

HERITAGE STATEMENT

SU 7273 7/472 II GV 2

Nat Grid SU 72542 73127

17 Eldon Square. Rear garages fronting Eldon Terrace including Garages known as No 14 Eldon Terrace.

This Heritage Statement is in support of the planning application to demolish and redevelop the above properties fronting Eldon Terrace for Residential Terrace Housing with support car parking for the existing flats of 17 Eldon Terrace. Parking to be accessed from Eldon Terrace but without the need to reverse into the one way road from garages.

This redevelopment proposed is to replace very run down shoddy and unattractive garages some of which have been subjected to Graffiti with several having insufficient depth for parking and safe egressing.

The combined site is located within Readings Eldon Square Conservation area. Properties in the square were built in the 1830/40s built of Bath Stone including the boundary walls and original stable external walls fronting their gardens. No 17 retains all of these features.

These beautiful examples of Italian Villas were formerly occupied by Doctors, Merchants and Professionals.

The garages were formerly Coach Houses with Stables and Stable yards the transport of the day being horse and carriage. These buildings are still in the curtilage of Number 17 Eldon Square with Number 14 Eldon Terrace being sub divided by No 15 Eldon Square in recent times.

In the 1970s the old Coach Houses and Stables and accommodation above were transformed to meet the car parking demands into garages. The problem with a lot of buildings in the 70s was the poor quality of building and materials as is evident in Eldon Terrace.(It is presumed no Conservation existed to protect any redevelopment at that time)

No 12 Eldon Terrace was rebuilt with bed sit accommodation above, and it is, to be the subject of an application to redevelop this property.

Changes have taken place to the rear garages and yard of No 's 5,7 and 11 to create three new terraced houses Now numbered 2,4 and 6 Eldon Terrace.

Over a recent period of time changes have taken place to provide housing and tidy up parts of Eldon Terrace. Under planning, No 2,4 and 6 were described as two storey workshops, however they are totally residential and occupied.

Number 17 Eldon Square has always retained its garages as part of its curtilage whereas Number 13 and 15 sold off their rear garages

AMENITY SPACE.

The Proposed New Terrace House occupants would have the benefit of the existing gardens to No 17 and they would also have a right to use the enclosed gated garden to Eldon Square as their amenity space accessing directly through Number 17s garden. These gardens will be landscaped once the parking areas are completed. The Landscaping would be in keeping with the original formal balanced layout for all combined residents to use.

HIGHWAYS

The garages to the rear of Number 17 Eldon Square previously were used as a Coach House, Stables and Yard with direct access onto Eldon Terrace for the occupants of No 17. This use is to be retained by way of a two way generous access with visibility splays to comply with highways onto the One Way Road. The New properties will be set back on the same line as Nos 2,4 and 6 with railings, gates and low level shrubs allowing better vision and appearance.

Extract

HISTORY as supplied by Historic England

Article 1

Extract

Historic Location Plan (undated)

Article 2

Read in conjunction with Design & Access Statement and all Existing and Proposed Plans.

History

Legacy Record - This information may be included in the List Entry Details.

Details

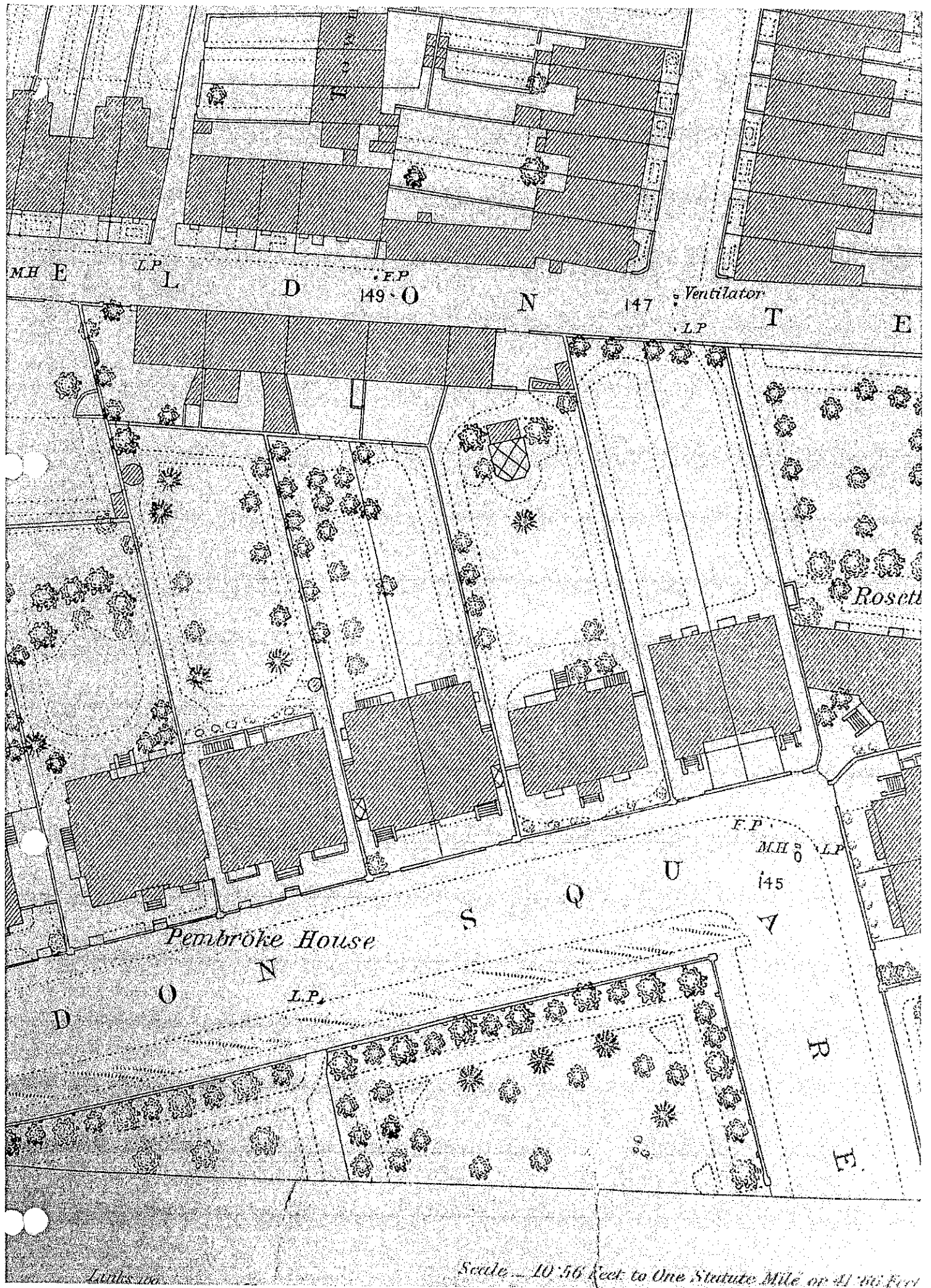
ELDON SQUARE 1. 5128 No 17 SU 7273 7/472 II GV 2. Circa 1840. Asymmetrical Italianate. 2 1/2 storeys and basement. Bath stone ashlar on plinth. Band over ground floor. Slate roof with end chimneys. 3 modern gabled dormers. 3 windows on 1st floor, centre arched, 2 on ground floor with scalloped blind 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

Selected Sources

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National Grid Reference: SU 72542 73127



ARTICLE 2. LOCATION PLAN (UNDATED)

