

Project: **ALTERATIONS & EXTENSION**

Site Address: **24 & 24A SOUTHCOTE ROAD, READING, RG30 2AB**

Client: **TURNER ESTATES LETTINGS**



Fig 1: Extract from WCA drawing 17010-PL-17 Proposed North West Elevation

WESTON + CO
ARCHITECTS

Office address: Watlington House, 44 Watlington Street, Reading, RG1 4RJ. Telephone: 0118 375 0252

Registered address: 51 Blenheim Road, Reading, Berkshire, RG1 5NG

Company Registration Number: 9269794. VAT Registration Number: 220796608

Director: Christopher Weston BA(Hons) DipArch ARB, RIBA

Contents

1.0 Introduction	3
2.0 The Site location & Context	4
3.0 Heritage	5
4.0 Use (Existing)	7
4.1 Use Proposed	7
5.0 Amount (Areas)	7
5.1 Amount (Occupancy / Use)	7
6.0 Layout	8
7.0 Scale	9
8.0 Appearance	10
9.0 Landscaping	12
10.0 Access	13
11.0 Conclusions	14

Appendix 1: Site Photographic Survey

Appendix 2: RBC letter dated 21st February
2018 relating to Local Listing.

Appendix 3: 'A Road of Distinction' a noble
history of Southcote Road Part 2 - Walking
Southwards - East Side by Anne Green Jessel

1.0 Introduction

This Design and Access Statement is written as support for the Full Planning Application with Reading Borough Council for change of use, alterations and extension of the buildings at 24 & 24A Southcote Road. The development involves the demolition of several single storey extensions to both the original villa (no.24) and adjoining annex on site, followed by the construction of a part one and part two storey extension to the annex (no. 24A) and 3 no. single-storey extensions to the villa (no. 24). The proposed development is intended to accommodate a high quality, 8-bedroom house in multiple occupation (villa), 7-bedroom house in multiple occupation (annex) and a self-contained 1-bedroom flat in the existing lower ground floor of the villa. Appropriate car parking, secure and covered cycle storage and bin storage are also proposed.

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

- 17010.1.2_Turner Estates Supporting Letter
- 17010.9.1_DAS_18.03.26_Site Photographic Survey (Appendix 1)
- 17010-PL-01 Location Plan
- 17010-PL-02 Existing & Proposed Block Plans
- 17010-PL-03 Existing Site Plan
- 17010-PL-04 Proposed Site Plan
- 17010-PL-05 Existing Lower Ground Floor Plan
- 17010-PL-06 Existing Ground Floor Plan
- 17010-PL-07 Existing First Floor Plan
- 17010-PL-08 Existing Second Floor Plan
- 17010-PL-09 Proposed Lower Ground Floor Plan
- 17010-PL-10 Proposed Ground Floor Plan
- 17010-PL-11 Proposed First Floor Plan
- 17010-PL-12 Proposed Second Floor Plan
- 17010-PL-13 Existing North West Elevation
- 17010-PL-14 Existing North East Elevation
- 17010-PL-15 Existing South East Elevation
- 17010-PL-16 Existing South West Elevation
- 17010-PL-17 Proposed North West Elevation
- 17010-PL-18 Proposed North East Elevation
- 17010-PL-19 Proposed South East Elevation
- 17010-PL-20 Proposed South West Elevation
- 17010-PL-21 Existing & Proposed Boundary Wall
- 17010-PL-22 Proposed Bin & Cycle Stores



Fig 2: Photograph of site from across Southcote Road

This application seeks to make appropriate and sympathetic refurbishment, alteration and extension proposals to revitalise & enhance these important buildings, ensuring their longer term relevance and sustainability is secured with an appropriate use.

2.0 The Site Location & Context

The application site is located at the junction of Southcote Road and Tilehurst Road, 1.5 km west of the town centre and 0.5 km from Reading West railway station. The surrounding area is predominantly residential use with the majority of the housing being provided by flatted developments. Neighbouring sites comprise: Beacon Court flats to the west, Hampton Towers flats to the south, Cox Hollow flats to the east, Skelton Court flats and St Edwards Prep School to the north.

The existing buildings on the site are comprised of a grand Victorian villa (no. 24) and an attached servants wing / annex (no. 24A). The buildings have been significantly modified for multiple occupancy as 9no. separate units. As a result of these subdivisions, much of the building's character and grandeur have been degraded. An important ambition for the proposed development is to return nos. 24 & 24A back to separate units, also to repair, reveal and enhance many of the original architectural features.

Following the issue of a Section 80 demolition notice to Reading Borough Council Building Control in October 2017 some demolition works were carried out at the property involving the removal of non-original extensions and partitions. Please refer to the associated plans and photographic survey which record the non-original extensions which have been demolished.

The demolition works attracted some attention and caused understandable concern for parties interested in the conservation of Reading's heritage assets. In February 2018 the applicant was informed that 24 & 24A Southcote Road was added to the list of locally important buildings and structures of local heritage significance.

At no point in time was there any intention to demolish the villa. The previous owner put great emphasis on selling the property to a buyer who would retain the main house and was genuinely invested in local heritage.

The applicant places great importance on the protection and enhancement of historic buildings, please refer to Turner Estates supporting letter (ref:17010.1.2_Turner Estates Supporting Letter) for further information.

It is intended to provide an appropriate use to 24 & 24A Southcote Road which will secure their presence on a street where many grand houses have, in the past, been lost to mediocre developments of flats.

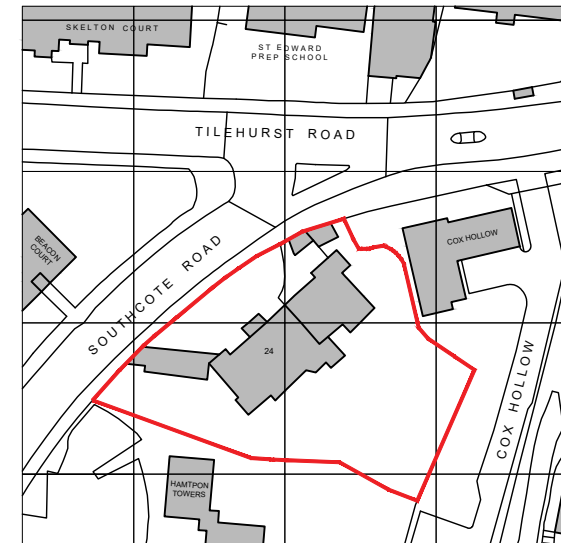


Fig 3: Application Site Location (OS Licence number: 100022432)

3.0 Heritage

Summarised from "A Road of Distinction a noble history of Southcote Road Part 2 - Walking Southwards - East Side by Anne Green Jessel (see Appendix 3)

24 Southcote Road, originally 'Omer House' was built by Mr John Omer Cooper in 1865 who lived across the road in Denmark house where Beacon Court now stands. Mr John Omer Cooper owned an Auctioneer/Surveyors business, 'J.Omer Cooper & Son, Auctioneers, Surveyors', it would go on to prosper over three generations.

Mr John Omer Cooper moved into the house himself once the first occupants vacated in 1877. He subsequently renamed the house to 'Summerfield' and lived there along with his wife, Mary Ann Webb and their son Mr John James Cooper who later played a large role in the family business. Mr John James Cooper went on to become a major figure in Reading helping to grow the, then struggling, Reading Standard newspaper to become the leading newspaper in Berkshire.

Mr Francis Skurray took over the residence in 1884, he was a corn merchant who later played for Reading Football Club.

The original grounds of the property extended further beyond the current boundary as seen on historic OS mapping from 1879-81 (Fig 5).



Fig 4: Historic map extract of the area (1879-81)



Fig 5: Historic map extract of the area (1931-32)

The villa was served by a coach house where Mr. Skurray housed his servants. The coach house was demolished in the 1950's and a bungalow, known as 'The Dwarfs' was built in its place seen on historic OS mapping from 1961 right up until 1990 (Fig 7). Later this was also demolished and replaced by Hampton Towers at which point that portion of the site was numbered 22 and the site of the villa and annex, at the time know as 'Summerfield', became no. 24.

Between 1888-1922 Mr Charles Philbrick lived in the villa along with his wife and six children. Mr Philbrick was a Head Tanner and owned a tannery on Katesgrove Lane by the Kennet. The business employed 30 tanners and carried out a method of tanning know as "English Oak Bark Tannage" to hides and calf skins.

'Omer House' aka 'Summerfield' is one of the few surviving grand houses / villas remaining on Southcote Road. Once development works are complete the applicant intends to reinstate the villa with its original name: 'Omer House'.

Refer to Appendix 2: RBC letter dated 21st February 2018 relating to the property's addition or the list of locally important buildings and structures of local heritage significance; which contains some additional record of the building's features.

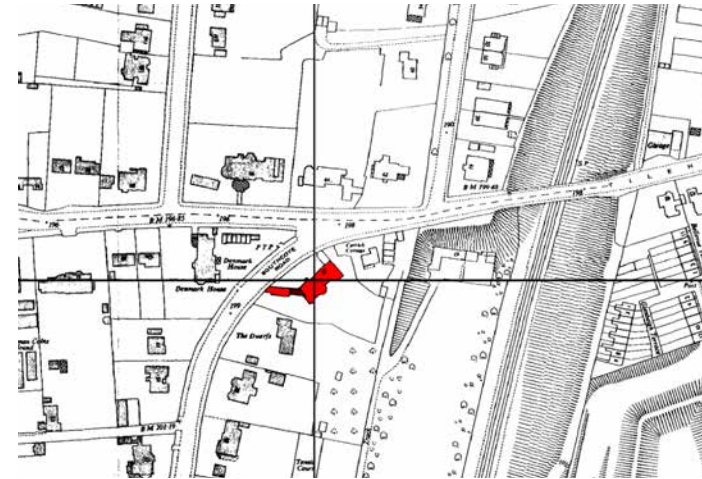


Fig 6: Historic map extract of the area (1961-62)



Fig 7: Historic map extract of the area (1990)

4.0 Use (Existing)

The existing buildings at 24 & 24A Southcote Road comprise of a 3-storey villa (no.24) and a 2-storey adjoining servants wing / annex (no.24A)

The property is separated into a series of flats and bedsits under nos. 24, 24A and 24B Southcote Road. No. 24 has a 2-bedroom flat (C3a use) occupying the ground floor, a single storey extension to the south-west and a single storey extension to the south-east. It is accessed via the main entrance to the villa.

