

Watlington House
44 Watlington Street, Reading, RG1 4RJ
Application for Listed Building Consent August 2019
Replacement of 5 individual Sashes at the rear of the House
Heritage Statement



a. Listing Information

Entry Number 1321898. Date first listed 22-Mar-1957. Grid Reference SU7224773167

The building is GII* HE Listing information may be accessed via; <https://historicengland.org.uk/listing/the-list/list-entry/1321898>.

**WATLINGTON STREET 1. 5128 (West Side) No 44 (Watlington House) SU 7273 7/257
22.3.57. II 2.**

- In 2 parts; The western part built 1688 for Samuel and Anne Watlington, see rain water heads: 1688 W S A. The eastern part said to have been added 1763 (Probably earlier).
- The whole is a rectangle of red and silver grey brick with a raised brick string at 1st floor level. Moulded and bracketed wood eaves cornice. Hipped old tile roof, brick end chimneys, dormered to west; valley roof with dormers facing valley.
- East front: 2 storeys and attic with modillion eaves cornice. 2 large flanking 3-light windows, glazing bar sashes and 2 dormers.
- Central, possibly circa 1688, double doors each of 5 heavily moulded panels with moulded architrave surround, frieze and cornice supported by flanking curved consoles and with carved keystone. Cornice breaks forward over consoles. Single central 1st floor window over.
- The west front: 2 storeys, attic and basement. 4 dormers with moulded pediments and C18 casements.
- 4 ranges of C18 glazing bar sash windows over 4 basement windows and central garden door with moulded architrave surround in trellis porch and central half-landing stair window above it under a moulded brick pediment.
- A single storey service wing to right.
- Original mullion and transom windows on ground floor of north front. Interior: panelled hall with 2 arch screen on fluted piers.
- Turned balusters to stairs (straight string), double ramped mahogany dado rail and baluster rail, panelled. dado (circa 1740 probably).
- Samuel Watlington was Mayor of Reading in 1695 and in 1711.

b. 2019 Context

- 9 sash windows are to the rear (total 18 sashes) including the one to the staircase. These are not original to the 1680s period of the house but are probably mid to late 1700s at the earliest and more likely Victorian.
- There are a pair of casement windows to the basement to the left of the garden door the period of which is not known but probably mid-1900s.
- To the basement right of the garden door are a pair of windows and a door.

c. Ownership and Management

- Watlington House has, since 1931, been owned and managed by a Trust set up by local benefactors.
- There are 5 rent paying tenants, 4 being charities themselves and 1 commercial architectural practice (which is run by a young architect).
- The Garden Hall is regularly let out for functions (AA meetings, Yoga, Dance, Parties).
- There are car parking spaces to the front and rear. Those at the front are allocated to tenants as part of their rental as are some at the rear. Others at the rear are let commercially.
- The above sources of income enables the trust to build up a fund to be able to carry out routine and one off planned maintenance work.
- The Trust receives no regular grants from any sources. All maintenance has to be covered from income generated by its activities <http://www.watlingtonhouse.org.uk/about/>
- Over recent years the Trust has undertaken a range of work which has included;
 - Refurbishment of the Garden Hall to make it presentable and flexible for a wide range of users.
 - Repair to the roof of the house, which included re-leading the rainwater valleys between the roofs and around the dormers, repainting the dormer windows, re-aligning and repainting the leaking gutters (2015).
 - The garden was restored in 2014 / 15 with the opening ceremony in July 2015. The restoration converted a jumble of a car parking and rough space into a fantastic a garden which reflects the history of the house. It was designed by Garden Designer Gaila Adair, who designed the gardens for Caversham Court and has also the new garden for Hillside House in Allcroft Road.
- **Future plans include:**
 - Erection of new dwarf wall & railings to the street frontage and reformatting the forecourt as it faces Watlington Street. This will considerably improve the presentation of this important GII* building as it is seen by local residents and the many passers-by. Planning Consent given in March 2019; Nos 182240 & 181713. The trust has applied to the Earley Charity for support for this project and will cover at least 50% of the cost itself. Work is aimed to commence in 2020.
 - Re-pointing the rear wall using lime mortar and traditional techniques to keep out the damp. The damp problem was aggravated by unsympathetic (cement) repointing around 10 years ago which was stopped before the whole of the wall was completed. It was evident that the remaining original pointing needed work. A number of cracked and badly eroded bricks were replaced with period bricks. Completed Summer 2019

- An un-authorised satellite dish (installed many years ago) on the Watlington Street face of the building will be removed. Autumn 2019.
- A leaking gutter at the rear, to the right, will be fixed. Summer / Autumn 2019.
- Painting the down comer pipes and hoppers to emphasise the date on the hoper. One complete (see image below) two others to be done. 2019



- Repainting the windows to the rear of the house along with any necessary repairs to the window boxes and sashes. Planned for summer / autumn 2019
 - Repair of the boxes and some sashes is proceeding (does not need LBC) .
 - **The need to replace 5 individual sashes is the subject of this application**

Richard Bennett
 Hon Sec
 Watlington House Trust
 17 August 2019