



HERITAGE ASSET PLAN

Application Site

Conservation Areas

- A. Market Place and London Street
- B. St Mary's Butts and Castle Street
- C. Kendrick Road
- D. Eldon Square

Listed Buildings

Grade I

- 1. Church of St Mary
- 2. Church of St Laurence
- 3. Abbey Gate
- 4. Reading Abbey Ruins

Grade II*

- 5. 3 and 75, London Street
- 6. 78-84, Southampton Street
- 7. Culvert on Holy Brook Running South Westwards From Su71441/73234 to 71327/73133
- 8. The Simeon Monument
- 9. 15, Castle Street
- 10. 17 Castle Street, Front Railings and Mounting Block
- 11. 19 Castle Street and Associated Front Railings
- 12. Church of St Mary
- 13. Albion Place
- 14. St David's Hall
- 15. Holybrook House
- 16. Reading Town Hall

Grade II

Numbers 17-138 - see overleaf.

Registered Park and Gardens

- 139. The Forbury Garden(Grade II)

Scheduled Monuments

- 140. High Bridge
- 141. Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.

LOCATION:
Mill Lane, Reading

DATE:
May 2024

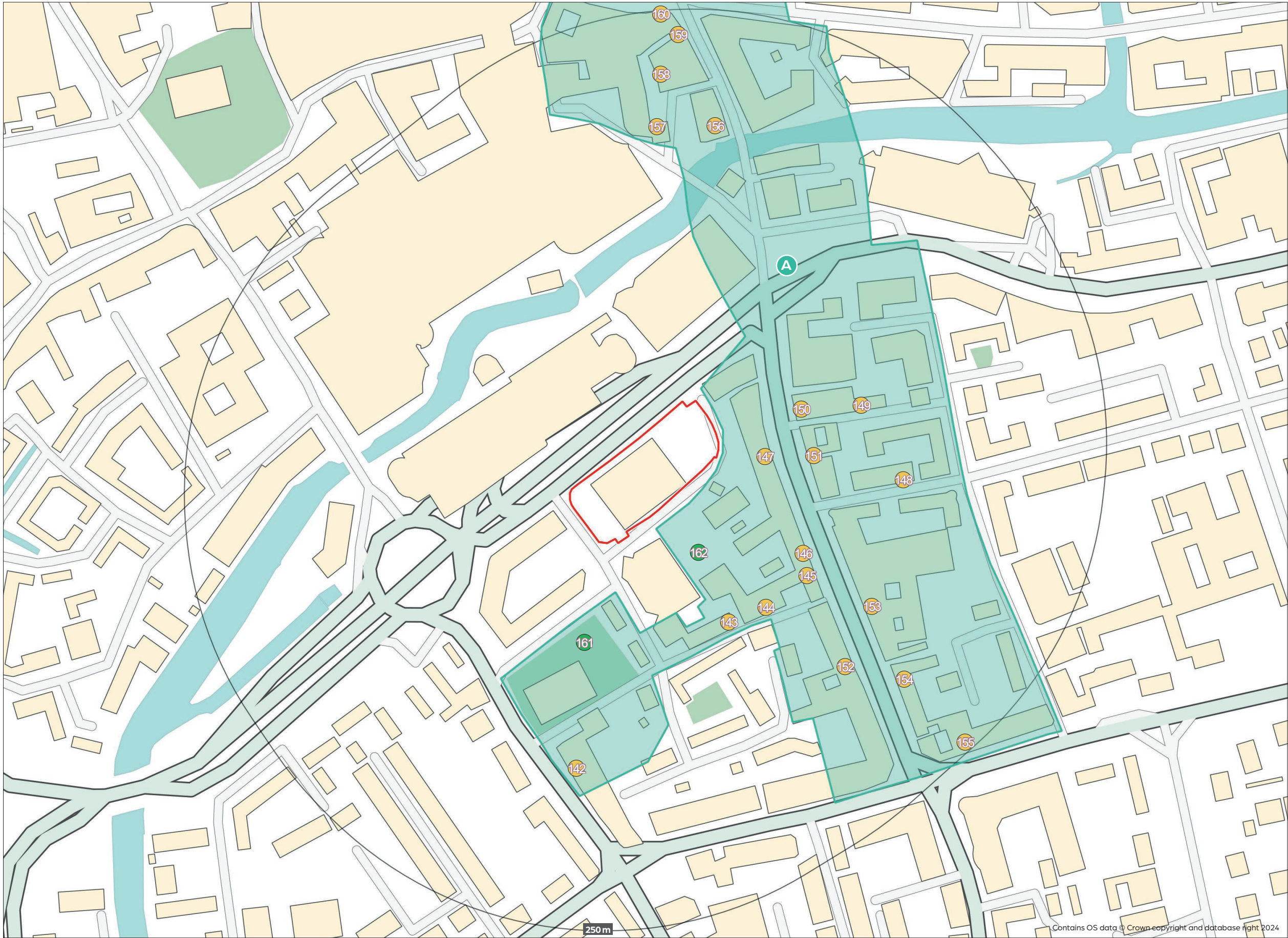
SCALE:
1:5,000 @ A3

FIGURE 5.2 Heritage Asset Plan with overlay of the ZTV

▲ NORTH



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NON-DESIGNATED HERITAGE ASSET PLAN

- Application Site
- Conservation Areas
- A. Market Place and London Street

Buildings of Townscape Merit

- 142. St Giles Church Hall
- 143. 4-6 Church Street
- 144. Folk House
- 145. 82-84 London Street
- 146. 78 Church Street
- 147. 60 London Street
- 148. 1-13 (odd) South Street
- 149. 1-4 London Court
- 150. 43-47 (odd) London Street
- 151. 55 & 57 London Street
- 152. 106 London Street
- 153. 85 & 87 London Street
- 154. 107 London Street
- 155. 7-11 (odd) London Road
- 156. 22 Duke Street
- 157. Building on Yield Hall Place
- 158. Building on Thorn Lane
- 159. 2-8 (even) Duke Street
- 160. 24-26 King Street

Significant Open Spaces

- 161. Churchyard of St Giles Church
- 162. Burial ground of Friends' Meeting House

LOCATION:
Mill Lane, Reading

DATE:
May 2024

SCALE:
1: 2,500 @ A3

▲ NORTH