No. 24A is accessed through the entrance door of the annex via an enclosed staircase which leads through to the first floor of the villa. The unit consists of a 2-bedroom flat (C3a use) on the first floor of the annex and 6no. bedsit units (C3a use) on the first and second floors of the villa.

No. 24B is a 1-bedroom flat (C3a use) and is accessed via a separate site entrance from Southcote Road through a courtyard on the northern corner of the site, the unit occupies the ground floor of the annex and a single storey extension to the north east.

4.1 Use (Proposed)

The proposed development would re-configure the site into 3no. stand-alone units: nos. 24, 24A & 24B.

No. 24 Southcote Road is proposed as a high quality 8-bedroom HMO (sui generis use) located within the original villa and proposed single-storey side and rear extensions. All bedrooms are proposed en-suite and having the benefit of high quality communal accommodation & amenity space.

No.24A Southcote Road is proposed to be a high quality 7-bedroom HMO (C4 use) located within the existing extended annex. All bedrooms are proposed en-suite and having the benefit of high quality communal accommodation & amenity space.

No.24B Southcote Road is proposed to be a high quality self-contained 1-bedroom flat (C3a use) located within the lower ground floor of the villa, with access to high quality amenity space.

The accommodation is intended for rent to young graduates and professionals not yet able to join the property ladder.

5.0 Amount (Areas)

Application Site Area:	1617. sq.m	(17405 sq.ft)
Existing Gross Internal Area:	635.7 sq.m	(6843 sq.ft)
Proposed Gross Internal Area:	633.3 sq.m	(6817 sq.ft)
24 Gross Internal Area:	372 sq.m	(4004 sq.ft)
24A Gross Internal Area:	196 sq.m	(2109 sq.ft)
24B Gross Internal Area:	59 sq.m	(635 sq.ft)
Existing Cycle Storage Spaces:	0	
Existing Car Parking Spaces	6	
Proposed Secure Cycle Storage Spaces:	14	
Proposed Car Parking Spaces:	6	

5.1 Amount (Occupancy / Use)

Existing Occupancy:

2 x 2-bedroom flats	8
1 x 1-bedroom flat	2
6 x bedsits	6 (up to 12)
Total:	16 (up to 22)

Proposed Occupancy:

1 x 8-bedroom HMO (no. 24)	8
1 x 7-bedroom HMO (no. 24A)	7
1 x 1-bedroom flat (no. 24B)	2
Total:	17

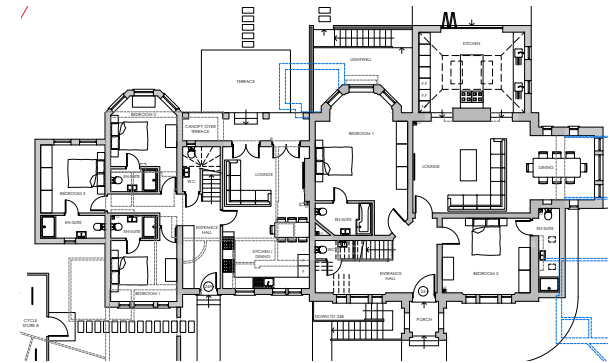
The above schedules of areas, accommodation and occupancy demonstrate that there is not an intensification of use proposed.

The proposed layout modification will rationalise the relationship between the interior accommodation and exterior architecture. The existing flats and bedsits are located in an irregular configuration between the villa, annex building and various extensions. The entire layout of the site is confusing, the exterior of the buildings and entrances do not relate to the interior accommodation.

It is intended to re-instate the original grand staircase and balustrade all the way through the villa. The applicant has fortunately found all of the original cast iron balusters to the handrail including the impressive first newel post.

The layout of the annex has been significantly re-configured due to the existing partitions and split levels being extremely inhibitive to a good quality and sustainable conversion.

Terraces are proposed in the garden adjacent to living / kitchen / dining rooms opening up onto shared amenity space intended for use by all tenants, in order to encourage a communal living environment which acknowledges the heritage of the property as a single plot.

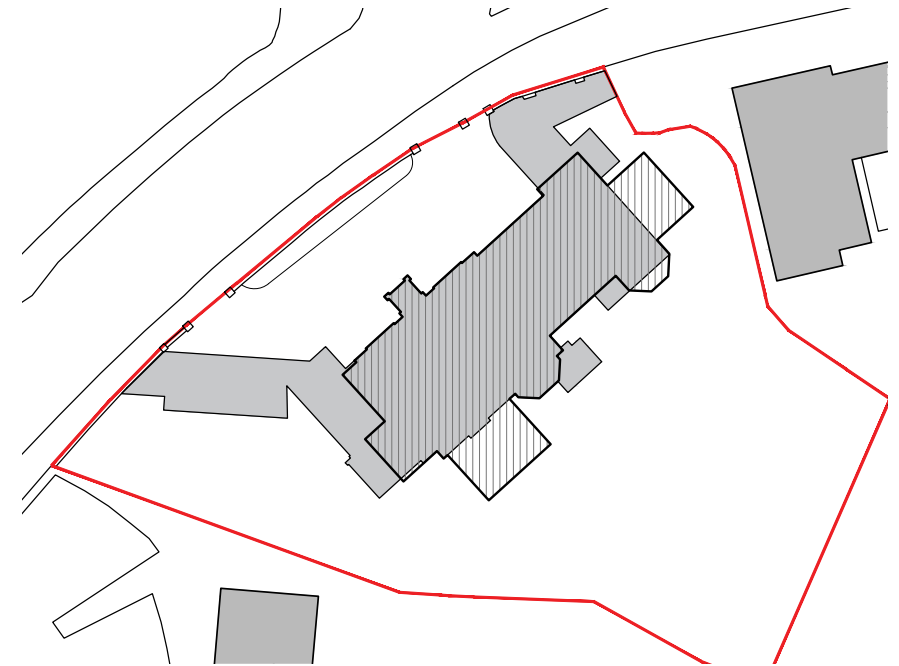
[illegible]

8

7.0 Scale

There is no significant modification in scale. The overall Gross Internal Floor area will be reduced by 2.4 sq.m (25 sq.ft) as a result of the proposed development.

The proposed building footprint will cover a significantly reduced area and the massing will be vastly improved. The existing extensions sprawl across the width of the site in a disorganised arrangement. The proposal aims to consolidate the building mass on site allowing for more green space, an enhanced appearance and massing composition.



Key:

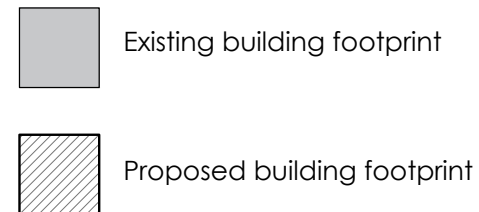


Fig 11: Existing footprint vs Proposed footprint

8.0 Appearance

The original villa and annex at 24 & 24A Southcote Road date back to 1865 and would have formed a grand introduction to a road of monumental houses from the junction with Tilehurst Road. The villa is highly ornate, built from red brickwork in an English bond and decorative glazed grey brick diaper-work across the front elevation. Decorative stone & render mouldings string around the perimeter of the building at the first and second floor levels also accompanied by decorative diaper-work.

The existing buildings have been neglected and are in need of significant repair works, however the appearance is primarily degraded by multiple single-storey extensions, which have accumulated over the years damaging the setting of the building, its form and appearance.

The development proposals intend to repair and enhance the appearance of the grand villa and adjoining annex. Removal of the single storey extensions will allow the buildings to breathe, moving them away from the boundary will vastly improve the setting of the locally listed villa.

The proposed new single storey extensions have minimal impact and have been designed to be congruous with the existing architecture. The two-storey bay extension to the annex (No.24A) has been designed to reference the design of the villa and annex on the front and rear elevations respectively.



Fig 12: Photograph of existing front elevation detailing

On the front elevation the proposed squared bay extension to the annex features tripartite windows as found on the ground floor of the villa and rendered window surrounds similar to the existing openings, but less ornamental to be clearly identifiable as additions. On the rear elevation the bay extension has been designed to reference the bay of the original house with splayed cheeks. These two-storey bay extensions punctuate the north - eastern end of the annex (no.24A) and bring interest and articulation to the overall massing of the buildings, providing an enhancement to the composition.

A single-storey vaulted roof extension is proposed to the rear of no.24 to accommodate a new kitchen. The extension is proposed to be constructed from brickwork with recessed banding in order to distinguish the new elements of the development from the existing villa and annex. Brick piers supporting the canopy over the terrace serving no.24A are also proposed to feature brickwork with recessed banding in order to rationalise the rear elevation. Utilising brickwork to match existing, but with feature recessed banding enables the additions to sit comfortably with the existing villa, while reading as new additions.

It is also proposed to extend the existing rectangular bay on the south west elevation of the villa (no.24). The extended bay will provide space for a large dining table to sit a minimum of 8. The extension provides the opportunity to introduce a balcony to bedroom 4 above.



Fig 13: Extract from WCA drawing 17010-PL-19 Proposed South East Elevation

9.0 Landscaping

6no. car parking spaces are proposed for this development and are to be located in the south west corner of the site, well hidden from view and offset from any buildings.

The proposed bin store is located in the south west corner, far from living accommodation and close to the site entrance.

Cycle store A is proposed adjacent to the southern boundary wall with 8no. secure & sheltered cycle spaces serving no.24 and no.24B. Cycle store B is proposed in the northern corner of the site with 6no. secure & sheltered cycle spaces serving no.24A.

It is requested that the possible requirements of any detailed hard and soft landscaping design be reserved by the conditions to a potential approval.



Fig 14: Extract from WCA drawing 17010-PL-04 Proposed Site Plan

10.0 Access

The existing pedestrian entrances on the northern end of the Southcote Road boundary wall are proposed to be blocked as they will no longer relate to the proposed accommodation and also in order to enhance the appearance of the wall from the street.

There are no modifications proposed to vehicular access on the site.



Fig 15: Extract from WCA drawing 17010-PL-21 Existing & Proposed Boundary Wall Elevation

11.0 Conclusions

The proposed development at 24 Southcote Road seeks to provide an appropriate and sustainable use for a significant property within Reading Borough.

