

Historic Building Recording

148-145 FRIAR STREET & 1-15 QUEEN VICTORIA STREET,
READING

ON BEHALF OF: THE THACKERAY ESTATE
AUGUST 2022

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FOUNDER, REVIVE AND TAILOR



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Section 1

Introduction.

1 Introduction

1.1 This Historic Building Record has been carried out by Revive and Tailor to provide an appraisal of 145-148 Friar Street & 1-15 Queen Victorian Street, Reading (henceforth 'the Site'). The document has been written on behalf of Thackeray Estate Ltd ("the Client").

1.2 On 7th December 2022, Reading Borough Council's Planning Committee resolved conditional permission [Ref: 221232] at the Site for:

Demolition of No. 146 Friar St and structures to rear and partial demolition of No. 145 Friar St and various external works to other existing buildings, as part of redevelopment to provide: reconfigured basement and ground floor uses (Class E(a) or (b)) on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) at part-basement, part-ground and on all upper floors; part-two, part- three storey rear extension to No's 5-15 (odd) Queen Victoria St; replacement basement and five storey building at No. 145 Friar St and two-storey roof extension to No. 146 Friar St; proposed public courtyard accessed via Queen Victoria St walkway; roof level plant

1.3 The related conditions required a Level 2 Photographic recording of the buildings included within the Site.

1.4 This Historic Building Record will:

- Describe the methodology that has informed this record;
- Provide a proportionate and robust assessment of the Site and surrounding area's historic development;
- Provide a detailed written, photographic and drawn record of the Site.

1.5 The Site and surrounding area were appraised during a detailed site visit in May-July 2022, which included the photographic recording exercise.

1.6 Desk based research relating to the Site has been gathered from the previous approval re the same Site prepared by Frost Architects in February 2021.

1.7 The report is authored by Nairita Chakraborty BA (Hons) MSc MRTPI IHBC; Director at Revive and Tailor, with close liaison with Falconer Chester Hall (Architects) and TP Bureau (Planning Consultant) on behalf of the Clients. .



Figure 1.1 Current site with the additional buildings along Friar Street

Source: DAS, FCH Architects

Section 2

Methodology.

2 Methodology

Aims and Objectives

- 2.1 The aim of this building recording is to provide a detailed written, photographic and drawn record of the existing buildings which form part of No 148-145 Friar Street and 1-15 Queen Victoria Street. The recording has been undertaken to a standard that will inform future understanding and interpretation of the building as a whole. The recording has been undertaken in accordance with the level 2 survey guidelines as set out in Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016).

Written Record

- 2.2 The Written Record sets out the historical development of the builds. This record is based on a Heritage Statement for the Site by Revive and Tailor and the previous Statement by Heritage Collective alongside the surveys undertaken by Frost Architects. Full references are provided at Appendix A1.

Photographic Record

- 2.3 A photographic survey was carried out between May and July 2022, using high quality digital images shot in JPEG format, and the recording documented the interiors of the building in its current setting. The exteriors were not photographed as the building was covered in scaffolding at the time of the recording.

Drawn Record

- 2.4 The drawn record comprises full survey drawings from the survey carried out in July 2021.

Section 3

History of Site and Surroundings.

3 History of Site and Surroundings

History of wider area [from Heritage Collective report]

- 3.1 Reading originated as a Saxon settlement, its name derived from the Old English *Reada ingas* ('the people of Reada'). Its position close to the confluence of the River Thames with the Kennet facilitated riverine trading links with both London and the wider Thames Valley. The settlement was first documented by the Anglo-Saxon Chronicle in AD 871, when it was occupied by a Viking army, shortly before the Battle of Reading, in which the Saxon King of Wessex, Aethelbert, was defeated.
- 3.2 The Norman taxation document known today as the Domesday Book, which documents the period 1066 - 1086, records two manors in Reading. Within the principal manor, held by the king, there were 55 villagers and 30 smallholders. In addition to the farmland and meadow there was woodland sufficient to support 100 swine, together with four mills and three fisheries¹. The smaller manor, which belonged to Battle Abbey (St Martin), comprised nine villagers and eight smallholders. In addition to their farmland there was woodland sufficient to support five swine, two mills and 2½ fisheries together with a church². The Normans are thought to have built a castle on

1 Morris 1978: 1.41; 1.42

2 Morris 1978: 15.2

Castle Hill, initially an earth and timber motte and bailey castle, later replaced in stone, which was probably demolished c.1152 during the civil war in the reign of King Stephen.

- 3.3 Reading Abbey, a royal monastery, endowed by Henry I in 1121-5, was one of the largest monasteries in Europe. The surviving abbey gateway and extensive ruins of the abbey church and abbey complex within its precinct wall lie close to the River Kennet on the east side of the town. In addition to its religious functions, the abbey attracted and promoted commerce not only along the Thames and Kennet rivers but also as a result of its location at the intersection of major roads linking London with Bath, and Oxford with Southampton. In addition to its religious and royal significance, the abbey developed a planned new town with new streets and burgage plots together with a market place immediately west of its precinct; the principal streets being Friar Street, Broad Street, London Street and the Market Place itself, which attracted visitors and pilgrims from all over Europe. The town prospered in the medieval period and there are numerous documents illustrating friction between the guilds and merchants on the one hand and the Abbot on the other³.

3 Ditchfield & Page 1923

- 3.4 A House of Franciscan friars (Grey Friars) had first been established in the town in 1233, at the opposite (west) end of the street leading westwards from St Laurence's church (built in the 1120s adjacent to the abbey) towards Caversham, a street which had been known as New Street (later Friars Street) since at least 1224. The Friary site was enlarged in 1285 because the original site closer to the river was seasonally flooded⁴. The approximate site of the Greyfriars House lies in the vicinity of No. 65 Friars Street.

- 3.5 Following the dissolution of the monasteries by King Henry VIII in 1538, the abbey was given to the Duke of Somerset as a private house, but having been left vacant was quickly robbed of building stone by the townspeople. Nevertheless some of the buildings, such as the abbot's lodgings were retained for use as occasional royal accommodation. The King gave the town its independence from church authority at this time, and the friary house was given to the mayor and burgesses of Reading as a new guildhall. Although the town initially suffering an economic downturn following the dissolution owing to the lack of pilgrims and visitors, nevertheless the town prospered as a centre of the wool and cloth trade.

4 Ditchfield & Page 1907.

3 | History of Site and Surroundings

- 3.6 As a major thoroughfare and part of the planned medieval town, both sides of Friar Street would have been occupied by shops and houses throughout the medieval period.
- 3.7 John Speed's 1611 Map of Reading shows the major elements of the medieval town (Figure 3.1). The Friary site (marked A) stands at the western end of the street (now known as Friars Street) leading to St Laurence's Church (marked D), with the Abbey beyond on the east side of the town (marked H). The approximate location of the Site is ringed in red. Reading had become a thriving and prosperous cloth town by this date, with a population of over 5000⁵.
- 3.8 As a result of the Siege of Reading in 1642, during the course of the English Civil War, in which the royalist garrison of the town was defeated, town was penalised by heavy taxation. The cloth trade was particularly badly hit. The Kennet Navigation, completed in 1723, enabled barges and boats to travel as far as Newbury. Although an iron works had been built in the 18th century, and Simonds' Brewery, the first of several successful breweries for which the town became famous, opened in 1785, the town's prosperity did not fully return until the beginning of the 19th century



Figure 3.1 John Speed's Map of Reading, 1611
Source: Berkshire Local Archives

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3 | History of Site and Surroundings

(1810) when the Kennet and Avon Canal was completed, connecting London via the Thames at Reading with Bristol and the Bristol Channel. Two large companies were established in the town at this time: Suttons Seeds (1806) and Huntley & Palmers Biscuits (1822).

- 3.9 Transport links were further improved by first the arrival of the Great Western Railway in 1840, followed by the South Eastern Railway in 1849 and The London and South Western Railway in 1856. Reading railway station opened in 1840. A contemporary map by Edward Weller shows the site of the newly built station and approach together with a new road linking the station with Friar Street (Figure 3.2). The approximate location of the Site is ringed in red.
- 3.10 The censuses show an expanding population throughout the second half of the 19th century, increasing almost threefold from 21,500 in 1851 to 59,000 by 1901⁶. Reading became a county borough under the Local Government Act of 1888. Building to accommodate the expanding population included not only a proliferation of terraced suburban dwellings, but also commercial landmark building in the town such as the Board Schools, banks and shop premises, mainly utilising coloured brick with terracotta dressings⁷.

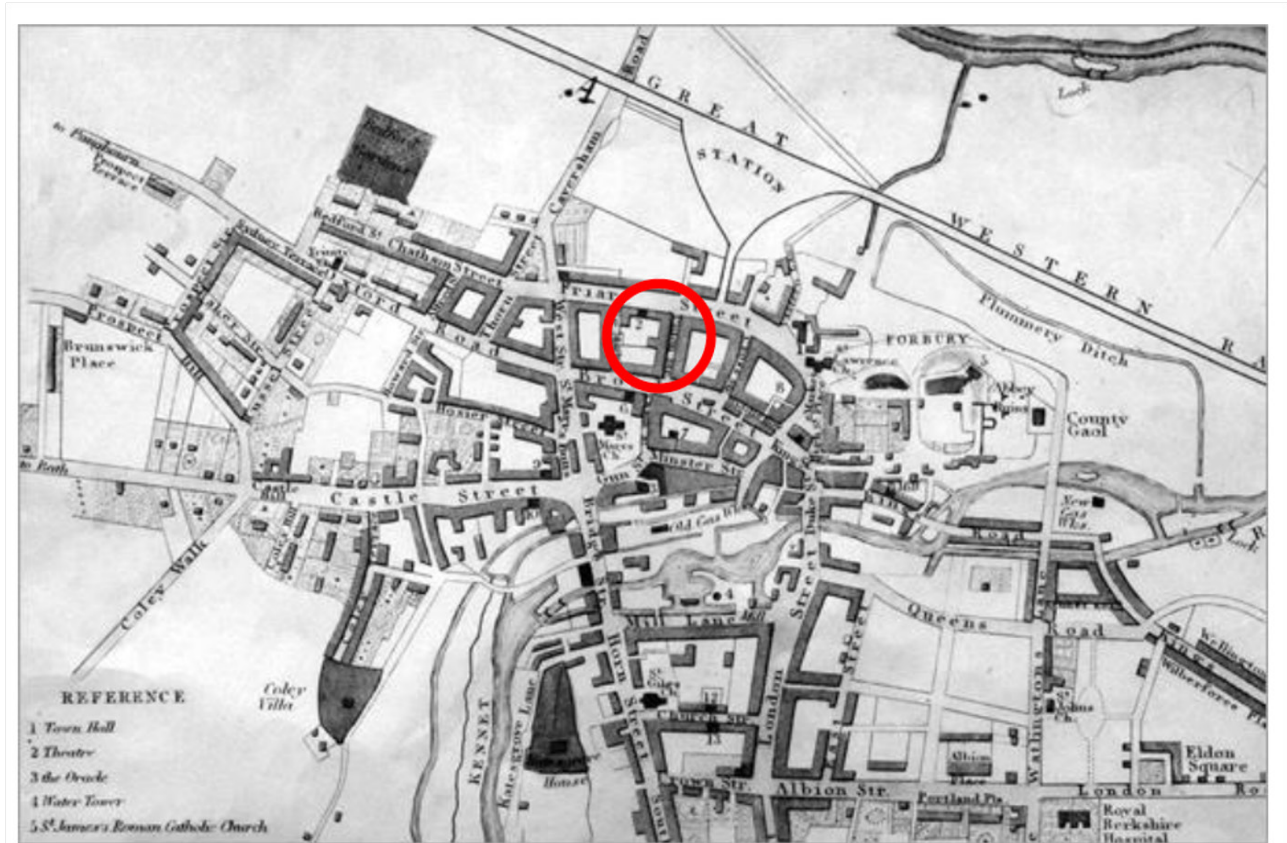


Figure 3.2 Edward Weller's Map of Reading, 1840
Source: Berkshire Local Archives

6 ancestry.co.uk

7 Tyack, Bradley & Pevsner 2010

3 | History of Site and Surroundings

- 3.11 Civic buildings, including the town hall (built in 1897 by Albert Waterhouse) had been built at the eastern end of Friar Street, close to St Laurence's church, whilst the western half was occupied by theatres and clubs, and what have been termed 'less salubrious pursuits'. The earliest Ordnance Survey large-scale mapping of 1879 shows that both sides of Friar Street were densely packed with properties, with long narrow plots fronting the streets and extending at the rear, often with yards or gardens, often served by narrow access lanes reflecting the burgh plots of the medieval town layout (Figure 3.3). The footprint of the present Site occupied part of a Gentlemen's Club, the Athenaeum, and two properties to the west, together with their rear gardens/yards and outbuildings.
- 3.12 The Charles E. Goad Ltd Fire Insurance Plan of 1895 provides details of the properties involved (Figure 3.4).
- 3.13 Comparison between the 1879 and 1895 plans (Figures 3.3 and 3.4) show differences in the footprints of the properties west of the Athenaeum, suggesting that the current No. 147 Friar Street was built in this period. The Goad Fire Insurance Plan shows that the building was 3½-storeys in height with an iron and glass frontage to second floor level;

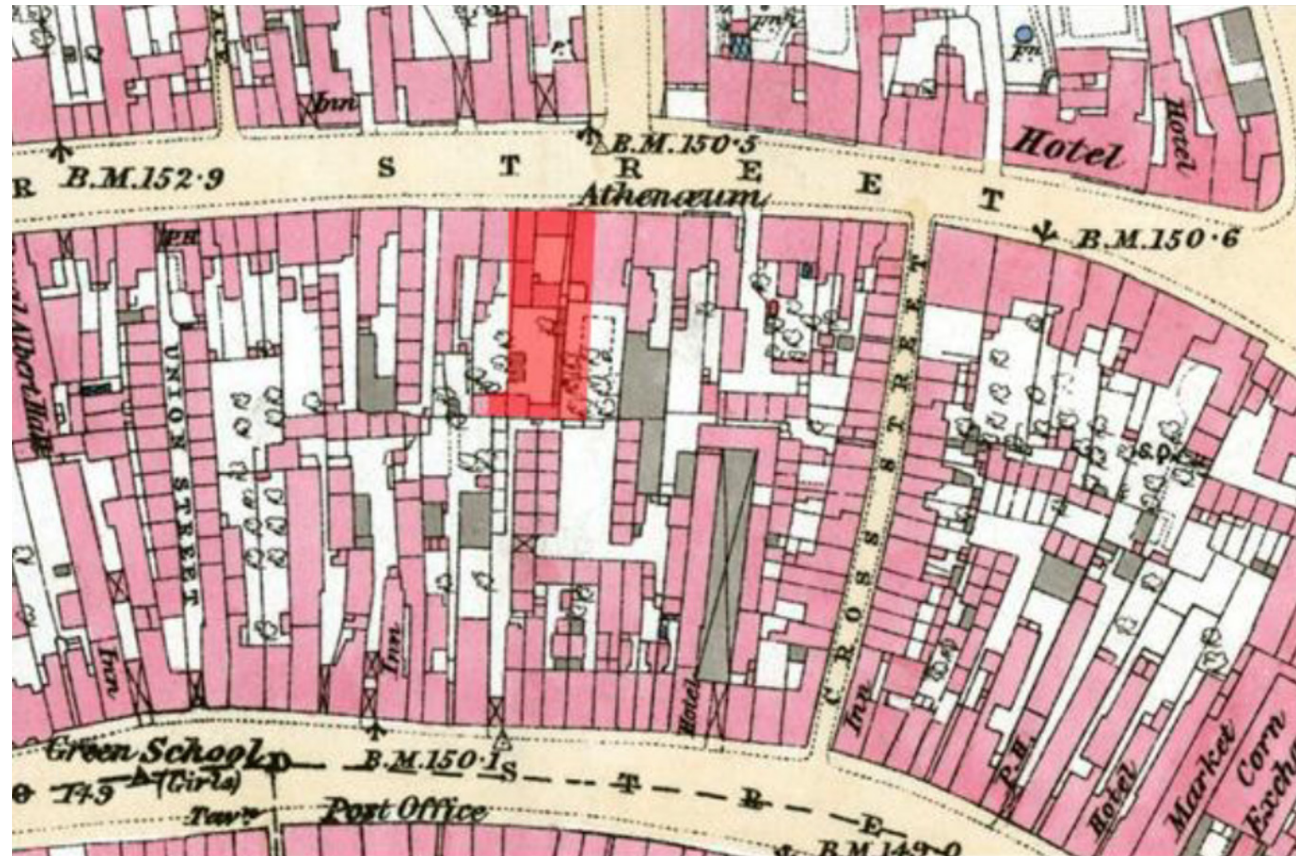


Figure 3.3 Ordnance Survey Map of 1879, OS 25-inch 1st Edition.
Reproduced with permission of the National Library of Scotland

3 | History of Site and Surroundings

this frontage was retained when the block was redeveloped at the beginning of the 20th century. The current frontage bears the date 1882 for a company of Auctioneers, Surveyors and Land & Estate Agents. However, this signage refers to the history of a later 20th century occupant (Nicholas Estate Agents) rather than to the early history of the building itself⁶. This building, together with its next door neighbour to the west, was occupied in 1895 by the premises of the Arthur Newbery Furniture Factory, a two-storey cabinet factory and three-storey store building at the rear.

