form of places of learning or halls of residence as might have been expected from the location of the area close to Reading University itself. Otherwise the properties appear to be retained in single family occupation with no obvious signs of subdivision or multiple occupation. The properties in the area are very much in demand and therefore generally fully occupied and in a good state of repair.

The area generally has a quiet residential atmosphere within its core, but the peripheral roads can become quite busy as through routes given its location between two main roads and two important institutional uses. Redlands Road is now also a premier bus route. There is some evidence of daytime parking for commuters and/or people working in the locality, but there are few parking restrictions in the locality (except near road junctions) and no reported requests for a resident's parking scheme for the area. A number of properties do not have their own parking provision, but the area does benefit from good accessibility by public transport and is close to significant major employers, making this an attractive area to live.

6.3 Architectural and historic character: building methods and materials

The Conservation Area is essentially a Victorian/Edwardian residential suburb of Reading, highly prized because of its location close to Reading's main Hospital and University sites. It contains essentially Victorian and Edwardian buildings. The Area retains its historical character and special architectural interest.

With the exception of a few stucco buildings, the buildings in the Conservation area are generally of brick, which is one of the distinguishing features of Reading's architecture and there are examples of good quality brickwork throughout the conservation area. Brick was a popular building material in the 19th centuries and the ready availability of different coloured bricks provided the opportunity for the lively polychromatic brickwork found throughout this part of Victorian/Edwardian Reading. The town had several brickworks, the

most notable being S & E Collier Ltd at Water Road and Elgar Road and two brick works in the Tilehurst area.

6.4 Buildings of Townscape Merit

Buildings identified as having “townscape merit” will vary, but commonly they will be good examples of relatively unaltered 19th century and later buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of a conservation area.

Buildings of Townscape Merit help create a conservation area’s distinctive and interesting historic townscape. As recommended in Planning Policy Guidance 15: Planning and the Historic Environment, the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

Clearly, all the buildings within the Conservation area are important to its “townscape”, but it is generally unlisted corner buildings which strictly have a more commanding presence. Although not visible from any great distance, the building on the corner of Christchurch Road and Redlands Road, set back behind Christchurch Green falls into this category at the southern end of the Conservation Area. These buildings are considered worthy as being “Buildings of Townscape Merit”. Wantage Hall also presents a unique presence on the corner of Redlands Road and Upper Redlands Road, and has just been listed as a building of special architectural or historic interest by English Heritage. Many of the (larger) buildings in the area, which might be considered in this category are otherwise screened by trees.

6.5 Public realm. Floorscape, street lighting and street furniture.

Road and footway surfaces are predominantly modern i.e. tarmac, but stone kerbs are prevalent throughout the area, except in Elmhurst Road, where they are of concrete products. Whilst generally in average condition (there is evidence of repairs by “utilities” throughout the area), these surfaces are not attractive and not “traditional” in conservation area terms.

Street lighting columns, signage and street furniture are modern, and this is another area with considerable potential for improvement. There are no examples of traditional lighting in the Area.

Properties in the Conservation Area rely on individual telegraph poles throughout the area with attendant wires radiating out to the houses.

Unlike other Conservation Areas in Reading, there are no green Conservation Area signs present here.

Street planting has recently taken place in Marlborough Avenue.

Brick walls and railings are to be found throughout the area and are clearly an essential part of the public realm and character of the Conservation Area.

6.6 Local details and features

The pre-eminent local detail throughout this Conservation Area is the presence, with few exceptions, of brick walls and/or brick walls and railings at the front of the properties.

6.7 Historic associations



37 Upper Redlands Road

In addition to the historical associations already mentioned in 6.1 above, 37 Upper Redlands Road belonged to the Palmer family, and 21 & 23 were built by William Isaac Palmer for employees.

There is also a strong connection with the University,

situated as it is between the original University College buildings to the north on London Road and the northern end of Redlands Road, and Whiteknights Park to the south which was acquired for the University in 1947. Much of this area was developed in Victorian times, and Alfred Waterhouse, famous for many Victorian buildings throughout the country as well as in Reading itself, bought a plot of land in Whiteknights Park to build himself a house. This was called Foxhill.

6.8 Green spaces, trees and other natural elements

Although there is only one small area of green space at the southern end of the Conservation Area, the Area is epitomised by mature properties situated in mature gardens, with extensive tree cover throughout, giving a general verdant feel to the area of buildings and trees in harmony.

Trees therefore make a significant contribution to this suburban Conservation Area's special character and sense of identity. Significant tree groups are shown on the Appraisal Map at Appendix 2.

Street trees have recently been planted in Marlborough Avenue.

Because of their importance to the character and appearance of a Conservation Area, where they are not already protected by a Tree Preservation Order (and there appear to be three of these in this Conservation Area at 76 Elmhurst Road, 17 & 19 Redlands Road and 37 Upper Redlands Road) it is necessary to give the local planning authority 6 weeks notice of any intention to cut down, top or lop any tree in a Conservation Area, which also enables a local planning authority to consider whether the trees should be formally protected by the making of a Tree Preservation Order.