Alterations to the buildings will enable generation of the required revenue to ensure that the degraded grandeur of the main house can be restored, enhanced and maintained in an appropriate manor.

The proposed use as a high-quality, serviced house in multiple occupation for rent to professionals is a use which allows for the layout of a large house such as this to be respected and not carved-up into small units.

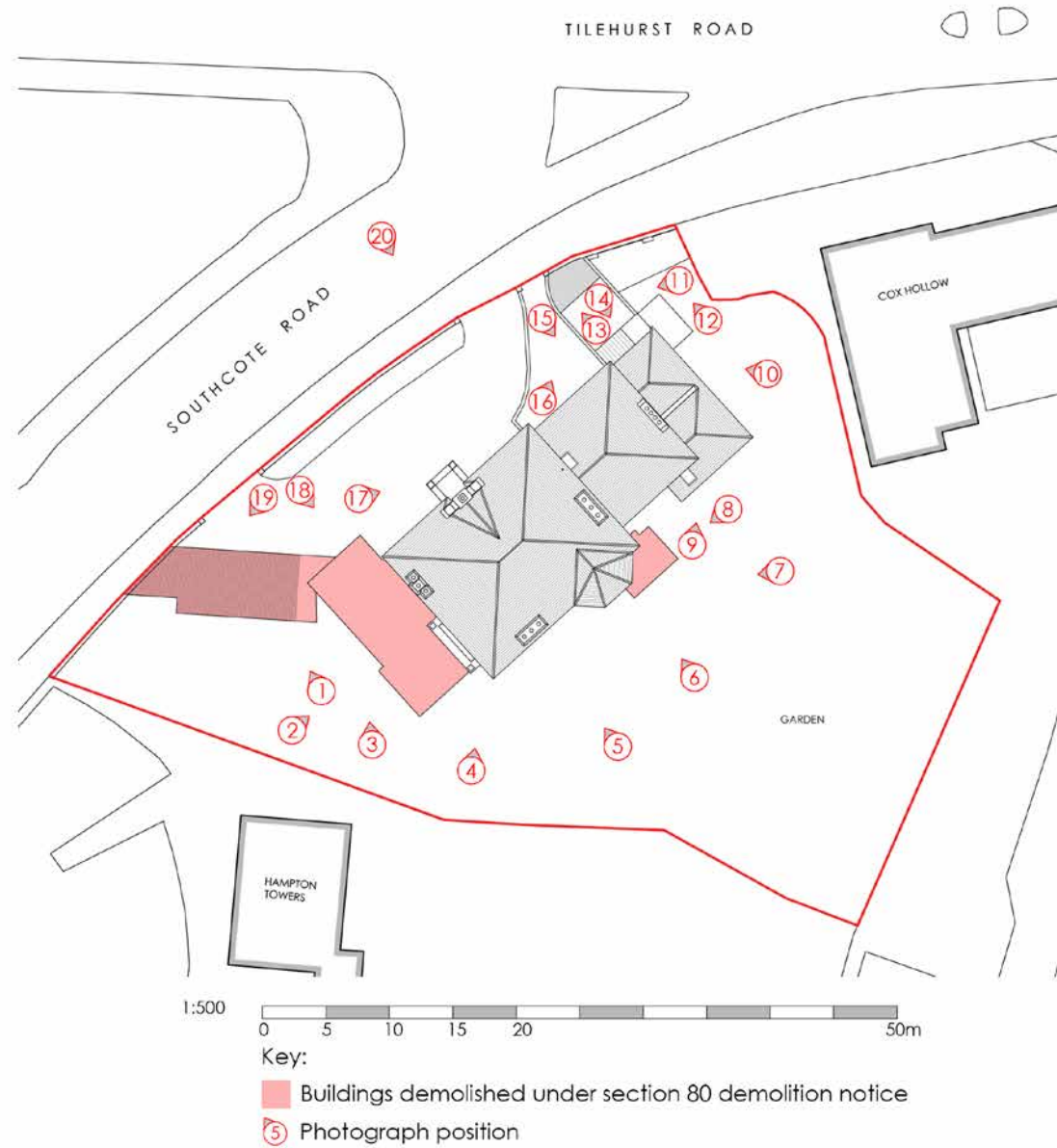
The applicant is committed to protecting and enhancing heritage assets, also ensuring their buildings, sites and tenants are managed to protect the property, fellow tenants and the wider community.



Fig 16: Extract from WCA drawing 17010-PL-17 Proposed North West Elevation

APPENDIX 1

17010.9.1_DAS_18.03.26_Site Photographic Survey



Existing Block Plan



Photo 1: Rear of garden & side extension



Photo 2: Side extension



Photo 3: Side & rear of garage



Photo 4: Rear elevation & side extension



Photo 5: Rear elevation & side extension



Photo 6: Rear elevation & extension



Photo 7: Rear elevation & extension



Photo 8: Rear elevation & extension



Photo 9: Rear extension



Photo 10: East extension



Photo 11: East extension and shed



Photo 12: East shed



Photo 13: Flat 24B courtyard



Photo 14: Flat 24B courtyard



Photo 15: Annex front elevation



Photo 16: Separating wall



Photo 17: Front porch



Photo 18: Garage



Photo 19: Garage



Photo 20: Front view from Southcote Road

APPENDIX 2

RBC letter dated 21st February 2018
relating to Local Listing

Pelham Capital Real Estate Limited
Hillside House
19-28 Allcroft Road
RG1 5DJ

Giorgio Framaliccio
Head of Planning, Development &
Regulatory Services

Civic Offices, Reading, RG1 2LU

☎ 0118 937 3787

Our Ref: 24/24A Southcote Road

Direct: ☎ 0118 937 2980
e-mail: Stephen.vigar@reading.gov.uk

21 February 2018

Your contact is: Steve Vigar, Planning

Dear Sir/Madam

NOTIFICATION THAT 24 and 24A SOUTHCOTE ROAD, READING, RG30 2AB, HAS BEEN ADDED TO THE LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES OF LOCAL HERITAGE SIGNIFICANCE

I understand that Pelham Capital Real Estate Limited (Company reg. 10347454) is the owner of 24 and 24A Southcote Road, Reading, RG30 2AB.

I write to formally notify you that the building at 24 and 24A Southcote Road has been added to Reading Borough's List of Locally Important Buildings and Structures in recognition of its local heritage significance.

This building meets the adopted criteria for adding buildings or structures to the list of buildings or structures with local heritage significance as set out in the Council's Sites and Detailed Policies Document.

In summary 24 and 24A Southcote Road:

- Has a prolonged and direct association with figures or events of local interest.
- Is representative of a style that is characteristic of Reading.
- The building has a noteworthy quality of workmanship and materials.
- The building or structure is the work of a notable local/national architect/engineer/builder.
- The building has prominence and a landmark quality that is fundamental to the sense of place of the locality.

The elements of the building which contribute to its essential character and contribute to its heritage significance remain largely complete and unaltered. The original design and function of the building, and its architectural elements, remain clearly discernible.

Historic Interest

The following is paraphrased from *A Road of Distinction - a noble history of Southcote Road Part 2 - Walking Southwards - East Side* by Anne Green Jesse (<https://www.so-dive-in.co.uk/files/2016/09/Part-2.-B-East-Side-of-Southcote-Road.-odt.pdf>).

Originally known as 'Omer House', the building was designed and built by Mr John Omer Cooper in 1865. His initials and the date of construction are included in the decorative shields

above the ground floor windows. Mr John Omer Cooper who lived in Denmark House, across the street, ran an Estate Agent/Auctioneer/Surveyors business in Reading.

The road was originally known as Southcote (or Southcot) Crescent.

The first occupants of the house were Miss Sarah Lyons 52 from Belfast, and her friend Miss Mary Wilson 49 from Atwick Yorkshire. They had with them Lucy Wheeler 25 Parlour Maid; Emma Hewitt 39 Cook; Harriet Bothwell 39 Housemaid. These two ladies lived in the house until 1877.

The house was subsequently occupied by Mr John Omer Cooper, from c.1877 - 1884. He changed the name of the house to '*Summerfield*' and lived there with his wife Mary Ann Webb, daughter of Richard Webb of Calcot Gardens.

The couple's son, John James Cooper (born 1850), joined the family firm 'Mr. J. Omer Cooper and Son' at 162 Friar Street Reading and carried on the family business. He later moved to Elmhurst Road, Reading. At his death in 1920 he left behind his wife Henrietta when he left behind four children, two of which survived him. Mr John James Cooper was associated with the struggling Reading Standard newspaper and helped to bring it up to the leading newspaper in Berkshire.

In c. 1884, Mr Francis Skurray, a corn merchant, took over the residence of Summerfield house, and lived there with his wife Hester and children Francis 16 and Thomas 9. Thomas Skurray later played for Reading Football Club. The family lived there until 1886. The Coach House to the right housed their servants.

Their son, Thomas Skurray was educated at King Alfred's School in Wantage and Reading School. Skurray joined T H Field & Sons, brewers of Shillingford, Berkshire which, in 1889 was taken over by Morlands Brewery. Skurray joined the Morlands board and became joint managing director in December 1906 and chairman in December 1923. Thomas Skurray sat as chairman of Berkshire County Council from 1931-1938 and was known by the following acronym:

- S upreme he sits in Council Hall
- K eeping a ceaseless watch o'er all
- U ntiring in his chosen work
- R efusing any task to shirk
- R esolved his county's rate shall be
- A thing too small for eye to see
- Y ea, verily, A King is he!

1888 Mr Charles Philbrick, Head Tanner of the tannery 'C & G Philbrick', a tannery in Katesgrove Lane moved in. Charles Philbrick died in 1921 but his wife Euphemia (nee Webster) continued to live there until her death in 1942.

From 1942 - 1949 the property appears to have become the premises for the Central Land Board.

By 1962 it had been divided into 3 flats and by 1964 there were between 5 and 7 flats.

Architectural Interest

The property comprises a large and impressive three storey villa, located in a prominent position at the junction of Southcote Road and Tilehurst Road and set within its own large gardens.

Front boundary wall of decorative pierced diaper work pattern brickwork, with brick coping and brick entrance piers with stone capping to left. Those to the right widened and partly re-built in non-matching brickwork.

The building is highly ornate, being built of decorative red brickwork in English bond, with grey brick diaper-work across the front elevation.