- 3.14 Properties in Friar Street and Broad Street were demolished at the end of the 19th century in order to create a new shopping thoroughfare linking Broad Street with the railway station. The new street, Queen Victoria Street, was completed in 1903. The work was one of a number of contemporary redevelopment schemes in the town which were sponsored by local Councillor and businessman, J.C. Fidler (of Fidler and Sons' Royal Berkshire Seed Stores). The street was flanked by matching 4-storey blocks with shops at ground level, constructed in yellow brick with terracotta façades and dressings. The design included corner plots at 148 and 150 Friar Street and Nos 24-28 and



Figure 3.4 1895 Charles E Goad Ltd. Insurance Place

8 <https://shopfrontelegy.wordpress.com/2016/12/17/nicholas/>

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35-38 Broad Street. The architect is uncertain: the Historic England List Entry names the possible architect as County Surveyor Joseph Morris, whilst Pevsner attributes the design to local architects S. Slingsby Stallwood and Charles Smith & Sons. The terracotta dressings were created by S & E Collier Ltd. The company published a contemporary advertisement in *The Contractors', Merchants' and Estate Managers' Compendium*, 1907, to highlight their work (Figure 3.5).

3.15 The 1912-13 Ordnance Survey map shows the new street layout for the first time (Figure 3.6). Nos 1-3 Queen Victoria Street and Nos 146-148 Friar Street comprised a single shop, replacement premises for Arthur Newbury Furnishers. Differences in the pitch of the roofs of these premises suggest that this part of the street had been purposely designed to accommodate the single premises. Several of the former buildings at the rear of the original Newbury factory works, including the cabinet works detailed by the Charles Goad Insurance plan (Figure 3.4) were retained, thus restricting the space at the rear of Nos. 5-13.

3.16 A postcard, posted in 1908, is the earliest image showing the new Newbury Furniture premises (Figure 3.7).



Figure 3.5 An advertisement (1907) published soon after completion of Queen Victoria Street

3.17 An early 20th century photograph shows the view looking southwards down Queen Victoria Street towards Broad Street (Figure 3.8).

3.18 A photograph taken in 1939 shows the corner of Queen Victoria Street and Friar Street and the Newbery's shop premises (Figure 3.9).

3.19 A series of aerial photographs were taken of Reading that show the site in the early 1950s (Figures 3.10 and 3.11) and demonstrate well the character of the rear of the site at this time.

3.20 A photograph taken in the late 1950s-early 1960s, looking east along Friars Street, shows changes to the shopfront and first floor windows of No. 148 (Figure 3.12). The building was still occupied by Newberys at this time. The 1957-9 Ordnance Survey map shows that the shopfront to No 147 Friar Street had also been altered to provide a recessed funnel-shaped access into the shop (Figure 3.13).

3.21 Photographs taken in 1973 show further modernisation of the shop fronts of Nos. 1- 3 (Figure 3.14) and Nos. 11-15 Queen Victoria Street (Figure 3.14). The former Newbery's premises remained a furniture store, by now the premises of New Day House Furnishers.

3 | History of Site and Surroundings



Figure 3.6 1912-13. OS 25-inch 3rd Edition.
Reproduced with permission of the National Library of Scotland.



Figure 3.7 c.1908 Friary Street, looking east.



Figure 3.8 Early 20th century. Queen Victoria Street, looking south towards Broad Street.

3 | History of Site and Surroundings



Figure 3.9 1939 Photograph of the site when it was in use as Newbery's Furniture Store.



Figure 3.10 1951 Aerial photograph of the site from the west
© Britain From Above (ref: EAW034973)

3 | History of Site and Surroundings



Figure 3.11 1951 Aerial photograph of the site from the west
© Britain From Above (ref: EAW034972)



Figure 3.12 Late 1950s-early 1960s. Looking east along Friar Street

3 | History of Site and Surroundings



Figure 3.13 1957-9 Ordnance survey map



Figure 3.14 Looking south down Queen Victoria Street.

© Get Reading

3 | History of Site and Surroundings



Figure 3.15 1973. Looking north up Queen Victoria Street.

© Get Reading

Section 4

Written and Photographic Record.

4 Written and Photographic Record

Listing

- 4.1 1-15 Queen Victoria Street and 148 Friar Street are part of a wider grade II designation which encompasses:
- 1-31 and 2-32 Queen Victoria Street;
 - 148, 149 and 150 Friar Street; and
 - 24-28 and 35-38 Broad Street."
- 4.2 This series of buildings was listed as a single entity in December 1978 (UID: 1113564) and its List Description reads:

"...A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors 4:2:1:1:1:1:3. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables)."



Figure 4.1 Buildings within the Site. Those statutorily listed have been identified with a star.

4 | Written and Photographic Record

4.3 The part of the wider listed building which falls within the application site is the northern part of the terrace along Queen Victoria Street which turns the corner west with Friar Street. This building, and the wider listed structure, is of considerable architectural quality, primarily deriving from the quality and form of its front elevation which includes brickwork, terracotta, decorative gables, granite pilasters and original windows.

Written Description

1-15 Queen Victoria Street and 148 Friar Street

4.4 Within the site itself, while generally complete above ground floor, the ground floor shopfronts, signs and lights are all modern and detract from the significance of the terrace.

4.5 A double-height shopfront is present to no.148. While this is shown on the 1908 photograph the present timber infilling is modern (1950s-60s, see figure 3.12) and detracts from the architectural interest of the frontage. Interestingly a well detailed double height feature is echoed on the southern end of the terrace, suggesting that these unusual features may be original (though that present to no.148 is no longer in its original condition or form).

4.6 Despite the changes to the shopfronts, the terrace remains as a good example of an early 20th century commercial premises and this bestows a degree of historic (illustrative and associative) interest.

4.7 In addition to the changes to the ground floor exterior of the building, it is relevant to note that the condition of the front façade is deteriorating, with key architectural detailing such as the gables, which are structurally unstable, and brick and terracotta dressings in need of repair. This is exacerbated by the vacancy of the upper floors.

4.8 To the rear of the Queen Victoria Street and Friar Street buildings are a variety of extensions and structures which, either by virtue of attachment (i.e. they are connected to the listed buildings) or curtilage (i.e. fall under the provisions of section 1(5)(b) of the 1990 Act, sometimes referred to as 'curtilage listed'), be considered part of the listed buildings for procedural matters.

4.9 A review of the history of the site and appraisal of the 1895 Goad Plan suggests that most of these structures have historic links to 147 Friar Street from this building's use as a furniture store.



Figure 4.2 Modern ad hoc shopfronts along 1-15 Queen Victoria Street

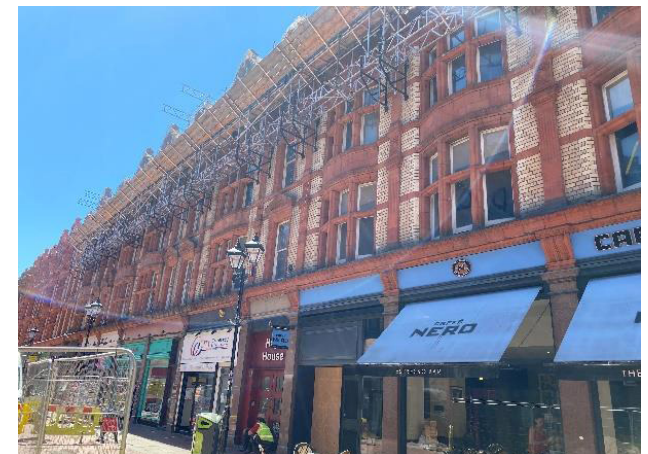


Figure 4.3 Modern ad hoc shopfronts along 1-15 Queen Victoria Street

4 | Written and Photographic Record



Figure 4.4 Modern shopfronts to 148 Friar Street which, on the Friar Street elevation, includes a two storey element



Figure 4.5 Modern shopfronts to 148 Friar Street which, on the Friar Street elevation, includes a two storey element



Figure 4.6 Poor quality rear elevations of the site

4 | Written and Photographic Record

- | | | |
|---|---|---|
| <p>4.10 To the southern end of the site are two red brick structures which are shown on the 1895 Goad Plan. These include a three storey building formerly in use as a store and a two storey building formerly in use as a cabinet factory. While contributing to the significance of 147 Friar Street as former ancillary buildings and being broadly contributory to the setting of the Queen Victoria Street terrace these buildings are not of any special interest in their own right.</p> <p>4.11 Other built form to the rear of the site is more modern, heavily altered and possesses either a neutral or negative role in the heritage values of the listed buildings. The interiors of these aspects of the site are of no value.</p> | <p>4.12 Internally, nos. 1-3 Queen Victoria Street and 148 Friar Street have been heavily altered with all partitions being late 20th century in date associated with the office use of the buildings. The interiors of this part of the terrace are of no particular heritage value.</p> <p>4.13 Elsewhere within the terrace (5-15 Queen Victoria Street), while the basement and ground floors are equally heavily altered, elements of the original interiors survive to the upper floors. This is typically in the form of plan form, original room proportions and circulation with party walls, original staircases (present within no. 5 and 9), chimney breasts and partitions. The presence of this fabric adds to the architectural and historic interest of the building.</p> | <p>147 Friar Street (grade II)</p> <p>4.14 147 Friar Street was grade II listed in December 1978 (UID: 1113488), it's List Description reads:</p> <p><i>"Circa 1880s. 3½ storey commercial frontage. Painted brick with stone voussoirs and dressings. Cornice and parapet. 3 high segmental headed dormers with ramped moulded coping between and modillion cornices, centre 2-light. These and 3 pairs of windows on 2nd floor are plate glass sashes. 4 depressed arches on 1st floor under cornice and fascia with outer pilasters and dividing fluted columns with Corinthian caps. Cornice and fascia over ground floor shop front of similar pattern with recessed entrance. The 2 storey shop front is the main interest of this building and it is included for that reason."</i></p> <p>4.15 As indicated by the List Description, the significance of 147 Friar Street primarily relates to the architectural quality of the 1880s front elevation, particularly the double height colonnade shopfront and the 3no. segmental headed dormer windows that feature moulded coping between and modillion cornices. The building is a good example of a late 19th century commercial premises and this provides the structure with a degree of historic (illustrative and associative) interest. However, elements of</p> |
|---|---|---|

4 | Written and Photographic Record

the frontage now detract from the significance of the building and represent an opportunity for enhancement. These detracting features include:

- The 20th century shopfront with splayed frontage which divides the shopfront into two units;
- The boarding over the facias which obscures the full height character; and
- The modern paint applied to the front elevation which was originally left as exposed red brick.

4.16 An inscription above the first floor indicates the building was constructed for an auction and land agency firm established in 1882. However, this lettering was added in the late 20th century and it is known that, by 1895, the building was occupied by Arthur Newbery Furniture.

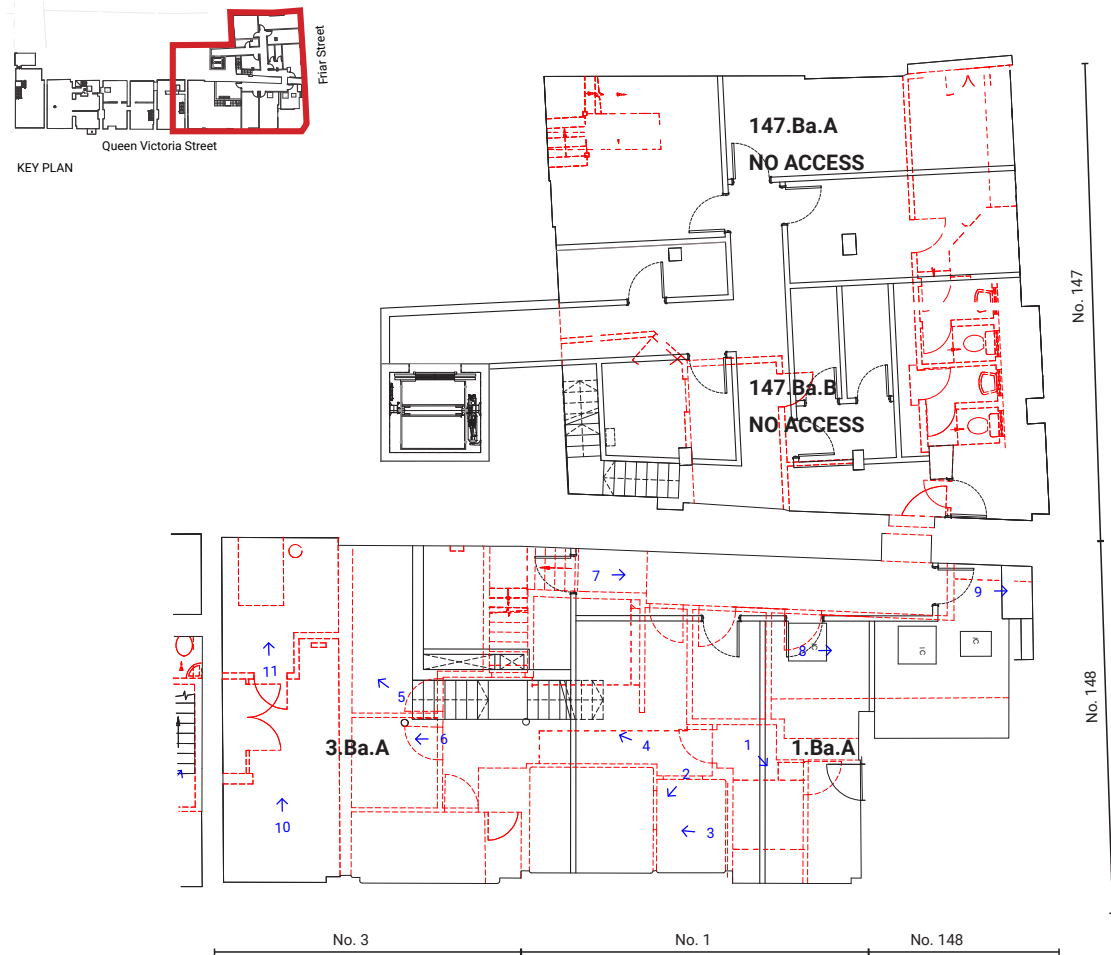
4.17 While the primary interest of the building relates to its frontage and the interior has been heavily altered at various phases and is now in a deteriorating condition. Nonetheless, there are some components of the interior which are also of value.