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LISTED BUILDINGS

LISTED BUILDINGS ON LONDON STREET

- 5.6
- The heritage assets in this group are located 15m to the east and southeast of the Site at the closest point. It includes:
- 54–58, London Street – Map Ref 17
 - 48–52, London Street – Map Ref 18
 - 62–66, London Street – Map Ref 19
 - 44 and 46, London Street – Map Ref 20
 - 68, 70, and 72, London Street – Map Ref 22
 - Nos 49–53 London Street – Map Ref 24
 - 41, London Street – Map Ref 25
 - 37 and 39, London Street – Map Ref 26
 - 35, London Street – Map Ref 31
 - No 33 (Former Everyman Theatre) – Map Ref 32
- 5.7
- London Street is lined with several designated buildings, the age and architectural interest of which signify its importance historically as a principal route in to Reading. The prevailing character of the designated buildings on London Street is of two to three storey townhouses, many with later commercial ground floors. The architectural character of the listed buildings on London Street is varied, with fine limestone or red brick Georgian façades, and more modest 18th century vernacular style dwellings. In places, the older 16th or 17th timber framing of buildings is visible. The scale and architectural style of these houses is more uniform to the south of London Street and more varied to the north.
- 5.8
- In closest proximity to the Site are Nos. 44 and 46, 48–52, 54–58, which comprise mid-18th century dwellings and shops. These listed buildings form a continuous street frontage of narrow building plots and varied frontages, typical of historic ribbon development in a market town.
- 5.9
- No. 33 London Street is identified in the conservation area appraisal as a landmark building. The listed building is a former church designed in a neo-Classical style with Green ionic columns, entablature and pediment to the principal façade. The building was originally constructed in 1843 as a Literary, Scientific and Mechanics’ Institute, and was converted into a church in 1866.