Porch: The ground floor has a large central rendered, open-sided classical porch, with balcony over. The square supporting columns have a strap-work decoration, with moulded arches with keystone decoration. There is a projecting cornice with *ovolo* decoration below and turned balustrades at ground floor level.

Ground floor: Tripartite windows to right and left of porch, with stone mullions, and moulded arched heads with keystone decoration over central arch. Sash windows. Projecting cornice with *ovolo* decoration below and a large central panel above with shield above the window with intertwined initials 'JOC' for J Omer Cooper and inscription 'AD 1865' with side scrolls.

First floor: Three sliding sash windows, with moulded surrounds, segmental heads and projecting side scrolls. Moulded stone string course between ground and first storey windows.

Second floor: Three sliding sash windows with flat, stone surrounds. Central window with central stone motif over window.

Roof: Pyramidal roof, with over-hanging eaves exposing decorative moulded rafters ends. Central decorative dutch gable in brickwork, with stone surrounds, a central oval window with decorative stone surround and an ornamental finial surmounting the whole.

Three large chimney stacks projecting above roof level, formed of three brick chimneys with stone flaunching and stone chimney pots.

Two storey extension to left, in brick with stone surrounds around windows and hipped roof. Single storey extension to left of this.

The premises included outbuildings including a coach house which were demolished in the 1950s and a bungalow was built on the site 'The Dwarfs' and now flats 'Hampton Towers'. This property was numbered 22 and at this time Summerfield was renumbered 24.

Large flat roof modern extension to right of poor quality.

In conclusion, as well as proven local associations with local historic figures, the building is considered to have townscape value, and has a 'sense of place' being in a brickwork style characteristic of Reading and displays both innovation and virtuosity in the architectural design and the quality of the workmanship and materials.

Please find attached a general information sheet regarding the local listing of a building or structure.

The map below identifies the location and extent of the local listing, edged red.

There is a period of six weeks beginning with the date of this letter during which you may notify the local planning authority of any reason why you believe the building should not have been locally listed.

Comments can be made in writing to me at the email or postal addresses above.

Any comments received will be considered and you will be notified of any revision to the decision to locally list the building.

Yours faithfully,

SDV

Steve Vigar
Principal Planning Officer



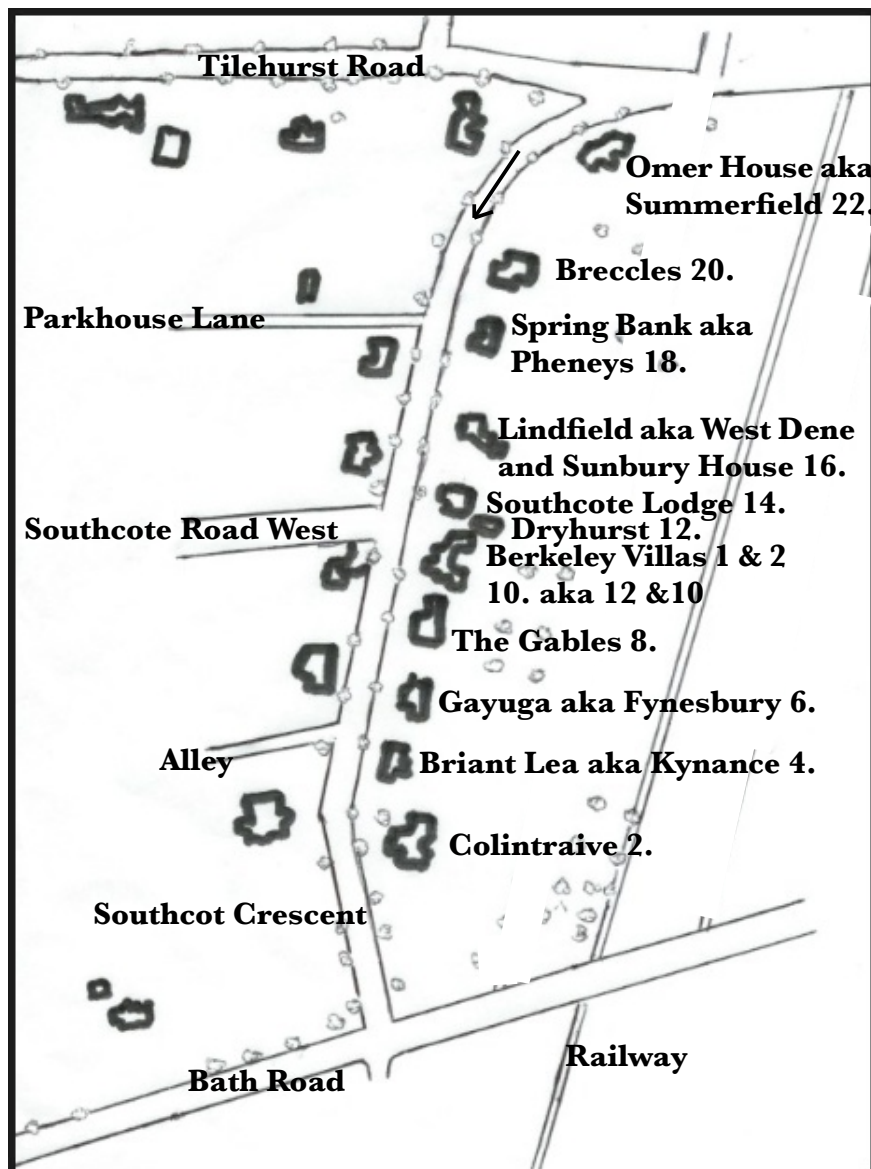
APPENDIX 3

'A Road of Distinction' a noble history of Southcote Road Part 2
Walking Southwards - East Side by Anne Green Jessel

"A Road of Distinction"

a noble history of Southcote Road
Part 2 - Walking Southwards - East Side

by
Anne Green Jessel



In this Part 2 we will be walking across the road Tilehurst Road end from Denmark House and walking southwards toward the Bath Road.

NB: Again, there are some gaps in household occupancy and could be related to the years during second Boer War 1899 - 1902; WW1 1914 - 1918; WW2 1935 - 1945 (there were earlier conflicts). The houses could have been vacant /or in the care of house staff. There was a lot of travelling in those days. Some simply could have been closed down awaiting a sale, decisions on change of use, or sadly... demolition. The other possibility of course is that I have not, as yet tracked down the information. Around the 60s/70s this noble Southcote Road began changing to what would become a totally unrecognisable road to our forebearers. N.B. The outlines are necessarily the contours of the houses.

Southcote Road is a tree lined road with fine beautiful trees most of them protected from the ravages of the developer. For those interested in this information there is a contribution to the Reading Naturalist:

"We seldom see young conifers as the Victorians did and has named trees in Southcote Road...

Black Pine: Red Cedar: Chamaecypads Pisifera v. Plumosa: Douglas Fir and Lawson Cypress."

(Published by the Reading and District Natural History Society) by Catherine Oliver "Conifers of Victorian Reading " Page 22.

Wellingtonias survive from the days of the demolishing of Denmark House to the building of Beacon Court.

"It's good to remember these noble residents who once lived here."



"OMER HOUSE" (22.)

Omer House Southcot Crescent built 1865



Situated on the east corner of the Tilehurst Road end of Southcote Road, it proudly stands showing its engraved plaque "1865". The tall majestic imposing house must have formed a grand introduction to the road. *Picture agj*

Built by **Mr John Omer Cooper** whilst living across the road in

Denmark House he was not the first resident recorded.

A Lady of the house lived here prior 1877 namely:

Sarah Lyons 52 b. Belfast Lady of the House.

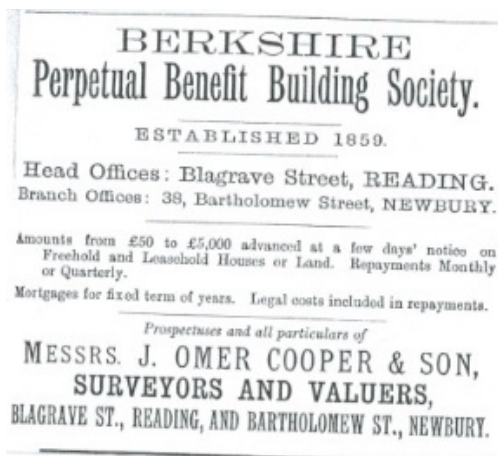
Mary Wilson 49 b. Atwick Yorkshire, friend of Sarah.

They employed service staff comprising:

Lucy Wheeler 25 b. Wallingford Berkshire. Parlour Maid.

Emma Hewitt 39 b. Reading Berkshire. Cook.

Harriet Bothwell 39 b. Shiplake Oxon. Housemaid.



1877 - 1884 **Mr John Omer Cooper** occupied the house for seven years. He was an Estate Agent and Surveyor. He lived with his wife Mary and son **Mr John James Cooper** 15 who eventually went into partnership with his father under the style of **Mr J. Omer Cooper and Son**, Estate Agents and Auctioneers at 162 Friar Street. The Head offices eventually

being in Blagrove Street Reading and Branch office in Bartholomew Street Newbury.



The house name by this time had become:

"SUMMERFIELD"

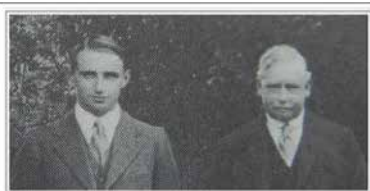
Mr John James Cooper J.P continued in his profession until his death in 1920. He was at this time living in Elmhurst Road Reading. He was very active despite suffering frequent ill health. The town lost one of its most familiar and highly esteemed citizens. John James Cooper assisted the fortunes of the Reading Standard in it's early struggling days which became a leading newspaper in Berkshire. He left behind his wife Henrietta . They had four children, two of which survived him.

Picture: Reading Review



1884 - 1886 **Mr Francis Skurray** 47 b. Wanborough Wiltshire took over the house and lived with his wife Hester 38 b. Challow Buckinghamshire. They had two children namely: Francis 16 b. Levindon, Scholar, and Thomas 9 b. Faringdon, Berkshire (now Oxon). A companion lived in the household Beatrice Launceston 36 b. Hull, Yorkshire.

Service staff included: Clare Ildersley 20 b. Faringdon, Oxon Parlour Maid; Mary Gerring 56 b. Great Coxwell, Oxon, Cook.