4.18 The most notable phase of alteration appears to date to the 1930s when the rear stair and lift core were added and new internal partitions (curved to the first floor) were introduced. While not part of the original phase of the building's construction these additions are of some limited value in their own right.

4.19 Despite the levels of alteration and deterioration present, some late 19th century elements of the interior survive. These include projecting chimney breasts still visible on flank walls and a small number of partitions which retain portions of lath and plaster. Where present, surviving elements of plan form present some degree of historic legibility within the building, but generally the interiors (now primarily open plan) are able to accommodate change.

4 | Written and Photographic Record

Drawn and Photographic Record



Basement Plan

Scale 1:100 @ A3

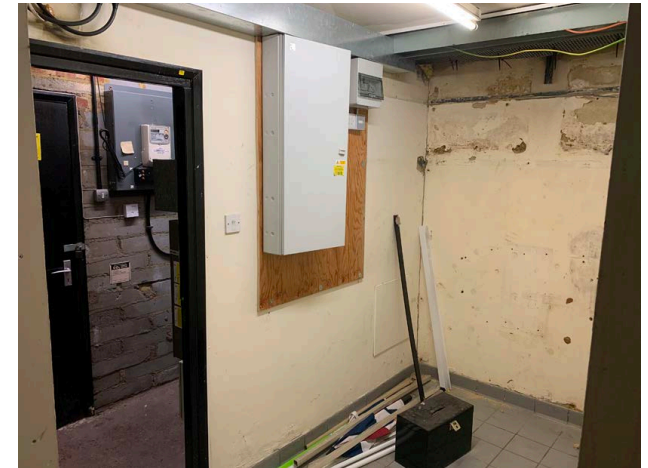


Photo 1



Photo 2

4 | Written and Photographic Record

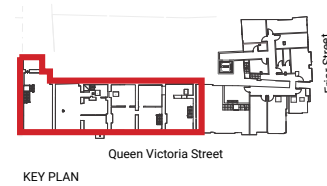
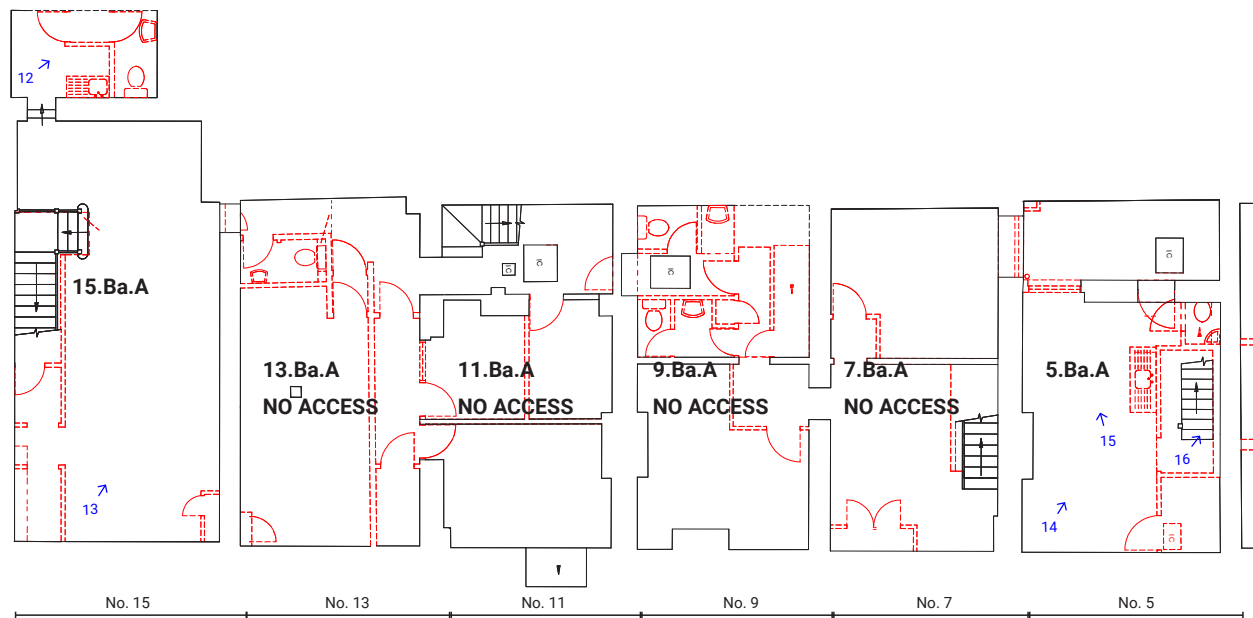


Photo 3



frost.

Basement Plan

Scale 1:100 @ A3

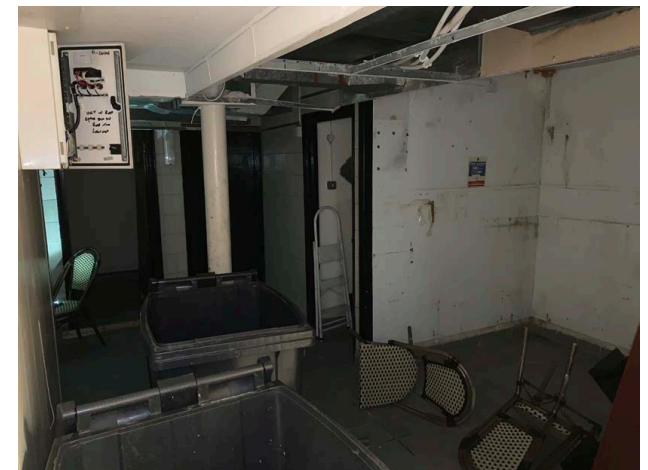


Photo 4

4 | Written and Photographic Record



Photo 5

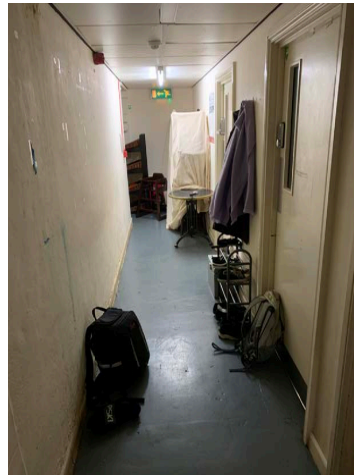


Photo 7



Photo 9

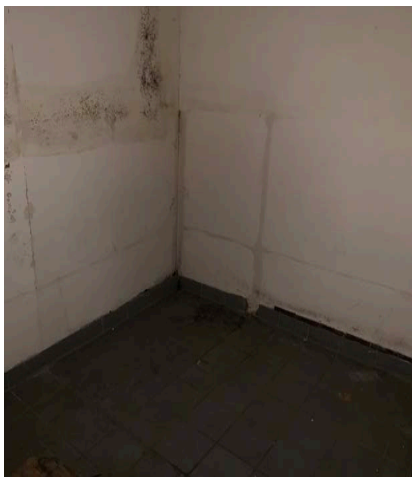


Photo 6



Photo 8

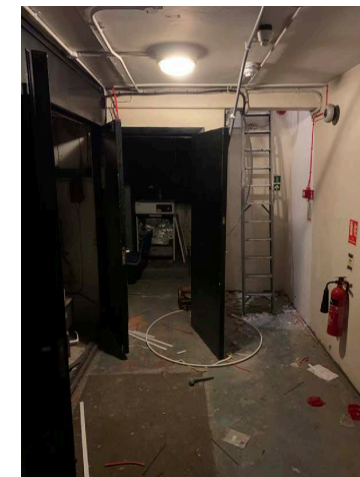


Photo 10

4 | Written and Photographic Record



Photo 11



Photo 13



Photo 15

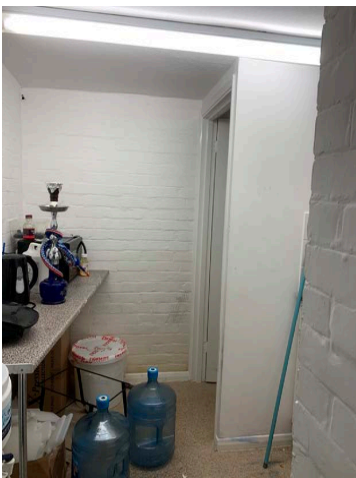


Photo 12



Photo 14

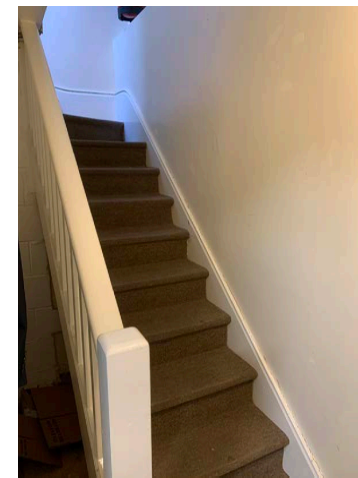
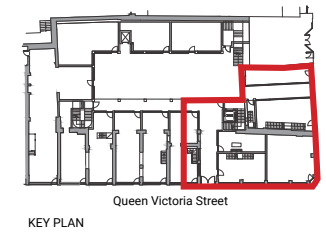
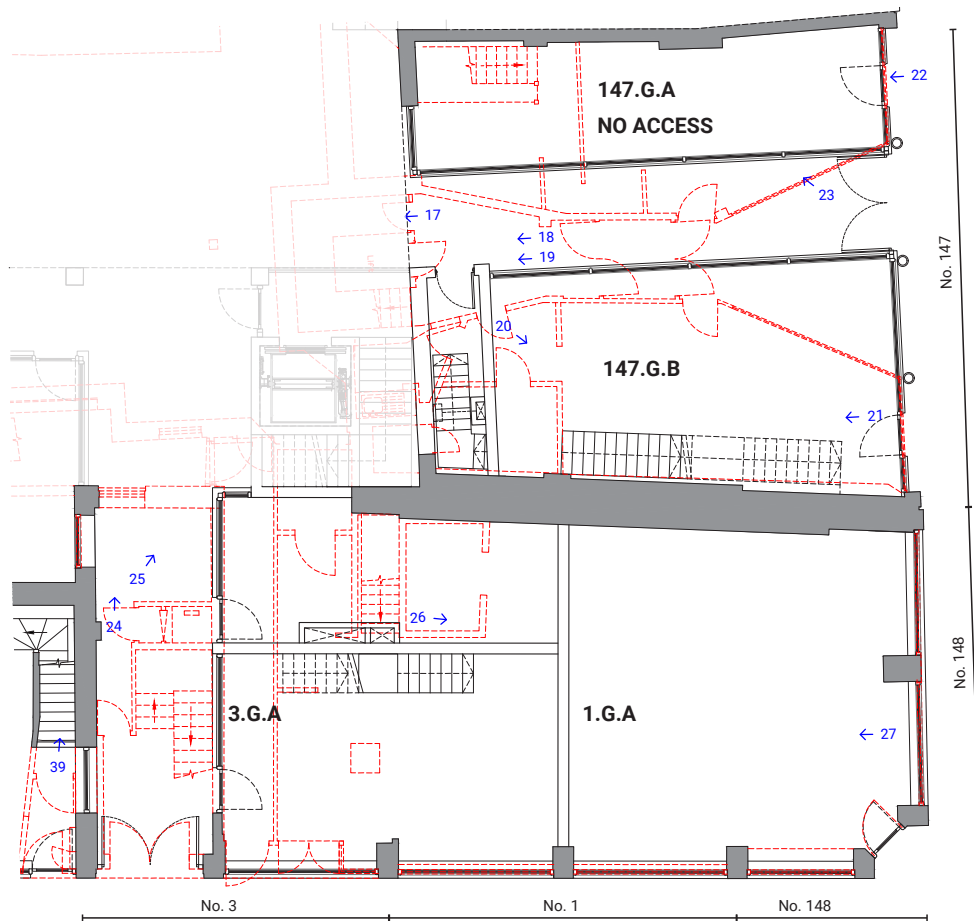


