

Project

Residential Development

Address

**Land to rear of
17 Eldon Square**

Reading

RG1 4DP

Client

Mr & Mrs Huntridge

Document

**Heritage
Statement**

Document Ref

19008.9.1_20.09.07_HS

Author

CW

Checked

CW

**WESTON + CO
ARCHITECTS**

Watlington House,
44 Watlington Street,
Reading,
RG1 4RJ

0118 375 0252

studio@weston-co.com

This Heritage Statement is written as support for a Full Planning and Listed Building Consent application with Reading Borough Council for the residential redevelopment of land to the rear of 17 Eldon Square in Reading. The application is submitted by Weston & Co Architects on behalf of the applicant Mr & Mrs Huntridge.

This statement is to be read in conjunction with the following information:

Weston & Co Architects drawing numbers: 19008-PL-20, 19008-PL-21A, 19008-PL-22A, 19008-PL-23A, 19008-PL-24A, 19008-PL-25A, 19008-PL-26A, 19008-PL-27A, 19008-PL-28A, 19008-PL-29A, 19008-PL-30A, 19008-PL-31A, 19008-PL-32A, 19008-PL-33A, 19008-PL-34A, 19008-PL-35A, 19008-PL-36, 19008-PL-37, 19008-PL-38, 19008-PL-39, 19008-PL-40, 19008-PL-40A, 19008-PL-41, 19008-PL-41A, 19008-PL-42, 19008-PL-42A, 19008-PL-43, 19008-PL-44, 19008-PL-45, 19008-PL-46

Design and Access Statement, ref: 19008.9.1_20.09.07_DAS

Affordable Housing Contribution Statement, ref: 19008.9.1_20.07.02_AHCS

The proposed development replaces poor quality and dilapidated garage buildings which have now been demolished following the approval of planning application ref: 180274.



Fig.1: Photograph looking west along Eldon Terrace of previous garage buildings on application site (now demolished)

The combined application site is comprised of land to the rear of no. 17 Eldon Square and also includes the land adjacent at 14 Eldon Terrace all located within Reading's Eldon Square Conservation Area.



Fig.2: Photograph of 17 Eldon Square viewed from the street (south)

Grand town houses were built on Eldon Square and King's Road from the 1830s, constructed from Bath limestone brought to Reading via the Kennet and Avon Canal. The square was named after Lord Eldon (1751-1838), who among many other titles was a great patron of Reading's Royal Berkshire Hospital. Upon their completion, these houses became popular with doctors working at the Hospital.

17 Eldon Square is recorded within its Historic England Listing (ref: 1113469) as dating from circa 1840, refer to Appendix 1 for full listing text.



Fig.3: Photograph of 17 Eldon Square viewed from the rear garden (north)

Prior to the now demolished modern garage buildings along Eldon Terrace, the application site would have accommodated the coach houses, stables and yards which served ancillary functions to the grand townhouses at numbers 15 and 17 Eldon Square. The general extent and arrangement of these buildings can be seen in the Ordnance survey mapping extract below.

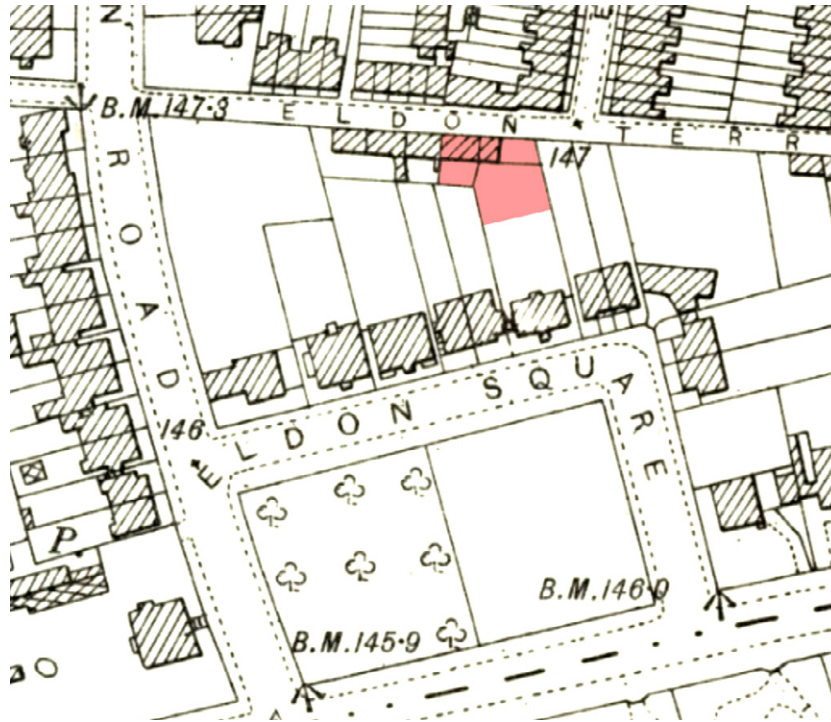


Fig.4: Extract from Ordnance Survey Mapping from 1898, application site highlighted with red hatch

In addition to providing required residential accommodation to the town, the proposed development will enhance the character and appearance of the Conservation Area. The new terrace of housing is proposed with natural limestone and slate wall and roof finishes sympathetic to the materiality of Eldon Square. Simple high quality detailing and window proportions referencing the Victorian terraces on the surrounding streets are proposed appropriate to a contemporary residential building built within a heritage context.



Fig.5: Extract from Proposed North Elevation drawing no. 19008-PL-33A

3.0 USE

Overview

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113469
Date first listed: 14-Dec-1978
Statutory Address: 17, ELDON SQUARE

Location

Statutory Address: 17, ELDON SQUARE
The building or site itself may lie within the boundary of more than one authority.
District: Reading (Unitary Authority)
National Grid Reference: SU 72542 73127

Details

ELDON SQUARE 1. 5128 No 17 SU 7273 7/472 II GV 2. Circa 1840. Asymmetrical Italianate. 2 1/2 storeys and basement. Bath stone ashlar on plinth. Band over ground floor. Slate roof with end chimneys. 3 modern gabled dormers. 3 windows on 1st floor, centre arched, 2 on ground floor with scalloped blind boxes, glazing bar sashes. Central 2 panelled door with arched fanlight. Steps to projecting gabled porch with corner piers and arched opening. Flanking corner garden piers (of the Eldon Square-type).

Listing NGR: SU7254273127

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: 38917
Legacy System: LBS

Legal

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

End of official listing



Weston & Co Architects
Watlington House, 44 Watlington Street, Reading, RG1 4RJ
0118 375 0252