Mr Francis Skurray was a Corn Merchant. *Extracted from "History of Berkshire".*

Southcote Road possessed two Reading Football enthusiasts. One being a son of Mr Skurray - Thomas, and Charles Field (future eminent citizen Alderman Gynningham Field of Denmark House), both being prominent players in the life of Reading Football Club.

Reading Football Club was influential in forming the Berks and Bucks Football Association in 1878. It is interesting to note that Thomas



Skurray eventually lived in Abingdon and called his home "Summerfield."

The pictures are of young Thomas Skurray, and when older with his son, Thomas Jnr. Picture is of Summerfield in Abingdon. For all pictures my thanks to Andy Greenaway.



1888 - 1922 **Mr Charles Philbrick** occupied the house during this period. The postal address was now Southcote Crescent He lived with his wife Euphemia 38 b. Australia.

There were six children all born in Reading namely:

Effie 12, Ethel 10, Helen 9, Arthur 5, John 3 and Basil 3 months.

Mr Charles Philbrick was a Head Tanner.

They were served by: Eliza King 37 b. Westwoodhay Berkshire, Sick Nurse; Gertrude Moore 18 b. Charlton Kings Gloucestershire, Under Nurse. Eliza Turner 33 b. Thatcham Berkshire, Cook; Mary Cooper 26 b. Eton Berkshire, Housemaid. *Extracted from "Industries" P. 399.*

Mr Charles Philbrick's tannery was situated in Katesgrove Lane Reading and occupied land between a throughfare and St. Giles millstream. It had been purchased some years ago by a **Thomas** and **John Philbrick** from Mr George Higgs who had been in the business prior to 1832. The tannery was partially destroyed by fire 1839 and was completely burnt down in 1851 when it was rebuilt by **Mr John Philbrick**. The method of tanning carried on here was known as the "English Oak Bark Tannage" dressing hides and calf skins. The business employed 30 tanners.

1922 - 1941 **Mrs Philbrick** continued to live in the house. (**Mr Charles Philbrick** had died around 1922).



1939 -1949 Beginning of, and the years of WW2 1939 - 1945.

By 1949 the house had been taken over by the **Central Land Board**. The records of the Central Land Board and successors related to development changes on new land development and compensation paid to land owners for loss of development value resulting from provisions of the Town and Country Planning Act.

Created in 1947 it was disbanded 1959. Related material are records from the Uthwatt Committee, Ministry of Housing and Local Government.

By 1962 it had been divided into 3 flats and by 1964 there were between 5 and 7 flats. A regular occupant was **Mr William A. Arrow.**

OUTCOME: 2017 The house remains divided into flats. There is evidence of the original garden walls

"COACH HOUSE"

In the grounds of "Summerfield" the above house.

1871 census records:

Richard Turner 34 b. Lechlade, Gloucestershire. Gardener and Jane 46 b. Farringdon Oxon, his wife. They had three children.

OUTCOME: The Coach House and Stables were demolished. A bungalow called "**The Dwarfs**" was built on the site. It had a beautiful garden. Sadly it was badly damaged in the 70s hurricane. It was demolished and Hampton Towers apartment block stands there today. Circa 1988. *Picture shows the original walls of main house and coach house, showing the arched thoroughway for the coach and horses. agj 1998*



"THE BRECCLES" (20.)

The Breccles, Southcot Crescent built pre 1871. *Picture shows the remaining rockery of "The Dwarfs" and the beginning of the old original walls of "The Breccles" agj 2013*

1871 census returns states that the **Reverend Richard Edmund**

Tyrwhitt 64 b. Abbots Shropshire was living here with his wife Elizabeth Hester 47 b. Belgium, daughter of Andrew Peterson of Belgium until his death in 1902. There is no record of children. Domestic staff included:
Mary Ann Seymour 27 b. Reading Berkshire. Cook Mary Litt 19 b. Reading, Housemaid.

Following info extracted from somerset online; webtrees townsley info; google books (baronetage and knightage P. 621); confirmation Mr David Ford.

"The **Reverend Richard Edmund Tyrwhitt** had studied at Brasenose College Oxon 1833. He went on to serve in the Indian Army and was a retired Army Chaplain from 1842 - 1857. He married Elizabeth in 1859 and the 1861 census records he was formerly a Clergyman" [Without Cure Of Souls" in Bathampton Somerset.](#)"

The 1881 census returns indicate that **Reverend Richard Tyrwhitt** 74 was still in residence with his wife Elizabeth, now 57.

The domestic staff had changed by then and were as follows:
Emily Brown 24 and Flora Brown 17. They were both born in Fairford Gloucestershire and were Lady's Maid and Housemaid respectively. Mary Wilkes 20 b. Oldbury Worcestershire was the Cook.

The postal address became Southcote Crescent.

1891 census returns that the **Reverend Richard Edwin Tyrwhitt** 84 b. Abbots Shropshire and his wife Elizabeth Hester now 67 were still in residence 1891- 1902. Domestic staff were namely:
Elizabeth Costiff 60 b. Theale Berkshire, Cook; Elizabeth Blackman 22 b. Hurley Berkshire; House Parlour Maid and Alice Goddard 24 b. Reading Berkshire, Maid.

Rev. Richard Edmund Tyrwhitt died on 27th June 1895 in Reading and was buried in Southwick in West Sussex.

Mrs Hester Tyrwhitt, widow of the Reverend, continued to live here until 1902, when she died at home on 19th February leaving nearly £25,000.



Breccles occupancy confirmed by Grandson Mr Raymond Simonds.

1903 - 1952 **Mr Frederick Simonds** 22 b. Reading moved into Breccles.

Mr Simonds became "**Eric the Great**" **Frederick Adolphus Simonds**, and was one of the Managing Directors of Simonds Brewery, Reading, around 1927. His ancestors included **William Blackall Simonds** the founder of the brewery business.

Info gleaned from hertfordshire-geneology and victoriacountyhistory.ac.uk.

Frederick's family lived at "The Point" along the Bath Road, (eventually becoming the Gate House Hotel now Bath Hotel). He was born in Reading during a blizzard. He was a driving force in the company after joining the business in 1902 aged 21.



He built up the empire from about 325 houses and one brewery in 1916 to 1,400 houses and four breweries in 1952.

Assets rose from 778k in 1902 to nearly 10.5 million. Brewers, bankers, civic administrators and soldiers had fought in the South African War and in India, also WW1 and WW2. **Frederick** had served in the Boer war 1890 - 1902 and found a

golden opportunity advancing on all fronts. Soldiers had a high affinity to beer. *Picture right from Mr Raymond Simonds website.***



"Meeting up for a trip out" Reading Weekend Post. 26th 1899

He married Amy Fitzgerald Hill of Hawkeswick House (demolished 1931) near St Albans in 1909. Frederick by this time had moved to live in Wokingham.

Frederick Adolphus (Eric) was the son of **Louis de Luze Simonds** and his wife **Mary Elizabeth**. Louis was the great nephew and heir to **Henry Adolphus Simonds** Chairman of Simonds Brewery. **Henry Adolphus Simonds** had purchased Audleys Wood House in Basingstoke, an outstanding Victorian country house and estate. Upon the death of **Henry Adolphus**, Louis inherited the estate. Upon **Frederick's** parents death the

house was placed on the market. Whilst unoccupied **Frederick** himself went to live at Audley Wood Estate in 1935 for a short period. At the start of World War II, 1939, **Frederick Adolphus (Eric) Simonds** moved to Mortimer and leased Audleys Wood to Lord Camrose who had given his Hackwood Park estate to the Royal Canadian army to be used as a military hospital. Proprietor and editor-in-chief of the Daily Telegraph, Lord Camrose entertained many public figures at Audleys Wood between 1939 and 1945.

Mr Frederick Adolphus Simonds died in 1953 one year after his name is recorded in *Kelly's Directory* as still connected with "Breccles" - number 20 Southcote Road.

***More information about the Simonds Family can be found on Mr Raymond Simonds website www.simondsfamily.me.uk*



1952 – 1956 **Mr Thomas W. Knight** lived here.

1956 - 1958 **Miss G. Weinberg.**

1958 - 1962→ **Mr Arthur W. Pridham.**

1966 - 1967 records **Miss G. Weingard** with...

20a **Mr William Garland.**

No record 1970 - 1971

OUTCOME: Demolished.

1970 Johannes Court was built and ready for occupants.



"SPRING BANK" (18.)

Spring Bank Southcot Crescent built pre 1871
Designed by Joseph Morris who later was to live here with his family.

The first family recorded to live in Spring Bank according to the 1871 census was **Mr Edwin Carwick Mountinous** 54 b. Wansted, Essex. He lived with Eleanor 48 b. Huddersfield

Yorkshire and there is no record of children. **Mr Carwick Mountinous** was a C.of E Clergyman. He entertained two visitors Maria May Carwick 32. b. Carlisle, Cumberland and Eliza

Marie Burton 34 b. Southampton, Hampshire. Amelia Duckworth was in service as a general servant 31 b. Darwin, Lancashire. *Picture shows the surviving front wall.*



1881 - 1886 **Joseph Morris 45** b. Reading Berkshire became the owner. *Picture from Transactions of the Ancient Monuments Society*** He was one of 11 children. **Joseph** moved into the house along with his wife Emily Partridge 39 b. London and their children namely: Mabel 4; Violet 3; both born in Reading. Later a son was to be born, Francis.

A sister, another Emily 67 b. Reading, also resided with

them. *Picture right*

Joseph Morris was a very well known (famous) Architect and Surveyor of his time and his child **Violet** was to follow in her fathers footsteps. Their son Francis was to join their practice in later years.



Born into a family of Architects he became the County Architect and Surveyor. His architecture is all over town and beyond. This includes "*the House at Southern Hill*" called "*Hillside*", (in partnership with architect **Spencer Slingsby Stallwood** - and the famous *McIlroys Department Store*. Today "*Hillside House*" is converted into apartments.

Extracted from historicengland.co.uk

Joseph during his stay at **Spring Bank** designed and had the house built next door "**Lindfield**" and moved in for less than a year. A very detailed account of Joseph Morris architecture and life can be found in:

*** "Morris of Reading - A family of Architects 1836 - 1958" by H. Godwin Arnold and Sidney M. Gold.*

(From the Transactions of the Ancient Monuments Society 33 1989)

Domestic staff at the time were:

Mary Strange b. Cholsey, Cook/Domestic; Ann Golding 26 b.