Photo 16

4 | Written and Photographic Record



Ground Floor Plan
Scale 1:100 @ A3

4 | Written and Photographic Record



4 | Written and Photographic Record

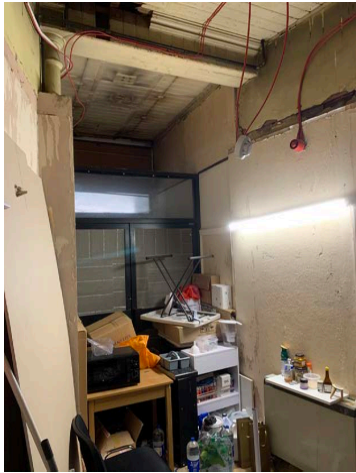


Photo 17

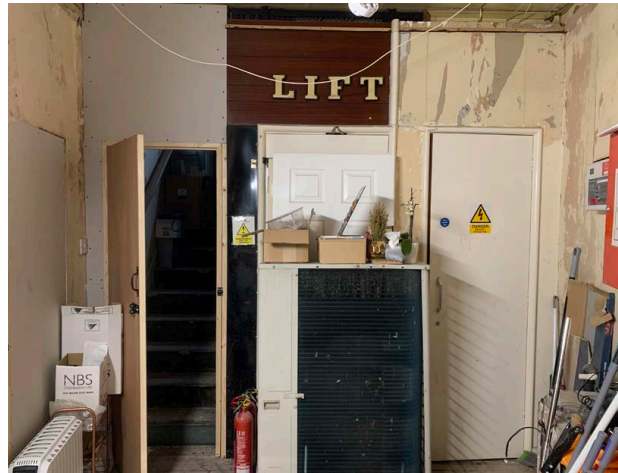


Photo 19



Photo 21

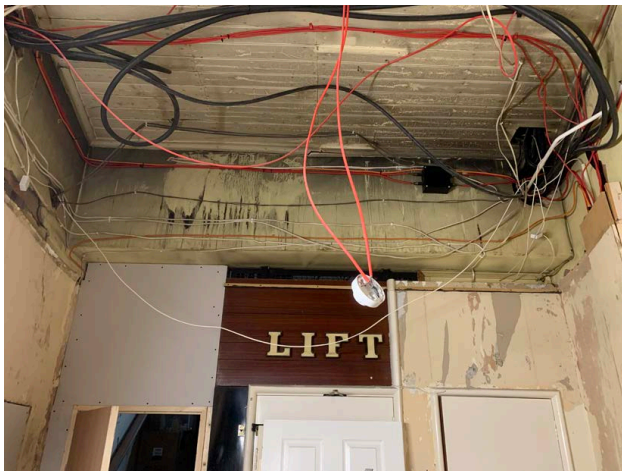


Photo 18



Photo 20

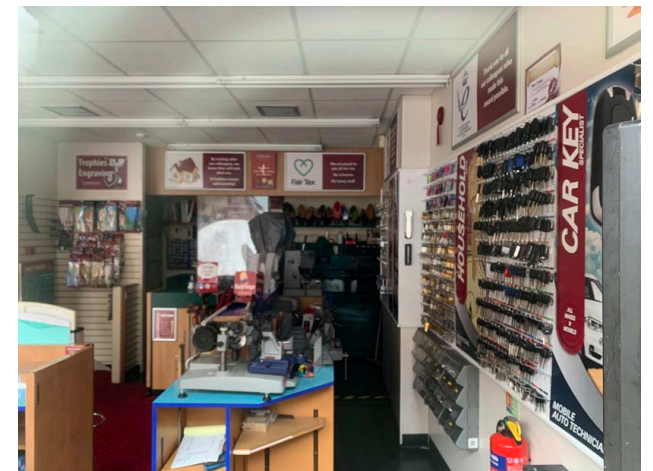


Photo 22

4 | Written and Photographic Record



Photo 23

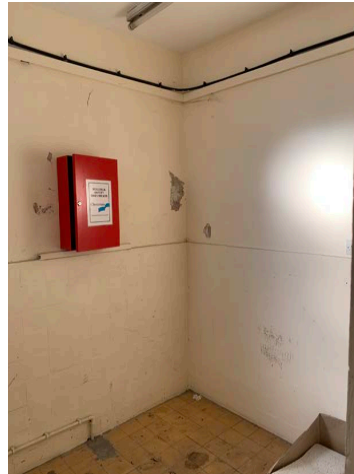


Photo 25



Photo 27

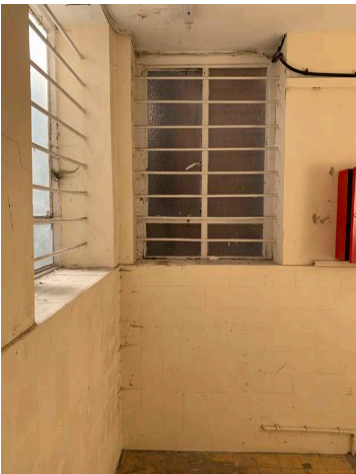


Photo 24

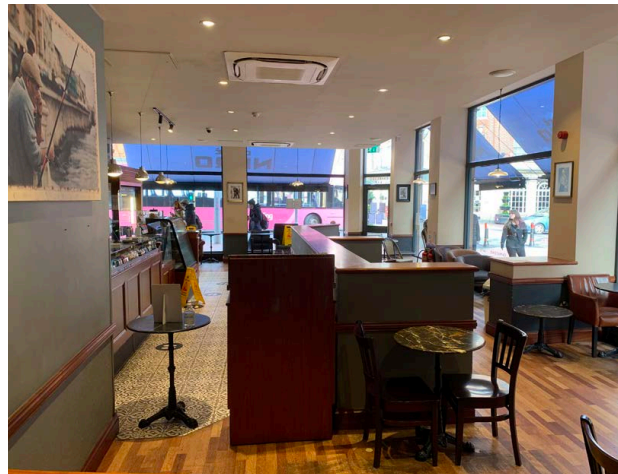


Photo 26

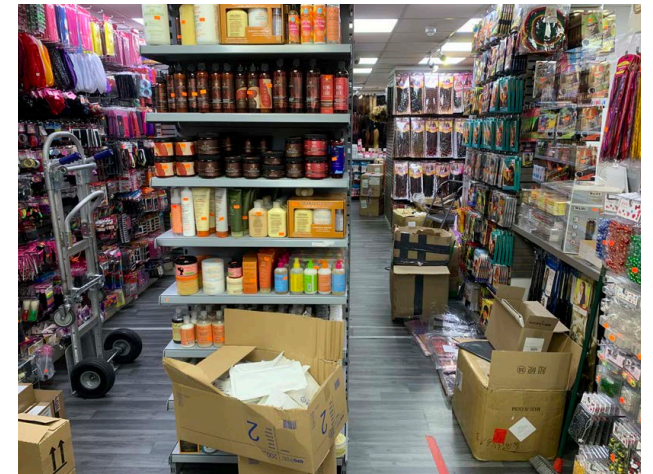


Photo 28

4 | Written and Photographic Record



Photo 29

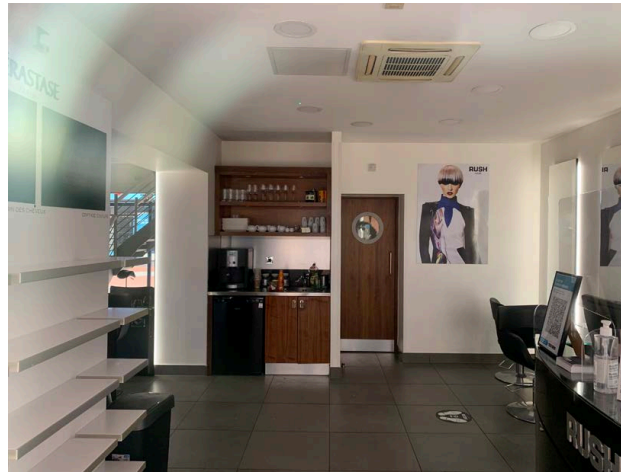


Photo 31



Photo 33

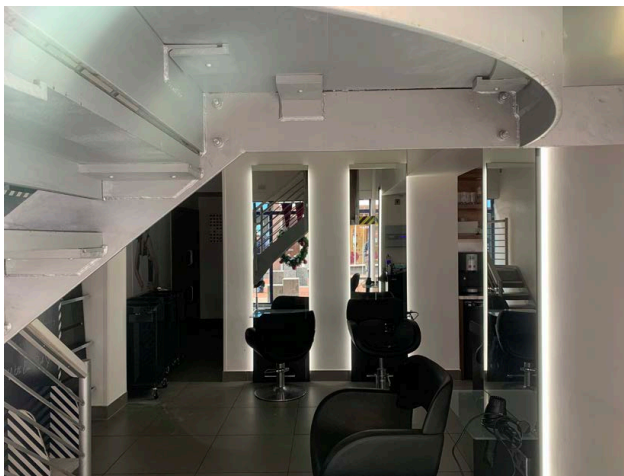


Photo 30



Photo 32

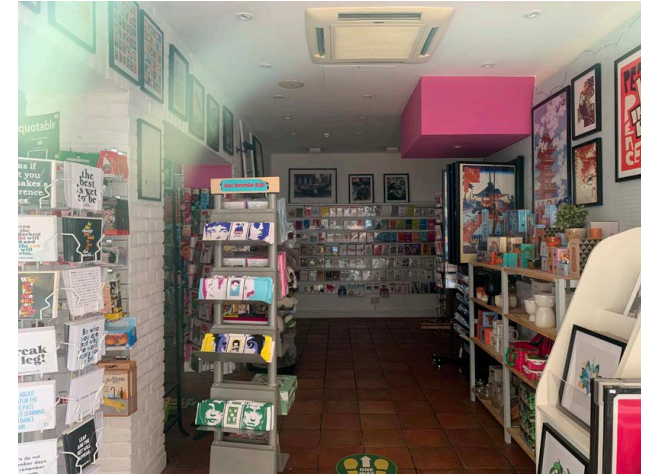


Photo 34

4 | Written and Photographic Record



Photo 35



Photo 37

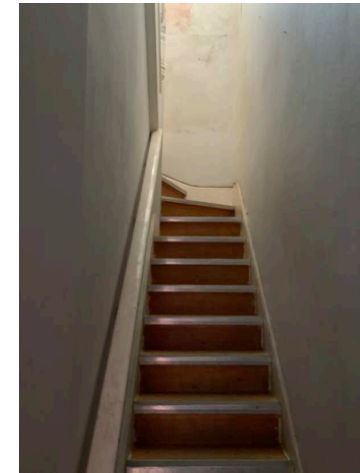


Photo 39



Photo 36

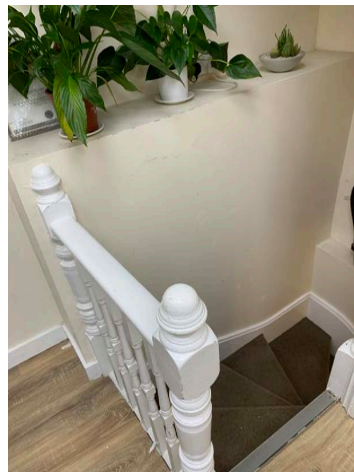
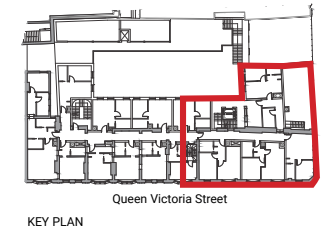