Figure 5.3 54–58 London Street

- 5.10
- The designated buildings on London Street derive historic and architectural interest as a comprehensive set of townhouses illustrating changing building practices and styles in this market town from the 16th to 19th centuries. The buildings derive historical significance as evidence of the mercantile wealth of Reading and the pattern of development along principal routes. Many buildings feature accomplished Georgian façades, employing expensive brick or stonework, and others are fine examples of timber framing. The buildings have strong group value, forming continuous historic street frontages on either side of the thoroughfare. Where there has been modern infill, this has generally been of sympathetic scale and materiality.
- CONTRIBUTION OF SETTING TO SIGNIFICANCE
- 5.11
- The designated buildings on London Street are situated on a historic thoroughfare, which was after the 12th century the principal route from London to Reading. The individual buildings along London Street together form a group of 16th to 19th century townhouses and derive strong setting value from one another as a near continuous historic street frontage.



Figure 5.4 London Street from the south, 1878 (source: Historic England)

- 5.12
- At the north and south ends of London Street, the historic setting of the buildings has been entirely eroded by modern development, particularly through the construction of the IDR and Oracle shopping centre in the late 20th century. The topography of London Street means that there are raised views towards the town centre and the Oracle, and tall development beyond, is visible above the historic building line. The north end of London Street was demolished during the construction of the IDR, and the dual carriage way and large-scale commercial development that lines it forms a physical barrier between the historic thoroughfare of London Street and the medieval core of the town.
- 5.13
- The Site is visible only from the rear of the listed buildings on the west of London Street, principally 44–46, 48–58, 62–72 (even) London Street. The buildings, hard standing and palisade fencing which presently occupy the site are detracting features in the wider setting of the designated buildings on London Street.



Figure 5.5 London Street from the south today



Figure 5.6 Relationship between the Site and the designated buildings on London Street

QUAKERS MEETING HOUSE (GRADE II) – MAP REF 21

- 5.14 The Quakers Meeting House is located approximately 50m to the south of the Site.
- 5.15 The Quakers Meeting House was first designated at Grade II in 1978 and the list entry updated in 2020. The meeting house is a modest brick building, purpose built for the Reading Quakers. The Quakers were established in Reading as early as 1655, with a meeting house in Sun Lane. The Quakers met in a number of locations and had other burial grounds in the town before building a purpose-built meeting house at this location on Church Lane in 1716. This early Georgian meeting house was demolished and replaced with the present building in 1835.
- 5.16 The present building has a rectangular plan and is of a single, tall storey. The hall is set back from the road and is orientated so it is parallel to the road, with the main entrance to the west. The roof is grey slate and there are sash windows with flat brick arches throughout. To the south, there is a low L-plan extension constructed in 1964 which obscures the street-facing elevation of the buildings. The interior of the building retains architectural detailing including arches, cornices and wall panelling. There is evidence of there having been a dividing screen in the middle of the meeting house, for the separation of men and women’s meetings; however, this was removed.
- 5.17 The historic interest of the Quakers Meeting House derives from its association with the Quakers Movement in Reading, and nationally, from the 17th century. Although interior and exterior alterations have obscured the original layout and function of the meeting house, the building has architectural interest as a purpose-built meeting house in an elegant but modest style that is typical of Quaker architecture. The historic and architectural interest of the building is enhanced through its grouping with the 18th century housing on Church Lane, which are a fragment of its original setting, and the burial ground which illustrates the function of the meeting house and Quaker practice.



Figure 5.7 Rear elevation of the Quakers Meeting House



Figure 5.8 Main entrance to Quakers Meeting House and relationship with the burial ground to the north

CONTRIBUTION OF SETTING TO SIGNIFICANCE

- 5.18

The Quakers Meeting House is set back from Church Lane behind a modern extension and courtyard. The position of the building at the centre of the urban block creates an enclosed atmosphere, further emphasised by the burial ground to the north of the meeting house. The burial ground is a rectangular piece of land enclosed by a high brick wall and mature trees along the eastern boundary. The burial ground is bound by Crossland Road to the north and modern residential developments to the east and west.
- 5.19

The meeting house and burial ground have a highly important historic and spatial relationship (as shown in **Figures 5.7 and 5.8**), one that has existed since 1715 when the land north of Church Lane was first acquired by the Quakers. It is a place of quiet contemplation and has an enclosed green character which contributes to this character.
- 5.20

There is, however, an awareness of a wider setting of modern urban development, comprising Townsend House to the immediate west and the Site, Oracle and modern infrastructure to the north. Within the setting of the listed building, there are views of the light industrial buildings on Site and the carpark to the shopping centre, which are metallic in materiality and incongruous to the character of the burial ground. The enclosed character of the burial ground is reinforced by the presence of modern development beyond the walls of the burial ground, which is of a character distinct to the listed building and historic open space. The Site does not contribute to the special interest of the Quaker Meeting House.