Wantage, and Anne Mardram 20 b. Reading, served as Housemaids.



The *1891 census* returns records that **Mrs Ada Buchanan** 53 b. Gloucester, Gloucestershire, was living in the house until 1899. She was a widow and living from her own income. Her daughter Lilian 26 b. Kensington, London, lived with her, also by her own means. They employed service staff namely: Eliza Talbot 41 b. Harwell Berkshire, and Naomi Champion 22 b. Reading Berkshire, being Cook and Housemaid respectively.



Following short term residents included:
1899 - 1900 **Mrs Lila Haynes**.
1901 - no record.



In 1902 Spring Bank became

"PHENEYS" (18.)

1902 -1911 **Mr G Russell - Miller** occupied the house during these nine years followed by a longer duration resident.



1912 -1937 **Mr William Hutton-Gibbons** lived here for the next twenty five years.



1938 - 1942 **Mr Douglas William Henderson** was next in line.



1942 - 1954 → **Mr Alfred Bard** occupied the house.



OUTCOME: Demolished.

1962 Beta House had been in the process of being built and was ready for occupancy. The original garden front wall remains. The house had a tennis court at the end of the garden. This may have been attached to the house, but duly went when the house went.

"LINDFIELD" (16.)

Lindfield, Southcote Crescent built pre 1888

The house that **Joseph Morris** had also designed and built. A house that would undergo a few name changes.

1886 - 1887. **Joseph Morris** and his family moved in here from next door.

A very prominent and shrewd architect with much of his work represented in the town, he remained in Reading eventually retiring. His partnership with **Spencer Slingsby Stallwood** had ended. He practised in partnership with his son Francis who showed a great flair for originality. Upon retiring he and his family were strong members of the Agapemone sect (Community of the Son of Man). He moved to Spaxton, Somerset where the Agapemone Community had been founded.

The sect existed in England between 1846 to 1956.

Their daughter **Violet** had designed "East Gate House" for her parents Joseph and Emily. *Picture shows East Gate House Spaxton.*



Emily predeceased her husband, and the life of Joseph Morris was cut short suddenly after a very brief illness. He was aged 76. He was then living in Bridgewater.

*Picture shows Violet - centre.
Courtesy of Mr A.E Harris.*

1888-1893 **Councillor Charles Gynningham-Field** 38, Mayor of

Reading 1893, became the owner of the Lindfield. He changed the name to ...

"WEST DENE" (16.)



Councillor Field was not included in the 1891 census returns.

His service staff at this time were namely: Annie Ford 26 b. Burghfield, Cook, and Emily Smith 24 b. Depford, London, who served as Housemaid.

Councillor Gynningham Field was later to move to Denmark House in 1894. (See Part 1)



1894 - 1908 West Dene became occupied by **Lord Saye and Sele** for the next fourteen years. A name change once again. His Lordship called the house

"SUNBURY HOUSE" (16.)

Lord Saye and Sele aka John Fiennes Twistleton - Wykeham - Fiennes was the 17th (11th 1603. See **) Baron to inherit the ancestral seat Broughton Castle in Banbury.

**The Barony had been created in 1447 in connection with James Fiennes bravery in the 100 years war. The name comes from personal connections with Lords Say and a territorial connection of land own in Seal Kent. The peerage became lost and dormant on the death of the second Baron - his Great Great Great Grandson Richard Fiennes tried claiming back the title without success in 1573 remaining so until 1603, when James 1 granted him letters patent confirming his right to the title. The patent confirmed that the barony created in 1447 belonged to Richard Fiennes, but on the condition that, for the purposes of precedence or seniority, it would be considered as having been created in 1603,



and also provided that no future Baron Saye and Sele would assert the precedence of 1447.

The patent, furthermore, allowed the title to pass to heirs-general.

*Photo of the 17th (11th refer to **) Baron Lord Sale and Sele John with son and grandson both named Geoffrey. Kind permission of the 21st (15th refer to **)*

Baron Nathaniel and family.

Sadly Lord Sale and Sele 17th

Baron D.L J.P. squandered away the family fortunes and the ancestral seat was rented out. The Gordon-Lennox family maintained the Castle adding further investment to the grounds.



Picture Broughton Castle, Banbury. Oxon - Tourist Pamphlet

Lord Sale and Sele lived with his wife Lady Augustus Sophie Hay and both celebrated their Golden wedding Anniversary in 1906 whilst living in Sunbury House.

They had family namely:

Hon. Geoffrey Cecil 36 b. 1858. Colonel; Hon. Eustace Edward 30 b. 1864. M.P.; Revd. the Hon. Ivo Henry John 22 b.1872; The Hon. William Cecil 15 b. 1879 (became Revd. The Hon).

Two married daughters prior Sunbury House:

Beatrice Emmeline Augusta who married 1881, and Edwyna Susan Elizabeth who married 1889.

Other daughters were:

Edith Ellen Louisa married 1896 who married the Revd. Gibbs Payne Crawford, Vicar of Sonning ; **Alexandra Caroline**

Frances was married 1900 to **Colonel John Edward Broadbent**

- as his second wife. They both lived in

"Fynehurst" Southcote Crescent, (six houses down) from 1905. Maud Mary who became Sister of the Community of St Mary the Virgin Wantage Berkshire; Gertrude Emily married 1907. All daughters had either military husbands or those that became men of the cloth.



The Right Hon. The Lord Saye and Sele,
D.L. J.P.

Lord Sale and Sele was a deputy Lieutenant for

Oxfordshire, and an Alderman of the County. He served on many committees - including Chairman of the Caversham Bench and was Justice of the Peace for the County.

From Oxford Geographical .

"His Lordship is fond of all games and sports, played cricket in his schools and college eleven and for Herefordshire and Oxfordshire M.C.C. and I. Zingai. He has always been keen on hunting, shooting and racing and won the Oaks (Blue Riband of the Turf) in 1877 with Placida - bred by himself. Seat Broughton Castle, Banbury. Residence Sunbury House."

NB. Broughton Castle is presently owned and lived in by his Great Grandson, the 21st (1447)15th(1603 refer to **)Baron, **Nathaniel Thomas Allen Twisleton-Wykeham-Fiennes** b. 1920.

1909 - 1912 - no record of occupiers of Sunbury House.



Sunbury House was to undergo a name change once again. It returned to

"LINDFIELD" (16.)

1912 - 1920 Mr George E Monckton D.E.M.A. Cantab lived in Lindfield for eight years.



1921 - 1927 Mr J Childs resided here.



1927 - 1929 No record



1929 - 1933 **Mr Edward Moeran Blandy**, 32 b. Reading Solicitor and Under Sheriff of Berkshire occupied the house. The house was called simply

"No.16 SOUTHCOTE ROAD" (16.)

Information from Reading Review No 21 1937



In 1909 Mr Edward Moeran Blandy joined 4th Battalion of the Berkshire Regiment (T.A.) Captain 1913. He saw service in France and Flanders 1915 - 16. He was wounded on the Somme 1916.

Mr Blandy returned to Civilian life and was articled to his father and admitted as a solicitor. He became a Partner in **Messrs Blandy and Blandy** and became head of the firm in 1933 just after the celebration of the firms 150th anniversary. He held the positions of Sheriff of Berkshire and Clerk to the Reading Municipal Church and General Charities. He served on many more committees including the Board of Management Royal Berkshire Hospital and Reading Branch of the British Legion. He served as Registrar to the Archdeacon of Berkshire.



Picture shows situation of building at the time of Blandy & Blandy, around that period - no date.

Historicengland.org.uk

The building was revamped. It was destroyed by enemy attack WW2 1939 - 1945, also damaging adjacent buildings namely St Lawrence Church and the Town Hall. It was rebuilt in the style you see today.

Once having left 16, Southcote Road in 1936 he lived at Uppercross, Christchurch Gardens Reading.



1935 - 1947 the house saw **Dr Henry Joseph Milligan M.C.M.D.** Medical Officer of Health 52 b. Dumbarton live here. His wife was Kathleen Christian Lloyd of Reading. They had one son. In 1920 he was appointed School Medical Officer for the County of Berkshire.



Information from Reading Review No. 47 1939.

He had held many positions in the eastern District Hospital, Glasgow, and in Mansfield Nottinghamshire. He sat on many medical boards. **Dr Milligan** was first appointed as Medical Officer for Health in 1912 having been appointed previously Deputy Medical officer for Infectious Hospital Services; Inspector of

Scholars and Tuberculosis in Bootle. During the Great War WW1 1914 - 1918 he served in the Medical Corps and continuously in France as Regimental Medical Officer and Field Ambulance Officer. In 1915 **Dr Milligan** was promoted to Captain and Major and was awarded the Military Cross and a Bar. He continued as a Fellow and a President of many Medical Associations. He was also a Barrister-at-Law.

Dr Henry Joseph Milligan's main hobby was golf for many years.

1947 - 1949 **Mrs Milligan** continued living in the house.



1949 **Mr William Edward Moeran Blandy** aged 52 returned to live in the house →



1962 - 1973 records that **Mr Bert Cyril James Gabriel Knight M.A. D.Sc.** was in residence.

OUTCOME: Demolished.

1975 Maria Court had been in the process of being built and ready for occupancy.

"SOUTHCOTE LODGE" (14.)

Southcote Lodge, Southcote Road built pre 1884

The house first appeared in *Smith's Directory* in 1884

1884 - 1913 **Mr Alexander Livings** 52 b. Great Marlow, Buckinghamshire, lived here for 30 years. His wife Mary 52 b. Southampton, Hampshire, produced six daughters and one son.

Mr Livings was the Head Manager of Seedman's Lodge Department CC.

Children were namely: Ellen 23, Frances 22, Artist/sculptor, Florence 19, Mabel 17, Dora 12, son Montague 10 and Marie 8. They were all born in Reading.

Helping the household was Annie Grainger 19, General Domestic/ Servant.



1914 - 1927 **Alfred Wetherall Milward** lived here.



The Postal address of Soutcote Lodge was now

"14 SOUTHCOTE ROAD" (14.)

1929 - 1931 **Lionel Harold Beeching** and **Alfred Taylor Jones** lived here. Was Lionel a relation to Baron Beeching of the Railways? Cannot be ascertained.