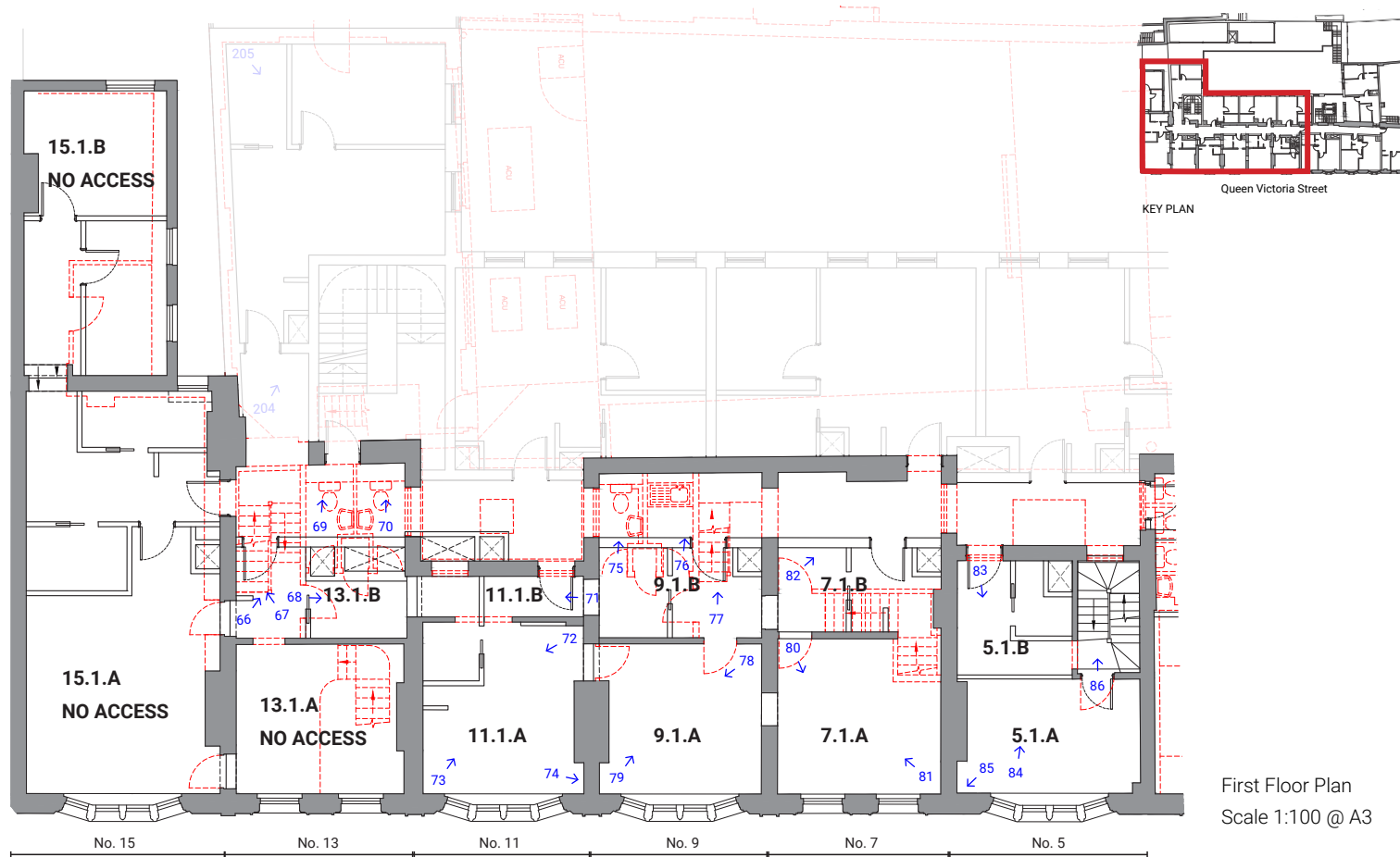
Photo 38

4 | Written and Photographic Record



First Floor Plan
Scale 1:100 @ A3

4 | Written and Photographic Record



4 | Written and Photographic Record



Photo 40



Photo 42

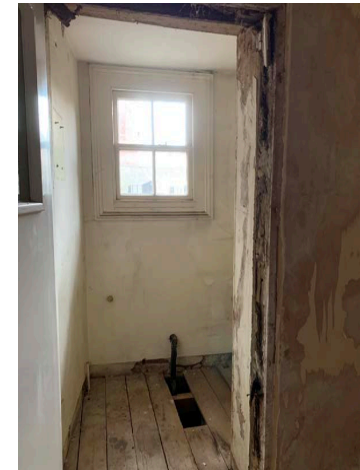


Photo 44



Photo 41



Photo 43



Photo 45

4 | Written and Photographic Record

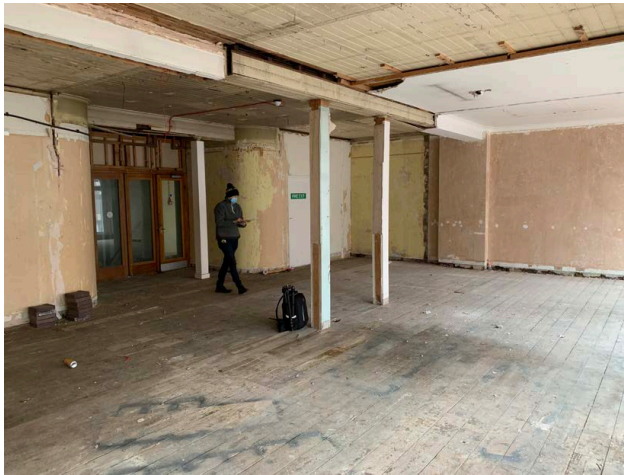


Photo 46



Photo 48



Photo 50



Photo 47



Photo 49



Photo 51

4 | Written and Photographic Record



Photo 52

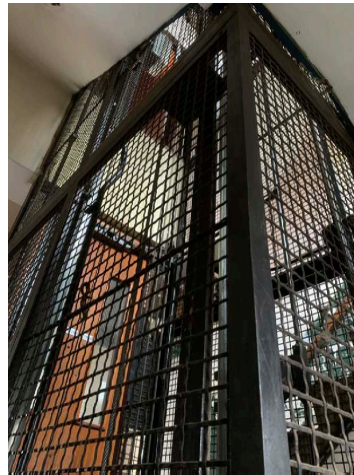


Photo 54



Photo 56

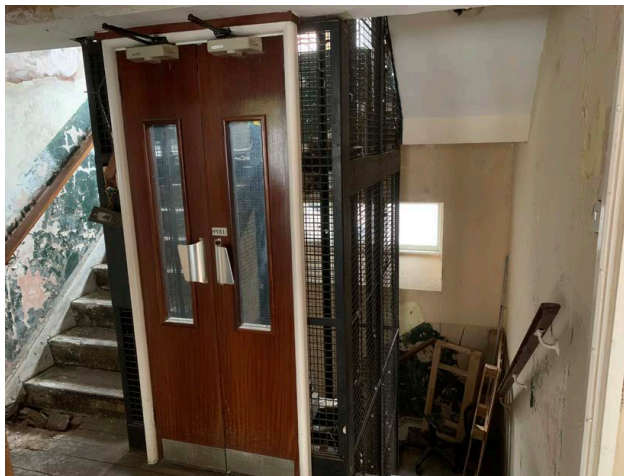


Photo 53



Photo 55



Photo 57

4 | Written and Photographic Record



Photo 58



Photo 60

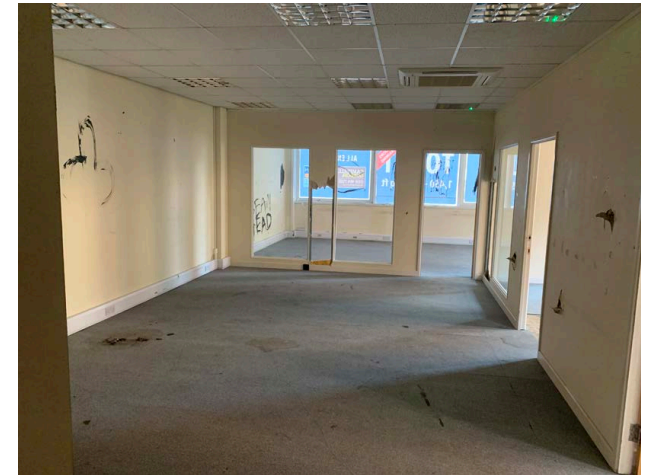


Photo 62



Photo 59

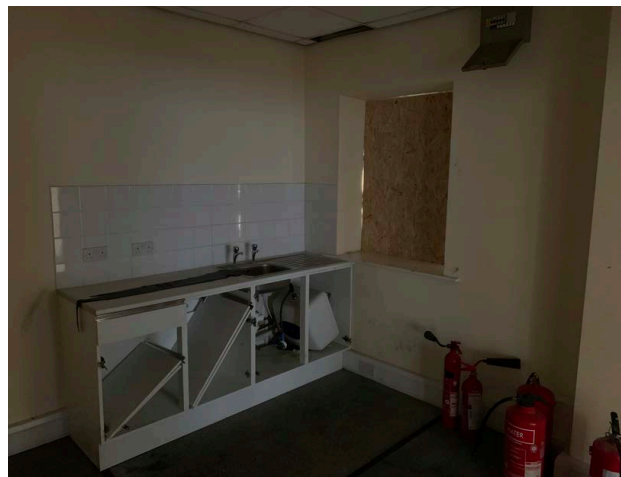


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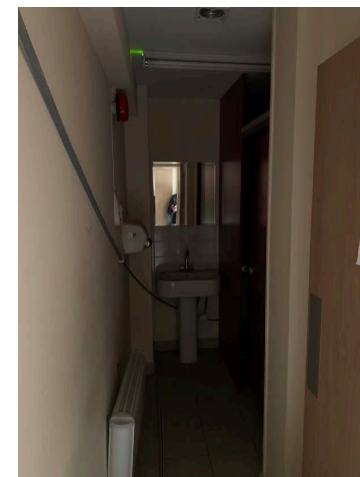


Photo 63

4 | Written and Photographic Record



Photo 64



Photo 66



Photo 68



Photo 70



Photo 65

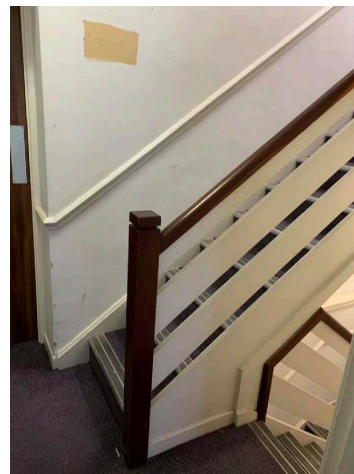


Photo 67



Photo 69

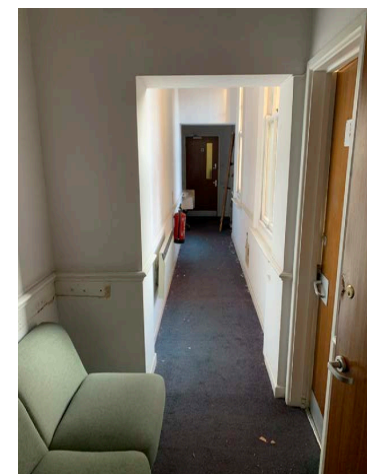


Photo 71

4 | Written and Photographic Record



Photo 72

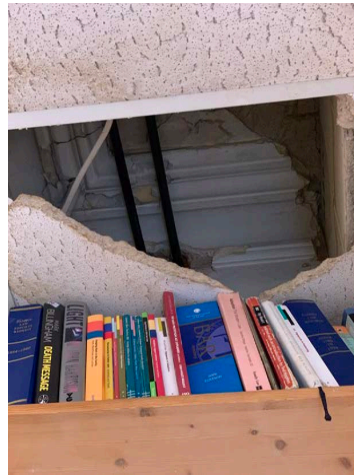


Photo 74



Photo 76



Photo 73

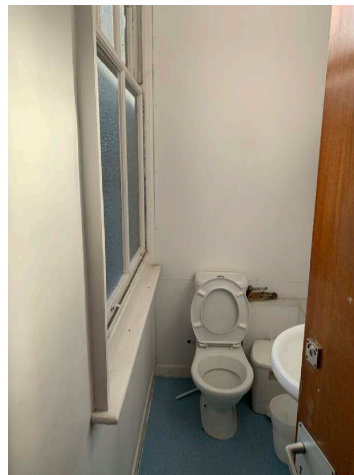


Photo 75

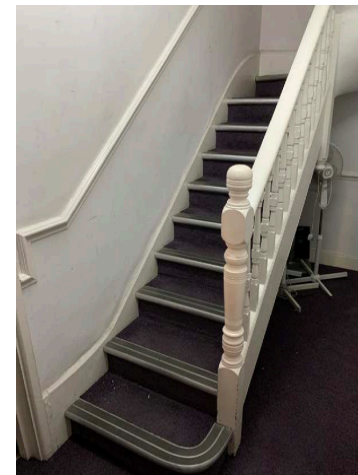


Photo 77

4 | Written and Photographic Record



Photo 78



Photo 80



Photo 82

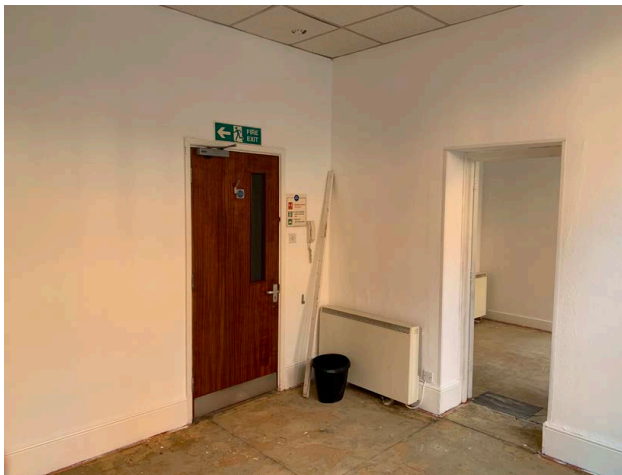


Photo 79

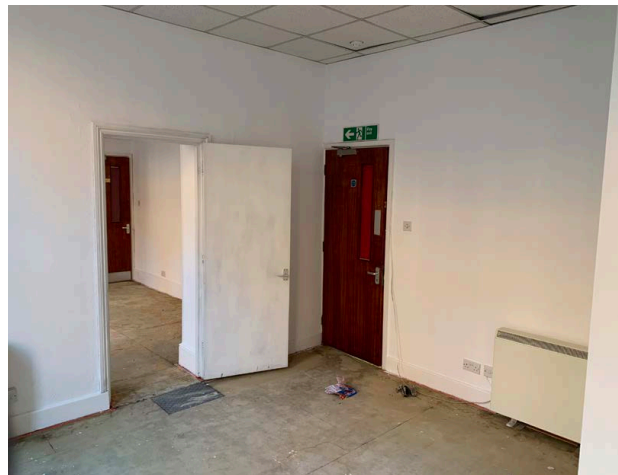


Photo 81



Photo 83

4 | Written and Photographic Record



Photo 84

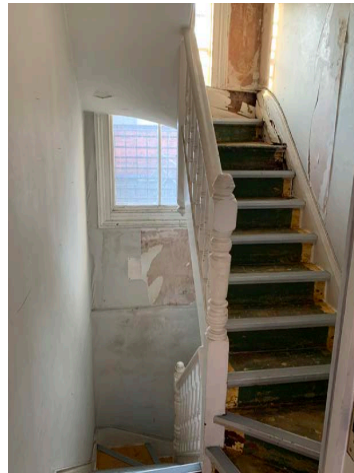


Photo 86

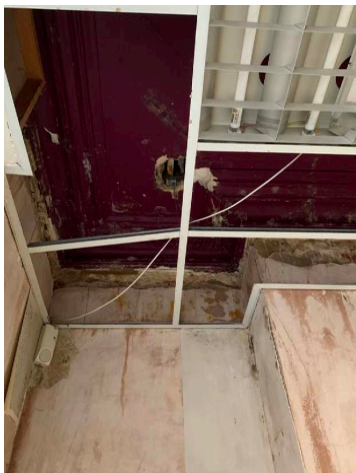
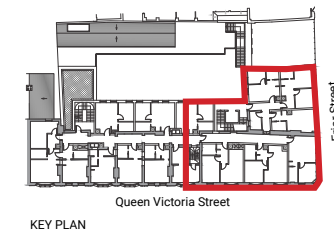


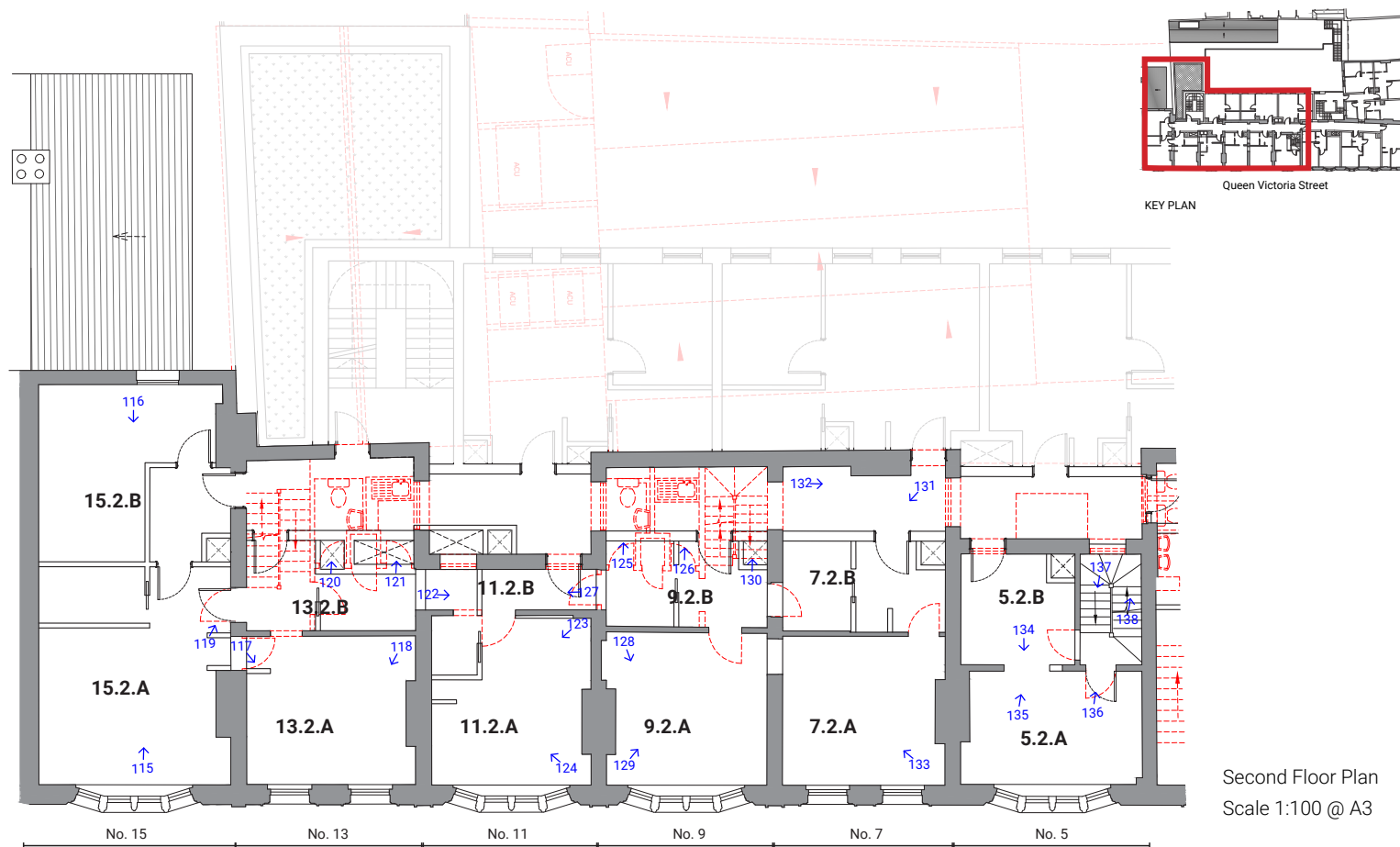
Photo 85

4 | Written and Photographic Record



Second Floor Plan
Scale 1:100 @ A3

4 | Written and Photographic Record



4 | Written and Photographic Record



Photo 87

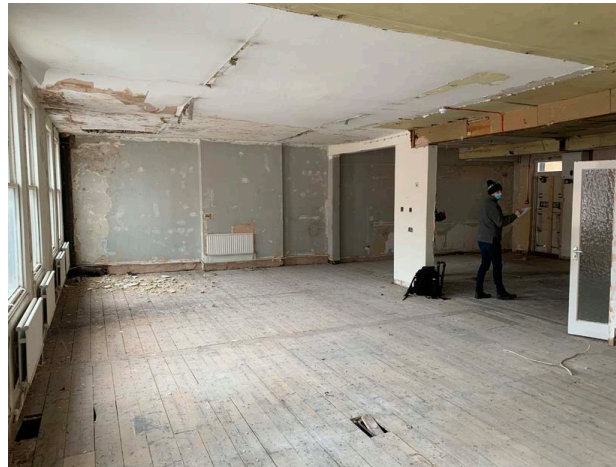


Photo 89



Photo 91



Photo 88



Photo 90



Photo 92

4 | Written and Photographic Record

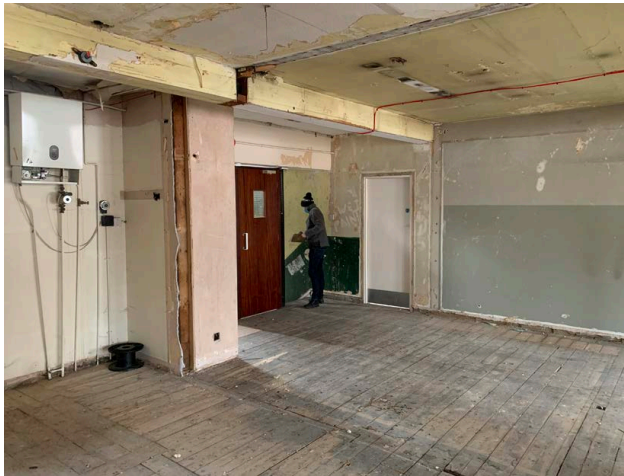


Photo 93

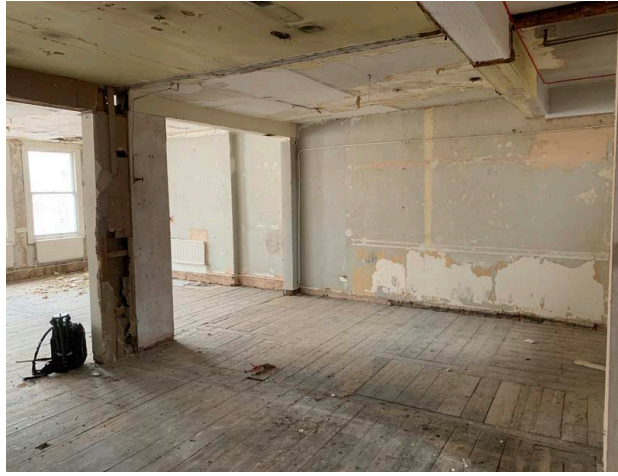


Photo 95



Photo 97

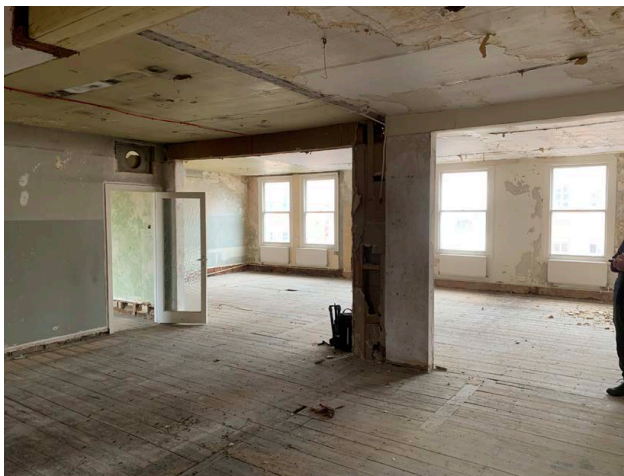


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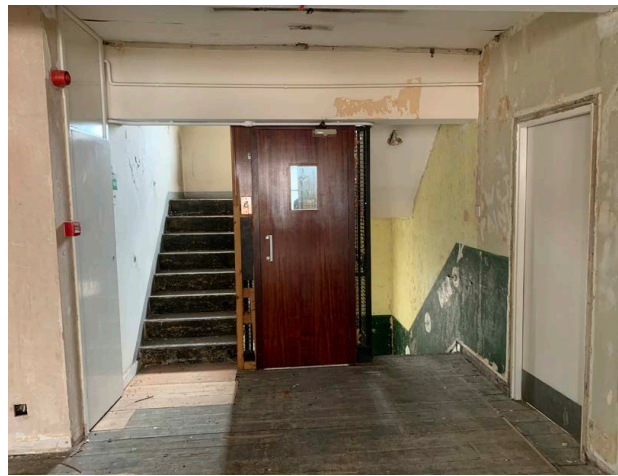


