

Ref: 15023.9.1.2_HS_18.01.08
Date: 08/01/2018

Document Title: **HERITAGE STATEMENT**

Project: **RESIDENTIAL REDEVELOPMENT**

Site Address: **12 ELDON TERRACE, READING, RG1 4DX**

Client: **MR JAGTAR DHADWAL**



Fig.1: View of 12 Eldon Terrace from the street

prepared by

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This heritage statement is written as support for a Full Planning and Demolition in a Conservation Area application with Reading borough council for the residential redevelopment of 12 Eldon Terrace in Reading. The application is submitted on behalf of the applicant Mr Jagtar Dhadwal. The proposal follows a Pre-Application Advice enquiry Ref:160127/PREAPP.

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

- Weston & Co Architects drawings: 15023-PL-1, 15023-PL-2, 15023-PL-3, 15023-PL-4, 15023-PL-5, 15023-PL-6, 15023-PL-7, 15023-PL-8, 15023-PL-9, 15023-PL-10
- Weston & Co Architects Design and Access Statement, ref: 15023.9.1_DAS_18.01.04
- Weston & Co Architects Affordable Housing Contribution Statement, ref: 15023.9.1.3_AHCS_18.01.04
- John Wenman Ecological Consultancy: Bat Emergence and Re-entry Survey, ref: R1730/a

The application site is located within Reading's Eldon Square Conservation area.

Grand town houses were built on Eldon Square and King's Road in 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.

The existing dwelling house on 12 Eldon Terrace was originally within the curtilage of 13 Eldon Square. The original terrace of stables along this side of Eldon Terrace was constructed between 1830 and 1850. A record of sales from 1925 describes 13 & 15 Eldon Square and the conversion of both original Stabling and Yard buildings into "Double garage with loft over and entrance from Eldon Terrace" (fig.5). Most recently 12 Eldon Terrace went through a change of use in 1972 from Coach Houses to garages with bed-sitting rooms above, removing the property from the curtilage of 13 Eldon Square.

PARTICULARS OF SALE.

LOT 1.

ALL THAT STONE BUILT AND SLATED SEMI-DETACHED

FREEHOLD RESIDENCE

situate in a good residential district of Reading and known as

No. 13, Eldon Square, Reading,

containing the following accommodation:

ON THE SECOND FLOOR—
TWO BEDROOMS, measuring respectively 13ft. by 12ft. 6in. and 13ft. by 12ft. 9in., each fitted with iron register stove and mantel and one with wardrobe cupboard.
LANDING, fitted with cupboard.

ON THE FIRST FLOOR—
FRONT BEDROOM, 14ft. 9in. by 12ft. 5in., fitted register stove and mantel and wardrobe cupboard.
BATHROOM with register stove and mantel, fitted porcelain finished bath and white ware lavatory basin, cold water supply only.
BACK BEDROOM, 14ft. 6in. by 7ft., with register stove and mantel.
Another BACK BEDROOM, 15ft. by 12ft. 6in., similarly fitted.
LANDING.

ON THE GROUND FLOOR—
VESTIBULE.
LARGE ENTRANCE HALL.
DRAWING ROOM, 14ft. 6in. by 12ft. 6in., with tiled register stove and mantel.
LARGE DINING ROOM, 12ft. by 15ft., similarly fitted.
W.C. leading from Hall. Entrance to garden.

IN THE BASEMENT—
KITCHEN, fitted close range, dresser and cupboards.
TWO PANTRIES.
LARDER. WINE CELLAR.
MAIDS W.C. Entrance from front by area steps.
COAL HOUSE. CLIPBOARD under stairs.
SCULLERY, fitted close range, copper and sink with pump and having entrance to back garden by area steps.

GARDEN at rear bounded by stone wall and hedge; and divided at rear by wall is the STONE BUILT AND SLATED STABLING now converted into

DOUBLE GARAGE WITH LOFT OVER

and entrance from Eldon Terrace.

FOWL HOUSE AND RUN.

Gas and Water are laid on to the Property and the Drainage is connected with the main sewer.

The Property is in hand for the purpose of this Sale and

VACANT POSSESSION WILL BE GIVEN ON COMPLETION OF PURCHASE.

All the tenant's fixtures and fittings in and about the premises are included in the purchase.

The Property has a frontage of 25 feet and a depth of 176 feet or thereabouts.

LOT 2.

ALL THAT STONE BUILT AND SLATED SEMI-DETACHED

FREEHOLD RESIDENCE

adjoining Lot 1 and known as

No. 15, Eldon Square, Reading,

containing similar accommodation to No. 13 excepting that in some instances the rooms are slightly larger and that the Bathroom has a fitted geyser.

GARDEN at rear bounded by hedge and stone wall; and at the end is STONE BUILT AND SLATED STABLING now converted into

DOUBLE GARAGE WITH LOFT OVER

and entrance from Eldon Terrace.

FOWL RUN.

Gas and Water are laid on to the Property and the Drainage is connected with the main sewer.

The Property is in hand for the purpose of this Sale and

VACANT POSSESSION WILL BE GIVEN ON COMPLETION OF PURCHASE.

All the tenant's fixtures and fittings in and about the premises are included in the purchase.

The Property has a frontage of 25 feet and a depth of 178 feet or thereabouts.