1931 - 1937→ Short term residents indicated that **Alfred Taylor Jones** lived here alone.

1944 - 1946/7 **Mr John Dunlop**.



1947 - 1958 → **Dr Victor Goode Williams** lived here. 53 b. 1894 in Bromyard.

Info. extracted from Geneology.com and Kate Beevers.

After WW1 Victor took time to travel through France to discover what had happened to his young brother Maxwell. When he returned home, his mother was upset that he had not come home sooner. He always wrote to his parents on Armistice day 11th November from 1918→ each year, in memory of his brother Maxwell.

He moved to Reading having been a GP in Eastbourne when WW2 1935 had broken out. He hadn't wanted to go into the family business in Bromyard. In 1921 at Tyndale Baptist Church, Bristol, he **had** married Janie Elizabeth Marguerite Bentley b. Wathen (Ngombe Lutete) Congo. They had met in Sandhurst in the Church canteen, and it was "love at first sight." Victor and Janie had four children Frances, Maxwell, John and Edward.

Dr Goode Williams always wanted to be a Doctor and it would seem during his time in Reading, and living in Southcote Road, records indicate he was associated with the Barnardo Foundation - **"The Ragged School Charity"** founded by **Dr Thomas John Barnardo** in 1860s.

By the time of Dr Barnardo's death in 1905 the emphasis had changed from caring for children in residential homes to services that support children to stay within their families and communities. By the end of the decade almost a quarter of the charity's work involved helping children to stay with their own families. This period would coincide with **Dr Victor Goode Williams** moving to Reading and living in 14, Southcote Road.

Dr Victor Goode Williams according to *Genealogy.com* and "*Kate Beevers*."

"was a much loved, compassionate, respected doctor, who did not know how to rest."

Hobbies: colour photography. Holidays: Summer holidays Tom Tyddyn Mawr, Barmouth, Wales.

Occupation: 1926, Medical training Birmingham University, GP in Eastbourne (previously) .

1958 → According to the *Kelly's Directory* **Dr Goode Williams** remained living at no. 14 Southcote Road until this date. Extra note: He died 1978 followed by Janie 1984.



OUTCOME: Demolished.

1962 - 1964 → no record.

1975 Maria Court had been built and was ready for occupancy.



"**DRYHURST**" (12.)

Dryhurst Southcot Crescent built pre 1899.

1900 - 1907 The house was occupied by **Mr C. G. Shaw** followed by **Charles G. Chambers** from 1908 – 1914.



The house name now became simply...

"**12. SOUTHCOTE ROAD**" (12.)

Perhaps these persons names may be recognised?

1915 - 1921 **Dr C. Chider**.

1922 - 1923 **Mrs Peowley** and 1924 - 1926 **Mr S.C.A. Peowley**.

1927 - 1928 **Major W.H. Herring**.



1929 - 1935 **Reginald Earnest Nott - Bower**

1929 - 1935 **Mr R. Wallace**

1936-1938 **Dr Edward Walton S. Rowland** (*who had previously lived across the road in "Inversnaid" 1915 – 1926*).



1939-1940/41 **Alex Walter Charles Millar**

1939-1944 **Bertram Howard Gibbs.**



1944-1949 onwards **Mrs E.W. Rowland** wife/? widow of **Dr Edward Walton S. Rowland** above.



1962 -1964→ Record shows **Mr Sydney A Cooper** and **Mr Brian R Harrison** was in residence.

1973 → Mr William Townsend.

OUTCOME: Demolished.

1975 Josephine Court was being built.

"BERKELEY VILLAS" (10.)

No's 1 and 2

Berkeley Villas Southcot Crescent built pre 1881.

Berkeley Villas (No 1.)

The *1871 census* indicates that Berkeley Villas was not built at this time. Eventually they saw two famous architects living side by side.

1881 - 1884 **Jessie Daymond** 20 b. Brompton Middlesex and her sister **Emily Daymond** 14 b. Framington Suffolk lived here until 1884, and later joined by **Revd. A.C.Daymond** until 1887.

The *1881 census* indicates that two Governess's and one Servant also resided here namely: Alice Ogle 35 b. Chelsea and Ann Noakes 26 b. Adelaide, Australia both private Governess's.

Emma Resous age unknown b. Exeter, Devon. Servant/Domestic.

The Revd A. C. Daymond was the Headmaster of Timsbury House, with his wife Marianne. **Timsbury House** was a private boarding school for 49 boys which once stood on the Artillery Mews site entered from Pye Green



Lane. Ascertaining whether this was Parkhouse Lane or Tilehurst Road. *Picture shows the site of Timsbury House. The transforming from the eventual Crown Court to Artillery Mews (named as such because in previous times it was a Drill Hall (after Timsbury House times) and Driving Test Centre - but this is another story. Picture agj.*



1892- 1893 **William Ravenscroft Architect/Surveyor** had moved here for a very short time formerly having lived in Inversnaid with his mother for a very short period 1891. This eminent Architect at the time was designing and building a house next door "**The Gables.**"



1893-1894 **Mr Gilbert Sillence** lived here. The same unusual name belongs to a picture of a gentleman head tailor at nationally acclaimed Album Bros. 82, Oxford Road. Mr Sillence was found in the *Reading review* 1949. Does it suggest that he could possibly be Gilbert's son or a relation, and that possibly **Gilbert Sillence** had been in the clothing industry?



1894-1897 **Mr Edward Cottrell** resided at No. 1 Berkeley Villas.



1909 - 1949 The house belonged to the **Greenaway family**. **Joseph R Greenaway Architect and Surveyor** moved in from No. 2 Berkeley Villas (1884-1922). He lived here until 1949 along with his wife Julia, and **Miss J.M. Greenaway**. The years 1935-

1942 which included the years of WW2 1939 - 1945 indicate that **Mrs Joseph R. Greenaway** was living here alone until the return in 1942 of **Mr Joseph R. Greenaway** and daughter **Miss Julia M. Greenaway**. They lived here from 1949 onwards. Eventually 1. Berkeley Villas had become 12. Southcote Road around this period. An extension maybe to the original No. 12. A surgery?

Berkeley Villas (No.2)

1884 - 1922 **Mr Joseph R. Greenaway**, Head Architect/Surveyor previously of 12 Queens Crescent Reading 1871.

Snippet from *"The Architect" August Vol VI 1871*. **Mr Joseph Greenaway** was contracted for the designing of 2 Malt Kilns and Offices for Messrs J. May and Co. to name just one of his architectural standing.

The 1891 census indicates that **Joseph** 52. b. Reading Berkshire lived with his wife **Julia** 46 and daughters **Ellen** 21, **Grace** 19, **Julia** 15 student scholar, sons **Reginald** 14 scholar and **Frank** 11 scholar all born in Reading. In service was **Elizabeth Norris** 20 b. Kingsclere, Hampshire, who was a General Servant. They lived here until moving next door to No. 1

1962-1964 → **Mr Walter Thatcher**.

1972→ **Mr Fred McCarthy** was living here.

OUTCOME: Demolished.

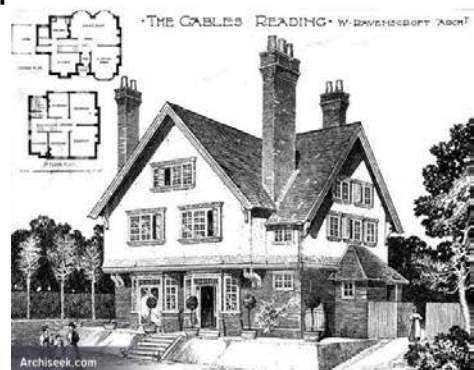
1975/6 → Lesley Court and Josephine Court were being built.

"THE GABLES" (8.)

The Gables Southcot Crescent was built post 1899.

1900 - 1908 → Whilst the Architect **Mr William Ravenscroft F.R. I. B. A.** was living next door 1892 - 1893 at 1.

Berkley Villas, he had **The Gables** built to his own architectural design. It wasn't however until 1900 - 1908 → he resided here. *Picture from Archseek. Thanks to Dion*



F. Bentley for finding it for me.



Architect William Ravenscroft was at this time very well known and he was especially instrumental in designing and carving the famous **Sumer tablet** which remains on display in the Chapter House of Reading Abbey. It commemorates the composition of the "*Canon Sumer is Icumen In*" at the Abbey in the mid-thirteenth century. The unveiling of the

Memorial Tablet was conducted by Dr. H.P. Allen, of New College, Oxford. A close up of the tablet can be seen here <http://www.pottsvctrust.org/P8407.pdf>

He had also been involved in designing the new Central Boy's School at Katesgrove boy's department 1890 - 1802, eventually to become the Dorothy building when the boy's and girls school finally merged in 1960.

It is interesting to note that **Architect Joseph Morris** who lived at "**Spring Bank**" and already mentioned, had also been instrumental in designing Katesgrove school (The Morris School) 1873, and adding extensions which in time became included and known as the Henry Building.



1911 - 1919 **Robert Charles Cullum** became occupier of the house.



The house was then known simply as...

"8. SOUTHCOTE ROAD" (8.)

1920 - 1949 → **Harry Hilliard Wilder**. Length of stay unknown. According to the *Supplement to the London Gazette* 6th November 1945 there was **Richard Henry Hilliard Wilder** serving in the RAF Volunteer Reserve (127909 101 Squadron). Could this be a son.



1962 By this time "**The Gables**" was a Private Rest Home. The

Matron was **Mrs C Cotgreave S.R.N.** Records show it survived until circa 1970 when it was near it's demise.

1971 No record of occupancy

OUTCOME: Demolished.

1975 Lesley Court had been built and was ready for occupancy.

"GAYUGA" (6.)

Gayuga, Southcot Crescent built post 1899.

1901-1904 Gayuga retained the name whilst **Mr H.A.Hammond** lived in the house.

Under new ownership it became...

"FYNESBURY" (6.)

1905 -1932 **Colonel John E. Broadbent J.P. C.B R.E.** 60 b. Co. of York. He was married to **Hon Alexandra Caroline Frances Twisleton-Wykeham-Fiennes 1900.**

She was his second wife - and daughter of the 17th Baron (11th 1603) **Lord Sale and Sele.** They were living in Sunbury House in Southcot Crescent 1894 - 1908. They would have been "neighbours" for a time. Col. Broadbent died in 1931

1932-1938 → **The Hon. Mrs. Broadbent** widow continued to live here.