6.9 General condition of the area: The extent of loss, intrusions or damage i.e. negative features.

The general state of repair of the properties in the Conservation Area is good with properties not remaining vacant for any length of time.

The open space at Christchurch Green is also a generally well maintained area of grass and shrubs, but is not an inviting public space, having for example no seating, except peripherally associated with two bus stops.

However, in common with many of Reading's Conservation Areas, the Area is lacking in the quality, if not the state of repair of the highway environment (roadways, footways and street furniture).

All of these areas would benefit from continued monitoring, and the seizing of opportunities for improvement as they arise.

6.10 Problems, pressures and issues

Design of new development

Within the Conservation Area itself there are few recent developments, but these have generally respected the character, scale of buildings and materials used in the Conservation Area, thus maintaining its character and appearance. A small number of elements within the Conservation Area detract from its character, but it is the larger developments immediately outside the Conservation Area which pay least heed to their context adjoining or near the Conservation Area and have a notably negative effect on its character and appearance. The design of new development within and adjoining/near the Conservation therefore remains a major issue.

Loss of original architectural details

In general terms the loss of original features, particularly front elevation and boundary features is fairly limited. Certainly there are very few examples of non-traditional windows in the buildings in the Conservation Area. There is a clear issue here in terms of respecting the setting of individual buildings as well as enhancing the character and appearance of the Conservation Area, in accordance with advice contained in PPG15 and policies contained in the Reading Borough Local Plan.

Traffic noise and pollution

The character and environmental quality of the main streets are spoiled by noise and pollution of traffic gaining access to and from Christchurch Road, mainly along Redlands Road.

Street clutter

This is not generally an issue with regard to the overall character and appearance of the Conservation Area as a whole, except at the Christchurch road entrance to the Conservation Area as a consequence of its function as a main road junction with several roads.

Attention has also been drawn to the detrimental impact of individual telegraph poles and wires radiating out from them.

It would be helpful if the existing street name signs were replaced with green Conservation Area street name signs as found in other conservation areas in Reading.

7.0 Areas for further work

7.1 Consideration of conservation area boundary changes (to be the subject of a public consultation exercise)

Given that there are no changes in circumstances since the Conservation Area was originally designated, and the generally more modern developments adjoining the Conservation Area, no changes are recommended to the Conservation Area boundary.

7.2 Opportunities for enhancement

Floorscape and street furniture improvements should be considered in this area, including replacing telegraph poles. An immediate priority might however be to replace the existing street name signs in the area with the aforementioned green Conservation Area street name signs, as found in other Conservation Areas in Reading.

Notwithstanding the current appearance of the Conservation Area, it may also be expedient, subject to the requisite publicity and the views of local people, to consider whether the local planning authority should consider using its powers to withdraw permitted development rights which affect the external appearance of dwelling houses in the Conservation Area, namely alterations to doors, windows, roofs and frontages.

7.3 Monitoring and review

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- A survey of the area to identify changes in its character and appearance;
- An assessment of whether the various recommendations detailed in this document have been acted upon, including proposed enhancements;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

Appendix 1 - Relevant Local Plan Policies

The following policies from the Reading Borough Local Plan (1991-2006) are relevant to the preservation and enhancement of the conservation area:

POLICY CUD 6: DEMOLITION OF UNLISTED BUILDINGS IN CONSERVATION AREAS

CONSENT TO DEMOLISH IN A CONSERVATION AREA WILL NORMALLY ONLY BE PERMITTED WHERE IT CAN BE SHOWN THAT IT IS WHOLLY BEYOND REPAIR, INCAPABLE OF REASONABLY BENEFICIAL USE, OF INAPPROPRIATE STRUCTURE OR DESIGN, OR WHERE ITS REMOVAL OR REPLACEMENT WOULD BENEFIT THE APPEARANCE OR CHARACTER OF THE AREA. DEMOLITION WILL BE MORE FAVOURABLY ASSESSED WHERE THERE ARE APPROVED DETAILED PLANS FOR REDEVELOPMENT AND A CONTRACT FOR CARRYING OUT THE WORKS HAS BEEN ENTERED INTO.

POLICY CUD 7: NEW DEVELOPMENT IN CONSERVATION AREAS







AS APPROPRIATE NEW DEVELOPMENT IN CONSERVATION AREAS SHOULD MAKE A CONTRIBUTION TO THE AREA BY RESPECTING OR ENHANCING ITS ARCHITECTURAL AND VISUAL QUALITIES AND ACHIEVING A HIGH STANDARD OF DESIGN. DEVELOPMENT WITHIN CONSERVATION AREAS WILL NORMALLY BE PERMITTED ONLY WHERE THE PARTICULAR HISTORIC OR ARCHITECTURAL CHARACTER OR APPEARANCE OF THE AREA WILL BE PRESERVED AND THERE IS NO LIKELIHOOD OF HARM BEING CAUSED TO THE AREAS CHARACTER OR APPEARANCE.

