

## **75 Watlington Street, Reading, Berkshire RG1 4RQ**

### **Heritage Statement**

#### **Introduction**

Watlington Street is part of Reading's first conservation area, Eldon Square.

The area was designated in 1972 and extended in 1982 by the addition of Watlington Street, to the west, and Eldon Street, Victoria Street and Montague Street, to the east.

75 Watlington Street is one of a group of three terraced houses built in 1880 which unlike all other houses in the street have rear grounds which extend through to Princes Street behind.

Numbers 75 and 77 remain intact houses, but no. 79 was converted some years ago into flats.

#### **Proposed development**

The proposal is to replace an existing, modern, single-storey, flat-roofed kitchen extension which occupies approximately 2/3rds of the width of the plot.

Unlike the existing extension, the new extension will extend the full width of the plot, and will have a pitched, slated roof which is in keeping with the original houses in the Street.

The replacement of the flat roof will make the extension roofline similar in appearance to the extension of neighbouring property 77 Watlington Street.

The kitchen extension is designed to enhance the property by creating a more usable kitchen/dining space while not damaging or removing any period features of the house.

The extension is proposed to have 'Crittall' windows at the end whereby the squares of the windows will echo the smaller square windows used at the front of the house.

The new design will enable views of the garden from the house which are not possible today, since the end of the current extension is a bathroom which blocks off any appreciation of the garden from the house.

The design of the roof, with its central roof ridge line and modest height is designed not to impact either of the neighbouring houses, and indeed will be more aesthetically pleasing than the bland flat roof which exists today.

The inside of the new development will extend the internal exposed brickwork on the same side as the fireplace with the intention to create a sense that the room is light and airy yet still feels in keeping with the original house.

The owners are keen to ensure that any developments to the property are sympathetic to the area. This year they have replaced a collapsed modern front brick wall with a wall which includes railings similar to those found within the conservation area today, for example on the 'Oval' house in St. John's Road, in Eldon Square, and also 4 St. John's Street.

**LEGEND TO MAP**

- 1 Wesleyan Church
- 2 'Triticumina' Factory
- 3 H. Meaby, Bakery
- 4 The Military Arms
- 5 Plumridge, Bakery
- 6 The Lodge Hotel
- 7 2 Eldon Road
- 8 4-10 Eldon Road
- 9 12-18 Eldon Road
- 10 Pair of houses including Dr. Jelly's
- 11 Bourton's workshop
- 12 Group of three shops
- 13 St John's Infant School
- 14 St John's Church
- 15 Watlington House
- 16 The Golden Lion
- 17 The County Tap
- 18 Pinker's Stonemasons Yard
- 19 Rogers' Tailors workshop
- 20 The 'Oval'
- 21 The Beehive
- 22 Deane's
- 23 The Lifeboat
- 24 Chedle's Mineral Water works
- 25 H. North, Undertakers