1941 - 1949 **The Rt Hon. Major K Millar** lived here.

"6. SOUTHCOTE ROAD" (6.)

1949 → **Mr Leonard Albert William Spratt** 42 b. Wherwell Hants. He was married to Barbara Newsum 32 b. 1917 d. 1984 aged 67. They had two children Richard Clive and one other.

Info. from *myheritage.com* . Length of stay unknown.

1962 - 1966 → **Miss A. Mitchell-Hedges** was in residence.

1969 No record, and by 1972 **Mr John Wilson** was living here.

OUTCOME: Demolished.

1975/6 → Lesley Court and Josephine Court were being built and ready for occupancy.

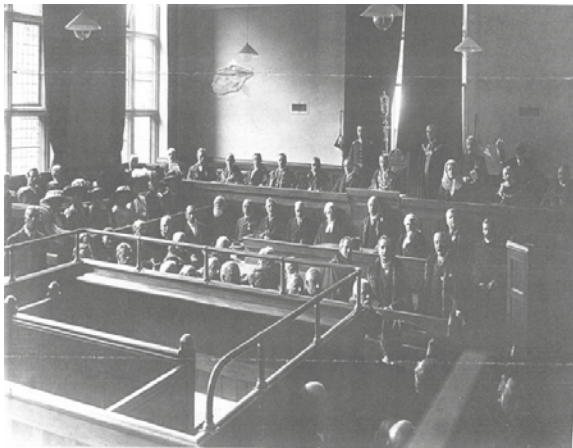
"BRIANT LEA" (4)

Briant Lea Southcot Crescent. Built pre 1899.

1900 - 1906 **Mrs W.H. Cooper** occupied the house followed by in

1907 - 1919 **Mr Walter Sweeting Clutterbuck - Town Clerk .**

Mr Clutterbuck and some Southcote Road residents or relatives are found on the following picture...



Picture: The Opening of the new Borough Session House, Reading, Thursday August 1st 1912, by Attorney General Sir Rufus Isaacs K.C., M.P for Reading. Some Southcote Road residents are here. Namely:

Town Clerk Mr Walter Sweeting Clutterbuck in wig; Under Sheriff of Berkshire Mr W.C. Blandy (father of Edward Moeran 16 Southcote Road);

Mr G.W Palmer (Westfields; Mr J Cooper (Summerfield); Reading Local Collection ph 882 12/66



For a short time the house was renamed...

"KYNANCE" (4.)

1920 - 1949 **Mr Robert William Bradley** resided at this address by which time it had become simply...

"4. SOUTHCOTE ROAD" (4.)

It would seem that there was a connection with **Mr Robert William Bradley** and **"The People"** newspaper in 1942 →

1962 - 1966 → the house gave over to the arts and became either the base/office/home of the **Jenner Dancing Studio**.

There is information on the *magdalenecourtschool.co.uk* that a **Mrs Jacqui Jenner** started her career in teaching founding her own dance school in Reading in 1950. She initially started her school in an old army shelter, but as the school grew, she quickly outgrew this and purchased her own premises. A lovely old town house next to Reading Swimming Baths, the gardens of which allowed the dance school to grow. It became the largest dance school in Reading and become of National fame. There is much more on the website. They moved to Devon 1972

—♦—♦—♦—

1971 - 1973 **Mr Eric Faulkner** lived here.

—♦—♦—♦—

OUTCOME: Demolished.

1975/6 → Lesley Court/Josephine Court had been built and was ready for occupancy. Trafalgar Court was built to the rear.

"COLINTRATIVE" (2.)

Colintraive Southcot Crescent was built pre 1899. One of the four remaining houses in Southcote Road. *Picture later date -1935 Martin & Pole Estate Agents*

1900 - 1910. **Mr Arthur Newbery** lived in the house of 3.5 acres for 10 years. He was a well known local business man and owned a furniture store in Reading - 147 Friar Street



next to the past Palace Theatre. "Newbery Furnishing" was a prevalent promotion around the town. His distinct promotion was seen on the side of houses and decorating the railway bridge in the Oxford Road.

Mr Newbery was a very prominent figure in Reading Town. He sat on many boards, including School Boards; Committees and bequeathed recreation areas to the people of Reading.



Picture of Reading's last School Board, which were to be abolished 1903. Mr Arthur Newbery, back row second from right.

Notes quoted from Mark Gonnella from the Reading Chronicle.

"1903 - Member of Reading School Board; 1909 - 1910 Member of Reading Chamber of Commerce; Member of Reading Borough Council; 1926 July Member of the Committee of the Royal Show; Elected also as Vice - President of Reading League of Nations Union."



Picture: Newbery Park Tilehurst. Reading Library "Story of Tilehurst"

1931 Mr Newbery gave land and building in Armour Hill, Tilehurst, to use as a Public Library which he opened 30th September 1931 (Reading Mercury); 1932 he also gave land called Arthur Newbery Park Tilehurst to Reading; 1938 elected as Vice President of Reading Chamber of Commerce and had Arthur Newbery Store in Friar Street; 1947 was Vice president of the UK band of Hope Union. He presented shares in his Furniture Business; 1949 he sold his furniture business. On a personal front his first wife - name unknown - died in 1926. In 1932 remarried. His new wife was a member of the Royal College of Nursing, and was appointed assistant for the Women's Voluntary Service Reading Branch. By 1913 he had left Colintrave and was living in Danes Hill 30 Elsley Road Tilehurst. 1945 he retired to Hawthorn's Hotel Clifton Bristol.

1961 **Mr Newbery** predeceased his wife and his wife died within a few months during this same year."

1912 - 1918 **The Revd. Arthur Austin Leigh** (Oxon) lived in Colintrave; 1919 - 1922 **Mr Henry Fritch** 1923 - 1929; **Mr George Vernon Parker** and 1932 - 1935.

1931 - 1932 Again **Mr Henry Fritch.**

1932 - 1935 Again **Mr George Vernon Parker .**



1935 Colintrave Southcote Road came onto the open market.

"Superbly-Built and Attractively Designed Freehold Residence.

3.5 acres." Harrods in conjunction with Messrs Martin & Pole were the Estate Agents. Short term residents were...

1937 - inside one year **Edward O Crosse** lived here.

1939 - 1941 **Mr Alfred Edward Turner.**

1942 - 1944 associated with the **"The Daily Herald."**

1944 - 1947 associated with the **"The People."**



1947 - 1949 → **Mr Ronald Godfrey Bamford** No record of length of stay.

Information gleaned from "Our Who's Who No.5.

"Famous exhibition skater and sports promoter; recognised as one of the leading lights of the entertainment world; controls ballrooms and skating rinks in many towns. Wide awake business man, generous and brimful of energy, is a great friend of all champions in sport and has raised thousands of pounds for charities. In 1914 - 1918 War, saw active service in France with York and Lancs Regiment and with the Gordon Highlanders (51st division).

Recreations - shooting, skating, rose growing. Immensely proud of his family of five. At home at Southcote Road..."



OUTCOME: "2 SOUTHCOTE ROAD"

1952 - 1962 Became a **Y.M.C.A Hostel.**

1962 - 1978 - **St Leonards Boys Probation Hostel.**



(2a) Had been built in the grounds. Head **Mr Gordon B Hardey**

(2a) 1972 - 1973 **Mr John Smith**

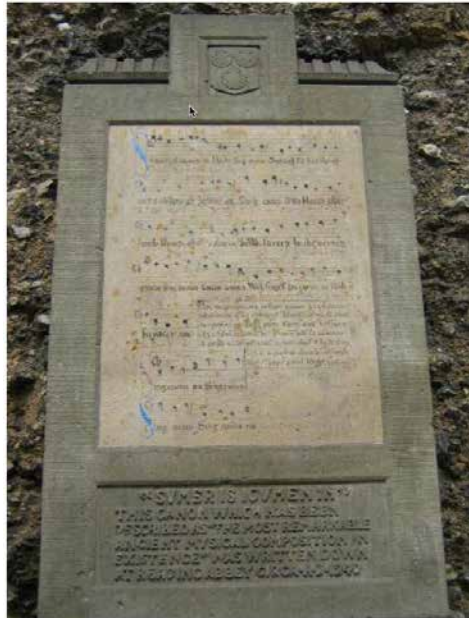
(2a) 1973 - 1976 → **Mr David Sideaway**

The house still stands and remains a hostel. *Picture 2003 agj*



My thanks to
Reading Library Archive Department
Information from:
Reading Reviews No. 29 1938; and 1949
"Who's Who" in Reading 1947;48
"Our Who's Who" No. 5
Reading Mercury Oct. 1960
getReading 1998
Mark Gonnella - Reading Chronicle
Kelly's Directories 1871 onwards
Smith's Directory 1920 onwards
Ordnance Survey Maps Pre 1877;1877; 1899;1911; 1927; 1959/60; 1963
Census returns 1871 onwards.
Modern photos Anne Green Jessel
My thanks also to:
Lord Sale and Sele's Family
Dion F. Bentley - house search - "The Gables"
David Ford - house search and the Revd. Richard Edmund Tyrwhitt of Breccles
Tony Pretlove - house search Denmark House and
Constance Montagu Brown of Kentons (part 1)
and in association with
Jim Benton on the history of the Carrington Family of Kentons (part 1)
Mr Raymond Simonds www.simondsfamily.com
Other information taken from
"The Architect" August Vol VI 1871
Discovery National Archives.com
cracroftspeerage
en.wikipedia
myheritage.com
genealogy.com/ftm/b/e/e/Kate-Beevers
hertfordshiregenealogy
victoriacountyhistory.ac.uk
infed.org
wartimememoriesproject
historicengland
kingscollections.org
webtrees townsley info; somerset online; googlebooks
(baronetage and knightage p 621)
Supplement to the London Gazette 6th November 1945
magdalenecourtschool.co.uk
www.lostlidos.co.uk (part 1)
<http://www.pottsvctrust.org/P8407.pdf>





<http://www.pottsvctrust.org/P8407.pdf>. Designed and inscribed by Mr William Ravenscroft of Iona House (9) Southcote Crescent; 1. Berkeley Villas Southcote Crescent; and his own designed home next door, The Gables (8) Southcote Road.



Image taken from a small corner of an aerial view of the Tilehurst Road 1940s