THE BOROUGH COUNCIL WILL AS APPROPRIATE SEEK TO PRESERVE THE EXISTING BALANCE OF USES IN CONSERVATION AREAS.

Because of the high percentage of listed buildings in the Conservation Area. Policies CUD 1 ((Works Affecting Listed Buildings), CUD 2 (Change of Use of Listed Buildings), CUD 3 (Maintenance of Listed Buildings) and CUD 4 (Setting of Listed Buildings) also apply.

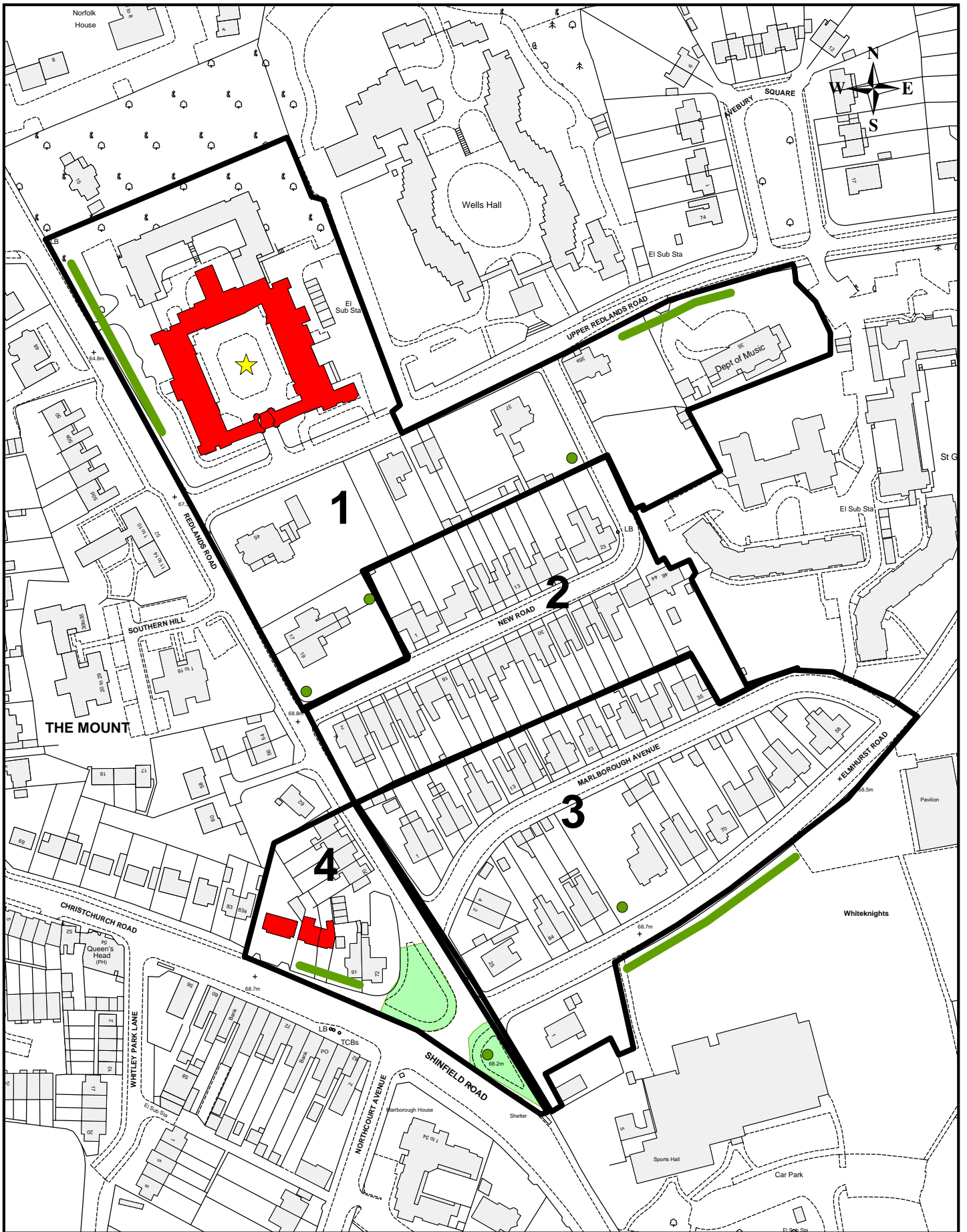
Appendix 2 - Townscape Appraisal Map

Key

	Conservation Area Boundary
	Listed Buildings
	Significant Open Space / Green Area
	TPO Trees
	Selected Important Tree Cover (Note: Trees are an important feature throughout the area).
	Landmark Building

Key to Character Areas

1. Upper Redlands Road and 17 - 19 Redlands Road
2. New Road
3. Marlborough Avenue and Elmhurst Road
4. Corner triangle between Redlands Road and Christchurch Road



Title: Redlands Conservation Area

Drg no:

Date: 31/07/2008

Scale at A4 : 1:2000

Produced by Planning Section

File: LAP332291/

