



**MH Architects Ltd**  
for Mr & Mrs Bish-Groucott



**Heritage Statement**

142 Castle Hill  
Reading  
Berkshire  
RG1 7RW

2nd August 2017

MH Architects  
Ground Floor  
Bicentennial Building  
Southern Gate  
Chichester  
West Sussex  
PO19 8EZ

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## 1.0

### Location and description of the building

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MH Architects Ltd have been appointed by Mr & Mrs Bish-Groucott to prepare and submit a full detailed planning and Listed Building Consent application for 142 Castle Hill, Reading, Berkshire, RG1 7RP.

The site lies inside a conservation area and forms the part of the rear garden to 142 Castle Road, a four storey Georgian grade II listed building.

At the time of writing, the Planning Application reference number for the proposed development is not known.



Figure: Site Aerial, site circled in red (not representative of application boundary)

## 1.0

### Location and description of the building

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The site lies inside a conservation area and forms the part of the rear garden to 142 Castle Road, a four storey Georgian grade II listed building.

The property is located in Abbey close to Reading city centre and within its own grounds. The house benefits from vehicular access at the northern side of the site.

The Listed building is currently in a good condition. The main body of the house has not been modified since its construction in the early 19th Century.

The area is predominantly residential. The building is set back from the road frontage. At the north side of the property is the application site.

The condition of the application site is run down and in need of work.



The rear of 142 Castle Hill, looking south west



The rear of 142 Castle Hill, looking south east



The rear of neighbouring property 144 Castle Hill, looking south



Boundary wall to rear of 142 and 140 Castle Hill

## 2.0

### History of the Site and the Surrounding Area

142 Castle Hill is a Grade II Listed property in the heart of Reading's Conservation Area.

As with the majority of houses along Castle Hill, the property employs the use of Bath stone and stucco with a slate tiled roof. The street has a dominant Georgian feel from the collection of fine large houses.

142 Castle Hill sits within a terrace of 6 three storey houses. Built prior to 1853 the dwellings form a fine symmetrical terrace, set well back from the road, with good size front and rear gardens.

The regency houses are stucco rendered in a striking Bath stone colour with four very attractive Regency style oval windows towards the top of the terrace.

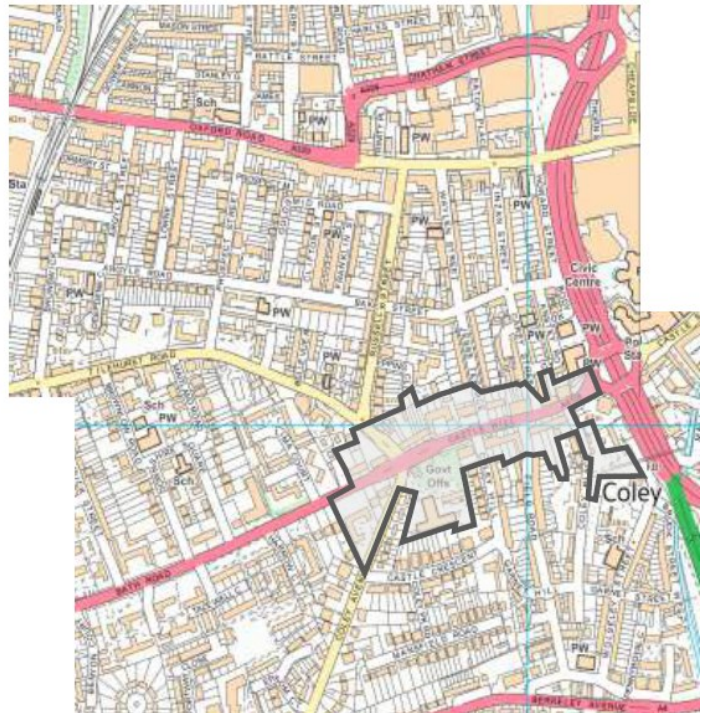


Figure: Character Area of Castle Hill & Castle Street

The listed buildings in the conservation area of Reading are found in Castle Street, Castle Hill, Coley Hill, Russell Street, Baker Street, and along and near to the Oxford Road.