Figure 5.9 Burial ground to rear of Quakers Meeting House

LISTED BUILDINGS ON CHURCH STREET

- 5.21

The heritage assets in this group are located approximately 75m to the south of the Site. This group includes:
 - 6b, Church Street – Map Ref 27
 - 6a, Church Street – Map Ref 28
 - 6c, Church Street – Map Ref 30
 - 11, Church Street – Map Ref 34
 - 7 and 9, Church Street – Map Ref 36
- 5.22

The listed buildings in this group are two storey townhouses constructed in the 18th and early 19th centuries. The buildings are constructed in red brick, with typical Georgian proportions and parapet rooflines, sash windows (some exposed) and cornices. The buildings display expensive 18th and 19th century building techniques including gauged brick arches and vitrified header bond. The modest but high-quality architectural detailing of these buildings denotes the status of the residents and this area of Reading during that period of construction.
- 5.23

Historically, Church Street provided access to the Church of St Giles when the focus of development moved from Southampton Street to London Street, as the principal river crossing. The buildings derive historic and architectural interest as an example of 18th and 19th century residential development in the historic settlement of Reading. The buildings have group interest with the Church of St Giles, the Meeting House and the ribbon development of London Street, together illustrating the pattern of development in Reading as a market town during the Georgian and Victorian periods.
- CONTRIBUTION OF SETTING TO SIGNIFICANCE
- 5.24

The terraced buildings represent a seam of historic development within an area of modern infill. The buildings have a visual and spatial relationship with the listed buildings on London Street to the east, St Giles Church to the west and the Quaker Meeting House to the north. Together these assets illustrate the historic development and arrangement of this area of Reading. The listed buildings’ setting further comprises modern infill development. These buildings contribute neutrally to the significance of the listed buildings being of a similar scale but lesser architectural quality to the fine grain historic development.
- 5.25

There is no spatial or visual relationship between the Site and the listed buildings on Church Street.

LISTED BUILDINGS IN CHURCH OF ST GILES GROUP

- 5.26

The Church of St Giles and the associated group of heritage assets is located approximately 70m to the southwest of the Site, on Southampton Street. This group includes:
 - Wall Enclosing St Giles’ Vicarage (Grade II) – Map Ref 38
 - Church of St Giles and Churchyard Tombs (Grade II) – Map Ref 39
 - St Giles Vicarage (Grade II) – Map Ref 41
 - St Giles War Shrine (Grade II) – Map Ref 45
- 5.27

The Church of St Giles was designated at Grade II in 1957. The aisle walls and Perpendicular west tower of the church are of 13th century construction; however, it was largely rebuilt in 1872 in the Early English style. The church is constructed in flint with bath stone dressings. A perpendicular window survives in the west. The church sits within a church yard, planted with mature trees. The church derives historic and architectural interest owing its composition of 13th century architectural features, which remain as fragments of the former medieval church, and as an example of the late 19th century church in the early English style. The church has a spire which is prominent in local views, particularly on Southampton Street.
- 5.28

The vicarage and enclosing wall to the south of the church were designated at Grade II in 1957. These associated buildings date from the mid-18th century and are constructed in red brick. The vicarage is a two and a half storey dwelling in multiple phases. The vicarage derives architectural and historic interest in its association with the parish church and fine Georgian detailing.
- 5.29

The St Giles War Shrine was designated at Grade II in 2017. The memorial was designed by Spencer Slingsby Stallwood in 1917 to commemorate the losses of World War One. The structure is a well-designed and executed example of a Calvary cross memorial, sculpted by notable stone masons, HH Martyn and Co Ltd.