Conditions of Sale.

The Properties comprised in the foregoing Particulars are sold subject to the undermentioned Special Conditions and also to the General Conditions of Sale of the Bells, Bucks and Oxfordshire Incorporated Law Society formed 1922 so far as such General Conditions are not inconsistent with the Special Conditions and are applicable to the terms and circumstances of the Property. A print of such General Conditions will be produced at the Sale and may also be seen at the Office of the Vendor's Solicitor, Mr. A. H. Sherwood, 35, Abingdon Street, Reading, during business hours on any week-day prior to the Sale; and a print thereof shall be annexed to the Contract and signed by the Purchaser of each Lot.

Special Conditions.

1. The purchase shall be completed on or before the 10th day of December, 1925.
2. The time for requisitions or objections under the 10th of the said General Conditions is ten days from the delivery of the Abstract.
3. The title to each Lot shall commence with the Will of the Vendor's Father, the late Mr. Charles Holford, deceased, who died in the year 1866, and under whose Will the Property was specifically devised to the Vendor.
4. Vacant possession of both Properties will be given to the Purchaser or Purchasers on completion.

Fig.5: Extract from 'Sales Catalogue – 1920s 13 & 15 Eldon Square, Reading', dated 10th November 1925

[Image belongs to the Berkshire Record Office, Catalogue ref – D/ENS B51/77]

Adjacent buildings to 12 Eldon Terrace were also subject to transformations. 14 Eldon Terrace used to serve as Stabling and Yards for 15 Eldon Square, before the later conversion of the stabling to garages in 1925. The rear buildings that used to serve 5, 7 and 11 Eldon Square are now terraced houses Nos. 2-6 Eldon Terrace, previously described as a two-storey workshop on planning application no: 05/00489/CON.

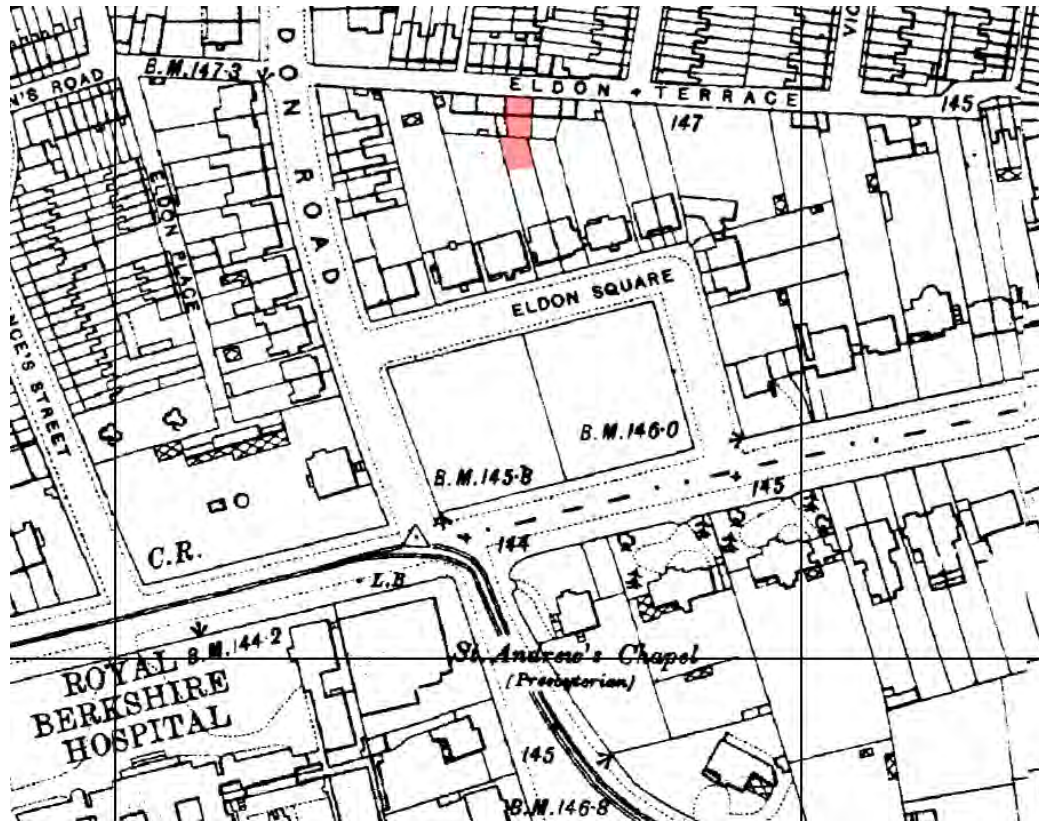


Fig.6: Eldon Square, 1912. Historical OS Map illustrating application site as part of an established terrace of buildings.

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In accordance with paragraph 128 of the National Planning Policy Framework, the building proposed to be demolished within the application site has not been identified of townscape merit within the conservation area appraisal.

Our scheme proposes redevelopment of this site in a manner that respects the setting of nearby buildings; enhancing and protecting the character and appearance of the Eldon Square Conservation Area (satisfying Reading Borough Council Core Strategy policy CS33). Pre-application advice (ref: 160127/PREAPP) confirms the proposal is not considered to cause harm to the setting of any of the nearby Listed Buildings on Eldon Square.