The site sits on Castle Hill, a character area, a popular road which climbs a chalk hill above the river banks of the River Kenet and the Holybrook. Castle Hill is lined with some of the earliest surviving domestic buildings in Reading, as when built, this street was the major route west from London to Bath.

Castle Hill was built to the west of town at first to serve travellers heading West. With its earliest datings to the end of the 17th Century at the grade II\* King Arms Inn (154-160 Castle Hill) and at The Horse and Jockey (now named 'the Castle Tap' at 120 Castle Street), a public house first mentioned in the late 17 Century.

The north side of the road was constructed initially in the 18 Century, but large dwellings were constructed along both sides of Castle Hill in the early 19 Century.

Castle Hill and Castle Street form one of the most attractive and elegant streets within Reading's Conservation Area.

With its wide, open winding street leading up a gently rising hill from town along with notable trees and classic large Georgian houses give ways to some fine views and are its principal characteristics that contribute to its high value within the Conservation Area.

### 3.0

## Heritage Assets

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142 Castle Hill is located in one of Reading's fifteen Conservation Areas. Each area being supported by a Character Appraisal which identifies the attributes of each area in order to aid their protection.

The property is located on the norther side of Castle Hill within the Conservation Area of Reading. Additionally, the majority of buildings along the Castle Hill have also been given listed building status by English Heritage, as seen on the image below.



Figures: Above; Listed buildings along Castle Hill (indicated by blue triangles) courtesy of Historic England  
Below; Street view of 134-144 Castle Street, Reading courtesy of British Listed Buildings.

142 Castle Hill is a grade II I Listed Building which sits within a symmetrical terrace of 6 three storey houses. 134 - 144 Castle Hill were listed on 14th December 1978 and date back to the early 19 Century.

The properties all have a rendered Baths tone front with flat eaves, hipped slate roof with the 2nd and 3rd properties (142 Castle Hill) benefitting from an extra window in a projecting gabled bay.



Further listed buildings within the immediate area are detailed on the following page, all of which are in close proximity of the proposed site.

### 3.0

## Heritage Assets

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Grade II\* listed former Kings Arms is the oldest building on Castle Hill, dating back to the 17th Century. The building has a complex and interesting and complex history dating back to the Georgian era, with Regency, Victorian and 20th Century extensions and alterations. The now residential terrace is one of the most important heritage assets in Reading.

On the north side of Castle Hill, lies the Horse and Jockey (now named 'the Castle Tap' at 120 Castle Street), a public house first mentioned in the late 17 Century. The 2 storey red bricked building sits on the pavement and was listed in December 1978.



Figure: Former Kings Arms, 154-160 Castle Hill



Figure: Horse & Jockey Public House, 120 Castle St

Yeomanry House (known as Castle Hill) located south east of the site is a Grade II listed building. Built in the early 19th Century with modern extensions and adjoining buildings is now by Reading Borough Council, register office.

Castleton House (120-123 Castle Hill), which can be seen opposite the site, was built in the mid 19th Century. The property was Grade II listed in December 1978, along with the majority of listed buildings in Castle Hill.



Figure: Yeomanry House, Castle Hill



Figure: Castleton House, 120-123 Castle Hill

## 4.0

### The Proposals

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The proposal is for a new garden store to the rear of 142 Castle Street and is submitted on behalf of Mr & Mrs Bish-Groucott.

This site was previously used a bin store and parking area. The applicant now seeks approval for the redevelopment of the site to build a simple and elegant garden store, new rear fence and gravel to the parking bay.

The proposed works will not include alterations to the listed building and will make better use of the rear garden, providing a better view to and from the rear of the property.

It is strongly considered that the application, construction and associated works, will enhance the conservation area and the immediate context of the grade II listed dwelling.

No intrusive, substantial works are proposed which will detrimentally effect these historic important buildings.