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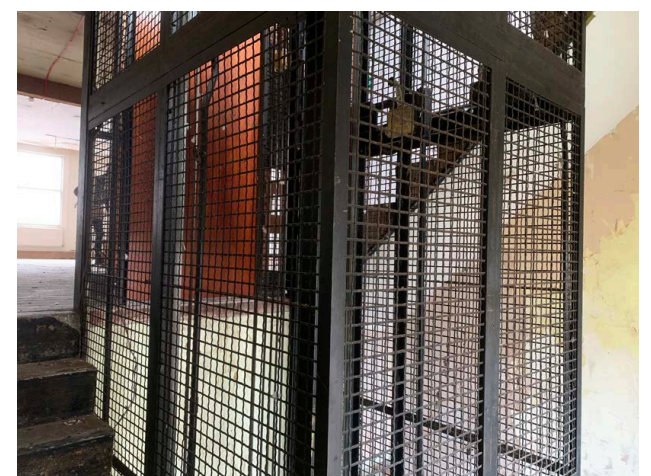


Photo 98

4 | Written and Photographic Record



Photo 99

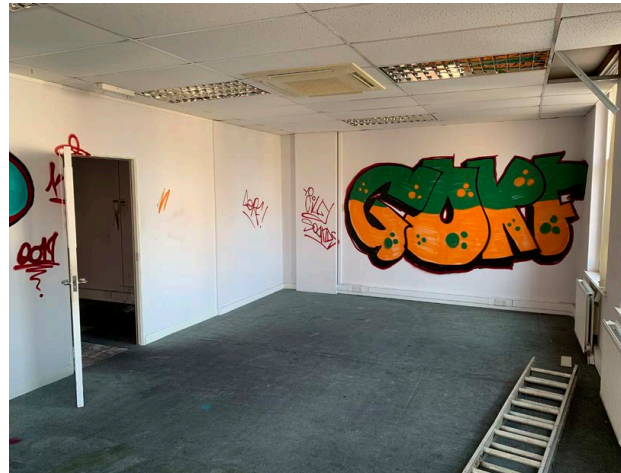


Photo 101



Photo 103



Photo 100

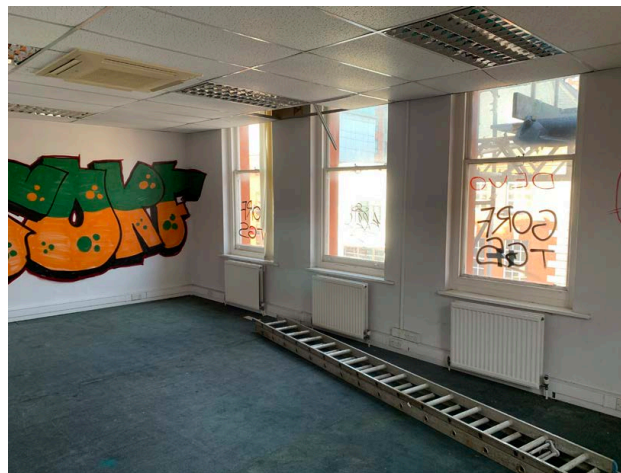


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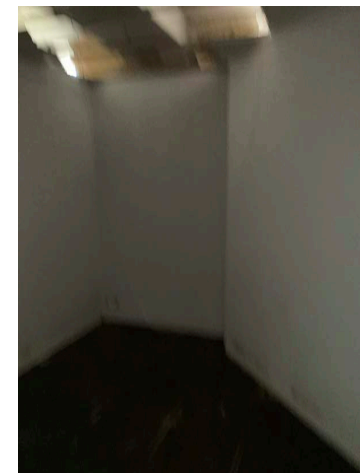


Photo 104

4 | Written and Photographic Record



Photo 105

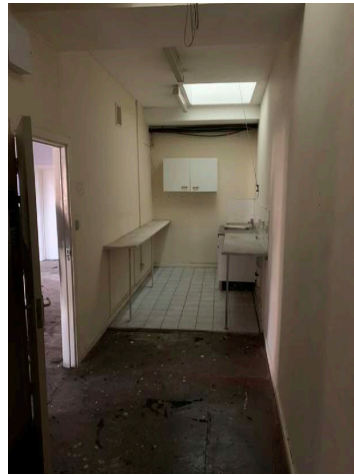


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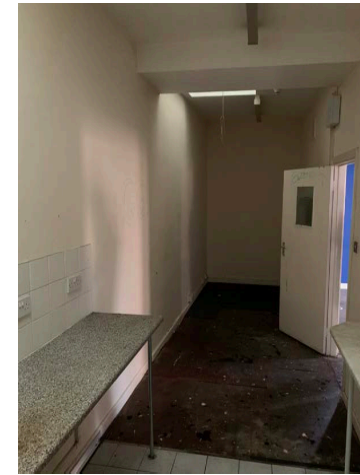


Photo 108



Photo 106

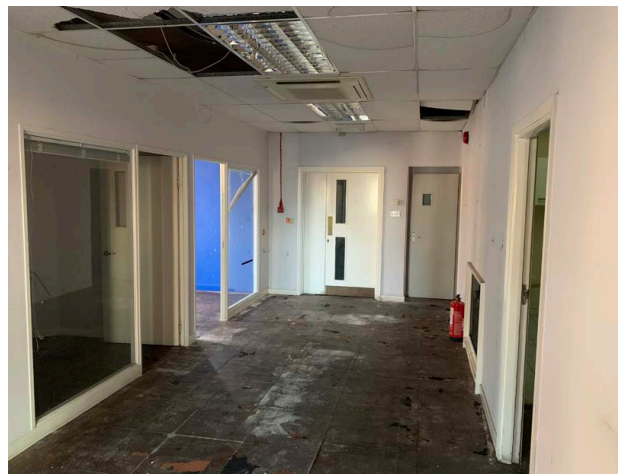


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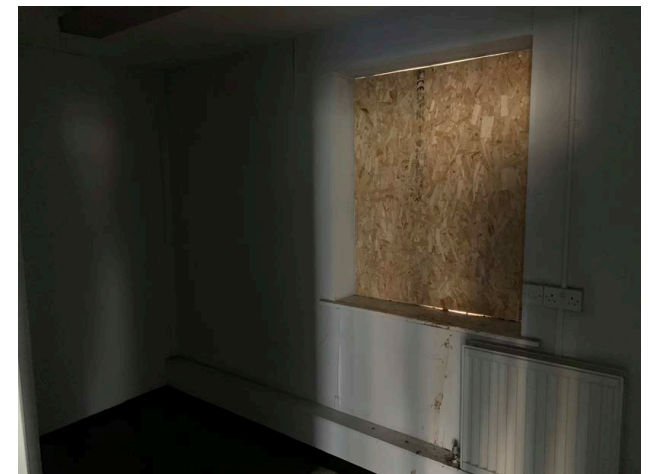


Photo 110

4 | Written and Photographic Record



Photo 111



Photo 113



Photo 115



Photo 112

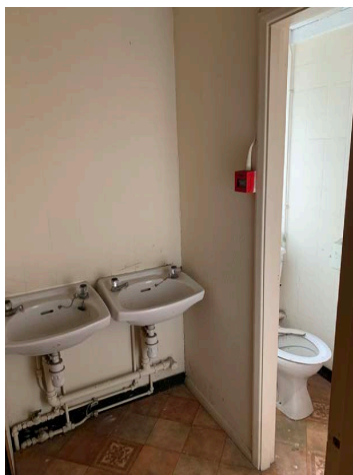


Photo 114



Photo 116

4 | Written and Photographic Record



Photo 117



Photo 119



Photo 121



Photo 118

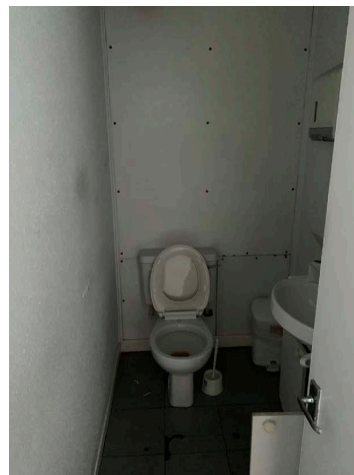


Photo 120



Photo 122

4 | Written and Photographic Record



Photo 123



Photo 125

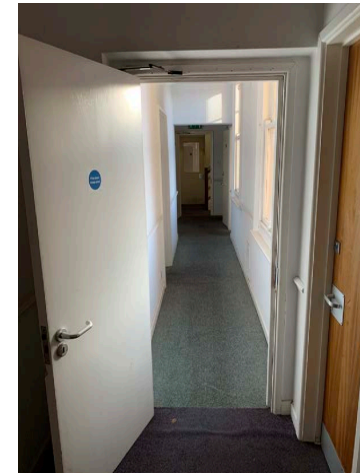


Photo 127



Photo 124



Photo 126



Photo 128

4 | Written and Photographic Record



Photo 129



Photo 131



Photo 133



Photo 130



Photo 132



Photo 134

4 | Written and Photographic Record



Photo 135



Photo 137

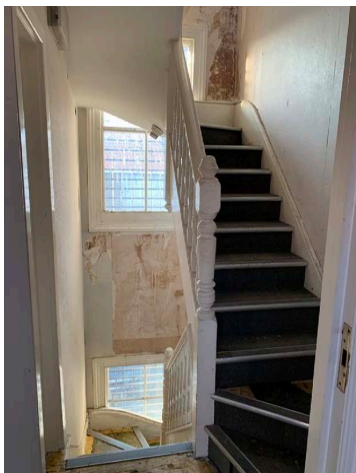


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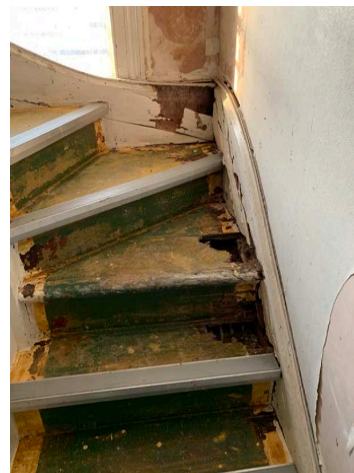
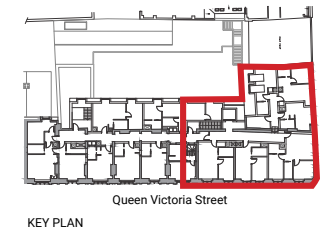
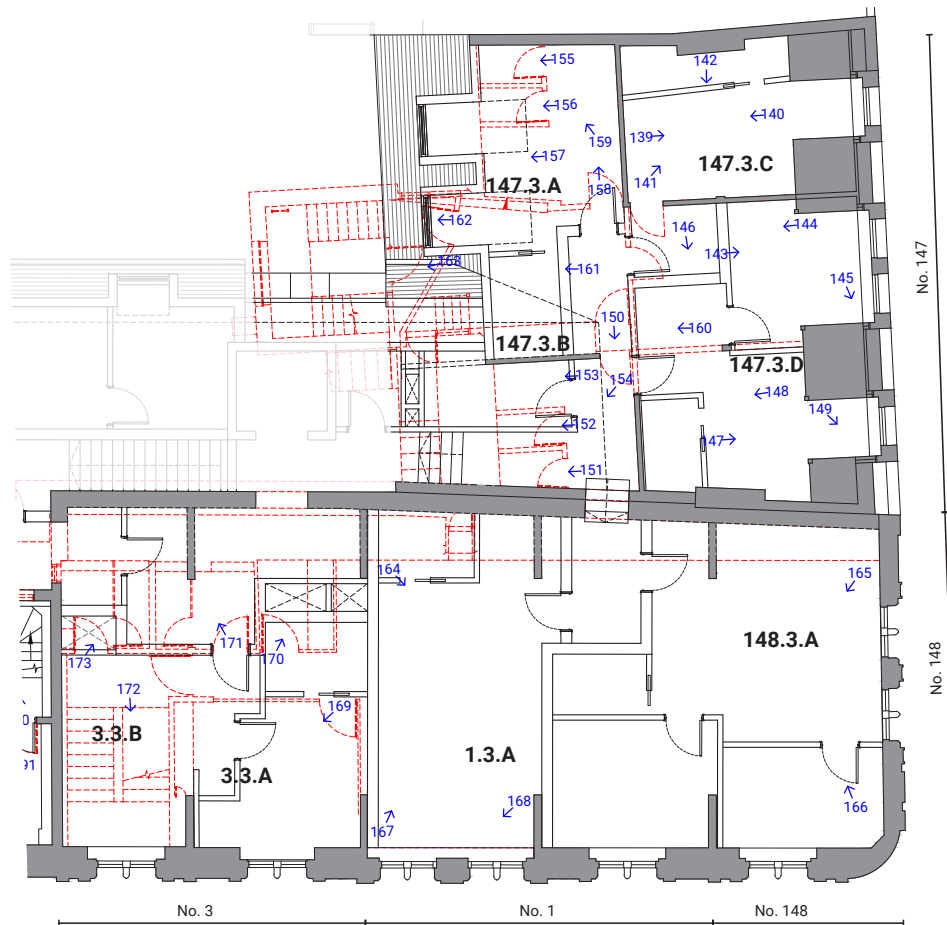


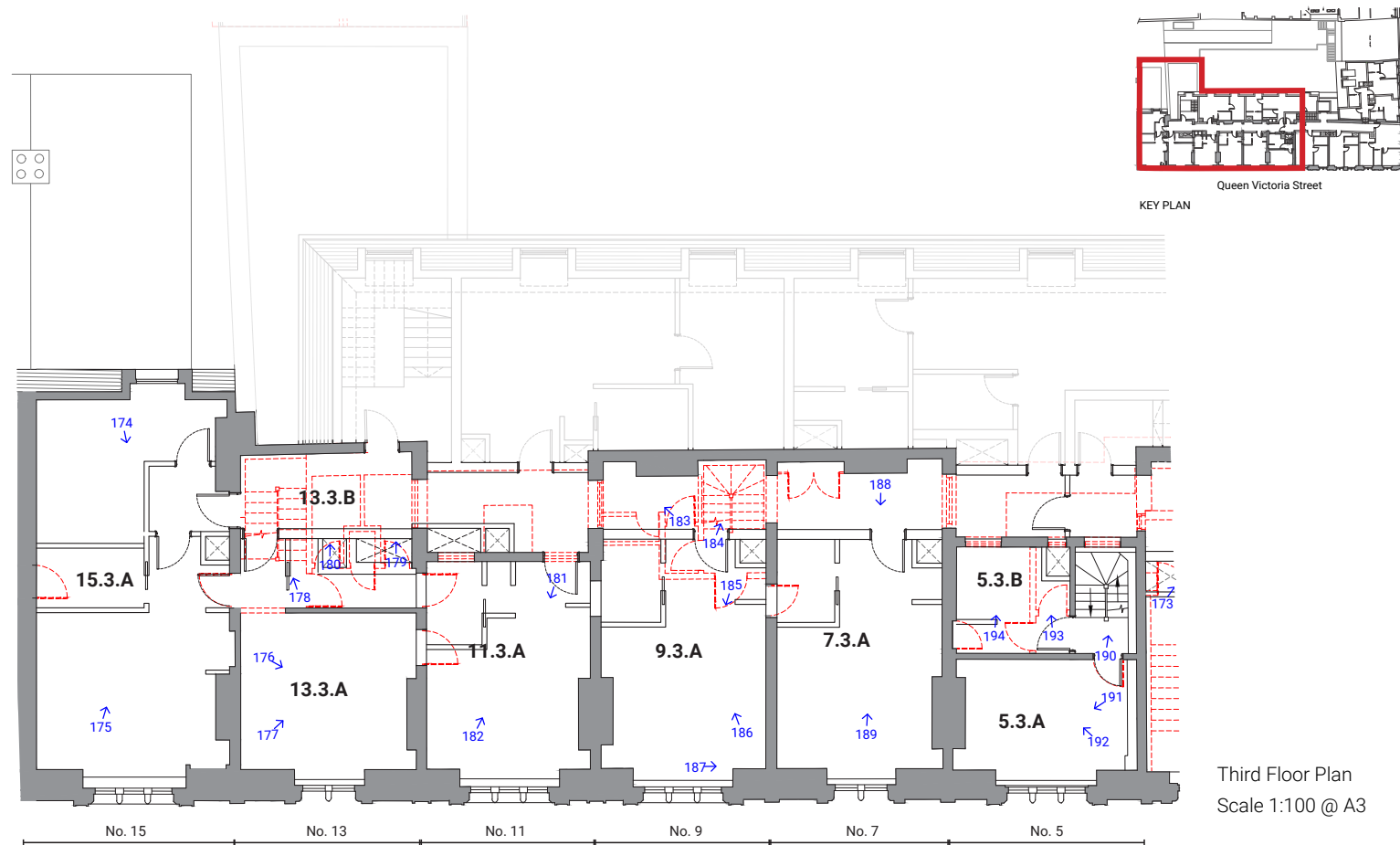
Photo 138

4 | Written and Photographic Record



Third Floor Plan
Scale 1:100 @ A3

4 | Written and Photographic Record



4 | Written and Photographic Record



Photo 139



Photo 141



Photo 143

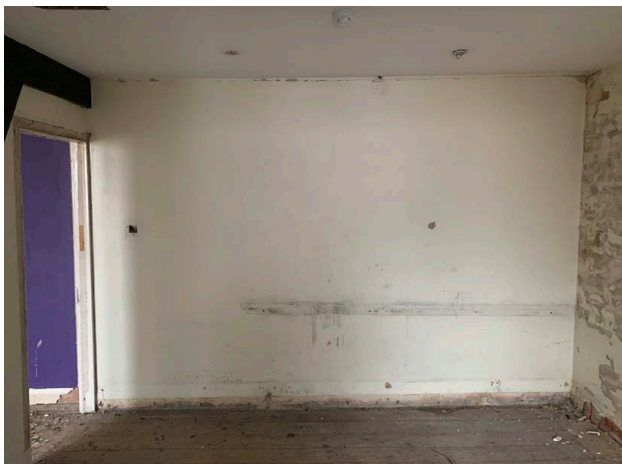


Photo 140



Photo 142



Photo 144

4 | Written and Photographic Record



Photo 145

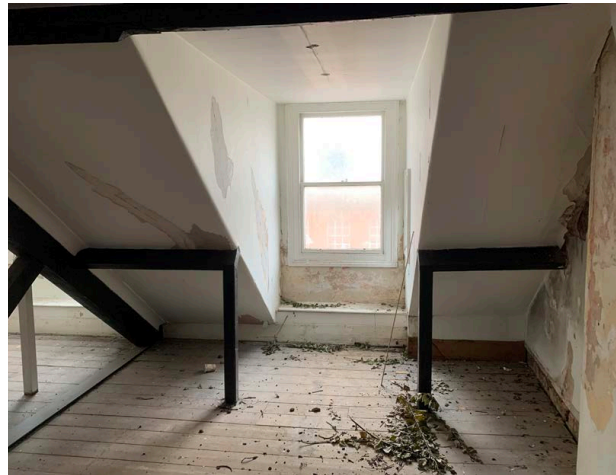


Photo 147



Photo 149



Photo 146

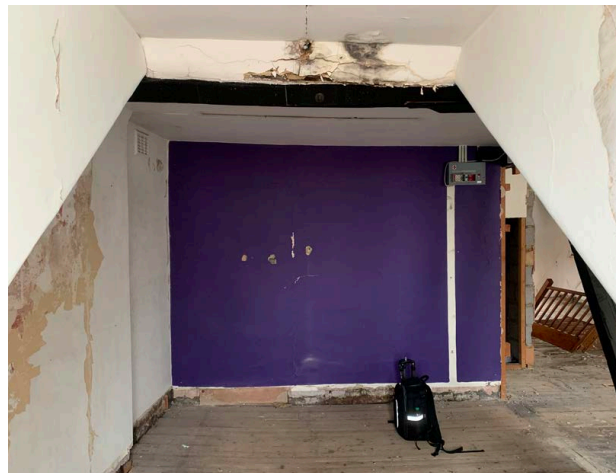


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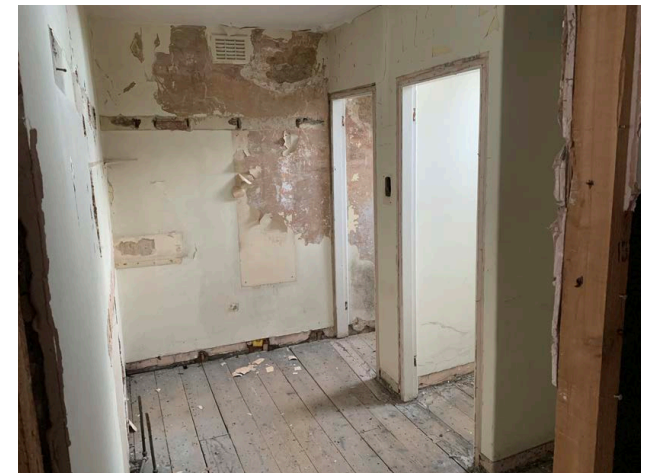


Photo 150

4 | Written and Photographic Record



Photo 151



Photo 153

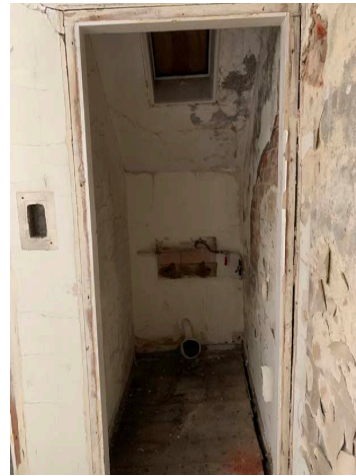


Photo 155

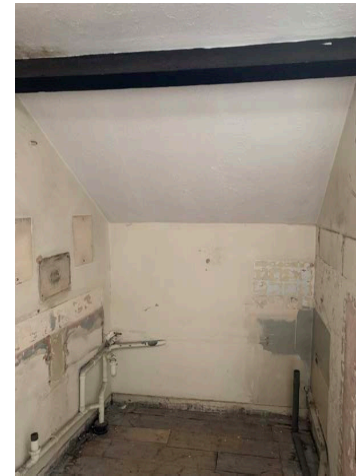


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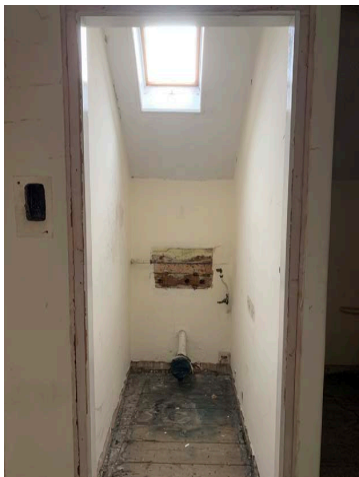


Photo 152



Photo 154



Photo 156

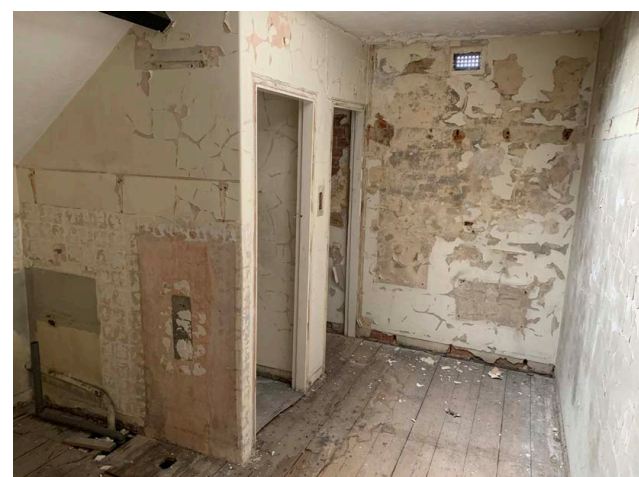


Photo 158

4 | Written and Photographic Record



Photo 159

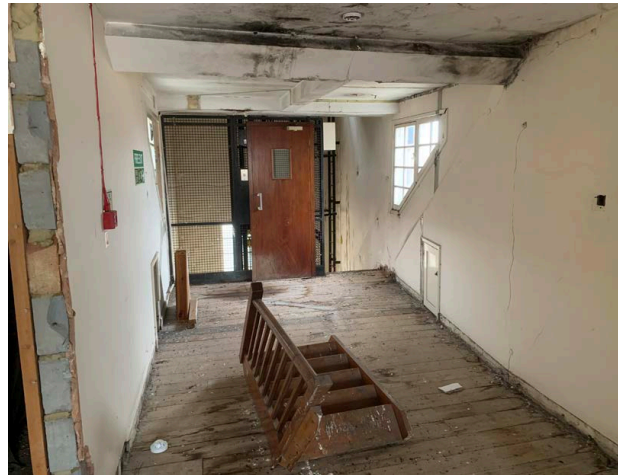


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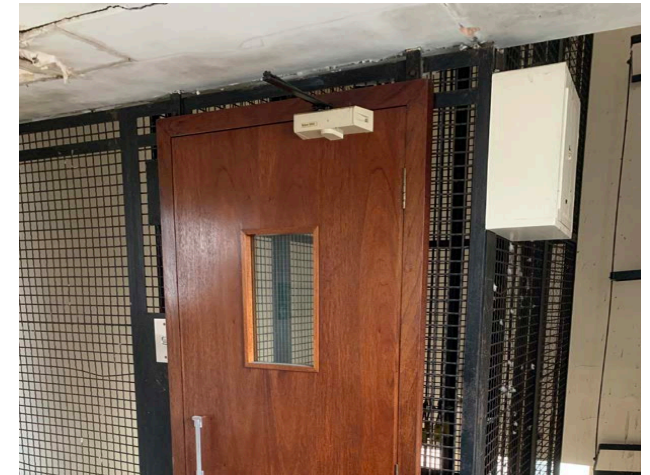


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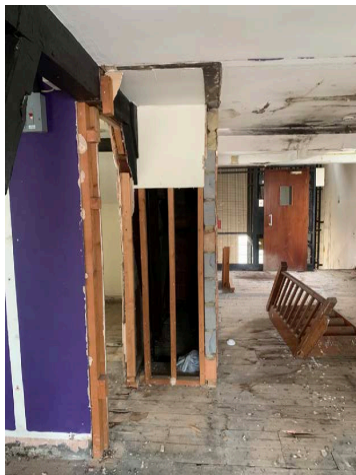


Photo 160



Photo 162



Photo 164

4 | Written and Photographic Record



Photo 165



Photo 167



Photo 169



Photo 166



Photo 168

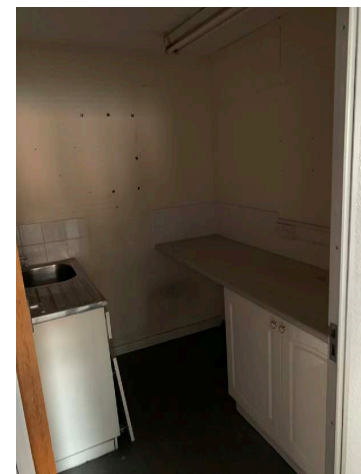


Photo 170

4 | Written and Photographic Record



Photo 171

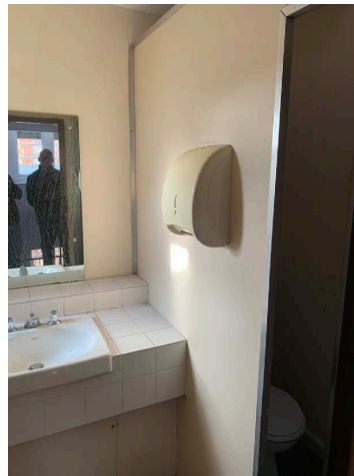


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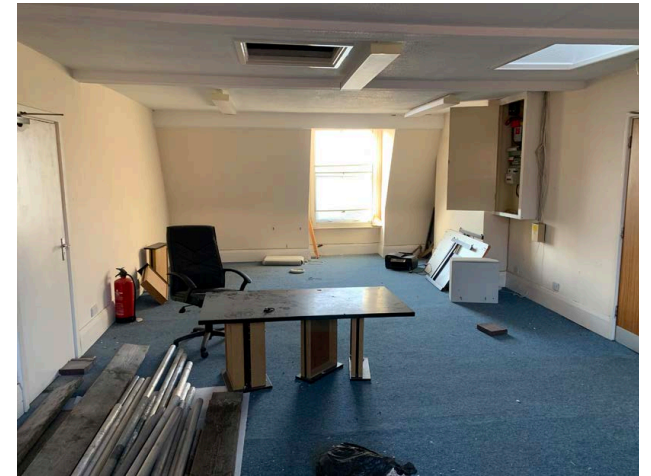


Photo 175



Photo 172



Photo 174



Photo 176

4 | Written and Photographic Record



Photo 177

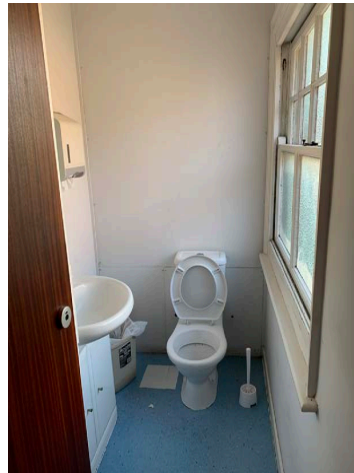


Photo 179



Photo 181

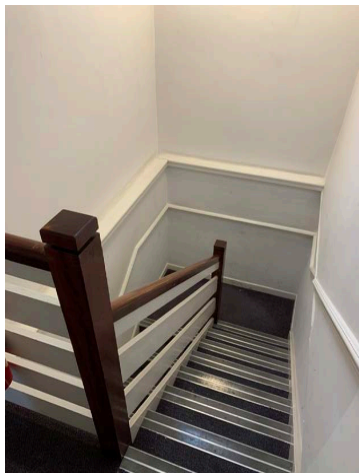


Photo 178



Photo 180



Photo 182

4 | Written and Photographic Record

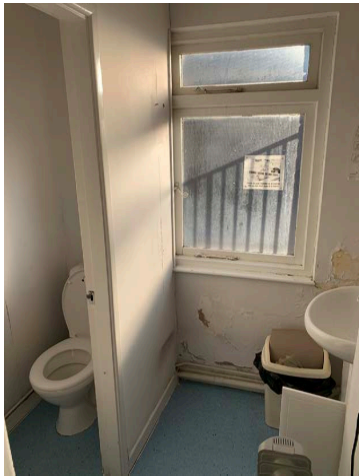


Photo 183



Photo 185

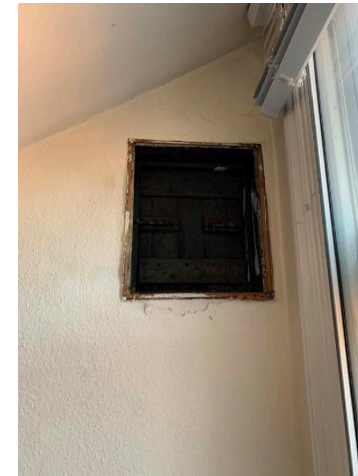


Photo 187

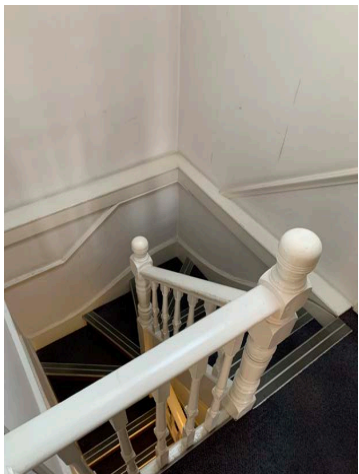


Photo 184



Photo 186



Photo 188

4 | Written and Photographic Record



Photo 189



Photo 191

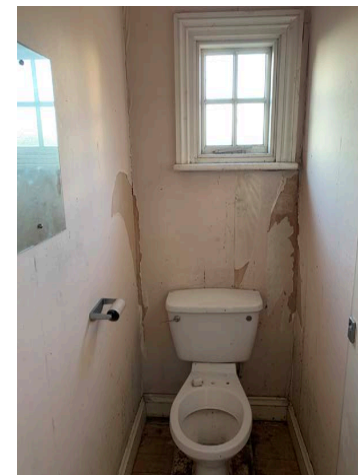


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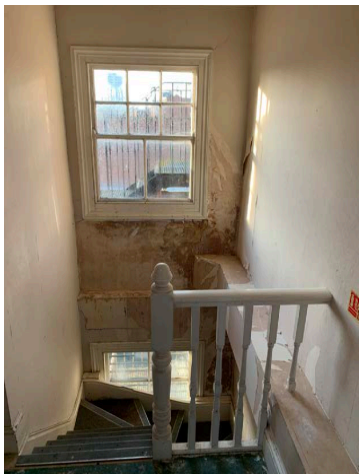


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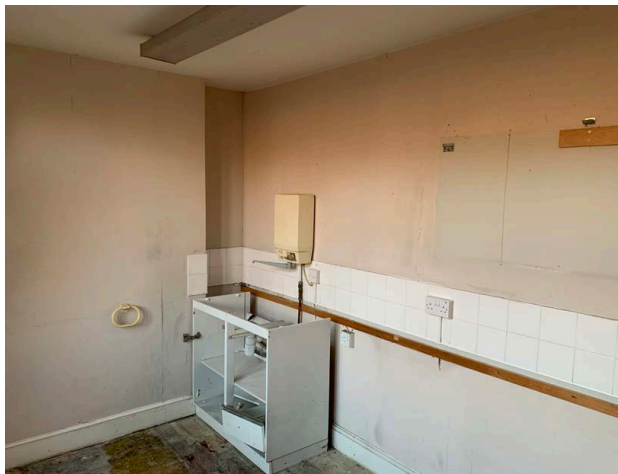


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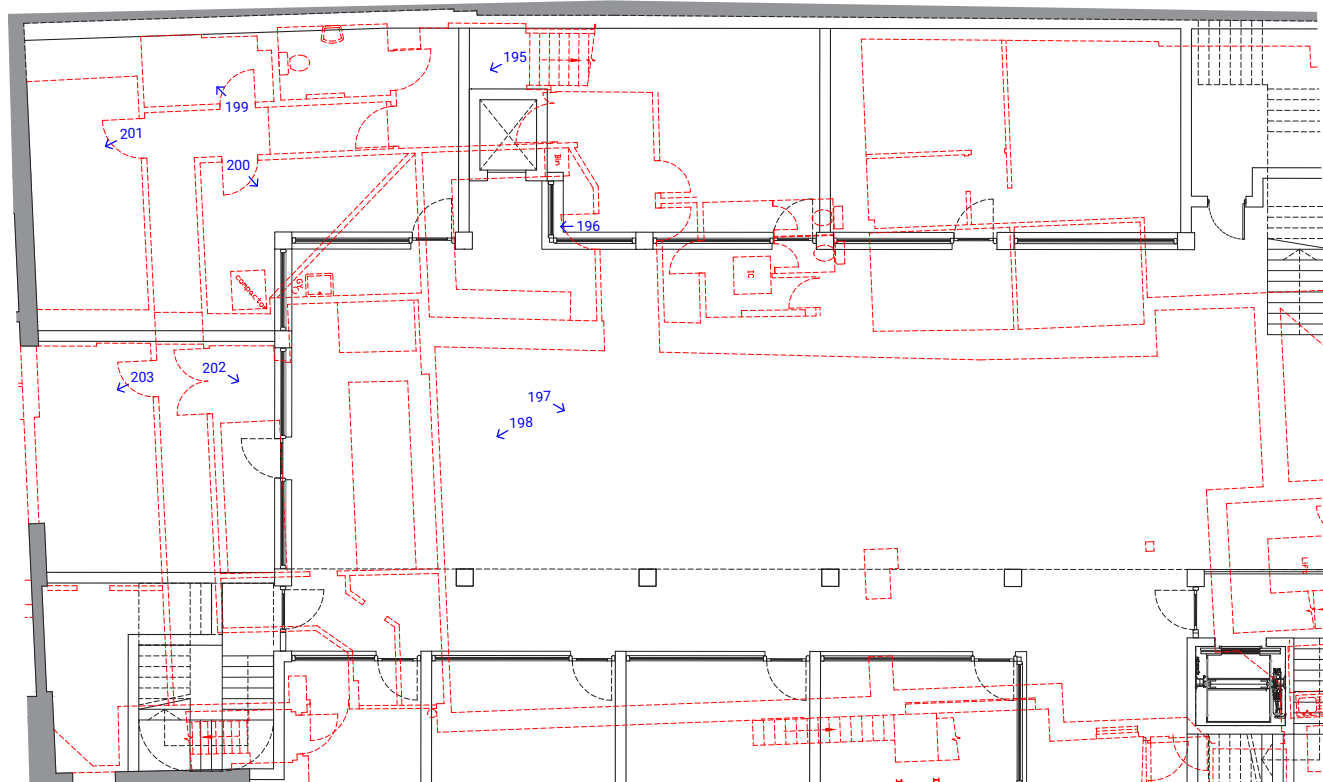
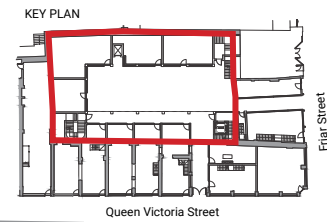


Photo 194

4 | Written and Photographic Record

Outbuildings

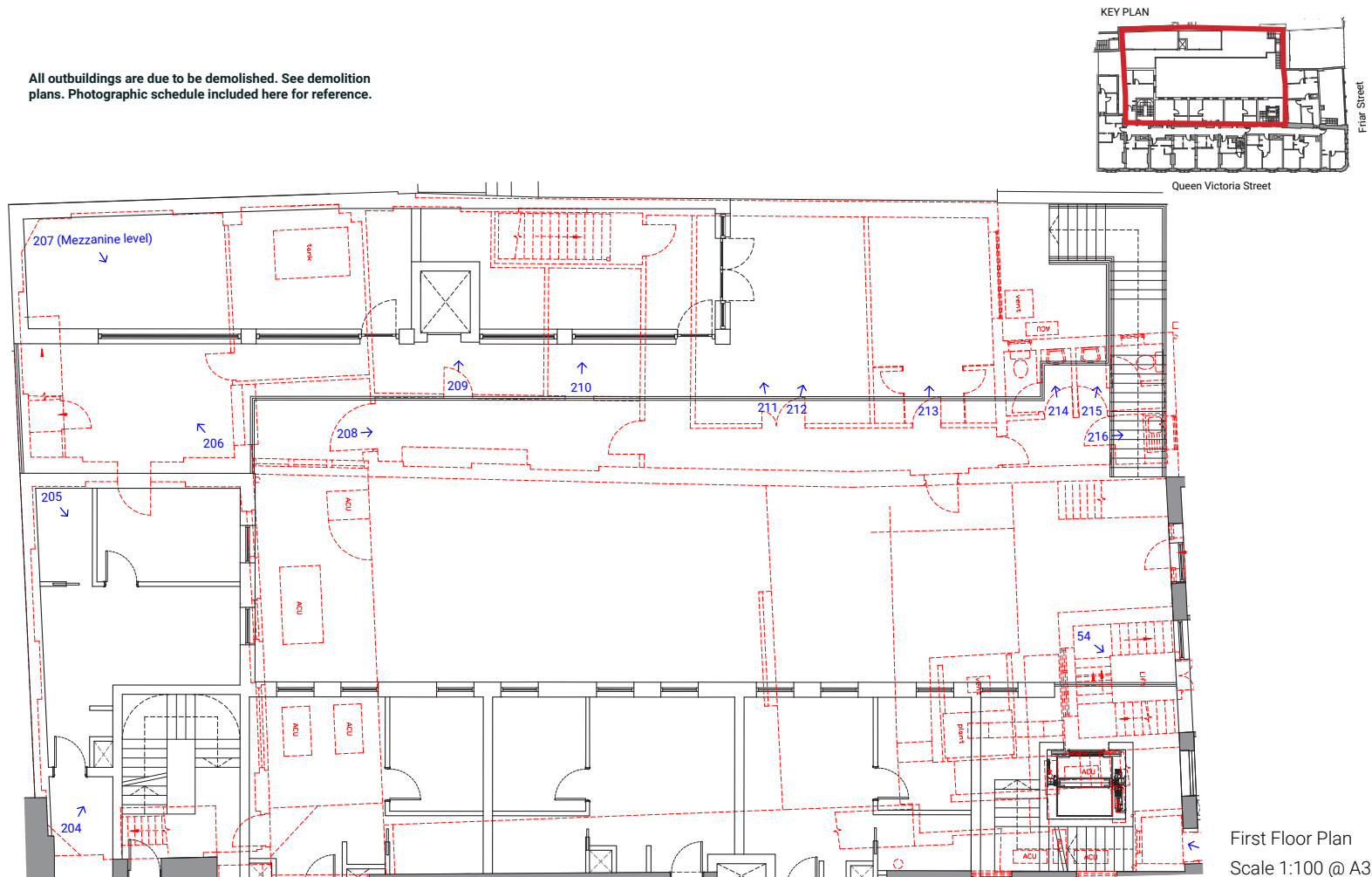
All outbuildings are due to be demolished. See demolition plans. Photographic schedule included here for reference.



Ground Floor Plan
Scale 1:100 @ A3

4 | Written and Photographic Record

All outbuildings are due to be demolished. See demolition plans. Photographic schedule included here for reference.



4 | Written and Photographic Record



Photo 195



Photo 197



Photo 199



Photo 196



Photo 198



Photo 200

4 | Written and Photographic Record

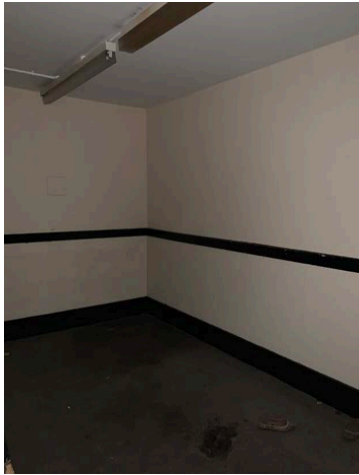


Photo 201



Photo 203



Photo 205



Photo 202



Photo 204



Photo 206

4 | Written and Photographic Record



Photo 207



Photo 209

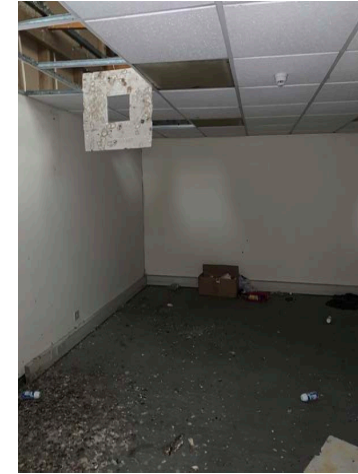


Photo 211



Photo 208



Photo 210

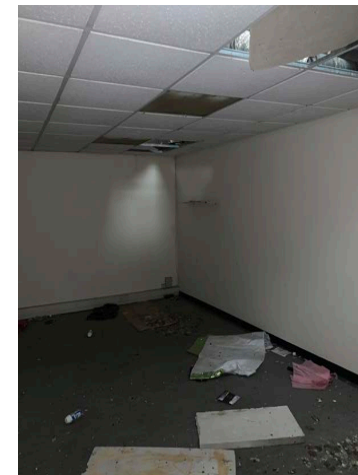


Photo 212

4 | Written and Photographic Record



Photo 213

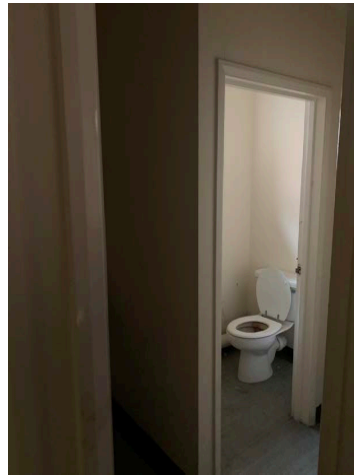


Photo 215



Photo 214



Photo 216

Appendix 1

References.

Appendix 1: References

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Online resources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

University of Leicester special collections: <http://specialcollections.le.ac.uk/digital/collection/p16445coll4>

<https://www.thegenealogist.co.uk/>

<http://ww2.berkshirenclosure.org.uk/calmview/>

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